

**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING**

Wednesday, March 25, 2015

5:00 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

COUNCIL: Mayor Kim V. Rolfe and Council Members Jeff Haaga, Judy Hansen, Chris M. McConnehey, Chad Nichols, and Ben Southworth.

STAFF: Bryce Haderlie, Interim City Manager; Jeff Robinson, City Attorney; Melanie Briggs, City Clerk; David Oka, Economic Development Director; Tom Burdett, Development Director; Ryan Bradshaw, Finance Manager/Controller; Reed Scharman, Deputy Fire Chief; David Murphy, Engineering Manager for Capital Improvement Projects; Richard Davis, Deputy Police Chief; Charles Tarver, Grant/CDBG Coordinator; Greg Mikolash, Senior City Planner; Brian Clegg, Parks Director; Jim Riding, CIP/Facilities Project Manager; Tim Heyrend, Utilities Engineer; Paul Wellington, Purchasing Agent; Eric Okerlund, Budget Officer; Larry Montgomery, City Accountant; Steve Glain, Assistant to the City Manager; Justin Stoker, Deputy Public Works Director; Nicholas Geer, Financial Analyst; Carol Herman, Deputy City Clerk; Stuart Williams, Deputy City Attorney; Betty Naylor, Utilities Representative; Kim Wells, Public Information Officer and Julie Brown, Event Coordinator.

I. CALL TO ORDER

Mayor Rolfe called the meeting to order at 5:01p.m.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Deputy Police Chief Richard Davis

Some items were moved up on the agenda to precede Item III.

IV. COMMUNICATIONS

INTERIM CITY MANAGER COMMENTS/REPORTS

Bryce Haderlie-

- Updated the Council on the status of the renewal of employee health insurance.
- Regarding problems with the Welby Rail yard which were reported by residents near the yard, city staff had reached out to Savage, the entity responsible for the rail yard. They had voluntarily ceased construction for now. The City had also reached out to Congresswoman Mia Love and Union Pacific as well as other entities. A meeting with Savage had been scheduled for the following morning to

determine what steps would be taken to ensure the safety of the community, our ground water and our storm water system.

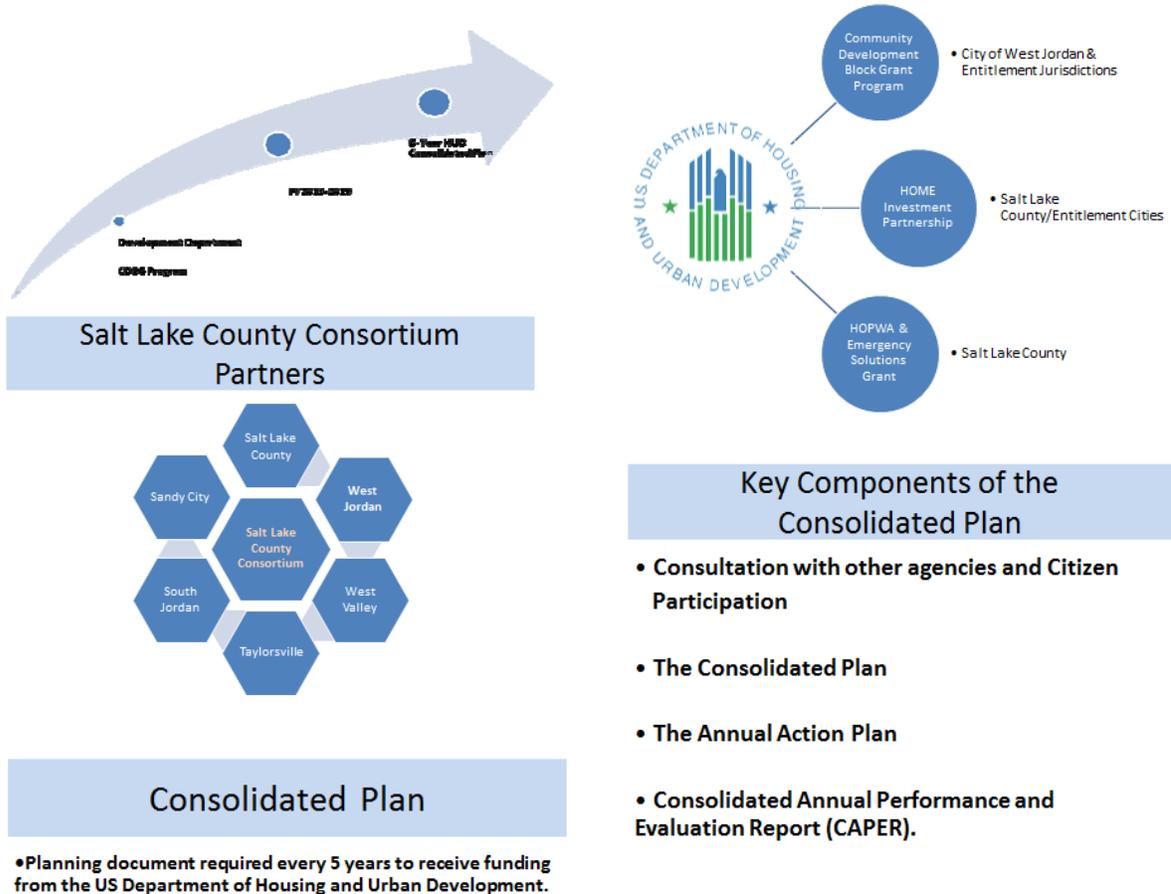
- The City's Finance Department had recently earned the Distinguished Budget Presentation Award from the Government Finance Officers Association.

