

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

Wednesday, June 26, 2019

5:30 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

COUNCIL: Mayor Jim Riding, and Council Members Alan Anderson, Dirk Burton, Zach Jacob, Chad R. Lamb, Chris M. McConnehey, and Kayleen Whitelock.

STAFF: David R. Brickey, City Manager; Korban Lee, Assistant City Manager; Rob Wall, City Attorney; Scott Langford, Community Development Director; Danyce Steck, Finance Director; Brock Hudson, Community Preservation Director; Brian Clegg, Public Works Director; Derek Maxfield, Fire Chief; Ken Wallentine, Police Chief; Robert Allred, Information Technology Director; Jeremy Robertson, Deputy Police Chief; Greg Davenport, Senior Engineer; Tim Heyrend, Utilities Manager; Jeremy Olsen, Redevelopment Program Manager; Erik Okerlund, Budget Officer; Ray McCandless, Senior Planner and Jamie Brooks, Interim City Clerk.

I. CALL TO ORDER

Mayor Riding called the meeting to order at 5:44 p.m.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Greg Davenport.

III. CITIZEN COMMENTS

Jay Thomas, West Jordan resident, Planning Commissioner, and President of West Jordan Exchange Club, thanked the City Council for their support of the Exchange Club.

David Newton, West Jordan resident and City Council candidate, expressed appreciation for recent orientation provided to candidates. He referenced the training specific to campaign signage on State property, which was currently illegal. He expressed the intention to follow the law and asked that other candidates do so as well.

There was no one else who wished to speak.

IV. COMMUNICATIONS
CITY MANAGER COMMENTS/REPORTS

David Brickey –

- Updated the Council regarding miscommunication from Kilgore, a City contractor, regarding road/lane closures. He emphasized that Kilgore committed to double-down and complete the project as soon as possible. Councilmember Anderson suggested the City make sure traffic signals were coordinated with directions on construction signs.

STAFF COMMENTS/REPORTS

Korban Lee –

- Provided an update regarding renewal of the City's health insurance. Councilmember McConnehey requested that in the future, the Council receive significant update materials ahead of time for review, and that Staff include significant updates on the agenda under "Business Items".

Brian Clegg –

- Reminded the Council of the Surf Invitational Tournament that would begin the following day..

CITY COUNCIL COMMENTS/REPORTS

Councilmember Anderson –

- Recognized Eric Okerlund, as well as Ms. Steck, for their work preparing the budgets.
- Asked if the fact that the last few Planning Commission meetings were cancelled was a reason for concern. Staff responded that fewer applications than usual were received at the beginning of summer. Staff confirmed that enough applications were in the works to meet projected budgets.

Councilmember Jacob –

- Thanked the Police Department for their work in the community.

Councilmember Whitelock –

- Said access in and out of her neighborhood off 9000 South was difficult. She encouraged citizens to contact UDOT or Senator Harper to add their voices in support of a change.

Councilmember Lamb –

- Thanked the Rodeo Committee for all the work they had done, and suggested the Council come to a decision regarding Council and Planning Commission plans for the 4th of July Parade.

Councilmember Burton –

- Mentioned two events he attended in the community since the last Council meeting.

Councilmember McConnehey –

- Thanked the City Clerk’s Office for their hard work during the Declaration of Candidacy week.

V. PUBLIC HEARINGS
RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL
RESOLUTION 19-123, AMENDING THE SPECIAL ASSESSMENTS
FUND FOR FISCAL YEAR 2018-2019

Danyce Steck explained that a budget adjustment was needed to reflect new or revised activities since the development of the 2018-2019 budgets. The Highlands Special Assessment area had experienced greater than anticipated growth and extraordinary snow removal activities, warranting a \$52,000 increase in operating expenditures in the Special Assessments Fund. These additional expenditures would be supported by increased revenues (approximately \$40,000) and by use of reserves (approximately \$12,000).

Responding to a question from Councilmember Burton, Ms. Steck explained that the additional revenues were a result of a conservative budget and new homes added to the Assessment area.

Councilmember Anderson inquired if there were any financial obligations that would be effected by the reduction in reserves to the fund. Ms. Steck responded that the only obligations were snow removal and a small amount of landscaping, both of which would be sufficiently funded.

Mayor Riding opened the public hearing.

As no one wished to speak, Mayor Riding closed the public hearing.

