

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

Wednesday, February 24, 2016

6:00 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

COUNCIL: Mayor Kim V. Rolfe, and Council Members Dirk Burton, Jeff Haaga, Zach Jacob, Chris M. McConnehey, and Sophie Rice. Chad Nichols participated electronically.

STAFF: Mark Palesh, City Manager; Darien Alcorn, Acting City Attorney; Melanie Briggs, City Clerk; David Oka, Economic and Community Development Director; Brian Clegg, Parks Director; David Zobell, City Treasurer; Wendell Rigby, Public Works Director; Marc McElreath, Fire Chief; Doug Diamond, Police Chief; Justin Stoker, Deputy Public Works Director, and Jim Riding, Facilities Project Manager.

I. CALL TO ORDER

Mayor Rolfe called the meeting to order at 5:00 p.m.

II. CLOSED SESSION

**DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE,
OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL**

COUNCIL: Mayor Kim V. Rolfe, and Council Members Dirk Burton, Jeff Haaga, Zach Jacob, Chris M. McConnehey, and Sophie Rice. Councilmember Nichols was excused.

STAFF: Mark Palesh, City Manager, and Darien Alcorn, Acting City Attorney.

MOTION: Councilmember Burton moved to go into a Closed Session to discuss the character, professional competence, or physical or mental health of an individual. The motion was seconded by Councilmember McConnehey.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Absent
Councilmember Rice	Yes
Mayor Rolfe	Yes

The motion passed 6-0.

The Council convened into a Closed Session to discuss the character, professional competence or physical or mental health of an individual at 5:01 p.m.

The Council recessed the Closed Session at 5:56 p.m.

The City Council reconvened at 6:01 p.m.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Cameron Bown and Scout Troops from the West Jordan Utah Stake.

Councilmember Nichols joined the meeting electronically.

IV. PRESENTATION

RECOGNITION OF WEST JORDAN HIGH SCHOOL'S ADVANCED PLACEMENT U.S. GOVERNMENT CLASS RECENT FIRST PLACE AWARDS DURING THE 'WE THE PEOPLE' COMPETITION

Mayor Rolfe recognized the students of Ms. Kelsie Berrett's A.P. U.S. Government class at West Jordan High School. Each student was publicly recognized and presented with a Certificate of Achievement.

UTAH MOMS FOR CLEAN AIR

Councilmember Burton introduced Ms. Carrie Butler who explained that Utah Moms for Clean Air assisted in passing legislation and educating people about cleaning Utah air. She discussed ways to mitigate the problem and pointed out that areas around schools were particularly rampant with various carcinogens due to the practice of idling while dropping off and picking up children. She asked that the Council work with the local Health Department to create a "no idling" ordinance for West Jordan. She stated that Salt Lake County already had signs that were available and that the City need only ask for them. Additionally, she asked that the Council work with her agency as well as the local schools in order to implement an existing plan to clean the air.

V. COMMUNICATIONS

CITY MANAGER COMMENTS/REPORTS

Mark Palesh –

- Explained some organizational changes made within the City. The Parks and Recreation Department had been created and both Fleet and Facilities had been placed under Public Works Director Wendell Rigby.

STAFF COMMENTS/REPORTS

Darien Alcorn-

- The new City Attorney would begin work the following Monday as would a new Assistant City Prosecutor.

Marc McElreath-

- Two new ambulances had recently been brought into service. He acknowledged some of the firefighters who had tested some equipment and determined that existing equipment was more effective than what they had intended to purchase. This resulted in a \$28,000.00 savings to the City.

CITY COUNCIL COMMENTS/REPORTS

Councilmember Rice –

- Recently attended the Legislative Town Hall meeting hosted by the Jordan School District and wished to thank the public for showing up
- Received a written comment from a citizen which she would forward to the City Clerk to have entered into the minutes.

Councilmember Jacob –

- Pulled agenda item 9.d from the agenda to a date uncertain, stating that he needed to do further research on the issue.
- Expressed his appreciation to the Fire Department and some local residents regarding a semi-trailer that had recently caught on fire.

Councilmember Haaga-

- Asked for an accounting of funds received from code enforcement violations, indicating he had initially made the request approximately two months prior. He wished to better understand the administrative law processes so that he could communicate with concerned constituents.