Councilmember Nichols arrived at 5:05 p.m.

Councilmember Southworth arrived at 5:07 p.m.

PRESENTATION

Chuck Tarver expressed his appreciation for being allowed to make the following Power Point presentation regarding the 2015-2019 CDBG Consolidated Plan.



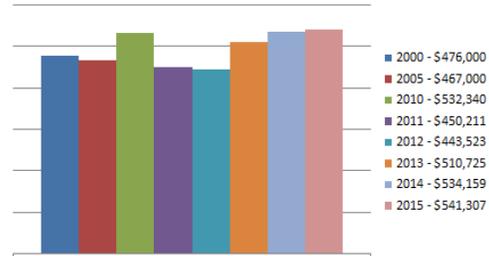
This Process Helps to Identify Priorities in the following areas and target funding:

- Housing
- Community Development
- Public Facilities
- Economic Development

The Consolidated Plan

- The 5-year Consolidated Plan describes the jurisdiction's community development priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions and available resources.

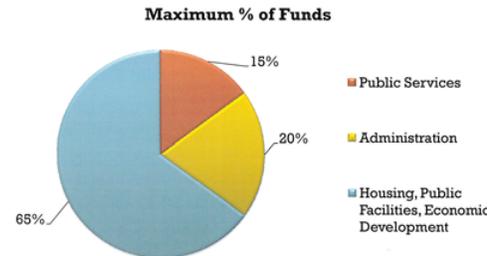
CDBG Entitlement Funding



Consultation and Citizen Participation

- Through the Consolidated Plan, grantee jurisdictions engage the community as partners and stakeholders in the implementation of CPD programs. By consulting and collaborating with other public and private entities, grantees can align and coordinate community development programs with a range of other plans, programs and resources to achieve greater impact.

Statutory Set-Asides



Community Development Block Grant Program (CDBG)

- West Jordan is a HUD entitlement community and has received CDBG funds directly since 1998.
- CDBG funds are the "primary" method for funding social services by the City.
- The City uses a competitive annual grant process to distribute these funds.

Eligible Activities

- **Public Services**
 - Food Pantries
 - Housing Counseling
 - Youth Services
 - Domestic Violence Services
 - Homeless/Emergency Shelter
- **Economic Development**
 - Revolving Loan Programs
 - Microenterprise Programs
- **Public Facilities**
 - Senior Center Construction
 - Sidewalks/ADA Ramps
- **Housing**
 - Acquisition/Rehabilitation
 - Owner Occupied Rehabilitation
 - Down Payment Assistance
 - Emergency Home Repair
 - ADA Homeowner Improvements

Ineligible Activities

- Acquisition, construction, or reconstruction of buildings for the general conduct of government
- General government expenses
- Political activities
- Purchase of construction equipment, fire protection equipment, furnishings and personal properties
- Operating and maintenance expenses
- Income payments
- Construction of new housing

Key Dates in the 2015 Process

- **Public Meetings**
 - Friday, March 27 Consolidated Plan
 - Friday, March 27 Fair Housing
 - Friday, May 8 Consolidated Plan
- **Survey**
 - www.surveymonkey.com
 - Open March 23th through May 13th
- **Grant Cycle**
 - CDBG/HOME Meeting February 4
 - CDBG/HOME Meeting February 11
 - CDBG/HOME Meeting February 25
 - CDBG/HOME Meeting March 4
- **Meetings/Public Comment Period**
 - 30 Day Public Comment Period April 12-May 13
 - City Council Public Hearing May 13
- **Submission to US Department of Housing & Urban Development: May 14**

Next Steps



Summary

Continue forward with identified CDBG Program priorities through utilization of:

Community Development

- Public Services Agencies
- Other Nonprofit Groups

Housing

- Public Service Agencies
- Housing Agencies

Public Facility

- Private Contractors
- City Staff

Economic Development

- Microenterprise Foundations
- Revolving Loan Programs

III. INTERVIEWS OF CANDIDATES FOR COUNCIL VACANCY DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 15-55, APPOINTING AN INDIVIDUAL TO FILL THE UNEXPIRED TERM OF COUNCIL DISTRICT 4, UNTIL JANUARY 4, 2016

Mayor Rolfe indicated that each applicant, in alphabetical order, would be given five minutes to introduce themselves and address the Council.

