

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

Wednesday, January 13, 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, Chad Nichols, and Sophie Rice.

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; Dave Zobell, City Treasurer; Wendell Rigby, Public Works Director; Marc McElreath, Fire Chief; Kyle Shepherd, Deputy Police Chief; Scott Langford, City Planner; Ray McCandless, Senior Planner; Nannette Larsen, Associate Planner; Jeremy Olsen, Economic and Development Assistance Supervisor; Robert Thorup, Deputy City Attorney, and Steve Glain, Assistant to the City 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; STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION, AND STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF A WATER RIGHT OR WATER SHARES

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

STAFF: Mark R. Palesh, City Manager; Darien Alcorn, Acting City Attorney, and Paul Dodd, Civil Litigator.

MOTION: Councilmember Haaga moved to go into a Closed Session to discuss the character professional competence, or physical or mental health of an individual; Strategy Session to discuss pending or reasonably imminent litigation, and a Strategy Session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares. 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	Yes
Councilmember Rice	Yes
Mayor Rolfe	Yes

The motion passed 7-0.

The Council convened into a Closed Session to discuss the character professional competence or physical or mental health of an individual; Strategy Session to discuss pending or reasonably imminent litigation, and a Strategy Session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares at 5:03 p.m.

The Council recessed the Closed Session at 5:59 p.m.

The City Council meeting reconvened at 6:11 p.m.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Captain Chris Kinzel.

IV. PRESENTATION

RECOGNITION OF ZACH JACOB FOR HIS SERVICE ON THE PLANNING COMMISSION, AND ELLEN SMITH FOR SERVICE ON THE BOARD OF ADJUSTMENT

Scott Langford recognized Zach Jacob for his service on the Planning Commission. He also recognized Ellen Smith for her service on the Board of Adjustments. He stated that Ellen Smith had previously served on the General Plan Committee, twice on the Planning Commission, and as a liaison to several other committees.

The City Council expressed their appreciation to Zach Jacob and Ellen Smith for their service to the City. Ellen Smith and Zach Jacob were presented with a plaque.

PRESENTATION FROM DR. DOUGLAS JACKSON-SMITH, UTAH STATE UNIVERSITY, IUTAH 2014 SURVEY STUDY REGARDING UTAH'S WATER FUTURE

Melissa Haeffner, Utah State University, provided the following presentation:

Utah's Water Future *Results of 2014 iUTAH Household Survey*

What is iUTAH?

- National Science Foundation award to Utah
- GOAL: Improve science for water management
- Utah State = lead university (but collaborating with all Utah universities)
- One component → social science research
 - Surveys
 - Interviews
 - Policy analysis

Summer 2014 Household Survey

- Topics:
 - Household water use and decision-making
 - Lawn watering & outdoor landscaping behaviors
 - Perceptions of water situation
 - Water policy priorities and preferences
 - City-level
 - Statewide

Data collected from over 2,400 households in 23 neighborhoods

- Represent different 'types' of urban areas
- Drop-off/Pick-up method
- 62% response rate overall

Salt Lake Valley Neighborhoods

- 6 in Salt Lake City
 - West High
 - Poplar Grove
 - People's Freeway
 - Liberty Wells
 - 9th & 9th
 - Yalecrest
- 2 in Millcreek (*SLCPUD service*)
 - Canyon Rim
 - Lower Millcreek
- 4 in other major cities
 - Riverton (*n=107, 61% Resp Rate*)
 - South Jordan (*n=86, 48% RR*)
 - **West Jordan (*n=118, 68% RR*)**
 - West Valley City (*n=103, 60% RR*)

Representative

- Good representation of adult residents in study neighborhood

- Good representation of West Jordan City as a whole
- Main differences:
 - Over-represent adults over 65
 - Under-represent adults under 35

	West Jordan Respondents	Census: West Jordan Neighborhood	Census: West Jordan City
	<i>percent of adults or households</i>		
Percent 18 to 35 years old	21	43	42
Percent over 65	5	4	7
Female Adults	55	50	51
Non-Hispanic White Adults	85	80	77
Adults w/ 4-year College Degree	34	28	23
Households with Income >\$75,000	55	49	43
Households with Income < \$25,000	1	9	12
Households that Rent	7	9	23
Mean Household Size	4.1	4.1	3.5

Findings (highlights)

- **People know how much they spend on water, not how much they use**
 - 76% familiar with cost
 - Just 25% familiar with volume
- **Lawn watering mostly done by residents**
 - 97% of households
- **People know & follow basic recommendations**
 - Few water during the day (3%)
 - Water ~4x per week mid-summer
 - Watering based on rainfall (92%), aesthetics (74%), convenience (58-75%), conservation goals (62%)
- **Small group say they have decreased indoor (11%) or outdoor (16%) water use in last 5 years**
- **More than half think they can save more indoors (62%) or outdoors (55%) – highest in SL Valley**
- **People more likely to conserve if**
 - It ensures future supply for their home (75%)
 - It reduces water bills (73%)
 - It ensures future supply for farms (64%)
 - It improves fish & wildlife habitat (55%)
- **People least likely to conserve water if savings are used to increase development in the area (27%)**

Graphs were provided regarding the following:

- Current supply seen as adequate; Future supply inadequate
- Most non-water issues bigger concerns than water issues
- Local water quality generally viewed as good
- Local Policy Preferences
- Satisfaction with Various Aspects of Neighborhood

PRESENTATION FROM RICHARD BAY, JORDAN VALLEY WATER CONSERVANCY DISTRICT

Councilmember Nichols introduced Bart Forsyth and Alan Packard, Jordan Valley Conservancy District, Assistant General Managers, provided a presentation regarding the following:

