



**May 13, 2020**

**Item 6a**

**City Council Work Session Minutes to Be Approved**

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

**Wednesday, April 1, 2020**

**5:30 p.m.**

**Based from City Hall, 8000 South Redwood Road, West Jordan, Utah 84088**

**With participants attending electronically via Zoom, and streamed on the  
West Jordan YouTube channel due to the COVID-19 outbreak**

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**COUNCIL:** Chris McConnehey, Chair; Kelvin Green, Vice-Chair; Zach Jacob, Chad Lamb, David Pack, Kayleen Whitelock, and Melissa Worthen.

**STAFF:** David Brickey, Transition Advisor; Alan R. Anderson, Deputy Council Office Director; Brian Clegg, Public Works Director; Korban Lee, CAO; Dirk Burton, Mayor; Danyce Steck, Finance Director; Michael Oliver, IT; Rachel MacKay, IT; Robert Allred, IT Director; Scott Langford, Development Services Director; Tangee Sloan, Deputy City Recorder; Cindy Quick, City Recorder; Larry Gardner, City Planner; Robert Wall, City Attorney; Tauni Barker, Community Engagement Director & PIO; Jared Smith, Risk & Emergency Manager

**PUBLIC:** Bryon Price, Chris Gamvroulas

***I. CALL TO ORDER***

Chair McConnehey called the meeting to order at 5:30 p.m.

***II. PLEDGE OF ALLEGIANCE***

The Pledge was led by Councilmember Green.

**Councilmember Green referenced City Code 1-13-1 and moved that all persons listed on the agenda and anyone the Chair asks to speak may participate in the meeting. Chair McConnehey seconded the motion, which passed by unanimous vote (7-0).**

**Councilmember Pack moved to permit citizen comment during the meeting. Councilmember Jacob seconded the motion, which passed by unanimous vote (7-0).**

***III. COMMUNICATIONS***

**MAYOR'S REPORT**

- Mayor Burton reported on City response to the COVID-19 outbreak, and updated the Council on issues related to the Mayor's Office.

**CAO'S REPORT**

- Korban Lee updated the Council on individual City department responses to the COVID-19 outbreak.

**LEGISLATIVE SESSION SUMMARY**

- Tauni Barker updated the Council regarding a GRAMA request.
- Ms. Barker provided a summary of the recent Legislative Session.

### **COVID-19/EARTHQUAKE UPDATE**

- Jared Smith reported on City response to recent earthquake activity and the COVID-19 outbreak, including coordination with Salt Lake County.

### **COUNCIL OFFICE REPORT**

- Alan Anderson explained some of the process involved in scheduling and setting up a virtual Council meeting.

### **CITY COUNCIL COMMENTS**

Councilmember Whitelock –

- Thanked residents for conducting themselves in an orderly manner and being kind to each other.

Councilmember Lamb –

- Thanked citizens for working together, and expressed confidence that the community could make it through the difficult time together.

Councilmember Worthen –

- Recognized the challenges that school students were dealing with due to the COVID-19 outbreak.

Councilmember Pack –

- Thanked the Council Office and Mayor's Office for their hard work during the challenging time, and expressed gratitude for the technology that enabled continued communication.
- Invited everyone to be mindful of others and focus on opportunities that are still available.

Councilmember Jacob –

- Encouraged the community to continue supporting local businesses.
- Thanked City Staff for continuing City services.

### **CITIZEN COMMENTS**

Chair McConnehey opened the meeting for public comment, and closed the public comment period seeing that no citizens indicated a desire to comment. Chair McConnehey spoke of the opportunity to leave a message on the City Council 24-hour Public Comment Line, or send an email to [councilcomments@westjordan.utah.gov](mailto:councilcomments@westjordan.utah.gov).

### ***IV. PUBLIC HEARING***

No public hearings were scheduled.

### ***V. CONSENT ITEMS***

- a. Approve the minutes of the March 5, 2020 Work Session, the March 11, 2020 Work Session, and the March 11, 2020 City Council meeting as presented.

**MOTION: Councilmember Jacob moved to approve Consent Item 5a. Councilmember Whitelock seconded the motion.**

A roll call vote was taken

Councilmember Whitelock Yes  
Councilmember Jacob Yes  
Councilmember Green Yes  
Councilmember Pack Yes  
Councilmember Lamb Yes  
Chair McConnehey Yes  
Councilmember Worthen Yes

The vote passed 7-0.

**VI. CONSENT ITEMS DISCUSSION**

No Consent Items were pulled for discussion.

**VII. BUSINESS ITEMS**

- a. **ADOPT RESOLUTION 20-18, APPOINTING DAVID R. BRICKEY AS THE COUNCIL OFFICE DIRECTOR AND LEGAL ADVISOR TO THE CITY COUNCIL**
- b. **ADOPT RESOLUTION 20-19, AUTHORIZING THE MAYOR TO EXECUTE AN EMPLOYMENT AGREEMENT FOR COUNCIL OFFICE DIRECTOR AND LEGAL ADVISOR TO THE CITY COUNCIL**

Councilmember Whitelock said she would like additional dialog before voting on Resolution 20-18.

**MOTION: Councilmember Green moved to postpone agenda item 7a until the Council meeting on April 8, 2020, due to modifications that still needed to occur. Councilmember Whitelock seconded the motion.**

The Council and Staff discussed concerns with the proposed employment agreement. Councilmember Pack pointed out that employing Mr. Brickey as both Council Office Director and Legal Advisor to the City Council for the proposed compensation would cost less than hiring two individuals to fill the two positions.

Councilmember Worthen moved to extend the existing contract with Mr. Brickey to April 15, 2020, with Council discussion on April 8, 2020. The motion died for lack of second. Rob Wall pointed out that extending the existing contract was not noticed on the agenda, and therefore could not occur at that time. He commented that a brief meeting could be held before April 8 to extend the existing contract.

**MOTION: Councilmember Green withdrew the motion, and moved to postpone agenda item 7a until April 15, 2020. Councilmember Lamb seconded the motion.**

Mr. Wall suggested the Council move to schedule a meeting for April 6, 2020 to extend the contract before postponing Resolution 20-18.

**MOTION: Councilmember Green withdrew the motion, and moved to schedule a Council meeting on April 6, 2020 for the purpose of extending the existing contract with**

**Mr. Brickey until a subsequent contract is in place. Councilmember Worthen seconded the motion.**

Councilmember Jacob said he was ready to move forward with the contract and would oppose the motion to postpone. He said he believed if individual Councilmembers had issues with the contract, they could address those issues outside of the meeting.

**MOTION: Councilmember Green amended the motion to schedule a Council meeting on or before April 6, 2020 for the purpose of extending the existing contract with Mr. Brickey. Councilmember Worthen seconded the motion.**

A roll call vote was taken

<b>Councilmember Whitelock</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>No</b>
<b>Councilmember Green</b>	<b>Yes</b>
<b>Councilmember Pack</b>	<b>Yes</b>
<b>Councilmember Lamb</b>	<b>No</b>
<b>Chair McConnehey</b>	<b>Yes</b>
<b>Councilmember Worthen</b>	<b>Yes</b>

**The vote passed 5-2.**

**MOTION: Councilmember Green moved to postpone agenda items 7a and 7b to April 15, 2020. Councilmember Whitelock seconded the motion.**

A roll call vote was taken

<b>Councilmember Whitelock</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>No</b>
<b>Councilmember Green</b>	<b>Yes</b>
<b>Councilmember Pack</b>	<b>Yes</b>
<b>Councilmember Lamb</b>	<b>No</b>
<b>Chair McConnehey</b>	<b>Yes</b>
<b>Councilmember Worthen</b>	<b>Yes</b>

**The vote passed 5-2.**

**c. WEST JORDAN CITY EMERGENCY RESPONSE PLAN**

Jared Smith explained the West Jordan City Emergency Response Plan to the Council, and emphasized that the City's goal was to maintain operations through any emergency situation. Mr. Smith spoke of the City Council's role in disaster recovery. He expressed great respect for the depth of incident management experience and knowledge Mr. Lee was able to provide the City.