Alan R. Anderson introduced himself and expressed his appreciation at being among an excellent group of applicants. He indicated that he moved to West Jordan in 2012 after living in Kearns for twenty years. While in Kearns he served on the Community Council and was made Chairman with responsibilities in Planning and Zoning, reporting to the County Commission. He was elected to serve on the Kearns Oquirrh Park Fitness Center Board of Trustees where he served for ten years. He stated that he had been with the West Valley Chamber of Commerce for fifteen years, had a Bachelor's Degree in Finance from the University of Utah as well as a Master's Degree in Public Administration from BYU. After moving to West Jordan, then City Manager Rick Davis had asked him to serve on

the Budget/Sustainability Committee. Additionally, he served with Salt Lake County on CDBG. Mr. Anderson indicated that that he felt the three most important goals for West Jordan should be 1) Economic Development, 2) Parks/Trails/Recreation, and 3) Public Safety.

Eric Hanna greeted the Council and expressed appreciation for the phone calls he had received from various sitting Councilmembers. He explained that he and his wife built a home in West Jordan in 2006 with the intent of staying for a very long time and said that they were dedicated to the west side of the City. He expressed the opinion that the Council did not need another councilmember who knew all the rules and had “been there, done that.” He felt the Council needed a fresh set of eyes. He grew up in a very large family, knew how to get along, to be a part of a team, resolve conflicts, and solve problems. He felt there were two major things happening in West Jordan— 1) a need to decide on the form of government (he was in favor of the strong Mayor form), and 2) diligently and responsibly develop the west side of the City.

Nicholas R. Holland introduced himself and stated that he and his family had recently moved to a home near Bacchus Highway. He had recently completed his coursework for a Master’s Degree in International Affairs and Global Business at the University of Utah. He felt it gave him a unique perspective to address some of the City’s problems. He stated that for the past ten years he had worked in local politics from the state level to City government—specifically the City of Taylorsville. He also indicated that he had done some work for the Salt Lake City Police Department, advising them on political issues. Mr. Holland expressed his passion for public service and conveyed the hope that he would be able to have a part in directing future growth within the City.

David F. Pack thanked the Council for their service to the City and for the opportunity to possibly serve alongside them. He explained that he and his family had been residents of West Jordan for seventeen years. He and his wife were business owners, employing forty-five people in West Jordan, Sandy, and Draper. For twenty years he had been a professor of Business and Communication but his schedule was very flexible, allowing him to be available for any City Council duties. He felt he had studied, taught, and applied best practices and could hopefully add something useful with issues pertaining to personnel, real estate, and litigation. His education background included psychology, communication, public relations, public administration, business administration, board service, leadership, negotiation, governance and performance measurement—all areas directly tied to the success of a city. He felt this experience gave him a unique perspective with theoretical understanding and practical business applications. His City involvement consisted of General Plan, Board of Adjustments, Western Stampede, Planning Commission, Economic Development, Transportation, CDGB and Design Review Committee—a vast assortment of experience which would allow him to hit the ground running. He explained that he had the ability to build relationships, brainstorm options, and ask poignant questions. He believed in proactively creating the type of City that residents wanted.

Sophie Rice stated that the Council had seen her run an election, debate, serve on the Design Review Committee and the Planning Commission. She explained that she was a mother of two children and that her husband was present that evening. She enjoyed the opportunity to discuss things and work through issues, find solutions and help the community. She had moved to District 4 in West Jordan in approximately 2004. She was in contact with a large number of residents in the district and knew of their concerns. She wanted to be involved, to figure out how to help economic development, how to deal with open space issues, and how to help businesses thrive.

Mayor Rolfe explained that each current Councilmember would vote, on a ballot and the two applicants with the highest number of votes would move forward in the process. The matter would then be determined by a public motion process. If the vote was deadlocked, the matter would be settled by a coin toss per State law. He expressed his appreciation to all the applicants for participating in the process.

MOTION: Councilmember Southworth moved to take a five-minute recess. The motion was seconded by Councilmember McConnehey.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 6-0.

The meeting recessed at 5:42 and reconvened at 5:47 p.m.

Mayor Rolfe explained that each Councilmember was to check only one box on the ballot, that Councilmember Southworth would place his ballot in an envelope and pass the envelope along to each successive Councilmember until it reached the City Clerk who would tabulate the results.

Melanie Briggs reviewed the ballots and announced that the vote had narrowed the field of applicants to two—Alan Anderson and Sophie Rice.

MOTION: Councilmember Southworth moved to appoint Sophie Rice as the candidate to fill the vacancy in District 4. The motion was seconded by Councilmember Hansen.

A roll call vote was taken

Councilmember Haaga	No
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	No

The motion passed 4-2.

MOTION: Councilmember Southworth moved to have the Councilmembers step down from the dais to congratulate Sophie Rice. The motion was seconded by Councilmember Nichols and passed unanimously.

MOTION: Councilmember Nichols moved to approve Resolution 15-55, appointing Sophie Rice to fill the unexpired term of Council District 4 until January 4, 2016. The motion was seconded by Councilmember Southworth.

Councilmember Haaga expressed his appreciation to all the applicants that participated in the process and congratulated Ms. Rice on her appointment.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 6-0.

Bryce Haderlie thanked the applicants for their participation in the process and their willingness to be involved in the community. He also expressed the staff's commitment to working with Ms. Rice in the future.

