

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

**Wednesday, September 21, 2016**

**6:00 p.m.**

**Council Chambers**

**8000 South Redwood Road**

**West Jordan, Utah 84088**

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

**STAFF:** Mark Palesh, City Manager; David Brickey, City Attorney; Melanie Briggs, City Clerk; David Oka, Economic and Community Development Director; Brian Clegg, Parks Director; Bill Pyper, Acting Finance Director; Wendell Rigby, Engineering/Public Works Director; Marc McElreath, Fire Chief; Doug Diamond, Police Chief; Dave Zobell, City Treasurer; Jim Riding, Capital Improvements/Facilities Project Manager; Matt Williams, Real Estate Services Manager, and Dave Murphy, Engineering Manager for Capital Improvement Projects.

***I. CALL TO ORDER***

Mayor Rolfe called the meeting to order at 6:00 p.m.

***II. PLEDGE OF ALLEGIANCE***

The Pledge of Allegiance was led by Daniel Borek of Boy Scout Troop #1223.

***III. COMMUNICATIONS***

**STAFF COMMENTS/REPORTS**

Marc McElreath-

- The Fire Department would be participating in the 4<sup>th</sup> Annual Utah Firefighter Chili Cook-off the following Saturday, September 24, 2016 at South Towne Mall. It was a fund-raiser to benefit Burn Camp and West Jordan was the defending champion. He invited all to attend and support a great cause.

Doug Diamond-

- The new county-wide Computer-Aided Dispatch Records Management System (CAD RMS) was moving forward with an 18-month process that should be complete by approximately March or April 2018.

## **CITY COUNCIL COMMENTS/REPORTS**

Councilmember Burton –

- Reminded everyone that the vandalized trees would be replaced on Saturday, November 5, 2016 at 8:00 a.m. Interested parties will be meeting on the west side of Veterans Memorial Park.

Mayor Rolfe –

- Explained that a Request for Proposals had been issued for a bronze statue and received several responses. He felt that a selection committee was needed and that it should include three members of the City Council, one member of the Arts Council and two members of the public at large. The committee would make a recommendation to the City Council for a final determination. Councilmembers Nichols and Burton, and Mayor Rolfe were all willing to serve on such a committee.

## ***IV. CITIZEN COMMENTS***

David Sauer, Scout Master of Troop 1223 at Mountain Vista United Methodist Church in West Jordan, explained that there would be a United States flag retirement ceremony on Saturday, October 15, 2016 at 1:00 p.m. He invited each member of the City Council and all of the community members to be present at 9000 South 3200 West.

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 sorry for a Councilmember who had not behaved correctly as an elected public servant...

City Attorney David Brickey interjected that according to City Council Rules and Procedures, citizens were asked to help maintain decorum at the meetings by not engaging in verbal attacks against others and being respectful during the proceedings of the meeting.

Ms. Eframo resumed speaking, stating that she was being truthful and that the behavior had taken place and she was sorry that councilmember was not issuing an apology. She pointed out that the Council had voted to increase their own salaries the previous year from \$750.00 per month to \$1500.00 and that one of the Councilmembers had asked to be reimbursed for a luncheon. She felt that such luncheons should be paid out of that \$1500.00 stipend. She also mentioned a recent report indicating that Utah's suicide rate was fifth highest in the nation. She felt this was due to a religious element that sought perfection from all and she pointed out that no one was perfect.

Tyson Ayer, Copper Hills Public Relations Student Body Officer, invited the Council to Copper Hills Homecoming Activities the following week. He asked for a Councilmember to hand off the game ball to a member of the school's cross country team who would then run it from City Hall to Copper Hills High School.

Councilmember Nichols indicated he would be happy to take part in that tradition.

There was no one else who desired to speak.

**V. CONSENT ITEMS**

- a. Approve the minutes of August 24, 2016 as presented**
- b. Approve Resolution 16-143, authorizing the Mayor to execute a contract with Layne Inliner, LLC for the 7800 South and 4000 West Storm Drain Rehabilitation Project, for an amount not to exceed \$1,394,240.**
- c. Approve Resolution 16-144, authorizing the Mayor to execute a contract with Advanced Paving and Construction, LLC for the Stone Creek Trail Improvements Project in an amount not to exceed \$6,850,00.**
- d. Approve Resolution 16-145, authorizing the Mayor to execute a contract with Advanced Paving and Construction, LLC for the Stone Creek Trail Improvements Project, for an amount not to exceed \$92,145.00.**
- e. Approve Resolution 16-146, authorizing the Mayor to execute a Local Government Contract between the UDOT, West Jordan City and Project Engineering Consultants, Ltd. For preconstruction engineering for the 9000 South 4000 West Intersection Project, in an amount no to exceed \$108,726.97.**
- f. Approve Ordinance 16-39, amending the 2009 West Jordan Municipal Code Title 8, "Public Works, Public Ways and Property," Section 8-9-3 regarding Telecommunication Compensation, cleaning up inconsistencies with City Code and the City Fee Schedule; and update the City Storm Water Discharge Ordinance to comply with the Utah Department of Environmental Quality regulations.**
- g. Approve Resolution 16-147, authorizing no more than \$500.00 to be used toward the cost of feeding volunteers who donate their time on the Tree Planting Service Project scheduled for November 5, 2016**