MOTION: Councilmember Anderson moved to approve Resolution 19-123, adopting the amended budget for the Special Assessments Fund for Fiscal Year 2018-2019. Councilmember Jacob seconded the motion.

Responding to a question from Councilmember McConnehey, Ms. Steck confirmed that the increase was exactly \$52,000.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Yes
Councilmember McConnehey	Yes
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 7-0.

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL
RESOLUTION 19-124, ADOPTING THE FINAL ANNUAL BUDGET FOR
THE CITY OF WEST JORDAN FOR FISCAL YEAR 2019-2020**

Ms. Steck explained that the 2019 property tax levy certified by the Salt Lake County Auditor increased revenue by \$27,411 to a total property tax revenue of \$15,554,731. She recommended that the Council appropriate the increase to the Public Works Administration "Other Supplies" line item for the installation of safety equipment at the front reception area. She also recommended adopting the annual budget for the City of West Jordan for the fiscal year beginning July 1, 2019 and ending June 30, 2020.

Councilmember Whitelock said she was not opposed to making staff safer. She said she was opposed to picking and choosing which employees benefitted from safety measures. She said she would like a plan to keep *everyone* safe.

David Brickey responded that first-floor offices were considered most at risk. He said that with help from the Police Department, he began with making entry-level spaces safer, and would then move upward based on funds available. Brian Clegg stated the Public Works Department was visited by members of the community all day, every day.

Councilmember McConnehey said putting \$30,000 into an improvement for a building completed less than a year ago, when the improvement should have been included in the original design, was disappointing. He emphasized that current staff were not responsible for the issue.

Councilmember Burton said he felt security walls created a feeling of insecurity in the public. He asked if monetary transactions took place in the Public Works offices. Councilmember Burton said he would like to consider something other than a security wall.

Mayor Riding opened the public hearing.

As no one wished to speak, Mayor Riding closed the public hearing.

Councilmember Jacob asked at what point in the process the expense was added to the budget. Brian Clegg said the expense was added late in the budget process in response to staff concerns after the recent shootings in Virginia. Councilmember Jacob said he recognized the need for safety, but he was torn with the idea of using reserves so late in the budget process.

MOTION: Councilmember McConnehey moved to adopt Resolution 19-124, adopting the annual budget with the increased revenue and appropriation of \$27,411 for the City of West Jordan for the fiscal year beginning July 1, 2019 and ending June 30, 2020. Councilmember Anderson seconded the motion.

Councilmember Whitelock thanked all staff for their work on all the budgets.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Yes
Councilmember McConnehey	Yes
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 7-0.

RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL ORDINANCE 19-19, PROPOSING A GENERAL PLAN LAND USE MAP AMENDMENT AND REZONE OF 0.4 ACRES OF PROPERTY FROM COMMUNITY COMMERCIAL TO VERY HIGH DENSITY RESIDENTIAL AND REZONE FROM SC-2 (COMMUNITY SHOPPING CENTER) ZONE TO R-3-20 (SHO) (MULTI-FAMILY RESIDENTIAL 22 UNITS PER ACRE MAXIMUM DENSITY – SENIOR HOUSING OVERLAY) ZONE FOR HIGHLANDS LANDING LOCATED AT APPROXIMATELY THE NE CORNER OF 5600 WEST 7800 SOUTH; PETERSON DEVELOPMENT, LLC/JUSTIN PETERSON (APPLICANT)

Ray McCandless explained that on January 15, 2019, the Planning Commission granted preliminary subdivision approval for the Highlands Landing Commercial Subdivision Phase 2 located at the northeast corner of 7800 South 5600 West. To finalize the subdivision, the applicant requested a minor revision to both the Zoning Map and Future Land Use Map to make the Zoning Map and Future Land Use Map boundaries match the subdivision lot lines and street alignment.

On May 7, 2019, the Planning Commission unanimously (6-0) voted to forward a favorable recommendation to the City Council to rezone the property and amend the Future Land Use Map as requested by the applicant.

The proposed amendment would shift the zoning district boundary line and Future Land Use Map boundary line approximately 20 to 30 feet to the west as shown on the Zoning Map (Exhibit B) and Future Land Use Map (Exhibit C).

The surrounding zoning and land uses were currently as follows:

	Existing Land Use	Zoning
North	Vacant	SC-2
South	Commercial	P-C

East	Single-family dwelling	R-3-20(SHO), RE-20F
West	Commercial	SC-2

This was a very minor amendment that affected only 0.4 acres of land.