IV. COMMUNICATIONS (continued)
INTERIM CITY MANAGER COMMENTS/REPORTS

Bryce Haderlie –

- Only 392 people (20% of the goal) had volunteered thus far to participate in Comcast Cares Day although the sign-up deadline had passed. He indicated they would still accept names
- While the Parks would not officially open until April 6, the restrooms had now been made available

- Referred to the City calendar on the website regarding a variety of upcoming events, including the ribbon cutting for the new police/fire substation on April 30.
- The Utah City Management Association and Utah League of Cities and Towns meetings were scheduled for April 8. He wished to be excused from the City Council meeting that evening so that he could be in St. George with the UCMA and ULCT. He mentioned that if any members of the Council also wished to attend those meetings they could contact Kristy Kuhn to make arrangements.

STAFF COMMENTS/REPORTS

David Oka –

- Staff had been meeting with some property owners within the City who had expressed interest in allowing development on their property.

Tom Burdett –

- Reminded the Council that a tour of multi-family housing projects was to take place on Saturday, March 28. The purpose would be to identify the types of developments that the Council would consider in the near future for inclusion or exclusion of the Cap and Grade.

Ryan Bradshaw –

- Pointed out that the budget award mentioned previously by Bryce Haderlie was primarily due to the efforts of Eric Okerland. He indicated that Eric was responsible for most of the work and deserved a big thanks.
- Explained that the on-line bill pay system had gone live on the previous Monday.

David Murphy-

- UDOT's bid opening for the work at 4800 W to 5400 W on 9000 South and the bid came well under the engineer's estimate. It appeared that construction would be taking place from mid-April through mid-June.
- A Technical Advisory Committee meeting at the Wasatch Front Regional Council had taken place earlier that day between the various City Engineers in the Salt Lake Valley, Utah Transit Authority and Utah Department of Transportation. The two projects that West Jordan directly requested did not get approved but a joint project that was submitted by West Jordan, Taylorsville and UDOT *did* get approval— \$6,000,000 for intersection and road-widening along 1300 West.

Reed Scharman-

- The Fire Department anticipated having Station 54 operational as of April 6 with the actual ribbon cutting being held on April 30.

Richard Davis-

- Explained that Chief Diamond was absent as he was at a conference with the Utah Chiefs of Police Association. He was receiving an award for Police Chief of the Year which was very well-deserved.

CITY COUNCIL COMMENTS/REPORTS

Councilmember McConnehey –

- Some residents had inquired about the possibility of Google Fiber expanding from Salt Lake City into West Jordan. He asked if the Development Department had any information on that. Tom Burdett stated he had none but would look into it and report back. He stated there was a meeting with Century Link currently planned for April 1 to discuss that entity's new fiber optic installation in West Jordan which would include one gigabyte and their new Prism television service. Tom stated he would forward the information from Century Link to the Council the following day.

Councilmember Hansen –

- Attended a meeting of the Sustainability Committee the previous week. Steve Glain had invited an individual to make a presentation at that meeting regarding the possibility of installing some solar panels in the parking area behind City Hall. This could greatly reduce the City's carbon footprint and she believed that the same individual would be making a presentation to the entire Council in the next month or so.

Councilmember Haaga –

- Inquired whether any information had been obtained regarding City Code and placement of outside storage containers. Tom Burdett stated that currently such containers were not allowed in the Professional Office Zone, although the Council could make a text amendment to the code. Bryce Haderlie indicated that in light of that information, staff was looking at the possibility of creating space to store materials *inside* the old library building.
- Inquired as to the status of the City's attempt to acquire the road that goes from 4000 West to 5600 West near the airport. Dave Murphy indicated that a tentative plan was being submitted to the FAA in Denver. Once that entity was on board, he hoped the City could be under construction by the following spring.

Councilmember Nichols-

- Attended the water conference in St. George and encouraged everyone in the community to think about ways to use much less water—not just how to save water today but consider long-term conservation when designing yards, etc.

Ben Southworth-

- The Western Stampede Committee had thus far sold \$2,767.00 in tickets. The Committee had requested up to an additional \$13,500.00 budget increase for the event. Did the Council approve authorizing that increase despite the fact that it would come from the following years' budget? He stated it was a business decision in terms of remaining competitive with rodeos in other nearby

municipalities. Mayor Rolfe spoke strongly in favor of the proposition and staff was directed to work towards that end.

V. CITIZEN COMMENTS

Steve Jones, West Jordan resident, expressed his appreciation to staff for their response to his inquiries about the proposal addressing storm water issues at 7000 South. He made several other points—

- He felt that the hydrograph curve was a very important part of the system and therefore should have been in the agenda packet.
- He wished to see something in the analysis that addressed how to balance the upper system west of Constitution Park (as had been described to him by Dave Murphy).
- He was looking for clarification regarding the secondary line that would be installed in his neighborhood.
- Expressed his appreciation to the Mayor, City Council, and staff for addressing a problem that had been ongoing for 30+ years.

Alexandra Eframo, West Jordan resident, asked the group to pause to reflect upon common goals before beginning the business of the meeting. Explained that she felt the Council should reverse their decision to raise their own pay and should return their pay to the City.

David Pack, West Jordan resident, expressed his appreciation to the Council for all their work and service they provided on behalf of the citizens. He also appreciated the deliberative process they took in filling the District 4 vacancy.