Water Issues Update By Jordan Valley Water Conservancy District

Their Trustees

West Jordan Water Deliveries – (Graph)

Three Topics:

- Central Water Project: a new water supply
- JWCD Capital Improvements Program
- Water Conservation Progress and Initiatives

1. A New Water Supply:

Central Water Project

- New local supply funded and administered by Central Utah Water Conservancy District (CUWCD)
- Water Sources
 - 42,400 High quality groundwater
 - 10,900 Provo River
- Jordan Valley Water contract: 11,680 acre-feet (full allotment by 2020)

Central Water Project:

Pristine Water Quality – (Graph)

Central Water Project Costs

- Capital Assessment Fees to CUWCD: \$68.3 million
- Annual O&M fees paid to CUWCD: \$410/AF (rate subject to inflation)

JWCD Pipeline

- Size: 48-inches diameter
- Length: 6 miles
- Cost: \$20.3 million

CWP Water Delivery Schedule

- JWCD Pipeline construction is complete
- Deliveries began December 2, 2015

2. JWCD Capital Improvement Program

JWCD Capital Projects Plan Summary – (Graph)

Major Rehabilitation and Replacement Projects

- Recoat steel reservoirs, replace joint sealant on Terminal Reservoir deck, transmission pipelines corrosion protection equipment
- Replace electric generator at Jordan Valley Water Treatment Plant (JWTP)

Compliance/Upgrade Projects

- New 12 million gallons finished water reservoir at JWTP
- Install Advanced Metering Infrastructure in retail system

New Capacity Water Supply, Treatment, Conveyance or Storage Projects

- Central Water Project Pipeline
- Southwest Aqueduct
- Provo River Aqueduct

Southwest Jordan Valley Groundwater Project

1. Contain the groundwater contamination “plumes”
2. Remediate the aquifer
3. Produce high-purity drinking water

Southwest Jordan Valley Groundwater Project

Zone A (Western) Facilities

- Kennecott constructed and operates extraction wells and the Bingham Canyon Water Treatment Plant (BCWTP)
- BCWTP uses reverse osmosis to produce 3,500 acre-feet of high quality drinking water per year.

Southwest Jordan Valley Groundwater Project

Zone B (Eastern) Facilities

- 8 deep extraction wells
- Collection pipelines
- 7MGD_(a) Reverse-Osmosis Treatment Plant
- Finished water pipelines
- Treatment by-product pipeline

Southwest Groundwater Treatment Plant

Operation began in 2013 and now supplies approximately 4,500 acre-feet per year of high quality drinking water

Southwest Groundwater Treatment Plan

Reverse osmosis demineralization process

**Southwest Jordan Valley Groundwater Project
Zone B Capital Costs**

Natural Resource Damage Trust Fund	\$46 million
From JWCD	\$25 million
Total Cost	\$71 million

3. Water Conservation
Progress & Initiatives

Water Conservation: Why is it important?

- JWCD and the state have set a goal to reduce water use 25% per person by 2025
- Water Infrastructure planning relies on everyone achieving conservation goals

JWCD Water Supply Planning – (Graph)

JWCD Service Area Per-capita Water Use Reduction – (Graph)

Water Conservation Initiatives to Date

- Marketing
 - To use media as a tool to raise awareness of water conservation (Slow the Flow, commercial)
- Education
 - To demonstrate effective landscape practices to reduce reliance on water (classes, demonstration gardens, water checks, & events)
- Member Agency Grant Program
 - To help our member agencies to be successful in water conservation

West Jordan Conservation Progress – (Graph)

Future Water Conservation Programs

- Landscape Consultations
 - Personalized landscape recommendations and tips
- Landscape Leadership Grants
 - Funds for high profile and highly visible turf conversion landscaping projects
- Park Strip Improvement Program
 - Estimated savings of 7,000 to 10,000 gallons annually per typical home
- Advanced Metering Infrastructure (AMI)
 - Raise customer awareness through real-time feedback on water use
- Wastewater recycling
 - For secondary (outdoor) water deliveries

How can the city help? Suggestions for the city:

- Partner together to achieve water conservation goals
 - Conservation expertise and education resources
 - Member Agency Grants
 - Landscape Leadership Grants
- Landscape ordinances
 - Need ordinances and Homeowner Associations to support and require water wise landscaping with particular emphasis on park strips
- Water rates
 - Use water rates to encourage more efficient water practices

Councilmember Haaga suggested that the other Councilmembers tour the facility.

V. COMMUNICATIONS
CITY MANAGER COMMENTS/REPORTS
STAFF COMMENTS/REPORTS

Brian Clegg –

- Updated the Council on construction projects near or on the Jordan River Trail which would require closure of the trail for approximately 90 days, Winchester to 7000 South for storm water outlet structure
- Salt Lake County to install boat egress on Winchester Street

Wendell Rigby –

- 7000 South Storm Drain project ‘notice to proceed’ should be issued next week
 - Updated the Council that UDOT was conducting environmental studies to evaluate the potential benefits and impacts of freeway-style interchanges at four locations on Bangerter Highway:
 - 5400 South
 - 7000 South
 - 9000 South
 - 11400 South
- Construction was scheduled to begin, as early as 2017.