**MOTION:** Councilmember Haaga moved to approve all consent items. The motion was seconded by Councilmember Rice.

A roll call vote was taken

<b>Councilmember Burton</b>	<b>Yes</b>
<b>Councilmember Haaga</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>Absent</b>
<b>Councilmember McConnehey</b>	<b>Absent</b>
<b>Councilmember Nichols</b>	<b>Yes</b>
<b>Councilmember Rice</b>	<b>Yes</b>
<b>Mayor Rolfe</b>	<b>Yes</b>

**The motion passed 5-0.**

**VI. PUBLIC HEARINGS**

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL THE CITY OF WEST JORDAN, UTAH AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$45,000,000 OF SALES TAX REVENUE AND REFUNDING BONDS, SERIES 2016; AND RELATED MATTERS**

The parameters resolution, prepared by Ballard Spahr LLP, authorizing the issuance and sale of up to \$45,000,000 of sales tax revenue bonds was passed on Aug. 24, 2016 so we can begin the bond process. These bonds would be issued so that the City can finance the costs associated with the improvements and construction of a City Recreation Center. The City Council along with staff, discussed the possibility of issuing these bonds in early 2016.

The City will sell approximately \$45,000,000 worth of sales tax revenue bonds. The bonds will be paid back with proceeds from sales tax revenue over the next 30 years. The exact fiscal impact will not be known until the bonds are issued.

Receive input from the public with respect to the issuance and sale of the City's sales tax revenue bonds for the purpose of financing the improvements and construction of a City Recreation Center and, paying the costs of issuance of the Series 2016 Bonds.

Mayor Rolfe opened the public hearing.

Alexandra Eframo, West Jordan resident, asked what the cost would be to individual tax payers.

Mayor Rolfe responded that the funds would come from sales tax revenue rather than from property tax or some other source.

Matt Oldroyd asked why the bond payments were spread out of so many years.

Mayor Rolfe explained that the payments were lower if spread out over 30 years. He also pointed out that there was a finite amount of funds available and the interest rate had not yet been established.

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

There was no action taken. This was informational only.

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL ORDINANCE 16-, AMENDING THE FUTURE LAND USE MAP FOR 138.5 ACRES OF PROPERTY LOCATED AT 7800 SOUTH HIGHWAY U-111 FROM LOW DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, MIXED USE, AND COMMERCIAL TO LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, AND COMMERCIAL DESIGNATION; AND REZONE 138.5 ACRES FROM MU, HFR, LSR, AND SC-2 TO P-C ZONE; HOLMES HOMES/PATRICK H HOLMES, APPLICANT**

**MOTION: Councilmember Burton moved to continue the public hearing to October 12, 2016. The motion was seconded by Councilmember Nichols.**

A roll call vote was taken

<b>Councilmember Burton</b>	<b>Yes</b>
<b>Councilmember Haaga</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>Absent</b>
<b>Councilmember McConnehey</b>	<b>Absent</b>
<b>Councilmember Nichols</b>	<b>Yes</b>
<b>Councilmember Rice</b>	<b>Yes</b>
<b>Mayor Rolfe</b>	<b>Yes</b>

**The motion passed 5-0.**

***VII. REMARKS***

There were no additional remarks.

**MOTION: Councilmember Nichols moved to recess the City Council meeting and convene a meeting of the Municipal Building Authority. The motion was seconded by Councilmember Burton. The motion passed unanimously without a roll call vote.**

The City Council meeting recessed at 6:20 p.m. and reconvened at 6:25 p.m.

***VIII. 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, Chad Nichols, and Sophie Rice. Council Members Zach Jacob and Chris McConnehey were excused.

**STAFF:** Mark R. Palesh, City Manager, and David R. Brickey, City Attorney.

**MOTION:** Councilmember Burton moved to convene a closed session and adjourn from there. The motion was seconded by Councilmember Nichols.

A roll call vote was taken

<b>Councilmember Burton</b>	<b>Yes</b>
<b>Councilmember Haaga</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>Absent</b>
<b>Councilmember McConnehey</b>	<b>Absent</b>
<b>Councilmember Nichols</b>	<b>Yes</b>
<b>Councilmember Rice</b>	<b>Yes</b>
<b>Mayor Rolfe</b>	<b>Yes</b>

**The motion passed 5-0.**

The Council recessed at 6:26 p.m. and convened the Closed Session at 7:20 p.m.

**IX. ADJOURN**

The meeting adjourned at 7:15 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 12th day of October 2016