Section 13-7C-6: Amendments to the Land Use Map

Prior to approving a General Plan Future Land Use Map Amendment, the City Council shall make the following findings:

Finding A: The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

Discussion: This proposed amendment was a minor adjustment to the Future Land Use Map that did not affect the future use of any lot or parcel of land. As such, there were no inconsistencies with the goals, objectives or policies in the General Plan.

Finding: The proposed amendment conformed to and was consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

Finding B: The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

Discussion: The proposed amendment would not result in any significant change to land uses on the property. Therefore, this criterion did not apply.

Finding: This criterion did not apply.

Finding C: The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.

Discussion: The proposed amendment would not change the compatibility of planned land uses on this or adjoining properties.

Finding: The proposed amendment would be compatible with other land uses, existing or planned, in the vicinity.

Finding D: The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.

Discussion: The proposed amendment would make the Zoning and Future Land Use Map designation match the Highlands Landing Subdivision. It was an overall improvement to the land use map.

Finding: The proposed amendment constituted an overall improvement to the adopted general land use map and was not solely for the good or benefit of a particular person or entity.

Finding E: *The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.*

Discussion: The proposed amendment would not adversely impact the community or neighborhood. No changes to public infrastructure would result from the proposed Future Land Use Map amendment.

Finding: The proposed amendment would not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

Finding F: *The proposed amendment is consistent with other adopted plans, codes and ordinances.*

Discussion: The amendment was reviewed for consistency with the City's General Plan, the zoning ordinance and adopted engineering standards. There were no concerns with the proposed amendment.

Finding: The proposed amendment was consistent with other adopted plans, codes and ordinances.

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

Prior to approving 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: This was discussed in Finding A of the Amendments to the Land Use Map section of this report.

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: This is discussed in Finding C of the Amendments to the Land Use Map section of this report.

Finding: The proposed amendment would result in compatible land use relationships and did 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 rezoning only shifted a zoning district boundary line approximately 20 to 30 feet and would not adversely affect public health or safety.

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 proposed rezoning would not affect any public utilities.

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 property abutting 5490 West was in the Senior Housing Overlay. The proposed amendment would have no effect on the future development of this property.

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

Staff supported the proposed Land Use Map or Zoning Map amendment associated with this request for the reasons discussed in this report.

Responding to a question from Councilmember McConnehey, Mr. McCandless confirmed that changing the zoning would not allow for any more units on the property.

Mayor Riding opened the public hearing.

Katelyn Nichols, representing Peterson Development, explained that their concept had changed since the original application to fit the needs of tenants.

Mayor Riding closed the public hearing seeing that no one else wished to speak.

MOTION: Councilmember McConnehey moved to approve Ordinance 19-19 and correct all references to R-3-22 to R-3-20. Councilmember Lamb seconded the motion.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Yes
Councilmember McConnehey	Yes
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 7-0.

RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL RESOLUTIONS 19-134, AUTHORIZING THE MAYOR TO EXECUTE A LEASE AGREEMENT, AND 19-135, AUTHORIZING THE MAYOR TO EXECUTE A GRANT AGREEMENT BETWEEN THE WEST JORDAN HISTORICAL SOCIETY, INC., A UTAH NON-PROFIT CORPORATION (THE "SOCIETY"), AND THE CITY OF WEST JORDAN (THE "CITY")

Korban Lee explained that the City had leased the Property to the Society for historical museum purposes since 1999. The Society's most recent lease expired on June 30, 2018, and the Society requested a new lease be put in place for their continued operation and was now also requesting a grant of \$6,000.

Non-monetary and monetary contributions by governmental entities to non-profit organizations required a public hearing, and in cases of monetary contributions, a study documenting what the City would get in return. By law, the study was required to be available for public inspection fourteen days before the public hearing. The study was conducted by Korban Lee, Assistant City Manager, and was sent to the Council and made

available for public inspection beginning June 9, 2019. The study was attached for the Council's review.