Kyle Shepherd –

- Lieutenant Drew Sanders was at Quantico for the National FBI Academy

CITY COUNCIL COMMENTS/REPORTS

Councilmember Rice –

- Welcomed the new Council Members Dirk Burton and Zach Jacob

Councilmember Haaga –

- Expressed appreciation to the Public Works staff for the great job they did with snow removal

Councilmember Burton –

- Holding Town Hall meeting Wednesday, January 20, 2016, at 7:00 p.m. in the City Community Room

Mayor Rolfe –

- Also welcomed the new Council Members Dirk Burton and Zach Jacob

VI. CITIZEN COMMENTS

Alexandra Eframo, West Jordan resident, asked for a moment to reflect upon the common goals of the business of the City Council meeting.

She commented on the following items:

- She reported that she was still waiting for an apology since April 29, 2015, from one specific Councilmember to the Mayor, City Council, and West Jordan residents.
- She applauded the West Jordan Rotary Club with the help of sponsors for providing 3,200 dictionaries to 3rd grade students in West Jordan and other surrounding areas.

Jaylynn Thomas, West Jordan resident, commented on the following items:

- Expressed her appreciation to the West Jordan Animal Shelter for assistance with her pet
- The great job of snow removal during the recent storms
- The atmosphere so far during the City Council meeting

Steve Jones, West Jordan resident, said after residents have tried to conserve water, it seemed like the companies still raise rates. If residents were conserving, then water rates should not be affected.

There was no one else who desired to speak.

VII. CONSENT ITEMS

- Approve the minutes of December 16, 2015, and December 23, 2015 as presented**
- Approve Ordinance 16-01, amending the 2009 West Jordan Municipal Code Title 1, Chapter 7, Articles A, B, and C, dealing with fidelity bonds; Title 1, Chapter 8A reinstating the Finance Director position, and Title Chapter 1A adding a definition of Convenience Store to assist in enforcement of the Business Licensing Code**

- c. Approve Ordinance 16-02, amending the 2009 West Jordan Municipal Code Title 1, Chapter 6, regarding compensation of City Council**
- d. Approve Ordinance 16-03, amending the West Jordan 2009 Municipal Code Title 8, Public Works, Public Ways and Property, Section 8-3B-6, regarding Reimbursement Agreement Extension**
- e. Approve Resolution 16-01, declaring items from various City Departments that are no longer of any value or use as surplus property, and authorize the disposition**
- f. Approve Resolution 16-02, authorizing the Mayor to execute Reimbursement and Deferral Agreement for Loneview North Phase 3 Subdivision with Boyer Loneview, L.C.**
- g. Approve Resolution 16-03, authorizing the Mayor to execute Amendment No. 6 to the Professional Service Agreement with Stanley Consultants, Inc. for the 7000 S Phase 1 Utility Design project. This amendment is for construction management services in an amount not to exceed \$79,775.00**
- h. Approve Resolution 16-04, authorizing the Mayor to execute Amendment No. 1 to the Professional Service Agreement with Bowen Collins & Associates, Inc. for the Veteran's Irrigation Pond Reconstruction & Road project. This amendment is for preparation of a preliminary evaluation report and an updated DWSP Zone Map in an amount not to exceed \$6,665.00**

The Council pulled Consent item 7.c, 7.d, and 7.e. for further discussion.

MOTION: Councilmember Nichols moved to approve Consent Items 7.a., 7.b., and 7.f. through 7.h. 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.

CONSENT ITEM 7.C.

APPROVE ORDINANCE 16-02, AMENDING THE 2009 WEST JORDAN MUNICIPAL CODE TITLE 1, CHAPTER 6, REGARDING COMPENSATION OF CITY COUNCIL

It was reported that the City Council approved a new \$1,500/month salary for members of the City Council on March 11, 2015, to become effective January 1, 2016. In the press of events, the creation of an ordinance to accomplish the salary change “slipped through the cracks.” The absence of the needed ordinance had now been discovered. The Request for Council Action was seeking approval of the ordinance changing the 2009 City Code with respect to Council Member salaries, with effectiveness as of January 1, 2016.

Fiscal and/or asset impact:

There would be an approximately \$48,000 increase in the City Council budget expenditures annually as a result of this change.

Staff recommended adoption of the proposed changes, based on the Council’s prior approval.

MOTION: Councilmember Haaga moved that the City Council adopt and approve Ordinance 16-02, amending Title 1, Chapter 6, of the 2009 City Code dealing with Council salaries. The motion was seconded by Mayor Rolfe.

A roll call vote was taken

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

The motion passed 6-1.

CONSENT ITEM 7.D.

APPROVE ORDINANCE 16-03, AMENDING THE WEST JORDAN 2009 MUNICIPAL CODE TITLE 8, PUBLIC WORKS, PUBLIC WAYS AND PROPERTY, SECTION 8-3B-6, REGARDING REIMBURSEMENT AGREEMENT EXTENSION

Darien Alcorn said in 2013, the City Council adopted Ordinance 13-02, amending Section 8-3B-6 of the West Jordan City Code and adding a provision for amendment of unrevised original expiration dates of reimbursement agreements that were entered into on or before December 31, 2007. Expiration dates only apply to reimbursement amounts collected from future developers. Reimbursement from impact fees does not expire until paid.

Typically, a contract would include a provision allowing amendment to the contract if all parties to the contract agree and execute the amendment with formality similar to that followed when originally executing the agreement. As a party to a reimbursement agreement, the City could opt to negotiate with other contracting parties to amend that agreement regardless of whether the City Code included the provision described above.

Consequently, it was proposed in the ordinance included in the Council's agenda packet to delete the provision regarding extension of reimbursement agreement expiration dates. This would not prevent reimbursement agreements from being amended by the parties if all agree. The deletion would support and clarify the City's ability to consider negotiation or amendment of a reimbursement agreement in the same manner as with other contracts.