Councilmember Burton-

- Announced that a Town Hall meeting would be held the following Wednesday on March 2 at 7:00 p.m. at Ascent Academy. The purpose of the meeting was to foster communication between area residents and the developer of The View project.
- Expressed appreciation to those citizens who had contacted him via email and phone and also stated that he kept an eye on social media. He assured the public that if/when his stance on an issue changed, it was due to new information that he had received—not due to dishonesty.

Councilmember McConnehey-

- Expressed his personal appreciation to the crew at Fire Station #52.

VI. CITIZEN COMMENTS

Paul Evans, West Jordan resident, submitted a letter of gratitude to the City Council for the generous gift presented to the West Jordan Exchange Club-- a surplus trailer which provided a place to store and transport flags which were used in the community throughout the year.

Chad Barnett, West Jordan resident and board member of West Jordan Youth Soccer, spoke on behalf of that entity and made the following points:

- There could be alternate sites for the new Public Works facility that would not involve displacing soccer fields A and B.
- It was his understanding that there were safety concerns regarding the existing Public Works facility. How would those concerns be addressed if the City continued to utilize the existing building in addition to the new one, as he had been told it planned to do?
- If the City moved forward with plans to displace soccer fields A and B in order to make room for a new Public Works facility, the league asked that two new fields be created and made available to the league during construction of the facility. Additionally, he suggested that the cost of the new fields be added to the cost of the new Public Works facility.
- To accommodate for future growth, the City needed more than the current 21 soccer fields at the complex.

Steve Jones, West Jordan resident, stated that the storm water system was being operated correctly for the first time in thirty years. He felt that his neighborhood had remained free of flooding recently, not so much because of infrastructure improvements but because of the work of dedicated City staff. Regarding the apartments under construction on 3200 West, he was very concerned that there had apparently been no plans for improving the road to accommodate the increase in traffic. As far as a proposed ordinance against idling ones car within the City limits, he did not believe there was any way to enforce such an ordinance.

An unidentified woman spoke on behalf of crime victims.

There was no one else who wished to speak.

VII. CONSENT ITEMS

- a. Approve the minutes of January 21-22, 2016, January 27, 2016 and February 10, 2016**
- b. Approve Resolution 16-20, authorizing the Mayor to execute an Interlocal Cooperation Agreement between Utah Transit Authority, Salt Lake City, West Valley City, City of Taylorsville, South Jordan City, Salt Lake County, Sandy City, UDOT, Wasatch Front Regional Council, and the City of West Jordan for the regional Redwood Road Transportation Study**

- c. **Approve Resolution 16-21, authorizing the Mayor to execute Amendment No. 3 to the Professional Services Agreement with Hansen, Allen and Luce, Inc. to determine proportionate share of the capital costs and long term maintenance costs for the new 7000 South Storm Drain project, in an amount not to exceed \$28,200.00**
- d. **Approve Resolution 16-22, 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, in an amount not to exceed \$12,419.00**
- e. **Approve Resolution 16-23, confirming the Council establishment of a ‘Go Find Money’ Arts Council subcommittee; confirming the Council appointment of members to serve on various City Committees, and confirming the Council appointment of members to serve as officers on the various City Committees**
- f. **Approve Resolution 16-27, authorizing the Mayor to execute a Professional Services Agreement with Ensign Engineering to provide Construction Period Services for the Ron Wood Park Road project, in an amount not to exceed \$18,500.00**

Councilmember McConnehey pulled item 7.b for further discussion.

MOTION: Councilmember Haaga moved to approve Consent Items 7.a and 7.c through 7.f. The motion was seconded by Councilmember Jacob.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Yes
Mayor Rolfe	Yes

The motion passed 7-0.

VIII. PUBLIC HEARING

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL
RESOLUTION 16-24, AMENDING THE UNIFORM FEE SCHEDULE FOR
FISCAL YEAR 2016**

MOTION: Councilmember Jacob moved to continue the public hearing to consider approval of Resolution 16-24, amending the Uniform Fee Schedule for Fiscal Year 2015-2016 until March 9. The motion was seconded by Councilmember Rice.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Yes
Mayor Rolfe	Yes

The motion passed 7-0.