Barbara Bachman, West Jordan resident, expressed her appreciation to each member of the Council, stating that they deserved a raise for the work they did, Regarding the trunk line, there were a couple of things she did not understand. Specifically, how would the new line work and what would the controls be? Bryce Haderlie explained that Justin Stoker, the City's new Deputy Public Works Director could assist her in getting the information she needed. She also stated that she was still pushing for grants to help secure a specific home if there were additional water problems.

Dirk Burton, West Jordan resident, offered volunteer forms for Comcast Care Days if anyone needed one. He also commented on the \$1,000.00 credit card limit in the Finance Department.

Sophie Rice, West Jordan resident and newly appointed Councilmember, expressed her appreciation to the Council for her new opportunity to serve the City.

There was no one else who wished to speak.

VI. CONSENT ITEMS

- a. Approve the minutes of February 25, 2015 as presented**
- b. Approve Resolution 15-56, declaring three water line and associated easements described in the Release of Easement and Deed documents, as surplus and authorize the Mayor to execute the required documents**
- c. Approve Resolution 15-57, authorizing the Mayor to execute Agreement with NPL Construction for Milling and Sweeper services in an amount not-to-exceed \$66,720.00**
- d. Approve Resolution 15-58, authorizing the approval of a Purchase Order to Peak Asphalt for the purchase of 15,000 gallons of CSS-1 Asphalt Tack Oil in an amount not to exceed \$21,000.00**
- e. Approve Resolution 15-59, authorizing staff to proceed with a Purchase Order with Asphalt Materials Inc. for asphalt for Public Works in-house overlay project in an amount not to exceed \$697,500.00**
- f. Approve Resolution 15-60, authorizing the Mayor to execute contract with Intermountain Slurry Seal for the 2015 West Jordan Chip Seal Project to chip seal and mill Airport Road from 6200 South to New Bingham Highway for an amount not-to-exceed \$170,095.08**
- g. Approve Resolution 15-61, authorizing the Mayor to execute Amendment No. 2 to the Professional Service Agreement with Hansen Allen & Luce, Inc. for additional RPZ design, public education program and a water reuse feasibility study, in an amount not to exceed \$39,882.70**
- h. Approve Resolution 15-62, authorizing the Mayor to execute Amendment No. 1 to the Professional Service Agreement with Stanley Consultants, Inc. for additional design services in an amount not to exceed \$71,210.00**
- i. Approve the variance for West Jordan Cal Ripkin to use Ron Wood Baseball Park starting on March 26, 2015**
- j. Approve the request for service in lieu of arena fees and deposit with the Sheriff's Posse for 2015**
- k. Approve Resolution 15-63, authorizing the Mayor to execute a Contract to Pro Industrial Services for the City Hall Cooling Tower Supply and Return lines, in the amount not to exceed \$95,500.00**
- l. Approve Resolution 15-64, authorizing the Mayor to execute a contract with A to Z Landscaping, Inc. for the annual City-owned park strip &**

park landscape maintenance, and snow removal services in Broad Meadow and Lone View subdivisions located in the Highlands Development, for an amount not to exceed \$8,998.00

- m. Approve Resolution 15-65, authorizing the Mayor to execute an Interlocal Cooperative Agreement with Unified Police Department of Greater Salt Lake for major traffic collision investigations**

Councilmember Haaga pulled Consent Items 6g and 6m for further discussion.

MOTION: Councilmember Southworth moved to approve all Consent Items with the exception of 6g and 6m. The motion was seconded by Councilmember Nichols.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 6-0.

VII. PUBLIC HEARING

RECEIVE PUBLIC INPUT REGARDING THE ISSUANCE AND THE SALE OF UP TO \$7,250,000 OF THE CITY'S SALES TAX REVENUE BONDS, SERIES 2015; AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL INDENTURE OF TRUST TO SECURE SAID BONDS; GIVING AUTHORITY TO CERTAIN OFFICERS TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY FOR THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND PROVIDING FOR RELATED MATTERS

Ryan Bradshaw stated that the parameters resolution, prepared by Chapman & Cutler LLP, authorizing the issuance and sale of up to \$7,250,000 of sales tax revenue bonds was passed on Feb. 25, 2015 so we could begin the bond process. These bonds would be issued so that the City could finance the costs of replacing certain streetlights with LED lights and acquiring and constructing certain improvements to City parks. The City Council along with staff, discussed the possibility of issuing these bonds in late 2014.

The Series 2015 Bonds would be issued for the purpose of (a) financing the replacement of streetlights, (b) funding construction and improvements to various City parks, and (c) paying costs of issuance of the Series 2015 Bonds.

The City would sell approximately \$7,250,000 worth of sales tax revenue bonds. The bonds would be paid back with proceeds from sales tax revenue over the next 10 years. The exact fiscal impact would not be known until the bonds were issued.

Staff recommended that the Council receive input from the public with respect to the (1) issuance and sale of the City's sales tax revenue bonds for the purpose of financing the replacement of certain lights with LED lights, (2) funding construction, and improvement to various City parks, and, (3) paying costs of issuance of the Series 2015 Bonds.

The Council and staff discussed clarifying questions.

Mayor Rolfe opened the public hearing.