Staff recommended approval.

Councilmember Haaga requested further clarification.

Darien Alcorn clarified the proposed ordinance.

MOTION: Councilmember McConnehey moved to approve Ordinance 16-03, amending Title 8, Article B, Chapter 3, Section 6 of the 2009 City Code. The motion was seconded by Councilmember Nichols.

A roll call vote was taken

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

The motion passed 6-1.

CONSENT ITEM 7.E.

APPROVE RESOLUTION 16-01, DECLARING ITEMS FROM VARIOUS CITY DEPARTMENTS THAT ARE NO LONGER OF ANY VALUE OR USE AS SURPLUS PROPERTY, AND AUTHORIZE THE DISPOSITION

It was reported that from time to time, City Departments may have a need to have unusable, obsolete, irreparable or no longer of any value to the City declared surplus by the City Council. If determined unusable by the City, items may be turned over to propertyroom.com, with which the City had a contract. Per that contract, propertyroom.com would log and track all items turned over to them and the items would

then be sold to the public. The City would receive funds in return, with the amount to receive being undetermined at this time.

Fiscal and/or asset impact:

The items declared surplus may be sold or discarded with proceeds, if any, deposited in the General Fund.

Background:

Section 3-1-14 of the City of West Jordan Municipal Code outlines the procedures for declaring surplus process:

3-1-14: SURPLUS PROPERTY:

- A. Declaration Of Surplus Required: No city owned property, except such items as are consumed in their use for official city business and as described in subsection E of this section, shall be disposed of or released to ownership, unless such property has been declared surplus by the city council.
- B. Notification Requirements: Whenever city property is surplus, unused, obsolete, unsuitable or otherwise no longer needed, the department head having control of such property shall notify the city manager. The city manager shall notify other city departments of the availability of such property. The city manager shall supervise the transfer of such property to the department requesting the property. If the property is obsolete or unsuitable for public use, the property shall be disposed of in accordance with this section.
- C. Sale Of Property Permitted: When necessary, the city manager or his designee shall prepare and present a listing to the city council of all city owned property which is obsolete, unsuitable for use and which should be declared surplus. After the city council has declared the property to be surplus, the property may be sold at an auction to the highest bidder. Such sale may be, in the discretion of the city manager, at public auction or by sealed bid.
- D. Notice Requirements For Auction Or Bid Opening: Notice of such public auction or invitation for sealed bids shall be published at least once in a newspaper of general circulation in the city at least ten (10) days but not earlier than thirty (30) days prior to such auction or opening of bids. The notice shall describe the property to be sold, the terms of sale and the place and time of such auction or bid opening. The city manager or his designee shall be responsible for conducting such public auction or bid opening. The city manager shall have the right to reject all bids.
- E. Unsold Property: If the surplus item is subjected to sale to the highest bidder at public auction and remains unsold, the city manager may sell the surplus item to any person for such price as the city manager deems appropriate or may dispose of as the city manager shall direct.

Councilmember Rice commented on an error on the police surplus items list.

MOTION: Councilmember Rice moved to approve Resolution 16-01, declaring items that are no longer of any value or use as surplus property, with a change to the Police surplus list to show Item 303012 as '1' not '0' and authorize the disposition. 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 HEARINGS

RECEIVE PUBLIC INPUT WITH RESPECT TO THE ISSUANCE OF \$7,200,000 STORM DRAIN REVENUE BONDS AND THE FACILITIES TO BE FINANCED WITH THE BONDS

Dave Zobell said the parameters resolution, prepared by Farnsworth Johnson LLP, authorizing the issuance and sale of up to \$7,200,000 of storm drain revenue bonds was passed on December 2, 2015, so now the City can begin the bond process. The City Council along with staff, discussed the possibility of issuing these bonds in late 2015.

The Series 2016 Bonds would be issued for the purpose of (a) financing the replacement of storm drain pipe from 3200 West to the Jordan River, (b) lowering the detention pond in Constitution Park, (c) rehabilitating pipe on sections of 7800 South, and (d) paying costs of issuance of the Series 2016 Bonds.

The fiscal and/or asset impact was that the City would sell approximately \$7,200,000 worth of storm drain revenue bonds. The bonds would be paid back with proceeds from storm drain revenue over the next 10 years. The exact fiscal impact would not be known until the bonds were issued.

Staff recommended the Council receive input from the public with respect to the (a) issuance and sale of the City's storm drain revenue bonds for the purpose of financing the replacement of storm drain pipe from 3200 West to the Jordan River, (b) lowering the detention pond in Constitution Park, (c) rehabilitating pipe on sections of 7800 South, and (d) paying costs of issuance of the Series 2016 Bonds.

Mayor Rolfe opened the public hearing.

Alexandra Eframo, West Jordan resident, stated that she was against any future bonds and paying interest. She asked for additional clarity regarding dollar amounts on bonds. She also asked the Council to work within the City's budget.

Steve Jones, West Jordan resident, was grateful to the Council for correcting 30 years' worth of flooding. He said if it took a bond to get the flooding issue resolved, he was in favor.

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

Councilmember McConnehey felt there were certain cases where it was appropriate to bond. He felt the City should not bond for everyday maintenance; however, for projects that have a long life (storm drain, etc.) then the City should bond.

Councilmember Haaga agreed with Councilmember McConnehey.

Mark Palesh agreed with Councilmember McConnehey. He said the City had secured an interest rate of 1.94%. This allowed the City to start a project at a great rate instead of waiting and possibly having the costs of materials increase.