IX. BUSINESS ITEMS

DISCUSSION AND POSSIBLE ACTION REGARDING BONDING AND LOCATION FOR PUBLIC WORKS FACILITY

Mayor Rolfe stated that considerable staff time had been spent discussing and researching various potential sites for the public works facility. Justin Stoker explained that staff had identified approximately eighteen different parcels of land in the area that were large enough to accommodate the proposed facility. The various property owners had been approached about their willingness to sell.

Councilmember McConnehey inquired about the Welby farm parcel.

Justin Stoker explained that while the owner of that property was not particularly eager to sell, he was willing to discuss the matter. It was believed that approximately 20 acres of the parcel would cost the City roughly \$4 million to purchase.

Councilmember McConnehey inquired as to the potential commercial value of the approximately 22 acres of City- owned property directly north of the existing public works facility—the soccer fields that would potentially be displaced.

Justin Stoker responded that the property was potentially worth \$10-\$15 million dollars.

Council and staff discussed clarifying questions.

Mark Palesh pointed out that the parcel currently under consideration was by far the least expensive option for building the new facility.

Councilmember Jacob stated that he had received numerous phone calls and emails on this issue and being able to view alternative sites had made it fairly clear to him that staff was recommending the most appropriate site. Therefore, he would support moving forward on that site on the condition that the two soccer fields would be replaced at the Ron Wood facility.

Brian Clegg took a few moments to explain short and long term plans as they related to soccer fields within the City. He indicated that the Parks Department closed 6-8 fields annually for renovation and rehabilitation. They would simply close fewer fields so that West Jordan Youth Soccer and Salt Lake County Recreation would continue to have access to the same number of fields. There were also two sites upon which to build new fields in order to meet long-term soccer needs.

Mayor Rolfe and Mark Palesh discussed the fact that all the development that the City had accomplished in the area—sprinkling systems, grass fields, sidewalks and out buildings--had to be removed by late 2025 and replaced with “natural grass.”

They further discussed the fact that if the Council chose to build a new facility on the site now proposed by staff and then also chose to sell the City-owned corner property, there would be sufficient funding available to build sixteen new soccer fields by 2025. Additionally, those fields would remain with the City in perpetuity, unlike the current fields.

Councilmember McConnehey shared several concerns regarding using existing park space for the new facility.

- Chewing up \$4.6 million in City property might not be the least expensive option in the long term
- The economic value of the property was likely to increase with other proposed development slated for the City
- He was not sure he wished to move forward with a plan to turn prime space into non-revenue producing property.

He preferred to continue to search for an alternate site.

Councilmember Haaga spoke in favor of building at the site recommended by staff.

Councilmember Nichols inquired how much the City would save by retaining certain features in the current Public Works facility.

Wendell Rigby responded that an architect would need to be consulted for specifics but he believed that some paving could be saved as well as a Stormwater dump station and a couple of other structures.

Councilmember Rice felt that either the entire facility should be replaced at one time or it should be expanded at its current site. She did not wish to see it developed in a piece-meal

fashion. She requested a personal privilege and asked that the West Jordan Youth Soccer League comment further upon the possible impact to the League.

Chad Barnett indicated that resting four fields rather than the usual six would be a short term solution. However, if the City was only planning 16 fields for the future that would not accommodate the growth that was currently anticipated.

MOTION: Mayor Rolfe moved that the Council select the location north of the current public works facility; and direct staff to move forward on setting up bond counsel to perform the bond functions for the facility. The motion was seconded by Councilmember Haaga.

Councilmember Nichols liked the idea of using the resting fields in order to meet the immediate needs of the soccer league. He also wanted to ensure that the City was able to secure funding to build new athletic fields after 2025 (not just for soccer but for a variety of sports). He wanted to make sure that the City made wise financial choices, including addressing potential property values. He indicated he could support the motion if language was added about selling 15 acres for securing funding.

Mayor Rolfe stated that he would accept such an amendment to his motion if Councilmember Haaga would second it which he did.

FIRST AMENDMENT

MOTION: Councilmember Nichols moved to immediately sell the remaining 15 acres to the north in order to secure funding to construct the new fields. The motion was seconded by Councilmember Haaga.

Councilmember Jacob suggested the Council specify in the motion that they would then be removing *all* of the soccer fields north of Public Works and should therefore begin replacing them immediately. He inquired if the four large fields directly west of the splash pad and the Sierra Newbold playground could be replaced during the construction of the recreation center.