Alexandra Eframo expressed the opinion that the City already had plenty of playgrounds and that children had enough play time already.

There was no one else who wished to speak. Mayor Rolfe closed the public hearing.

Councilmember Southworth mentioned that when he thought about twenty-four playgrounds, he thought about twenty-four opportunities in the community built playgrounds and have amazing events that brought everyone us all together. He felt the benefits far outweighed the financial expense.

Councilmember Haaga explained that having nice parks made West Jordan appeal to potential residents and businesses. Future residents of the City would enjoy the various amenities to the parks and trails so spreading the debt to future residents through a general fund payment were a way to make the enhancements without raising taxes.

Councilmember McConnehey said that while he supported the idea of park improvements, he did not agree with the method of financing those improvements. He did not feel that municipal bonds should be used in that manner.

VIII. BUSINESS ITEMS

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 15-66, AUTHORIZING THE MAYOR TO EXECUTE A REIMBURSEMENT AGREEMENT FOR THE JORDAN VALLEY TOD SUBDIVISION, AND AN EXPENDITURE OF UP TO \$377,708.24 FROM SEWER IMPACT FEES, AND \$233,279.50 FROM SEWER USER FEES TO BE REIMBURSED BY SEWER IMPACT FEES AT A LATER TIME.

Dave Murphy explained that Developer intended to develop the Jordan Valley TOD

subdivision located adjacent to the Jordan Valley TRAX light rail station. As a condition of development approval, Developer was required to construct and install public improvements and extensions, one of which was a sanitary sewer line, to serve the subdivision. In a Development Agreement dated September 23, 2010, the Developer, City, and UTA agreed that the Developer could be reimbursed for 34% of the cost of the sewer improvements and that Developer would apply for a reimbursement agreement at some future time.

As anticipated, pursuant to West Jordan City Code, Title 8, Chapter 3, Article B, the Developer applied for a reimbursement agreement authorizing Developer to receive impact fee reimbursement for 34% of the cost of the sewer improvements. The total estimated cost was \$1,767,611.00 (see Exhibit B of the proposed Reimbursement Agreement). The estimated 34% reimbursement was \$600,988.00.

City staff and Developer had discussed terms and conditions, and a proposed Reimbursement Agreement was presented with this Request for Council Action. The Developer, at its own expense, would construct and install the sewer improvements upon property that Developer had already acquired.

The proposed reimbursement was due to Developer sixty (60) days after all of the following were completed:

1. The sewer improvements were complete and had been inspected and approved by the City and all necessary property interests had been transferred to the City.
2. Developer had submitted the documentation required by the Reimbursement Agreement evidencing actual costs.
3. Sewer impact fees of at least \$377,708.24 had been paid in full.
4. The West Jordan City Council had approved expenditure of at least \$223,279.50 of user fees to be reimbursed by impact fees at a later date.

The maximum reimbursement would be based on the estimated cost shown in Exhibit B of the attached Reimbursement Agreement or the actual costs, whichever was less. If actual costs exceeded the estimated costs, the Developer would need to request an amendment to the Reimbursement Agreement, which would be presented to City Council for consideration.

At the time of preparation of this Request for Council Action, the Developer expected to pay sanitary sewer impact fees of \$377,708.24 before the City Council's March 25th meeting. Construction of the sanitary sewer improvements was expected to commence soon and be complete before the end of the 2015/2016 fiscal year.

Typically, reimbursement agreements were written so reimbursement was due and payable after sufficient citywide impact fees were collected and higher priority projects had been

fully funded. The portion of the City's sanitary sewer system proposed with this development was a high priority (currently third on the priority list) and was within the City's impact fee facilities plan. However, it could not reach the highest priority unless the sewer treatment plant bond payment was fully funded.

Therefore, it was determined by City staff and management to recommend repayment of \$377,708.24 of the reimbursement from the Developer's own sewer impact fees and to recommend repayment of \$223,279.50 from sewer user fees. It was anticipated that the amount paid from sewer user fees would be reimbursed by impact fees collected in the future.

The proposed Reimbursement Agreement anticipated reimbursement from these sources in these amounts. If City Council did not approve the funding, the Reimbursement Agreement could not be approved.

Jeffrey Robinson clarified that if the Council did not approve the first motion, the second motion should not be made.

MOTION: Councilmember Southworth moved to approve expenditure of up to \$377,708.24 from sewer impact fees and \$233,279.50 from sewer user fees to be reimbursed by sewer impact fees at a later time. The motion was seconded by Councilmember Haaga.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 6-0.

MOTION: Councilmember Southworth moved to adopt Resolution 15-66, authorizing the Mayor to execute the Reimbursement Agreement with Jordan Valley Station I, LLC. The motion was seconded by Councilmember Nichols.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes

Councilmember Southworth **Yes**
Mayor Rolfe **Yes**

The motion passed 6-0.