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL
ORDINANCE 16-04, APPROVING A REZONE OF 0.33 ACRES FROM M-
P(MANUFACTURING PARK) ZONE TO SC-3 (RESIDENTIAL
SHOPPING CENTER) ZONE, FOR PROPERTY LOCATED AT 8990
SOUTH 5600 WEST, BODENVEST, LTD,/MERRILL K. BUNKER,
APPLICANT**

David Oka said the applicant Merrill K. Bunker was requesting a rezone of 0.33 acres from M-P (Manufacturing Park) zone to SC-3 (Residential Shopping Center) zone, for the property located at 8990 South 5600 West, Bodenvest, LTD.

The property under review was located at 8990 South 5600 West, at the corner of 9000 South and 5600 West. The site contained .33 acres of property, or over 14,000 square feet. The property was owned by Bodenvest Ltd, which also owned the property immediately adjacent, to the north and west, of the site. This neighboring property, 5651 West New Bingham Highway, was zoned SC-3. The adjacent property, comprised of over 13 acres, was also rezoned from M-P to SC-3 in 2004. At the time of the 2004 rezone, the subject site was the location of a City well, and was therefore not included in the initial rezone. Sometime after the 2004 rezone the City well was moved from the subject site to the corner of 9000 South and Mountain View Corridor.

GENERAL INFORMATION AND ANALYSIS

The property was located on the north-west corner of 9000 South and 5600 West. The site was presently vacant; having once been used as a City well. The applicant Merrill Bunker, with Bodenvest Ltd, was petitioning to rezone the property located at 8990 South 5600 West from M-P (Manufacturing Park) to SC-3 (Regional Shopping Center). This rezone proposal was in anticipation of a future development on the site, which was comprised of approximately 30-acres of a larger development. The concept plan submitted with the rezone application was included in the Council's agenda packet (Exhibit C). The concept plan was not under review at this time. A full review would be conducted at the time of Site Plan submittal. The proposal to rezone would only affect the subject property which encompassed one third-acre. The subject site is a parcel and was not a part of a larger subdivision at this time.

The subject property was surrounded by commercial zoning districts, as described in the table below:

	Existing Land Use	Zone
North	Vacant	SC-3 (Regional Shopping Center)
South	Vacant	P-C (Planned Community)
East	Vacant	P-C (Planned Community)
West	Vacant	SC-3 (Regional Shopping Center)

FINDINGS OF FACT

Section 13-7D-7(A): Amendments to the Zoning Map

Prior to making a positive decision for an amendment to the Zoning Map, the City Council shall make the following findings:

Criteria 1: *The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.*

Discussion: The proposed rezone to SC-3 at the subject location is supported by both the 2012 Comprehensive General Plan and the 2009 City Code. The General Plan within the Regional Shopping Future Land Use District includes Goals and Policies which further attests to the rezone. These Goals and Policies are as follows:

Goal 2. Provide Adequate and accessible commercial and business services to all city residents.

Policy 1. Continue to implement the policy of limiting commercial centers to "nodes" located at the intersections of major arterial streets or, in the case of neighborhood commercial centers, at designated locations within large planned residential communities.

The location of the proposed rezone is at a major arterial street intersection, in addition to being located proximity to the east of Mountain View Corridor. The rezone is in anticipation of a large commercial development which will serve the regional community.

Furthermore, the 2009 City Code describes the SC-3 (Regional Shopping Center) Zoning District as being established to provide a district which the primary use of the land is for commercial and service types of uses to serve the needs of communities in the region. It continues in relating the types of uses most applicable of the subject zone, “large chain department stores with satellite shops and facilities serving and extremely wide range of goods and services”.

The proposed rezone will help in accomplishing these purposes by allowing commercial development to extend to the corner of the intersection of 9000 South and 5600 West.

Finding: The proposed amendment was consistent with the purposes, goals, objectives, and policies of the City’s General Plan.

Criteria 2: *The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.*

Discussion: The properties surrounding the site under review are also zoned commercial. The immediately adjoining sites are also SC-3 (Regional Shopping Center) to the north and west. The proposed rezone will not negatively affect these sites, nor the property owners.

Finding: The proposed amendment would result in compatible land use relationships and does not adversely affect adjacent properties.

Criteria 3: *The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.*

Discussion: The general welfare of citizens in the area will be improved as the subject site will be inclusive of a future commercial development which will service neighboring communities. The rezone will further support this development to its highest development potential which will benefit the City and surrounding property owners.

Finding: The proposed amendment furthered the public health, safety and general welfare of the citizens of the City.

Criteria 4: *The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and*

property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Discussion: The Engineering Department has reviewed the proposal to rezone the property and determined the public facilities are adequate to service the proposed rezone. At the time of submittal for a new development further review will ensure Engineering standards are met. Police, fire, water, sewer and roadway public services and infrastructure will not be affected by the proposed Zoning Map Amendment.

Finding: The proposed amendment would not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Criteria 5: *The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

Discussion: The subject property, in addition to the Zoning District it is located within, is also within the Protection Zone 1 of the Drinking Water Source Protection Overlay Zone. The Protection Zone 1 is located on the subject site because the site was at one time the location of a City Well. While the City Well moved further to the west on another newly created parcel, the Protection Zone 1 is presently at the same location. At a future date the Drinking Water Source Protection Overlay Zone will be updated to show the most recent changes of the location of City wells and the required use type buffer. Nevertheless, until the overlay is updated any future development will need to meet the requirements of the Protection Zone 1 of the Drinking Water Source Protection Overlay District. Nothing learned in connection with the rezone application causes any concern with respect to the Overlay District's requirements.