**VIII. REMARKS**

Chair McConnehey –

- Thanked the Mayor and Staff for keeping the Council informed of which local businesses were open during the COVID-19 outbreak.

**IX. WORK SESSION**  
**BUDGET WORKSHOP**

Danyce Steck showed sales tax history between 2004 and 2019, and explained that it took approximately seven years for sales tax revenue to recover after the 2008 recession. Councilmember Jacob said he believed the economy would recover more quickly from the effects of the COVID-19 outbreak than it did after the 2008 recession. Ms. Steck said she suspected some of the effects of the current situation would be more long-term than with the 2008 recession.

Ms. Steck provided a current fiscal year budget update, with adjusted estimates anticipating lower tax and fee revenues (General Fund revenue estimated to be \$2,470,000.00 less than estimated on March 11, 2020). She explained that her sales tax assumptions for the next fiscal year included: 15-18% loss through January 2021; 10% loss in February 2021; and 2% loss March – June 2021. She said addition of new sales tax for transportation would ease the loss to 7.5%. Ms. Steck emphasized that a delay of property tax payments by the Legislature would significantly impact the City's cash flow.

Ms. Steck showed that the anticipated General Fund shortfall for FY21 had increased from \$5,197,208 to \$8,421,210. She asked the Council how much of the anticipated deficit they would be willing to fund with reserves, and which areas they would like Staff to focus on.

Responding to a question from Councilmember Pack, Ms. Steck confirmed that the budget can be amended at any time during the fiscal year. Councilmember Pack suggested reviewing and amending the budget on a quarterly basis.

Mayor Burton expressed concern about economic development in the City because of the COVID-19 outbreak, and commented that the financial impact will need to be shared across the board. He expressed a desire for the City to remain solvent, and to be able to take care of citizens.

Councilmember Worthen said she would be willing for the City Council to take a 10% cut in compensation, and encouraged City Staff to be willing to consider a similar temporary cut. She emphasized that the current situation would affect everyone in some way. Mayor Burton commented that City events would be important for City morale moving forward. Councilmember Worthen added that City events do not need to be expensive.

Councilmember Green said he believed a reduction in services would need to be part of the budget process, and requested recommendations from Staff of where those reductions would be most cost effective.

Councilmember Whitelock agreed with the suggestion for the Council to accept a compensation cut, and agreed with the suggestion for quarterly budget evaluations and amendments. She said her comfort level for using reserve funds would be somewhere in the \$4-\$5 million range.

Regarding use of reserve funds, Councilmember Jacob said he believed rainy day funds were for rainy days, and the current situation was certainly a "rainy day". He said he would be comfortable using 75-80% of available reserve funds.

Councilmember Pack said he would hesitate to use 70-80% of reserve funds because of the risk that the economic situation may take more than a year to resolve, and said he would be open to considering prioritized budget cut suggestions from Staff.

Councilmember Green suggested a plan should be in place to replenish the reserve fund when reserves are used. Councilmember Lamb expressed support for using reserve funds in FY21, and said he had seen reserves used over the years, and the reserve funds had always seemed to be available with the City's conservative spending. Ms. Steck commented that much of the budgetary savings in the past came from the personnel category, and said she did not anticipate as much savings in that category moving forward.

Mr. Lee cautioned the Council against relying heavily on the reserve fund to avoid compounding the issue in future years. Ms. Steck stated she and Staff were working hard to provide a responsible budget.

**X. ADJOURN**

**Councilmember Worthen moved to adjourn the meeting at 8:11 p.m. Councilmember Whitelock seconded the motion, which passed by unanimous vote (7-0).**

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.

**CHRISTOPHER MCCONNEHEY**  
**Council Chair**

**ATTEST:**

**ALAN ANDERSON**  
**Deputy City Recorder**

Approved this \_\_\_ day of \_\_\_\_\_ 2020

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

**Monday, April 6, 2020**

**6:00 p.m.**

**Based from City Hall, 8000 South Redwood Road, West Jordan, Utah 84088**

**With participants attending electronically via Zoom, and streamed on the  
West Jordan YouTube channel due to the COVID-19 outbreak**

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**COUNCIL:** Chris McConnehey, Chair; Kelvin Green, Vice-Chair; Zach Jacob, Chad Lamb, David Pack, Kayleen Whitelock, and Melissa Worthen

**STAFF:** David Brickey, Transition Advisor; Alan R. Anderson, Deputy Council Office Director; Dirk Burton, Mayor; Michael Oliver, IT; Rachel MacKay, IT; Robert Allred, IT Director; Robert Wall, City Attorney

**XI. CALL TO ORDER**

Chair McConnehey called the meeting to order at 6:00 p.m.

**XII. PLEDGE OF ALLEGIANCE**

The Pledge was led by Councilmember Green.

**Councilmember Green referenced City Code 1-13-1 and moved that all persons listed on the agenda and anyone called upon by the Council Chair may participate in the Council meeting. Councilmember Worthen seconded the motion, which passed by unanimous vote (7-0).**

**XIII. BUSINESS ITEM**

**a. DISCUSSION AND POSSIBLE ACTION ADOPTING RESOLUTION 20-20, EXTENDING THE CONTRACT FOR COUNCIL TRANSITION ADVISOR DAVID R. BRICKEY THROUGH MAY 13, 2020**

The Council discussed extending the existing contract with Mr. Brickey to April 15 versus May 13. Councilmember Lamb expressed a preference for extending the contract to April 15 to minimize the amount of severance paid.

**MOTION: Councilmember Lamb moved to adopt Resolution 20-20, extending the contract for Council Transition Advisor David R. Brickey through April 15, 2020. Councilmember Green seconded the motion.**

A roll call vote was taken

<b>Councilmember Whitelock</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>Yes</b>
<b>Councilmember Green</b>	<b>Yes</b>
<b>Councilmember Pack</b>	<b>Yes</b>
<b>Councilmember Lamb</b>	<b>Yes</b>
<b>Chair McConnehey</b>	<b>Yes</b>
<b>Councilmember Worthen</b>	<b>Yes</b>

**The vote passed 7-0.**

***XIV. REMARKS***

Mayor Burton requested the Council send Resolution 20-20 to his office for signature.