With regards to the Lease Agreement, the City was giving the Society a non-monetary contribution in the form of a lease of the land, which was valued at \$4,600 per month. A snapshot of some of the key terms of the Lease Agreement and Grant Agreement were shown below:

Lease Agreement:

- 1) The term was two years, with the City's option to renew for an additional 4 two-year terms.
- 2) The City could terminate the agreement immediately upon the Society's default or upon giving the Society a 90-day written notice for any reason.
- 3) The City could enter the Society's facilities during any business hours and during any hours if an emergency arose that necessitated quick entry without notice.
- 4) The Society would pay all utilities. The Society would also pay any taxes on the facilities.
- 5) The Society would be open for the general public for a minimum of 10 regular, recurring hours per week, with days and hours to be determined by the Society. The Society would post hours, phone number, website address, but might be closed during January and February or at other times due to winter conditions.
- 6) The Society was to provide an annual report to the City detailing the numbers and types of events that had been held, the total number of visitors, where they were from, and all pertinent financial information.
- 7) The Society was to maintain the facilities and the City would perform limited maintenance such as irrigation and landscape maintenance. The City was not obligated to perform maintenance or repairs on the facilities but might do so at the Society's request.
- 8) The Society could, at its own expense, remove or relocate the facilities, or any portion thereof, at or before the termination date of the lease. If the Society did not remove or relocate the facilities, the Society would execute documents on termination of the lease that conveyed the facilities to the City.

- 9) The Society would indemnify the City arising out of activities in the facilities and hold general liability insurance in the amount of \$1,000,000.

Grant Agreement:

- 1) The City would grant \$6,000 to the Society within thirty days after the documents were signed by both parties.
- 2) The term was for one year, with the option to renew for an additional four one-year terms.
- 3) The Society would be open for the general public for a minimum of 10 regular, recurring hours per week, with days and hours to be determined by the Society. The Society would post hours, phone number, and a website address.
- 4) The Society was to provide an annual report to the City detailing the numbers and types of events that had been held, the total number of visitors and where they were from, and all pertinent financial information. In the report, they were to provide an accounting of where the grant money was used.

Councilmember McConnehey questioned whether renewal could be at the sole discretion of the Mayor if it was an ordinance. Robert Wall explained that certain legislative and administrative powers could be delegated. The ordinance would delegate this administrative power to the Mayor.

Mayor Riding opened the public hearing.

Bonnie Fernandez, West Jordan resident, urged the Council to place a high value on community history and approve the agreements between the City and the Historical Society.

JayLynn Thomas, West Jordan resident, said she hoped the Council would continue to support the museum. She talked about historically significant items found by metal-detecting prior to construction of new developments and recognized the passing of a community member who was instrumental in the metal-detecting efforts.

Linda Dalley, West Jordan resident, President of the West Jordan Historical Society and Director of the West Jordan Historical Museum, stated the museum was an all-volunteer organization. She said the challenge now was to involve young people and keep the next generation interested and spoke of the Historical Society's and Museum's many involvements with youth. She urged the Council to approve the proposed agreements.

Dave Newton, West Jordan resident, thanked the Dalleys for their contribution to the community. He agreed with Councilmember McConnehey that approval of the renewal should be a decision made by the Council.

Seeing that no one else wished to speak, Mayor Riding closed the public hearing..

Councilmember McConnehey said he would like to:

- Remove the clause from the grant with the language “Mayor’s sole discretion”;
- Allow the museum to piggyback on the City website;
- Add a clause stating “without a written agreement” to the end of the section regarding logos; and
- Allow closure of the museum Thanksgiving through New Year’s Day except for special events.

Councilmember Lamb expressed support for the museum and said his only concern was the public understanding the hours of operation.

Councilmember Anderson asked if Workers Compensation Insurance was necessary if the museum was strictly a volunteer organization. Mr. Wall explained that the Lease Agreement required the museum to indemnify the City from any Workers Compensation claims that might occur.

Councilmember Anderson suggested one ten-year term with a review every two years instead of five two-year terms and expressed the opinion that both parties should have a 90-day termination period-- not just the City.

Councilmember Burton expressed support for adding the changes proposed by Councilmember McConnehey to the changes he sent the Council via email prior to the meeting.

Councilmember Whitelock asked why staff chose renewal every two years. Mr. Wall responded it was his understanding that renewal every two years was what the Council wanted. He explained that renewal every two years would allow a review of any provision that did not work for the Historical Society or the City and would allow for reevaluation as administration changed. Councilmember Whitelock said that for those reasons, she was in support of the two-year renewal. She also indicated that she was not in favor of allowing closure from Thanksgiving to New Year’s Day because she felt that was a time that families might want to visit the museum. She agreed with the suggestion to allow both the City and the Museum a 90-day notice of termination period.