DISCUSSION AND POSSIBLE DIRECTION FOR STAFF TO PREPARE A PUBLIC MEETING TO RECEIVE COMMENTS ON THE DRAFT NORTH AREA DRAINAGE CAPITAL IMPROVEMENT PROJECTS PLAN

Dave Murphy explained that City Staff had been working with Hansen Allen and Luce Engineers (HAL) to prepare a city wide updated 2015 Master Drainage Master Plan and Capital Improvement Projects Plan. To date, HAL had completed the study of the north area of the City which was tributary to the 7000 South drainage. Total North Area Capital Project Costs added up to \$10.88 Million. West Jordan City last completed an update to the City's Master Drainage Plan in 2007.

The 2015 drainage study used a more sophisticated hydraulic/hydrologic model (INFOSWMM) than the 2007 study, which was able to define the flow for each individual pipeline and channel city wide. It also showed areas where potential flooding could occur above the curb and gutter. A commonly used storm hydrograph curve (Farmer-Fletcher) was used to determine the amount of precipitation and pipe flow in a 10-year 1-hour storm event. Other design storms up to the 100 year- 24 hour storm were modelled to evaluate the highest peak flow.

The model results showed 21 areas of deficiency as seen on *Figure 1* and detailed in the Table- *North Area – Tributary to 7000 South Identified Deficiencies*. The areas around Constitution Park and 7000 South were deficient with flooding occurring. Many of the deficiencies were due to a lack of storm drainpipes, or pipes with flat slopes that did not drain quickly enough. Some of the deficiencies were located where there were currently reported flooding issues.

The identified deficiencies from *Figure 1* were assigned a Capital Improvement Project to remedy the deficiency (see *Figure 2 North Area Capital Improvement Projects* and the Table- *Capital Improvement Plan – North Area – Tributary to 7000 South*). In the table one may also observe the associated costs with each project.

Figure 3 showed the proposed solution to the flooding area north of Constitution Park. It included building a new pipeline from 6775 South directly to Constitution Park, with new inlets at the cross streets and a second pipeline in 3200 West routed directly to the canal. Modeling showed that this solution would alleviate surface flooding in the area. It was also proposed that Constitution Park be lowered by 2-feet to allow more storage of runoff water, and allow pipes to provide more flow.

The North Area Capital Improvement Plan would be presented to the public in an Open House format, and any relevant comments received would be incorporated into the study. Comments would be sent to Tim Heyrend timh@wjordan.com, 801-569-5086. The South

area Capital Improvement Plan was scheduled for completion near the end of April along with the complete Master Drainage Plan. The results of that study would then be presented to Council and the public.

Greg Poole of Hansen, Luce & Allen, Inc. made the following points concerning a Proposed Master Plan for the north area and an associated Capital Improvement plan.

- Created a storm water model to show storms and their effects on City systems
- There were twenty-one areas within the 'north area' where the existing system was deficient with a cost estimate of \$12,000,000.
- Capital improvements had been proposed, including lowering the level of Constitution Park by two feet
- His firm had worked with City staff to come up with preferred solutions

Dave Murphy and Councilmember McConnehey both expressed appreciation to city staff, specifically Tim Heyrend and Jared Millgate for their hard work on this project.

Mayor Rolfe asked about the design flow for both Constitution Park and 7000 South. Mr. Poole explained that a 100 year event (of all possible durations) was used to analyze the system as well as for the areas that were tributary to the park.

In further discussion, the following points were made—

- Time to final contract plans could be by the end of season. (Mayor Rolfe asked that every effort be made to make it before winter)
- 3200 West line could not be built until the 7000 South line was improved
- Interlocal agreements were the best method for addressing the issue of other government entities conveying water through West Jordan's storm drain system. While those entities had a right to move their water into the system, West Jordan had a right to seek assistance from those areas in defraying the resulting cost

Mayor Rolfe pointed out that homeowners can refer to their property tax notice from the previous year and see the amount they pay towards Salt Lake County for flood control—it did not appear to be a lot but certainly added up when multiplied by all the property owners.

Councilmember Haaga expressed the belief that time estimates suggested these changes could not be made soon enough to ensure that residents had no further property damage. He suggested that the Council should do whatever was necessary-- declare an emergency, seek state funding—whatever was needed to fund the work immediately.

Councilmember Nichols expressed concern that the proposed improvements would not address *all* the problem areas.

Dave Murphy explained that there was currently a mill and overlay project that was also a storm drain project and it would address the problems in his area. Additionally, the south end of the City was now the focus of the planning process.

MOTION: Councilmember Southworth moved to direct City staff to prepare for a public meeting to receive comments on the Draft North Area Drainage Capital Improvement Projects Plan. The motion was seconded by Councilmember McConnehey.

Councilmember Haaga expressed his opposition to the motion, saying he did not feel it expressed the urgency of the situation. He felt the motion was pointless without deadlines and due dates.

Mayor Rolfe pointed out that the City had begun the design work as quickly as possible. The drainage plan was being presented at this point in order to get the information to the public as soon as possible.

Councilmember Southworth indicated that this was the most action and urgency he had seen for quite some time. Additionally, he agreed there were flooding problems in other areas of the City and did not want those issues to be forgotten.

A roll call vote was taken

Councilmember Haaga	No
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 5-1.

MOTION: Councilmember McConnehey moved to suspend the rules to address the consent items pulled earlier. The motion was seconded by Councilmember Nichols.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 6-0.