***XV. ADJOURN***

**Councilmember Jacob moved to adjourn the meeting at 6:11 p.m. Councilmember Green seconded the motion, which passed by unanimous vote (7-0).**

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**CHRISTOPHER MCCONNEHEY**  
**Council Chair**

**ATTEST:**

**ALAN ANDERSON**  
**Deputy City Recorder**

Approved this \_\_ day of \_\_\_\_ 2020

**MINUTES OF THE CITY OF WEST JORDAN  
CITY COUNCIL WORK SESSION**

**Wednesday, April 8, 2020**

**5:30 p.m.**

**Based from City Hall, 8000 South Redwood Road, West Jordan, Utah 84088**

**With participants attending electronically via Zoom, and streamed on the  
West Jordan YouTube channel due to the COVID-19 outbreak**

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**COUNCIL:** Chris McConnehey, Chair; Kelvin Green, Vice-Chair; Zach Jacob (joined at 5:35 p.m.), Chad Lamb, David Pack, Kayleen Whitelock, and Melissa Worthen

**STAFF:** David Brickey, Transition Advisor; Alan R. Anderson, Deputy Council Office Director; Brian Clegg, Public Works Director; Korban Lee, CAO; Dirk Burton, Mayor; Danyce Steck, Finance Director; Michael Oliver, IT; Rachel MacKay, IT; Robert Allred, IT Director; Scott Langford, Development Services Director; Tangee Sloan, Deputy City Recorder; Larry Gardner, City Planner; Robert Wall, City Attorney; Tauni Barker, Community Engagement Director & PIO; Jared Smith, Risk & Emergency Manager; Derek Maxfield, Fire Chief; Tim Heyrend, Public Works Manager

**PUBLIC:** Dean Waters, Dave Newton, Delmas Johnson, Kevin Croshaw, Katie Jacobsen, Bryon Prince, Michael Cope, Rich Sonntag, Steve Jones, Tom Romney

**CALL TO ORDER**

Chair McConnehey called the work session to order at 5:30 p.m.

**Councilmember Green referenced City Code 1-13-1 and moved to approve participation in the meeting by the Mayor, Staff, and all persons called upon by the Council Chair for both the work session and the regular Council meeting. Councilmember Whitelock seconded the motion, which passed by unanimous vote (7-0).**

**A. DISCUSSION OF FY2021 BUDGET**

Danyce Steck presented Solid Waste Fund ending balances for the last few years, and showed that revenues had fallen below expenses. She explained changes to the Solid Waste Fund budget for FY2021:

- Personnel – added a Crew Supervisor and a PT season (previously subsidized by the General Fund)
- Collection Services – Ace Disposal increased by inflationary factor of 2.5%
- Dumpster Program – Dumpster Program cost increase and use increase
- Landfill – TransJordan Landfill increased tipping fees by 12.5% (\$16 per ton to \$18 per ton)
- Shared Services Allocation – risk allocation study performed (previously subsidized by the General Fund)
- Transfer to General Fund – 5% utility tax

Ms. Steck presented a proposed Fee Schedule with a suggested effective date of October 1, 2020. She explained costs of the City Dumpster Program, and presented comparative data for other cities in the area. Ms. Steck stated that the Solid Waste Fee increase in FY2021 could reduce from 15% to 3% if the City chose to no longer subsidize the Dumpster Program.

Councilmembers McConnehey, Whitelock, Pack, Worthen, and Green indicated support for removing subsidization of staff from the General Fund to utilities. Councilmember Lamb said he was not in favor, and Councilmember Jacob said he would prefer a phased option.

Ms. Steck asked the Council if they would support adopting a dumpster rental fee for cost recovery, and what amount of cost recovery they would support. No dumpster rental fee would necessitate a 15% Solid Waste rate increase, a 50/50 cost split would reduce the necessary rate increase to 9%, and a 100% dumpster rental fee would reduce the necessary rate increase to 3%. Councilmembers suggested reducing the number of times per year dumpsters could be requested.

Ms. Steck asked the Council to consider if they would support a 5% utility transfer to the General Fund (consistent with other city practices and similar to the energy tax paid on power bills), and if they were supportive of a Solid Waste rate increase.

## **B. JONES RANCH PRESENTATION**

Bryon Prince with Ivory Development showed a Jones Ranch Land Use Diagram, with six primary land uses on 592 acres (four residential, one commercial, and open space). He explained plans for the open space and proposed amenities.

Councilmember Whitelock expressed concern with the proposed option for the commercial element to revert to residential after 15 years, asked about the planned net density, how many units were planned, and whether financing was secure. Mr. Prince responded that the blended density average would be five units per acre. He stated Ivory Homes would be the sole developer, with no outside financing. Mr. Prince explained that the option for commercial to revert to residential after 15 years would provide flexibility to adjust to market demands. He stated the entire development would not exceed 2,960 units.

Mr. Prince said Ivory Development would be willing to discussing changes to the open space. Councilmember Green expressed concern with the option for commercial to revert to residential after 15 years, as well as other concerns. Mr. Prince expressed willingness to review concerns with Councilmembers or Staff.

Councilmember Worthen said she did not believe the proposed amount of commercial would be sufficient to support the proposed amount of residential. Mr. Prince said Ivory Development had reached out to commercial companies to get an idea of how much commercial would be possible with the market. He said he would be willing to continue discussions with the Council.

## **C. TRANS-JORDAN LANDFILL UPDATE**

David Newton, West Jordan representative on the Trans-Jordan Landfill Board, updated the Council regarding the Bayview Landfill. Trans-Jordan Landfill had a remaining life span of 12 years. He explained that two transfer stations would be built for a cost of \$5-\$10 million each, one next to Sandy Public Works and one at Trans-Jordan. He proposed that increased costs would be covered through bonding for the transfer stations, and with raised tipping fees – a proposed \$2 per

ton increase each year for the next 14 years, or a large fee increase in 2032. Mr. Newton explained that beginning in 2033, all waste would go to Bayview Landfill. The cost per ton for landfilling and transport was expected to be \$48 per ton. The proposed annual increase would result in a total residential increase of \$2.80 per can per month. Mr. Newton recommended the smaller annual increase option over the larger one-time increase.

Mr. Newton stated that green waste disposal would no longer be an option in three years unless another entity was found to accept and process the green waste. He reported that corrugated cardboard, metals, and #1/#2 plastics were the only products being recycled. A good portion of other recyclable materials were ending up at the landfill.

Councilmember Pack said he believed the proposed \$2 per ton annual increase over the next 14 years would be more sustainable than a large increase in 2032.

***ADJOURN***

**Chair McConnehey adjourned the work session at 6:47 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.

**CHRISTOPHER MCCONNEHEY**  
**Council Chair**

**ATTEST:**

**ALAN ANDERSON**  
**Deputy City Recorder**  
Approved this \_\_\_ day of \_\_\_\_\_ 2020

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

**Wednesday, April 8, 2020**

**7:00 p.m.**

**Based from City Hall, 8000 South Redwood Road, West Jordan, Utah 84088**

**With participants attending electronically via Zoom, and streamed on the  
West Jordan YouTube channel due to the COVID-19 outbreak**

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**COUNCIL:** Chris McConnehey, Chair; Kelvin Green, Vice-Chair; Zach Jacob (joined the meeting at 7:05 p.m.), Chad Lamb, David Pack, Kayleen Whitelock, and Melissa Worthen

**STAFF:** David Brickey, Transition Advisor; Alan R. Anderson, Deputy Council Office Director; Brian Clegg, Public Works Director; Korban Lee, CAO; Dirk Burton, Mayor; Danyce Steck, Finance Director; Michael Oliver, IT; Rachel MacKay, IT; Robert Allred, IT Director; Scott Langford, Development Services Director; Tangee Sloan, Deputy City Recorder; Larry Gardner, City Planner; Robert Wall, City Attorney; Tauni Barker, Community Engagement Director & PIO; Jared Smith, Risk & Emergency Manager; Derek Maxfield, Fire Chief; Tim Heyrend, Public Works Manager

**PUBLIC:** Dean Waters, Dave Newton, Delmas Johnson, Kevin Croshaw, Katie Jacobsen, Bryon Price, Michael Cope, Rich Sonntag, Steve Jones, Tom Romney

**XVI. CALL TO ORDER**

Chair McConnehey called the meeting to order at 7:00 p.m.