Finding: The proposed amendment was consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

In conclusion the proposed Zoning Map Amendment to rezone the Bodenvest Ltd. property to the SC-3 zoning district was warranted and was not contrary to any current goals and policies in the General Plan or conflicting with Title 13 (Zoning Ordinance) of the Municipal Code.

Staff recommended that based on the analysis and findings contained in the staff report, that the City Council rezone the property located at 8990 South 5600 West from M-P (Manufacturing Park) to SC-3 (Regional Shopping Center).

On November 18, 2015, the Planning Commission in a 6-0 vote recommended that the City Council approve the request to rezone the property located at 8990 South 5600 West from M-P (Manufacturing Park) to SC-3 (Regional Shopping Center).

Merrill Bunker, applicant, said they had this small piece of property .33 acres and after 27 years they would like to rezone it. He said they had one access. They were waiting for approval from Utah Department of Transportation for approval of a second access.

Mayor Rolfe opened the public hearing. There was no one who desired to speak. Mayor Rolfe closed the public hearing.

MOTION: Councilmember McConnehey moved to approve Ordinance 16-04, and establish the rezone of the property located at 8990 South 5600 West from M-P (Manufacturing Park) to SC-3 (Regional Shopping Center). 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.

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL
ORDINANCE 16-05, APPROVING A REZONE OF 13 ACRES FROM C-M
(HEAVY COMMERCIAL) ZONE TO M-1 (LIGHT MANUFACTURING)
ZONE, FOR PROPERTY LOCATED AT 5650 WEST OLD BINGHAM
HIGHWAY, SME STEEL SANDBLAST BUILDING, SME STEEL
CONTRACTORS, INC. APPLICANT**

David Oka said the applicant SME Steel Contractors was requesting a rezone of 13 acres from C-M (Heavy Commercial) zone to M-1 (Light Manufacturing) zone, for the property located at 5650 West Old Bingham Highway.

The subject property was currently zoned C-M (Heavy Commercial). SME Steel had been using the property for outdoor storage for several years and received Conditional Use Approval legitimizing the outdoor storage on November 18, 2015.

The subject property's surrounding zoning and land uses were as follows:

	Existing Land Use	Zoning
North	Light Industrial	M-2
South	Light Industrial	C-M
East	Light Industrial	C-M
West	Light Industrial	M-1

He said the applicant was seeking approval to rezone the property from C-M to M-1 (Light Manufacturing) to accommodate a new steel sandblasting building on the property. The building height limit of the C-M zoning district is 35' whereas the M-1 had no height restrictions. The new building would exceed the 35' height limit of the C-M zone.

On January 5, 2016, the Planning Commission reviewed the proposed rezoning request and recommended approval of the request as noted in the Planning Commission meeting minutes included in the Council's agenda packet.

FINDINGS OF FACT

Section 13-7D-7(A): Amendments to the Zoning Map

Prior to making an amendment to the Zoning Map, the City Council shall make the following findings:

Criteria 1: *The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.*

Discussion: The subject property has a Light Industrial Land Use designation on the General Plan's Future Land Use Map. The Light Industrial designation is applied to areas suited to general manufacturing, assembly, repair, and storage (page 48). This land use designation was designed to facilitate the more intensive industrial uses within the city. The M-1 zone is consistent with this definition.

The Mountain View Corridor is a major transportation facility and directly abuts the subject property. Heavy industrial uses are commonly found along major arterial streets such as the Mountain View Corridor.

Finding: The proposed amendment was consistent with the purposes, goals, objectives, and policies of the City's General Plan.

Criteria 2: *The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.*

Discussion: The proposed rezoning is compatible with adjacent properties. The property to the north is used for steel storage is owned by SME and is zoned M-2. The property to the south and west are zoned C-M. The proposed M-1 zoning will serve as a transition between the M-2 zoning to the north and C-M zoning to the south and west. The attached zoning map, Exhibit B shows the current and proposed zoning on the subject property and neighboring properties.

Finding: The proposed amendment would result in compatible land use relationships and does not adversely affect adjacent properties.

Criteria 3: *The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.*

Discussion: The proposed amendment does not adversely affect public health, safety, or general welfare of the citizens of the City.

Finding: The proposed amendment furthered the public health, safety and general welfare of the citizens of the City.

Criteria 4: *The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.*

Discussion: Any new services required for the new sandblasting building will be reviewed as part of the site plan review process. It is not anticipated that police, fire, water, sewer and roadway public services or infrastructure will be adversely affected by the proposed Zoning Map Amendment.

Finding: The proposed amendment would not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Criteria 5: *The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

Discussion: The site is located within the Drinking Water Source Protection Overlay Zone which requires a Conditional Use Permit for certain land uses that can negatively impact ground water quality; however

no Conditional Use Permit approval is required for a steel yard or sandblasting building.

Finding: The proposed amendment was consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

In conclusion the proposed Zoning Map Amendment to rezone the property to the M-1 zoning district was warranted and is not contrary to any current goals and policies in the General Plan or conflicting with Title 13 (Zoning Ordinance) of the Municipal Code.

Staff recommended that the City Council approve the proposed rezone as recommended by the Planning Commission.

Mayor Rolfe opened the public hearing.

Craig Dearing, West Jordan resident, spoke in favor of this proposed rezone. He said SME Steel was one of the largest companies in West Jordan.

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

Councilmember McConnehey asked if this could be better addressed through a variance rather than a rezone.

Staff reported that there was no reason to grant a variance for qualification of this property. That was why this was being brought forward as a rezone.

The Council and staff discussed clarifying questions.