CONSENT ITEM 6G

APPROVE RESOLUTION 15-61, AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICE AGREEMENT WITH HANSEN ALLEN & LUCE, INC. FOR ADDITIONAL RPZ DESIGN, PUBLIC EDUCATION PROGRAM AND A WATER REUSE FEASIBILITY STUDY, IN AN AMOUNT NOT TO EXCEED \$39,882.70

Councilmember Haaga asked for further information regarding this item.

Dave Murphy explained that the City was currently in a secondary water design contract with Hansen Allen & Luce. When the developer put in some of the systems they were not completed for full operation. Additionally, the other element of change was an information packet designed to help the public understand how to use the system.

MOTION: Councilmember Haaga moved to adopt Resolution 15-61, authorizing the Mayor to execute Amendment No. 2 to the Professional Service Agreement with Hansen Allen & Luce, Inc. for additional RPZ design, public education program and a water reuse feasibility study, in an amount not to exceed \$39,882.70. The motion was seconded by Councilmember Hansen.

Mayor Rolfe expressed the belief that the Resolution was premature as there was a question about moving forward with the project. Therefore, he was not in support of the motion.

Councilmember Haaga withdrew his motion.

MOTION: Councilmember Nichols moved to adopt Resolution 15-61, authorizing the Mayor to execute Amendment No. 2 to the Professional Service Agreement with Hansen Allen & Luce, Inc. for additional RPZ design, public education program and a water reuse feasibility study, in an amount not to exceed \$39,882.70. The motion was seconded by Councilmember Southworth.

A roll call vote was taken

Councilmember Haaga	No
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	No

The motion passed 4-2.

CONSENT ITEM 6M

APPROVE RESOLUTION 15-65, AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL COOPERATIVE AGREEMENT WITH UNIFIED POLICE DEPARTMENT OF GREATER SALT LAKE FOR MAJOR TRAFFIC COLLISION INVESTIGATIONS

Councilmember Haaga expressed his concern with having an Interlocal agreement with *only* the Unified Police Department.

Deputy Chief Davis responded that the team would be comprised of officers from a variety of agencies—not solely Unified Police.

Councilmember Haaga stated his opposition to the Resolution because only the Unified Police Department was listed as being a party to the agreement.

In response to an inquiry from Councilmember Southworth, Deputy Chief Davis confirmed that utilizing a team such as this would allow our police resources to remain available to handle other incidents that were occurring simultaneously with a critical traffic accident.

MOTION: Councilmember Southworth moved to approve Resolution 15-65, authorizing the Mayor to execute an Interlocal cooperative agreement with Unified Police Department of Greater Salt Lake for Major traffic collision investigations. The motion was seconded by Councilmember Nichols.

Councilmember Nichols expressed his belief that inter-agency agreements such as this one could bring the best level of service.

Mayor Rolfe disagreed and indicated that he would vote against the motion.

A roll call vote was taken

Councilmember Haaga	No
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	No

The motion passed 4-2.

Councilmember McConnehey, who was feeling ill, was excused from the meeting at 7:27 p.m.

DISCUSSION AND POSSIBLE ACTION REGARDING OPERATING PROCEDURES FOR THE 'OLD LIBRARY'

Bryce Haderlie turned the time over to Jim Riding who explained that once the City Council decided to keep the "Old Library" and not sell the building yet, it was determined that the Arts Council members and other entities within the City could use the building. In meeting with the Fire Department and Building Departments, a few things needed to be done to make the building safe. These had been accomplished. The purpose of the attached Operating Procedure for the "Old Library" was to give direction to all those that intended to use the building. If further changes were to be made to the building, they would be addressed to the Building Safety Department for permitting.

There was no fiscal impact with the policy itself although he did indicate that a card reader system could be installed in the building for approximately \$1,700.00.

The Council and staff discussed clarifying questions.

Bryce Haderlie asked that the City be able to strike a balance so that we do not put ourselves in a situation of having to raise the level of protection. One of the discussions had been about installing a two-hour firewall. He indicated he hoped the Council would give staff the ability to use City code, evaluate occupant loads and things and if there was a way to go down on the occupancy load and not have to build a two-hour wall and then control the amount of combustibles in the building. He suggested there were "trade-offs" in the Code.

Councilmember Haaga was in favor of installing a card reader. He also indicated that he wished for the building to be used solely for the cultural arts.

Councilmember Nichols was not in support of spending any money on a card reader.

Mayor Rolfe indicated a belief that the building should be used to its fullest potential-- for any event. Although he did not wish to do any remodeling on it, he spoke in favor of installing a card reader.

The majority of the Council gave staff direction to install a card reader that could later be re-purposed.

The Council agreed that staff could work with the arts groups and have latitude to maximize storage in the building and reduce occupant load to avoid having to purchase storage containers.

No motion needed. This was a discussion item only.

IX. REMARKS

There were no additional remarks

X. ADJOURN

MOTION: Councilmember Haaga moved to adjourn. The motion was seconded by Councilmember Hansen

The meeting adjourned at 7:42 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

KIM V ROLFE
Mayor

ATTEST:

MELANIE BRIGGS, MMC
City Clerk

Approved this 22 day of April 2015