Mayor Riding expressed support for the agreements with the changes suggested by Councilmember McConnehey, and with the addition of a 90-day termination period for the Historical Society.

Mr. Wall explained the proposed agreement allowed closure of the museum in January and February if dangerous conditions existed based on recommendations from the Historical Society’s property insurance company related to snow removal and safety concerns.

MOTION: Councilmember McConnehey moved to adopt Resolution 19-134 with the following changes:

- **Add section ‘C’ to Paragraph 5 #: Society giving the City 90 days’ written notice of termination for any reason;**
- **Paragraph 8b: The museum facilities may be closed during the time frame beginning the day before Thanksgiving through the end of February, and may be closed unexpectedly at other times due to dangerous conditions;**
- **Paragraph 8e: Remove “create and” from the paragraph;**
- **Paragraph 16: After the word ‘Tenant’, add the language “...without a written agreement as allowed by Paragraph 23 (“Amendment”) of this contract”**

Councilmember Jacob seconded the motion.

Councilmember Whitelock said she would not vote in favor of the motion because of the extended closure period. Councilmember McConnehey said he viewed the option to be open hours other than regular hours as expanding the flexibility for families.

Councilmember Burton said he felt it important to include a provision that would allow the Museum to retain title if the Lease were to expire and the Society were actively pursuing renewal of the agreement. Councilmember McConnehey responded that he would prefer negotiations for renewal to occur prior to lapse of the agreement.

Councilmember Anderson agreed the dialogue should take place before the agreement lapsed, which was why he recommended the 10-year term.

Mayor Riding said he supported the changes motioned by Councilmember McConnehey with the exception of the extended closure period.

Councilmember Burton said he agreed the discussion should take place before the agreement lapsed, but he referred to the last year and a half when the Society attempted to renew before it lapsed but it did not happen.

Mr. Wall stated that if the agreement lapsed, the City would have to follow surplus procedures in place at that time. Mr. Lee clarified that the artifacts belonged to the Society, and the facility belonged to the City.

Councilmember Whitelock said she did not think it would be difficult to meet the 10-hour per week open requirement if weather conditions were good, which she said they usually were in November and December until just before Christmas. She said she would like the extended closure provision removed so she could support the motion.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	Yes

Councilmember Jacob	No
Councilmember Lamb	Yes
Councilmember McConnehey	Yes
Councilmember Whitelock	No
Mayor Riding	No

The motion passed 4-3.

MOTION: Councilmember McConnehey moved to approve Resolution 19-135 changing Section 2, Paragraph 'B' to match the verbiage from the Lease Agreement in Section 8, Paragraph B; and under the "Term" section of the grant, replacing the phrase "City Mayor's" with "City's" to read "City's sole discretion". Councilmember Burton seconded the motion.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Yes
Councilmember McConnehey	Yes
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 7-0.

Mr. Wall recommended using the phrase "City Council's sole discretion" rather than "City's sole discretion" under "Term" since under the new form of government the Mayor would have the authority to renew or not renew. Councilmember McConnehey said he felt the term "City" was more ambiguous and recognized that the Council and Mayor work together. He said he was comfortable with the motion as approved.

VI. CONSENT ITEMS

- a. Approve the minutes of May 1, 2019 as presented**
- b. Approve Resolution 19-125, authorizing the Mayor to sign an amendment to an Economic Development Incentive Agreement with Snugz, USA**
- c. Approve Resolution 19-126, authorizing the Mayor to execute a contract with Black Forest Paving for the 7000 South Overlay Project**
- d. Approve Resolution 19-127, authorizing the Mayor to execute Amendment No. 3 to the professional services agreement with CRS Engineers for Zone 3 North 3 MG Reservoir project**

- e. **Approve Resolution 19-110, authorizing the Mayor to execute a contract for professional services with Sunrise Engineering to provide design and construction management services for the Ron Wood Park project**
- f. **Adopt Resolution 19-128, authorizing the Mayor to execute a contract for professional services with Sonntag Recreation, LLC to provide Pour in Place Resilient Surfacing for the new Wild West Jordan Playground**
- g. **Adopt Resolution 19-129, authorizing the Mayor and staff to proceed with a purchase order to Core and Main for the purchase of water PRV parts**
- h. **Adopt Resolution 19-130, authorizing the Mayor to execute Change Order No. 2 to the contract with Kilgore Contracting for the 7800 South Widening and Realignment of New Bingham Highway**
- i. **Resolution 19-131, a Resolution authorizing the Mayor to sign a Reimbursement Agreement, with Prattplex, LLC, regarding Eligible Public Improvements on Gardner Lane (8600 South, from approx. 1864 West, and east to Redwood Road/1700 West)**
- j. **Adopt Resolution 19-132, authorizing the Mayor to execute a contract with Smith Power Products for the monthly/annual generator inspections trouble shooting and repairs.**