MOTION: Councilmember Nichols moved to approve Ordinance 16-05, amending the Zoning Map for property located at approximately 5650 West Old Bingham Highway from a from C-M (Heavy Commercial) Zone to a M-1 (Light Manufacturing) zoning district. The motion was seconded by Councilmember Haaga.

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.

RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL ORDINANCE 16-06, AMENDING THE 2009 WEST JORDAN MUNICIPAL CODE, SECTION 13-2-3, 'DEFINITIONS,' TITLE 13, CHAPTER 5, REGARDING 'PERMITTED AND CONDITIONAL USES,' AND AMENDING SECTION 13-8-20, 'SPECIAL RESIDENTIAL FACILITIES;' CITY WIDE APPLICABILITY, CITY OF WEST JORDAN APPLICANT

Robert Thorup reported that in 2012, the City reexamined its zoning code provisions regarding persons with disabilities and residential facilities meeting the needs of these people. At that time, the City's code provisions were based on Utah Code provisions that had been overtaken by developing laws affecting persons with disabilities, most particularly the Utah Fair Housing Act and the federal Fair Housing Act. This re-examination resulted in several changes to the 2009 City Code, including definitions of several types of residential facilities for the disabled and elderly, and the adoption of Section 13-8-20 which instituted spacing and notice requirements designed to spread the burdens of these facilities across a broader scope of the City. At the time of City Council adoption of the 2012 changes, the City Council increased the spacing and notice provisions of Section 13-8-20 beyond that recommended by the staff and the Planning Commission.

In late 2013, neighborhood complaints concerning two small group homes that were located next to each other on the same street brought the City into contact with Chrysalis, a large statewide provider of residential facilities for the disabled under license and contract with the State. In meetings with City staff, although Chrysalis agreed that it was a mistake to locate two residential facilities for the disabled on the same street, and indeed next door to each other, Chrysalis indicated a belief that the City's notice and spacing requirements, and indeed the City's requirement for a conditional use permit and its attendant public hearing violated the state and federal Fair Housing Acts and the Equal Protection clause of the United States Constitution. The City proceeded to enforce its Code requirements against Chrysalis, and a hearing was held before an administrative law judge adjunct to the City's Code Enforcement program. The administrative law judge upheld the City's Notice of Violation and its fines against Chrysalis. Chrysalis met again with the City and declined to accept any of the then current code requirements.

The City decided to file a declaratory action against Chrysalis in Third District Court seeking judicial review of the City's Code provisions. Unexpectedly, the Disability Law Center filed a motion to intervene, and the City was contacted by the Attorney General's Office, both of which efforts were critical of the City's Code provisions. This focus on the City spurred City staff to look again at the applicable laws and rules, including a new look at the Utah Fair Housing Act. Although many other cities had spacing and hearing requirements as strict as or stricter than those of the City, City staff concluded that the City could well lose its case on the issues of spacing and conditional use permit processing. After a meeting with the City Council, the decision was reached to amend the

zoning provisions in the 2009 City Code to remove the spacing, notice and conditional use permit provisions applicable to small group homes.

He said there would be no material fiscal impact. Reduced fees from conditional use permits may be offset by increased fees from business licenses.

Staff recommended approval of the proposed Ordinance and 2009 City Code amendments. By a vote of 5-1 the Planning Commission forwarded a positive recommendation for approval of the code amendments.

Mayor Rolfe opened the public hearing. There was no one who desired to speak. Mayor Rolfe closed the public hearing.

MOTION: Councilmember Nichols moved to approve Ordinance 16-06, including amendments to Titles 4 and 13 in the 2009 City Code, all as set forth in the form of Ordinance included in the Council’s agenda packet. The motion was seconded by Councilmember Rice.

A roll call vote was taken

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

The motion passed 5-2.

IX. BUSINESS ITEM

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 16-07, APPROVING THE PROJECT AREA PLAN FOR THE COPPER HILLS MARKETPLACE COMMUNITY DEVELOPMENT PROJECT AREA LOCATED AT 9204 SOUTH 5600 WEST

David Oka said the process for the creation and adoption of a Community Development Project Area was established in the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act of the Utah State Code.

The first step, as required by §17C-4-101(1), required the Redevelopment Agency to adopt a Community Development Project Area study, which the Agency approved at its June 10, 2015 meeting. The second step, as stipulated in 17C-4-102(1), was to prepare a draft project area plan and hold a public hearing in order to receive public comment on the draft. This draft was completed by Zions Bank Public Finance, and was first submitted to

the Agency and City on November 5, 2015.

Following the public hearing, an agency may, in accordance with §17C-4-102(1), either approve the plan, approve the plan with modifications, or reject the proposed plan. Once the agency approved a draft of a plan, it is then submitted to the City Council for adoption.

Once a Project Area Plan had been adopted by the Council, state statute required the plan to be noticed in a newspaper of general circulation, which was to include a summary of the plan and provisions for the plan to be made available for inspection by the public for a period of 30 days (see 17C-4-106). The Project Area Plan was considered to be effective on the date of the publication of public notice, after which the agency may proceed with implementation of the plan.

The Project Area Plan for Community Development Area #2 – Copper Hills Marketplace, included a strategy to bring employment and private investment to West Jordan by utilizing tax increment financing to attract a variety of businesses, including office, retail, and hospitality, to the area adjacent to Mountain View Corridor at 9000 South. The Catalyst for development of the area, as identified by the Project Area Plan, was the location of an Auto Dealership to the area.

Agency staff had been in contact with an interested dealership, and were negotiating terms to a development agreement to bring a car dealership to West Jordan. Once these terms had been finalized, the development agreement would be provided to the Agency Board for approval.