**XVII. PLEDGE OF ALLEGIANCE**

The Pledge was led by Brian Clegg.

**During the work session prior to the meeting, Councilmember Green referenced City Code 1-13-1 and moved to approve participation in the meeting by the Mayor, Staff, and all persons called upon by the Council Chair for both the work session and the regular Council meeting. Councilmember Whitelock seconded the motion, which passed by unanimous vote (7-0).**

**XVIII. CITIZEN COMMENT**

Chair McConnehey invited the public to comment via computer or phone.

Dave Newton, Chair of Jordan Valley Medical Center Board, updated the Council regarding Medical Center arrangements during the COVID-19 outbreak. He said the Medical Center would welcome donations of homemade masks for use by the public at the Medical Center.

Chair McConnehey closed the citizen comment period, and informed the public that comments were welcomed on the City Council 24-hour Public Comment Line and at [councilcomments@westjordan.utah.gov](mailto:councilcomments@westjordan.utah.gov).

## ***XIX. COMMUNICATIONS***

### **MAYOR'S REPORT**

- Mayor Burton thanked Staff for facilitating online meetings and for continued City services during the COVID-19 outbreak.
- The Mayor encouraged citizens to support local businesses.
- Mayor Burton discussed the status of summer events with the Council.

### **CAO'S REPORT**

- Korban Lee reported that Staff was working on the FY2021 Budget.
- Mr. Lee provided an update on economic development.
- Mr. Lee reported that all City events were cancelled through May 2020 due to COVID-19, and explained Staff efforts to respond to GRAMA requests.

### **COVID-19 UPDATE**

- Jared Smith provided an update regarding responses to the COVID-19 outbreak.

### **CITY COUNCIL OFFICE REPORT**

- David Brickey commended Staff for responding to the COVID-19 situation quickly, proficiently, and professionally.

### **CITY COUNCIL COMMENTS**

Councilmember Pack –

- Thanked everyone for continuing the delicate balance between supporting the community and taking prudent precautions.

Councilmember Whitelock –

- Requested a report regarding lighting at TRAX Stations.
- Suggested City-wide use of a color-coded system for households to indicate level of emergency in situations of disaster such as earthquakes.
- Expressed appreciation for everyone continuing to provide essential community services.

Councilmember Green –

- Asked for an update from Rob Wall regarding a legal issue. Mr. Wall responded that his legal opinion would be sent to the Council, including a recommendation to adopt a Code amendment.

Councilmember Worthen –

- Expressed appreciation for medical workers and first responders, and encouraged citizens to take the situation seriously to keep everyone safe.

Councilmember Jacob –

- Thanked Staff for their responses to the COVID-19 situation.

## ***XX. PUBLIC HEARINGS***

No public hearings were scheduled.

## ***XXI. CONSENT ITEMS***

- a. Discussion and possible action regarding Resolution 20-21 authorizing the Mayor to execute an Interlocal Agreement with South Jordan City for a traffic signal at approximately 7000 West on Old Bingham Highway
- b. Discussion and possible action regarding Resolution 20-22 consenting to the Renewal and Continuance of the Declaration of Local Emergency issued by Mayor Burton on March 16, 2020.

The Council pulled both Consent Items for discussion.

**XXII. CONSENT ITEMS DISCUSSION**

- a. **DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 20-21 AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT WITH SOUTH JORDAN CITY FOR A TRAFFIC SIGNAL AND RELATED PUBLIC IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY AT APPROXIMATELY 7000 WEST ON OLD BINGHAM HIGHWAY**

Scott Langford explained that the proposed traffic signal was needed to facilitate traffic expected with development in the area.

**MOTION: Councilmember Whitelock moved to approve Resolution 20-21 authorizing the Mayor to execute an Interlocal Agreement with South Jordan City for a traffic signal and related public improvements in the public right-of-way at approximately 7000 West on Old Bingham Highway. Councilmember Jacob seconded the motion.**

A roll call vote was taken

<b>Councilmember Green</b>	<b>Yes</b>
<b>Councilmember Whitelock</b>	<b>Yes</b>
<b>Chair McConnehey</b>	<b>Yes</b>
<b>Councilmember Worthen</b>	<b>Yes</b>
<b>Councilmember Pack</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>Yes</b>
<b>Councilmember Lamb</b>	<b>Yes</b>

The motion passed 7-0.

- b. **DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 20-22 CONSENTING TO THE RENEWAL AND CONTINUANCE OF THE DECLARATION OF LOCAL EMERGENCY ISSUED BY MAYOR BURTON ON MARCH 16, 2020**

Mayor Burton explained that the Mayor had authority to declare a state of emergency for a period of 30 days. Extension of the declaration must be authorized by the City Council. Mr. Wall further explained the declaration.

**MOTION: Councilmember Green moved to approve Resolution 20-22 consenting to the renewal and continuance of the declaration of local emergency issued by Mayor Burton on March 16, 2020. Councilmember Worthen seconded the motion.**

A roll call vote was taken

<b>Councilmember Green</b>	<b>Yes</b>
<b>Councilmember Whitelock</b>	<b>Yes</b>
<b>Chair McConnehey</b>	<b>Yes</b>
<b>Councilmember Worthen</b>	<b>Yes</b>
<b>Councilmember Pack</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>Yes</b>
<b>Councilmember Lamb</b>	<b>Yes</b>

The motion passed 7-0.

**XXIII. BUSINESS ITEMS**

**PRESENTATION ON OAKRIDGE PARK PHASE 5 – 8200 SOUTH 6700 WEST;  
GENERAL PLAN LAND USE MAP AMENDMENT FOR APPROXIMATELY  
9.98 ACRES FROM PUBLIC FACILITIES TO MEDIUM DENSITY  
RESIDENTIAL AND REZONING FROM (PF) PUBLIC FACILITIES TO R-1-8E  
ZONE; IVORY DEVELOPMENT/ SKYLAR TOLBERT (APPLICANT)**

Chair McConnehey explained that a public hearing was scheduled for this issue on April 15, 2020.

Skylar Tolbert with Ivory Development explained that the subject property was held for many years by the school district as a potential school site. The school district recently approached Ivory Development about potential residential development of the property. Mr. Tolbert spoke of the possibility of adding a trail through the development in the drainage area. Responding to a question from Councilmember Whitelock, Mr. Tolbert explained that Ivory Development was willing to work with Staff regarding placement of sidewalk, and stated the HOA would retain maintenance responsibility for the drainage area.

**XXIV. NEW BUSINESS ITEMS**

**a. INTRODUCTION OF CHANGES TO CITY CODE 6-1b-11**

Councilmember Green explained proposed changes to City Code 6-1b-11 to provide clarity for holding electronic Council meetings.

**b. INTRODUCTION OF COMMITTEE ASSIGNMENTS**

Councilmember Green presented a sign-up for Councilmembers to fill in for committee assignments.