Mark Palesh responded that it was possible although it would be necessary to first study the area traffic patterns. He felt that staff could orchestrate property purchases in such a way as to maximize gains for the City.

Mayor Rolfe indicated that he would accept that as an amendment to his motion.

At Councilmember Haaga's request, Melanie Briggs repeated the original motion as well as the two amendments.

SECOND AMENDMENT

MOTION: Councilmember Jacob moved to immediately proceed with construction of seven athletic fields on the north portion of city-owned property west of the airport property. The motion was seconded by Councilmember Haaga.

At Councilmember Haaga's request, Melanie Briggs repeated the original motion as well as the two amendments.

Councilmember McConnehey spoke in opposition to the motion, suggesting that the decision was being rushed and also that a public works facility was not the best use of the property in question.

Councilmember Burton spoke in support of the first amendment but in opposition to the second. He stated that he did not wish to wait for a tragedy to take place at the existing facility due to unsafe conditions before taking the necessary steps to build a new public works facility.

Councilmember Haaga spoke in favor of the motion.

Councilmember Rice was not completely convinced that all bases would be covered and therefore was not yet ready to vote in favor of the motion.

Councilmember Jacob indicated that after the motion had been voted on, he would be open to directing staff to ensure that there were sufficient athletic fields available for both the short and the long term.

Mayor Rolfe pointed out that the Development Director had indicated there had already been some interest shown in the surplus parcel that could be sold to make room for new fields.

A roll call vote was taken

Councilmember Burton	No
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	No
Councilmember Nichols	Yes
Councilmember Rice	No
Mayor Rolfe	Yes

The motion passed 4-3.

MOTION: Councilmember Jacob moved to direct staff to take the necessary measures to ensure that the soccer leagues currently using the fields slated to be removed/sold, would have sufficient alternative locations on which to play during the interim time. The motion was seconded by Councilmember Haaga and passed 7- 0 in favor.

Councilmember McConnehey wished to go on record as saying he was not aware of any imminent or pending danger to employees working in the current facility. He also wished to say that if an employee became aware of such a danger, he hoped that he or she would make the proper notifications so that the City could fix the problem even on an interim basis until the new building was constructed.

Mayor Rolfe concurred with Councilmember McConnehey.

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 16-25, AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH VCBO ARCHITECTURE FOR THE DESIGN OF A NEW WEST JORDAN AQUATICS & RECREATION CENTER IN AN AMOUNT NOT TO EXCEED \$1,600,000.00

Jim Riding explained that over the last few years, a new recreation center had been contemplated in the Ron Wood Park area. Last fall, major efforts were started to proceed with this effort. A consultant was hired to provide programming for a new facility with the possibility of obtaining ZAP tax funding. The City made the decision to not proceed with the ZAP funding request and proceed with the project in a different direction. Instruction was given to staff to proceed with a request for proposals from architects. The project was advertised through the City's Purchasing Agent with 5 firms responding. A design selection committee was formed to evaluate the proposals and narrow the field to three firms. The selection committee consisted of the City Manager, CIP Manager, Risk Manager, Parks Director and Construction Manager along with a representative from the Jordan School District. The three firms giving oral presentations were MHTN Architects, VCBO Architects and Arch/Nexus. These three firms made 40 minute presentations then responded to questions from the selection committee. The presentations were held on Friday, January 29. After the presentations, the selection committee spent time discussing each presenter and selected VCBO Architecture primarily based on their experience and expertise exhibited by the presenters.

Funding for the project would follow City Council direction.

Staff recommended approval of a professional services agreement with VCBO Architecture for the design of a new West Jordan Aquatics & Recreation Center in an amount not to exceed \$1,600,000.00.

Brent Tippets of VCBO Architecture addressed the Council and highlighted some of the similar projects that his firm had a hand in creating in Utah as well as elsewhere in the

western United States. He displayed and discussed several photographs of the Provo Recreation Facility that his firm designed.

The Council and staff discussed clarifying questions.

Councilmember McConnehey was interested in investigating what kind of revenue such a facility would bring to City coffers and how reasonable it was to expect the facility to be self-sustaining.