Fiscal and/or Asset Impact

Expenditures for the preparation of plans and documents related to CDA #2 were expected to be between \$10,000 to \$15,000, which would be paid from Redevelopment Agency funds.

Staff recommended approval of the Project Area Plan.

MOTION: Councilmember Jacob moved to adopt Ordinance 16-07, approving the Project Area Plan for the Community Development Area #2 - Copper Hills Marketplace. The motion was seconded by Nichols.

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.

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 16-05, APPOINTING MAYOR PRO TEMPORE FOR 2016

Mayor Rolfe said Section 1-713-3 of the City of West Jordan Municipal Code authorized the City Council to appoint a Mayor Pro Tempore. It was up to the Council to determine who would serve in this position for 2016 Calendar year. This decision must be made in a public meeting. A resolution had been prepared for Council approval.

For the Council's reference, listed below were the Council Members names and the years they were appointed to serve as Mayor Pro Tempore:

- 2009—Councilmember Kim Rolfe
- 2010—Councilmember Ben Southworth
- 2011 —Councilmember Jim Lems
- 2012—Councilmember Chad Nichols
- 2013 —Councilmember Clive Killpack
- 2014—Councilmember Justin Stoker
- 2015—Councilmember Judy Hansen

MOTION: Mayor Rolfe moved to approve Resolution 16-05, appointing Councilmember Chris McConnehey as Mayor Pro Tempore for 2016. 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.

RECONSIDERATION OF APPROVAL RESOLUTION 15-229, TO DECLARE SURPLUS AND TO RECEIVE PUBLIC COMMENTS PRIOR TO DISPOSING OF SIGNIFICANT CITY OWNED REAL PROPERTY AS FOLLOWS: APPROXIMATELY 6.5 ACRES LOCATED AT APPROXIMATELY 7800 SOUTH AND NEW SYCAMORE DRIVE; APPROXIMATELY 9.7 ACRES LOCATED AT 6543 AND 6463 WEST 7400 SOUTH; APPROXIMATELY 23 ACRES LOCATED AT 4652 WEST 7800 SOUTH

It was reported that the City owned a parcel of property approximately 23 acres in size, located at 4652 West 7800 South. City staff believed that sale of this property could produce significant revenue for the City. It was the intent to sell the property to a buyer at a price to be determined. If a purchase and sale agreement was negotiated with a willing buyer, it would be presented to the City Council, and City Council would have the opportunity at that time to determine if the sale would be completed. City staff was recommending that the 23-acre parcel at 4652 West 7800 South be declared surplus, so that the City Manager may proceed with pursuing a potential sale.

There is a property adjacent to the 23-acre parcel that could possibly be combined with the 23-acre parcel to increase the value. However, the adjacent property was currently owned by another party. It was anticipated that the City may be able to acquire the adjacent property by trading up to 6.5 acres of the City's larger parcel located at approximately 7800 South and New Sycamore Drive. If such an agreement was negotiated, it would be presented to the City Council, and City Council would have the opportunity at that time to determine if the trade will be completed. City staff was recommending that up to 6.5 acres of the parcel at 7800 South and New Sycamore Drive be declared surplus, so that the City Manager may proceed with pursuing a potential trade.

City staff had also identified two parcels of real property located at 6543 West 7400 South and 6463 West 7400 South, which had a total combined acreage of approximately 9.7 acres. City staff believed that sale of this property could produce significant revenue for the City. It was the intent to sell the property to a buyer at a price to be determined. If a purchase and sale agreement was negotiated with a willing buyer, it would be presented to the City Council, and City Council would have the opportunity at that time to determine if the sale will be completed. City staff was recommending that the parcels at 6543 West 7400 South and 6463 West 7400 South be declared surplus, so that the City Manager may proceed with pursuing a potential sale.

Because it was possible that the City Manager may identify other methods or approaches to provide the City with greater value, it was recommended in the resolution that the City Manager be authorized to reasonably pursue sale, trade or other conveyance to one or more parties. However, proposed contracts would be presented to the City Council for action, leaving the final determination to City Council.

Subject to available funding, the resolution also authorized the City Manager to engage professional consultants to assist.

Staff recommended that the City Council approve the proposed Resolution 'Declaring Real Property Surplus and Authorizing its Sale.'

Councilmember McConnehey said when this item was discussed during a prior City Council meeting, he voted against the item. He had since found out that his issues had been resolved or removed.

MOTION: Councilmember McConnehey moved to reconsider Resolution 15-229. The motion was seconded by Councilmember Haaga and passed 7-0 in favor.

Councilmember Jacob asked for clarification regarding the property at approximately located at 6543 and 6463 West 7400 South.

Councilmember Nichols said the property at 6543 and 6463 West 7400 South was originally designated as a regional park; however, that had changed.

MOTION: Councilmember McConnehey moved to adopt Resolution 15-229, Declaring Real Property Surplus and Authorizing its Sale. The motion was seconded by Councilmember Haaga.

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.

X. REMARKS
SNOW PLOW DRIVERS

Councilmember McConnehey expressed his appreciation to the snow plow drivers. He had heard from several residents that also expressed their appreciation for a job well done.

CROSSINGS ON 1300 WEST

Councilmember McConnehey requested that City staff respond to a residents concern regarding the safe school walking routes along 1300 West approximately 7000 South.

PRESENTATIONS

Councilmember McConnehey commented on the length of presentations. He said if the presentations were going to be longer than 3-5 minutes, maybe they should be consider a business item.

XI. ADJOURN

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

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 27th day of January 2016