**XXV. REMARKS**

Councilmember Jacob –

- Requested regular updates on the community arts center project.

Councilmember Pack –

- Thanked the Council and Staff for all the coordination involved in putting meetings together.

**XXVI. UNFINISHED BUSINESS**

The Council reviewed a list of unresolved business items.

***XXVII. ADJOURN***

**Councilmember Jacob moved to adjourn the meeting at 8:28 p.m. Councilmember Green seconded the motion, which passed by unanimous vote (7-0).**

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.

**CHRISTOPHER MCCONNEHEY**  
**Council Chair**

**ATTEST:**

**ALAN ANDERSON**  
**Deputy City Recorder**

Approved this \_\_\_ day of \_\_\_\_ 2020

**DRAFT**

**MINUTES OF THE CITY OF WEST JORDAN  
CITY COUNCIL WORK SESSION**

**Wednesday, April 15, 2020**

**5:30 p.m.**

**Based from City Hall, 8000 South Redwood Road, West Jordan, Utah 84088**

**With participants attending electronically via Zoom, and streamed on the**

**West Jordan YouTube channel due to the COVID-19 outbreak**

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**COUNCIL:** Chris McConnehey, Chair; Kelvin Green, Vice-Chair; Zach Jacob (joined at 5:42 p.m.), Chad Lamb (joined at 5:32 p.m.), David Pack, Kayleen Whitelock, and Melissa Worthen

**STAFF:** David Brickey, Transition Advisor; Alan R. Anderson, Deputy Council Office Director; Brian Clegg, Public Works Director; Korban Lee, CAO; Dirk Burton, Mayor; Danyce Steck, Finance Director; Michael Oliver, IT; Rachel MacKay, IT; Robert Allred, IT Director; Scott Langford, Development Services Director; Tangee Sloan, Deputy City Recorder; Larry Gardner, City Planner; Robert Wall, City Attorney; Jared Smith, Risk & Emergency Manager; Derek Maxfield, Fire Chief; Duncan Murray, Assistant City Attorney; Kent Page, Senior Planner; Ray McCandless, Senior Planner; Brandon Turner, West Jordan Police Dept.

**PUBLIC:** Sandy Newton; Rich Sonntag; Reed Motzkus; Rachel Gallacher; Jeremiah Tello; Chris Gamvroulas; Brian Beebe; Lyle Summers; Alan Packard, Jordan Valley Water Conservancy

**CALL TO ORDER**

Chair McConnehey called the work session to order at 5:30 p.m.

**D. MOTION TO ALLOW PARTICIPATION 1-13-1**

**Councilmember Green moved to allow electronic participation in the meeting by the Mayor, Staff, those listed on the agenda, and any other individual called upon by the Council. Councilmember Pack seconded the motion, which passed by unanimous vote (5-0). Councilmembers Jacob and Lamb joined the meeting after the vote.**

**E. JORDAN VALLEY WATER CONSERVANCY DISTRICT UPDATE**

Alan Packard updated the Council on the Jordan Valley Water Conservancy District. He emphasized that water was a limited natural resource critical for economic development. He stated that undeveloped lands and the redevelopment of existing lands would shape the availability, costs, and resiliency of water supply in the future, and suggested that collaborating and partnering today would provide a more sustainable water supply in response to a rapidly growing population, persistent land development, and increasing temperatures.

Mr. Packard presented ways to “rethink landscaping” and transition turf areas to more water conservative landscaping (localscaping). He explained new Jordan Valley Water Conservancy District indoor and outdoor water efficiency standards for new construction.

### Indoor Standard for New Residential Construction

- Recommended but not mandated that all indoor plumbing fixtures (e.g. toilets, urinals, showerheads, and faucets) be WaterSense labeled.

### Outdoor Standards for New Residential Construction

- Applicable to front and side yards.
- Lawn designed as open space and does not exceed 35% of the total landscaped area.
- Prohibit lawn in park strips and other narrow areas that are less than 8 feet wide.
- Drip irrigation used in planting beds.

### Commercial Landscape Standards

- Outside of active recreation areas, keep lawn to 20% of the total landscaped area.
- Prohibit lawn in park strips, parking lot islands, or other narrow areas less than 8 feet wide.
- Keep lawn areas free of obstructions such as trees, signposts, and boulders; avoid use on steep slopes.
- Drip irrigation used in planting beds.
- Recommended to have enough plant materials to create at least 50% living plant cover at maturity.
- Submit new landscape projects to the City to ensure they meet City water conservation requirements and guidelines.

Mr. Packard explained strategies to encourage adoption of water efficiency standards. He stated that, when designed properly, water-efficient residential landscaping required about the same amount of maintenance time as traditional landscaping.

## **F. DISCUSSION ON BODY ART FACILITIES REGULATION WITHIN CERTAIN ZONES**

Larry Gardner explained that an establishment providing therapeutic, preventive, or corrective medical treatment on an outpatient basis by physicians, dentists, and other practitioners of the medical or healings arts was allowed under Medical Service in 13 zones within the City. Tattoo businesses as defined in 2009 City Code were not currently allowed in any zone in the City.

“TATTOO AND BODY ENGRAVING SERVICE: A personal service establishment furnishing tattoos and body piercing on the premises. This definition excludes permanent cosmetics when done in association with a permitted personal care service, such as a beauty shop or nail salon.”

Prompted by a request made during the citizen comment period at a previous meeting, Mr. Gardner asked the City Council if they wanted tattoo and body engraving businesses allowed in West Jordan, and if so, where the use should be permitted.

Councilmember Green disagreed with Mr. Gardner’s assessment that the corrective medical tattooing described during the citizen comment period at a previous Council meeting fell under “corrective medical treatment”. He referred to circuit court rulings that tattoo businesses were a

protected activity under the First Amendment, and said that because of the rulings he was uncomfortable with a continued ban on tattoo businesses in West Jordan. He said he would be willing to consider allowing tattoo businesses as a conditional use in some commercial or manufacturing areas in the City.

Councilmember Pack agreed with Councilmember Green that the use should be limited regarding where it would be allowed. He said he believed there was a distinct difference between corrective medical treatment/permanent cosmetics and body art.

Rob Wall suggested directing staff to look at the language available on the issue and make recommendations. Councilmember Whitelock stated that if the corrective tattooing described during the citizen comment period at a previous meeting were already allowed as a corrective medical treatment, she would not want to make any changes. If changes were necessary, she said she would only want to allow the use in manufacturing areas.

Mr. Gardner said that generally the body art establishments that ran on an appointment-only basis tended to be clean and well run. He suggested hours of operation could be restricted under conditional use. Councilmember Jacob suggested allowing the use conditionally in commercial and manufacturing zones.

Chair McConnehey asked Staff to make recommendations at a future meeting regarding how and where the use would be appropriate.

#### **G. NEW BUSINESS AND UNFINISHED BUSINESS**

- Councilmember Green asked the Council to look at Council Rule updates and send him comments and revisions.
- Korban Lee provided an update regarding the Veterans Memorial Park Master Plan. Chair McConnehey suggested removing Veterans Memorial Park Master Plan from the Council's list of unfinished business to address at a future work session when current budget discussions were concluded.