Councilmember Burton wished to investigate the possibility of providing this service to the citizens without competing with private businesses and increasing the size of government.

Councilmember Haaga was in support of approving the motion but had concerns about the proposed location.

Mayor Rolfe spoke in favor of the motion and of the proposed location due to planned commercial development in the area.

Councilmember Jacob indicated some discomfort with the discrepancy between the \$35 million dollar budget listed in the staff report and the significantly lower figure that was discussed during January's strategic planning meeting.

MOTION: Mayor Rolfe moved to adopt Resolution 16-25, authorizing the Mayor to execute a professional services agreement with VCBO Architecture for the design of a new West Jordan Aquatics & Recreation Center in an amount not to exceed \$1,600,000.00. The motion was seconded by Councilmember Rice.

Councilmember Haaga spoke in favor of the motion but made it clear he was not in support of the physical site which was currently under consideration.

Councilmember Nichols spoke in opposition to the motion, echoing what Councilmember McConnehey had said regarding self-sustainability.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	No
Councilmember Nichols	No
Councilmember Rice	Yes
Mayor Rolfe	Yes

The motion passed 5-2.

CONSENT ITEM 7.B

APPROVE RESOLUTION 16-20, AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH TRANSIT AUTHORITY, SALT LAKE CITY, WEST VALLEY CITY, CITY OF TAYLORSVILLE, SOUTH JORDAN CITY, SALT LAKE COUNTY, SANDY CITY, UDOT, WASATCH FRONT REGIONAL COUNCIL AND THE CITY OF WEST JORDAN FOR THE REGIONAL REDWOOD ROAD TRANSPORTATION STUDY

Beginning in summer 2011, a working group of planners and engineers from each of the Redwood Road corridor cities, including the Utah Department of Transportation, Wasatch Front Regional Council and Utah Transit Authority had met and outlined a study for the future of the Redwood Road Corridor, a major transportation facility in Salt Lake County.

The Redwood Corridor Study proposed to combine the resources of UTA, UDOT, WFRC, and the communities within the Redwood Corridor, including private sector partners to analyze and identify the transportation needs of Redwood Road through 2040 from a corridor-wide perspective.

On May 23, 2012, the City Council approved and authorized the Mayor to sign a letter of intent to fully participate in the study (Exhibit B). The letter of intent stated that the Council would postpone funding until it had an opportunity to review the scope of work. The scope of work had since been completed and was attached as Exhibit A.

Exhibit C was the resolution authorizing the Mayor to execute the Interlocal agreement.

Each party would contribute funds necessary to complete the project as detailed in the agreement. West Jordan's contribution would be \$35,000.00.

Staff recommended that the Council adopt the attached resolution.

Councilmember McConnehey explained that he had pulled this item for discussion because the City had already conducted several studies relating to Redwood Road and he did not see the wisdom of spending funds on a project that did not directly benefit the City.

Councilmember Jacob inquired of David Oka if the City would be excluded from further transportation discussions relating to the corridor if it did not participate in the funding.

David Oka responded that exclusion was quite possible.

Councilmember McConnehey suggested that although the City might be excluded from involvement in this particular study, they had ongoing relationships with each of the other entities that would continue.

MOTION: Councilmember Haaga moved to adopt Resolution 16-20, authorizing the Mayor to execute an inter-agency Interlocal Agreement between Utah Transit Authority, Salt Lake City Corporation, West Valley City, City of Taylorsville, South Jordan City, Salt Lake County, Sandy City, the Utah Department of Transportation, Wasatch Front Regional Council and the City of West Jordan to participate in the regional Redwood Road Transportation Study. The motion was seconded by Councilmember Jacob.

A roll call vote was taken

Councilmember Burton	No
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	No
Councilmember Nichols	No
Councilmember Rice	Yes
Mayor Rolfe	Yes

The motion passed 4-3.

Mayor Rolfe thanked Councilmember Nichols for participating electronically while he was out of the state.

IX. REMARKS

There were no additional remarks.

X. ADJOURN

MOTION: Councilmember Jacob moved to adjourn. The motion was seconded by Councilmember Haaga and passed 7-0 in favor.

The meeting adjourned at 8:16 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.

ATTEST:

KIM V ROLFE
Mayor

MELANIE BRIGGS, MMC
City Clerk

Approved this 23rd day of March 2016