#### ***ADJOURN***

**Chair McConnehey adjourned the work session at 6:45 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.

**CHRISTOPHER MCCONNEHEY**  
**Council Chair**

**ATTEST:**

**ALAN ANDERSON**  
**Deputy City Recorder**  
Approved this \_\_\_ day of \_\_\_\_ 2020

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

**Wednesday, April 15, 2020**

**7:00 p.m.**

**Based from City Hall, 8000 South Redwood Road, West Jordan, Utah 84088**

**With participants attending electronically via Zoom, and streamed on the  
West Jordan YouTube channel due to the COVID-19 outbreak**

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**COUNCIL:** Chris McConnehey, Chair; Kelvin Green, Vice-Chair; Zach, Chad Lamb, David Pack, Kayleen Whitelock, and Melissa Worthen

**STAFF:** David Brickey, Transition Advisor; Alan R. Anderson, Deputy Council Office Director; Brian Clegg, Public Works Director; Korban Lee, CAO; Dirk Burton, Mayor; Danyce Steck, Finance Director; Michael Oliver, IT; Rachel MacKay, IT; Robert Allred, IT Director; Scott Langford, Development Services Director; Tangee Sloan, Deputy City Recorder; Larry Gardner, City Planner; Robert Wall, City Attorney; Jared Smith, Risk & Emergency Manager; Derek Maxfield, Fire Chief; Duncan Murray, Assistant City Attorney; Kent Page, Senior Planner; Ray McCandless, Senior Planner; Brandon Turner, West Jordan Police Dept.

**PUBLIC:** Sandy Newton; Rich Sonntag; Reed Motzkus; Rachel Gallacher; Jeremiah Tello; Chris Gamvroulas; Brian Beebe; Greg Day; Colin Wright

**XXVIII. CALL TO ORDER**

Chair McConnehey called the meeting to order at 7:00 p.m.

**XXIX. PLEDGE OF ALLEGIANCE**

The Pledge was led by Korban Lee, CAO.

**During the work session prior to the meeting, Councilmember Green moved to allow electronic participation in the work session and Council meeting by the Mayor, staff, those listed on the agenda, and any other individual called upon by the Council. Councilmember Pack seconded the motion, which passed by unanimous vote (5-0).**

**XXX. CITIZEN COMMENT**

Chair McConnehey invited the public to comment via computer or phone.

Mike Johnson referred to a discussion held by the Council during the work session prior to the meeting regarding tattooing, and explained that he professionally provided post-surgical and illustrative reconstruction, as well as illustrative tattooing. He commented that the surgeons who refer his clientele may be less likely to refer patients to a studio located in a manufacturing zone. Mr. Johnson said his business hours end by 8:00 p.m. He offered to show the Council his existing studio to demonstrate his business.

Rachel Gallacher said she was moving to West Jordan, was a member of the Utah Permaculture Collective, and would be starting a Permaculture Guild in West Jordan. She said that during the

COVID-19 outbreak her organizing efforts would be limited to establishing a Neighborhood Resiliency Initiative in West Jordan, encouraging citizens to grow gardens. Ms. Gallacher said Council collaboration and support would be welcome, and stated that more information was available on the Neighborhood Resiliency Initiative Facebook page.

Chair McConnehey closed the citizen comment period, and informed the public that comments were welcomed on the City Council 24-hour Public Comment Line, and at [councilcomments@westjordan.utah.gov](mailto:councilcomments@westjordan.utah.gov).

### **XXXI. COMMUNICATIONS**

#### **MAYOR'S REPORT**

- Mayor Burton thanked everyone who made the electronic meetings possible.
- The Mayor spoke of the current budget process, and expressed concern for West Jordan businesses during the COVID-19 outbreak.

#### **CAO'S REPORT**

- Korban Lee informed the Council that the State Legislature had entered a special session.
- Construction drawings for the West Jordan Community Art Center would be completed soon. Mr. Lee reported that stage one of a two-stage RFP process had begun, and reported that County grant funds for the project were in jeopardy because of expected reduced revenues. He said staff were working to have as many options available as possible.
- Mr. Lee reported that the Families First Coronavirus Response Act required the City to provide an additional two weeks of paid sick leave to City employees due to Coronavirus issues and related impacts.
- Commended City employees for outstanding work in response to recent earthquake activity and water leaks.

#### **COVID-19 UPDATE**

- Jared Smith provided an update regarding City response to the COVID-19 outbreak and FEMA grant opportunities.

#### **CITY COUNCIL COMMENTS**

Councilmember Worthen –

- Acknowledged that the soft closure of schools through the end of the school year would be difficult for students, particularly high school seniors.

Councilmember Whitelock –

- Expressed appreciation for staff and all they were doing to keep the City going forward.

Councilmember Pack –

- Said he believed the Council needed to make sure they had the help and support needed to do their job well.

Councilmember Lamb –

- Thanked those in the community who continued to work in restaurant and grocery services through the COVID-19 outbreak.

Councilmember Jacob –

- Commented on the budget and the fact that funds are allocated and set aside for different purposes.

**XXXII. PUBLIC HEARINGS**

**OAKRIDGE PARK PHASE 5 (8200 SOUTH 6700 WEST) – DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 20-05 GENERAL PLAN LAND USE MAP AMENDMENT FOR APPROXIMATELY 9.98 ACRES FROM PUBLIC FACILITIES TO MEDIUM DENSITY RESIDENTIAL AND REZONING FROM PUBLIC FACILITIES (PF) TO R-1-8E ZONE; IVORY DEVELOPMENT / SKYLER TOLBERT (APPLICANT)**

Chris Gamvroulas with Ivory Development showed preliminary plans for Oakridge Park Phase 5. Kent Page explained the request for rezone from PF to R-1-8E, and commented that the Planning Commission unanimously recommended approval.

Chair McConnehey opened a public hearing at 8:45 p.m., and closed the public hearing seeing that no calls were received from the public. Councilmember Green commented that no public comments were received by the Council via email regarding this issue.

**MOTION: Councilmember Whitelock moved to approve Ordinance 20-05 General Plan Land Use Map Amendment for approximately 9.98 acres from Public Facilities to Medium Density Residential and rezoning from Public Facilities to R-1-8E Zone. Councilmember Jacob seconded the motion.**

A roll call vote was taken

<b>Councilmember Green</b>	<b>Yes</b>
<b>Councilmember Whitelock</b>	<b>Yes</b>
<b>Chair McConnehey</b>	<b>Yes</b>
<b>Councilmember Worthen</b>	<b>Yes</b>
<b>Councilmember Pack</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>Yes</b>
<b>Councilmember Lamb</b>	<b>Yes</b>

The motion passed 7-0.

**XXXIII. CONSENT ITEMS**

- c. Approve Resolution 20-23 authorizing the Mayor to execute a reimbursement agreement between the City of West Jordan and Oquirrh West II, LLC regarding reimbursement for a placement of Eligible Public Improvements (a 16-inch ductile iron pipe city system waterline and related improvements) at or near New Sycamore Drive in Oquirrh West Subdivision.

**MOTION: Councilmember Whitelock moved to approve Consent Item 6a. Councilmember Jacob seconded the motion.**

A roll call vote was taken

Councilmember Green Yes  
Councilmember Whitelock Yes  
Chair McConnehey Yes  
Councilmember Worthen Yes  
Councilmember Pack Yes  
Councilmember Jacob Yes  
Councilmember Lamb Yes

The motion passed 7-0.

**XXXIV. CONSENT ITEMS DISCUSSION**

No Consent Items were pulled for discussion.

**XXXV. BUSINESS ITEMS**

- a. Discussion and possible action on Resolution 20-24 authorizing the Mayor to execute an agreement amending the Sanitary Sewer Agreement between the City of West Jordan and the Station at Gardner Mill, LLC regarding the amendment of the reimbursement for the placement of Eligible Public Improvements (a sanitary line and related improvements) to connect to the City's sewer line in 1300 West Street.

Nate Nelson explained the proposed amendment to the Sanitary Sewer Agreement between the City of West Jordan and the Station at Gardner Mill, LLC, amending reimbursement for the placement of a sanitary line and related improvements to connect to the City's sewer line.

**MOTION:** Councilmember Green moved to adopt Resolution 20-24, authorizing the Mayor's execution of an amendment to the Sanitary Sewer Agreement between the City of West Jordan and The Station at Gardner Mill, LLC regarding the amendment of reimbursement for the placement of Eligible Public Improvements to connect to the City's sewer line in 1300 West Street. Councilmember Lamb seconded the motion.

A roll call vote was taken

Councilmember Green Yes  
Councilmember Whitelock Yes  
Chair McConnehey Yes  
Councilmember Worthen Yes  
Councilmember Pack Yes  
Councilmember Jacob Yes  
Councilmember Lamb Yes

The motion passed 7-0.

- b. Discussion and possible action on Ordinance 20-04 adopting changes to City Code 1-6-11 regarding the authority of the City Council to sign employment contracts with legislative branch employees.

Rob Wall explained that under the new form of government in West Jordan City, the Council and the Mayor were separate branches of government. He said a reading of the State Code in

conjunction with the general powers of cities, coupled with several Utah Supreme Court opinions, led him to advise that the City Council did have authority to appoint and execute employment contracts with legislative branch employees. He advised that the processing of paperwork for Council employees should occur through the City Human Resources Department, and recommended approval of Ordinance 20-04 adopting changes to City Code 1-6-11.

**MOTION: Councilmember Green moved to approve Ordinance 20-04 adopting changes to City Code 1-6-11 regarding the authority of the City Council to sign employment contracts with legislative branch employees. Councilmember Jacob seconded the motion.**

A roll call vote was taken

<b>Councilmember Green</b>	<b>Yes</b>
<b>Councilmember Whitelock</b>	<b>Yes</b>
<b>Chair McConnehey</b>	<b>Yes</b>
<b>Councilmember Worthen</b>	<b>Yes</b>
<b>Councilmember Pack</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>Yes</b>
<b>Councilmember Lamb</b>	<b>Yes</b>

The motion passed 7-0.

**c. Discussion and possible action on Ordinance 20-06 amending West Jordan City Code Title 6 Chapter 1B Section 11 by deleting Section 11 regarding electronic meetings during a declaration of a local emergency.**

Councilmember Green explained the proposed amendment to City Code 6-1B-11 regarding electronic meetings during a declaration of a local emergency.

**MOTION: Councilmember Jacob moved to adopt Ordinance 20-06 amending West Jordan City Code 6-1B-11 by deleting Section 11 regarding electronic meetings during a declaration of a local emergency. Councilmember Whitelock seconded the motion.**

A roll call vote was taken

<b>Councilmember Green</b>	<b>Yes</b>
<b>Councilmember Whitelock</b>	<b>Yes</b>
<b>Chair McConnehey</b>	<b>Yes</b>
<b>Councilmember Worthen</b>	<b>Yes</b>
<b>Councilmember Pack</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>Yes</b>
<b>Councilmember Lamb</b>	<b>Yes</b>

The motion passed 7-0.

**d. Discussion and approval regarding City Council Committee Assignments.**

The following Council Committee assignments were tentatively agreed on, to be adopted at a future Council meeting.

<b>Committee</b>	<b>Committee Chair</b>	<b>Vice Chair</b>	<b>Member</b>
<b>Committee on Utility Rates and Enterprise Funds</b>	Chris McConnehey	Chad Lamb	David Pack
<b>Committee for Land Use Issues</b>	Zach Jacob	Kelvin Green	Kayleen Whitelock
<b>Committee for General Plan</b>	Kelvin Green	Kayleen Whitelock	Zach Jacob
<b>Committee on Mayoral Appointments</b>	David Pack	Melissa Worthen	Chad Lamb
<b>Committee on Council Rules</b>	Kayleen Whitelock	Kelvin Green	Chris McConnehey
<b>Committee on Budget and Audit</b>	Melissa Worthen	David Pack	Zach Jacob
<b>Committee of the Whole</b>	Chris McConnehey	Kelvin Green	All others

**XXXVI. WORK SESSION**

**a. COPPER RIM INTERCHANGE OVERLAY ZONE (IOZ) – GREG DAY, CW LAND – PROJECT MANAGER/APPLICANT**

Colin Wright with CW Land talked about the different phases of the Copper Rim project, and showed a concept development plan for the Copper Rim IOZ. He explained landscape and special amenity plans, showed potential configurations for the commercial space, and said the concept plan included 10.2 dwelling units per acre.

Scott Langford said staff were in the process of reviewing the application for the first time, and said he believed Council feedback at that point would benefit the process. Chair McConnehey expressed concern regarding potential impact on infrastructure, and emphasized a desire to see the best possible use of the commercial space. Councilmember Jacob expressed confidence that future growth of the area would justify significant commercial at that location.

Councilmember Green pointed out that the language approved for the IOZ designated those 35 acres for the IOZ with a mixture of housing and limited commercial. He commented that the Council would need to determine the intent of “limited commercial”. Mr. Langford pointed out that the Council had discretion whether or not to apply the IOZ.

Councilmember Worthen agreed with the need to be careful with the use of the land. Councilmember Whitelock commented that the impact of residential density on health and welfare evidenced with the COVID-19 outbreak would play a role in her decision making moving forward.

Councilmember Pack expressed a desire for development to be as self-sustaining as possible, with a balance between residential rooftops and commercial. Councilmember Jacob encouraged Mr. Wright to be creative with mixed-use and not short-change the commercial. Councilmember Green

commented that office use built up property tax base better than retail use, and added that property tax tended to be less volatile than sales tax. He said he did not want to reject the proposal outright, and said he would encourage office use.

Mr. Wright thanked the Council for their feedback.

#### **b. BUDGET DISCUSSION**

Danyce Steck presented proposed solid waste dumpster program changes based on prior discussion with the Council, with a proposed fee schedule.

##### Goals:

- Provide opportunity for more residents to access the service
- Reduce the subsidization of the service
- Continue to provide the service to support city neighborhood beautification efforts

##### Solutions:

- Residents may only have one reservation at a time
- Limit reservations to maximum 4 times a year
- Discount one use per year and full cost recovery for subsequent reservations

##### Fee Schedule:

- 1<sup>st</sup> rental per calendar year                      \$50 per reservation
- 2<sup>nd</sup> through 4<sup>th</sup> per calendar year              \$200 per reservation
- Cancellation fee                                      \$20
- Payment collected at time of reservation

Ms. Steck said staff would explore options for rental of different sized dumpsters. She presented comparative data for other cities in the area. Responding to a question from Councilmember Pack about unauthorized use of rented dumpsters, Brian Clegg explained that dumpsters were required to be in the driveway October – March. Dumpsters could be placed on the road after snow removal season.

Chair McConnehey said he was not in favor of the proposed charges for the service. He expressed the opinion that if the dumpster program was subsidized by tax dollars, everyone who helped pay for them through taxes should be able to use them. He suggested only those able to pay full-price for the rental should be able to use them exclusively.

Councilmember Jacob suggested the first reservation should be free, with tiered costs for subsequent reservations. Councilmember Worthen said she liked the suggested \$50 rental fee for first reservations, but would be willing to agree with the first reservation being free. She suggested subsequent reservations should remain \$200. Councilmember Whitelock suggested that if the rental was free, the dumpster should be placed in the street for neighborhood use, and added that perhaps limits should be set on the number of free dumpsters allowed per neighborhood.

Ms. Steck explained that proposed fees would bring revenue slightly above expenses in the Solid Waste Fund in FY2021. She presented a five-year plan with an annual 3% rate increase.

#### **XXXVII. NEW BUSINESS ITEMS**

The agenda included a list of matters appearing for the first time on a Council agenda to be considered at a future meeting.

***XXXVIII. REMARKS***

Councilmember Green –

- Expressed appreciation to Mr. Brickey for his time spent helping the Council in the last three months, and emphasized that Mr. Brickey would be greatly missed.

Councilmember Jacob –

- Said he hoped the Council would not need to say farewell to Mr. Brickey.

Councilmember Worthen –

- Thanked Mr. Brickey for all his hard work for the Council in the last three months, and wished him the best of luck.

Councilmember Pack –

- Thanked Mr. Brickey for his years of service to West Jordan, and agreed with Councilmember Jacob in the hope that the Council will not need to say farewell.

Chair McConnehey –

- Spoke of the incredible impact Mr. Brickey had on the community in his years with West Jordan, and thanked Mr. Brickey for his help and direction.

***XXXIX. UNFINISHED BUSINESS***

The agenda included a list of unresolved business items.

***XL. ADJOURN***

**Councilmember Lamb moved to adjourn the meeting at 10:07 p.m. Councilmember Whitelock seconded the motion, which passed by unanimous vote (7-0).**

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**CHRISTOPHER MCCONNEHEY**  
**Council Chair**

**ATTEST:**

**ALAN ANDERSON**  
**Deputy City Recorder**

Approved this \_\_\_ day of \_\_\_\_ 2020

**MINUTES OF THE CITY OF WEST JORDAN  
CITY COUNCIL WORK SESSION**

**Thursday, April 16, 2020**

**5:30 p.m.**

**Based from City Hall, 8000 South Redwood Road, West Jordan, Utah 84088**

**With participants attending electronically via Zoom, and streamed on the  
West Jordan YouTube channel due to the COVID-19 outbreak**

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**COUNCIL:** Chris McConnehey, Chair; Kelvin Green, Vice-Chair; Zach Jacob (joined at 5:33 p.m.), Chad Lamb, David Pack, Kayleen Whitelock, and Melissa Worthen

**STAFF:** Alan R. Anderson, Deputy Council Office Director; Brian Clegg, Public Works Director; Korban Lee, CAO; Dirk Burton, Mayor; Danyce Steck, Finance Director; Michael Oliver, IT; Rachel MacKay, IT; Robert Allred, IT Director; Scott Langford, Development Services Director; Tangee Sloan, Deputy City Recorder; Robert Wall, City Attorney; Jared Smith, Risk & Emergency Manager; Derek Maxfield, Fire Chief; Ken Wallentine, Police Chief; Jeremy Robertson, Asst. Chief; Tyler Aitken, WJPD Analyst; Tauni Barker, Community Engagement Director & PIO

**CALL TO ORDER**

Chair McConnehey called the work session to order at 5:30 p.m.

**PLEDGE OF ALLEGIENCE**

The Pledge was led by Rob Wall, City Attorney.

**MOTION TO ALLOW PARTICIPATION 1-13-1**

**Councilmember Green moved to approve electronic participation in the meeting by the Mayor, Staff, and any other individuals called upon by the Council Chair. Councilmember Lamb seconded the motion, which passed by unanimous vote (6-0). Councilmember Jacob joined the meeting after the vote.**

**BUDGET WORKSHOP**

Danyce Steck showed the estimated financial impact of the COVID-19 outbreak within the last 30 days on the General Fund, and said a FY2020 Budget amendment would be presented to the Council in late May or early June. She presented estimated revenue and expenses for FY2021, with an estimated net deficit of \$9,814,558.

Ms. Steck presented an approach to balance the FY2021 Budget:

<b>Decrease expenses</b>	44%	\$4,349,107	No wage increases, reduction in force, lease to buy, reduced service levels, transportation tax funding streets department
<b>Increase revenues</b>	25%	\$2,479,375	Transfer in from utility funds
<b>Use reserves</b>	31%	\$2,986,086	

<b>Total</b>		<b>\$9,814,558</b>	
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Korban Lee answered questions from the Council regarding voluntary and involuntary reduction in force, and said more information would be available in a couple weeks. Mayor Burton emphasized that Council comments were taken into account in putting together the proposed approach to balance the FY2021 Budget.

Ms. Steck showed use of reserve funds in FY2018, FY2019, estimated FY2020, and the FY2021 Mayor's Budget. Councilmember Green said he was uncomfortable reducing reserves as much as proposed, and said he did not anticipate growth of reserve funds over the next 4-5 years considering the economic climate. Councilmember Worthen expressed the opinion that the City's financial focus should be on necessities, and suggested the planned Community Art Center project should be postponed. Mr. Lee said he would send the Council a memo regarding pros and cons of moving forward with the Community Art Center project.

Ms. Steck showed a list of projects to be funded by the Streetlight Fund through FY2025, and showed a budget summary and 5-year plan for the Streetlight Fund. She presented fee schedules, a budget summary, and a 5-year plan/project list for the Water Fund, the Storm Water Fund, and the Wastewater Fund, and showed a utility bill comparison of current versus proposed rates for a residential user.

Councilmember Green said he would eventually like to discuss with the Council the possibility of raising water rates for the higher tiers to encourage water conservation. Ms. Steck thanked the Council for their time.

**REMARKS**

No remarks were made.

**CLOSED SESSION**

**MOTION: Councilmember Green moved to suspend Council rules to move to a closed session in electronic format. Councilmember Worthen seconded the motion.**

A roll call vote was taken

**Councilmember Whitelock Yes**  
**Chair McConnehey Yes**  
**Councilmember Lamb Yes**  
**Councilmember Worthen Yes**  
**Councilmember Jacob Yes**  
**Councilmember Green Yes**  
**Councilmember Pack Yes**

**The motion passed 7-0.**

**MOTION: Councilmember Green moved to go into closed session to discuss character, professional competence, or physical or mental health of an individual. Councilmember Lamb seconded the motion.**

A roll call vote was taken

<b>Councilmember Whitelock</b>	<b>Yes</b>
<b>Chair McConnehey</b>	<b>Yes</b>
<b>Councilmember Lamb</b>	<b>Yes</b>
<b>Councilmember Worthen</b>	<b>Yes</b>
<b>Councilmember Jacob</b>	<b>Yes</b>
<b>Councilmember Green</b>	<b>Yes</b>
<b>Councilmember Pack</b>	<b>Yes</b>

**The motion passed 7-0.**

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.

**CHRISTOPHER MCCONNEHEY**  
**Council Chair**

**ATTEST:**

**ALAN ANDERSON**  
**Deputy City Recorder**  
Approved this \_\_ day of \_\_\_\_ 2020