Councilmember McConnehey said he missed having a dollar amount listed with each Consent Item on the agenda and asked that the dollar amount be listed with each Consent Item in the future.

MOTION: Councilmember Anderson moved to approve all Consent Items. Councilmember McConnehey seconded the motion.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Yes
Councilmember McConnehey	Yes
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 7-0.

VII. CONSENT ITEMS DISCUSSION

No Consent Items were pulled for discussion.

VIII. BUSINESS ITEMS

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 19-133, SETTING THE 2019 PROPERTY TAX RATE FOR THE CITY OF WEST JORDAN

Ms. Steck explained that the tax levy would provide \$15,554,982 in property tax revenue for the General Fund. Of that amount, \$760,471 was dedicated to the repayment of the Series 2014 General Obligation bond and \$14,794,511 was dedicated to the support of municipal services.

MOTION: Councilmember McConnehey moved to adopt Resolution 19-133, setting the 2019 property tax levy at .001999. Councilmember Burton seconded the motion.

Councilmember McConnehey thanked the Finance Department for their work in putting together the budget.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Yes
Councilmember McConnehey	Yes
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 7-0.

DISCUSSION AND POSSIBLE ACTION REGARDING ORDINANCE 19-20, AMENDING THE 2009 WEST JORDAN MUNICIPAL CODE TITLE 3, 'REVENUE, FINANCE AND TAXATION,' BY MODIFYING THE PROCUREMENT PROCESS, RECORDS MANAGEMENT AND OTHER TECHNICAL CHANGES

David Brickey explained that staff wished to change the competitive solicitation of bids and proposals to SciQuest, an online bidding site. The City's use of SciQuest would allow all relevant potential bidders and proposers to be notified immediately upon the City posting a competitive solicitation. The City would identify certain "commodity codes" that applied to the project and SciQuest would send out the City's solicitation to all those who had requested to receive notice on all solicitations identified with that specific commodity code. Bidders and proposers would then be able to submit all of the required documentation through SciQuest by the deadline set forth in the solicitation documents.

Staff had recommended amending the code to allow the use of SciQuest and to allow Staff to modify the process of how records were distributed to the bidders and proposers.

Robert Wall explained that current code sections required bidders and proposers to submit their bids and proposals to the City Clerk/Recorder's Office and for tabulation to be done by that office. In preparation for Staff moving competitive solicitation to an online process, Section 3-1-3C.1.e needed to be modified to allow bids and proposals to be submitted to places (online) other than the Clerk/Recorder's Office and for tabulation to be done by the evaluation committee and Purchasing Manager.

Current code sections also required sealed bids to be "opened" by the City Clerk/Recorder's Office but with the desire to utilize an online submission process, no physical "Bid Opening" would occur. The opening would be accomplished during the evaluation process. Staff would then determine the appropriate timing of records distribution and notification to bidders and proposers which, upon the City Council's approval, would be the winning bid or proposal.

Mr. Wall said Staff would bring changes that applied to the upcoming change of government to the Council at a later date. The proposed changes were to accommodate technology and online bidding generally, not to support any one particular company.

MOTION: Councilmember McConnehey moved to adopt Ordinance 19-20, amending the 2009 West Jordan Municipal Code Title 3, "Revenue, Finance, and Taxation." Councilmember Anderson seconded the motion.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Yes
Councilmember McConnehey	Yes
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 7-0.

The Council recessed at 7:46 p.m. and reconvened at 7:54 p.m.

**IX. WORKSHOP
REVIEW PROPOSED ORDINANCE CHANGES FOR WEST JORDAN
MUNICIPAL CODE, TITLE 1 CHAPTERS 5-8 AND 11-12.**

In Duncan Murray's absence, Korban Lee explained that proposed ordinance changes were provided to the Council in preparation for the work session scheduled to take place on Thursday, June 27th.

X. REMARKS

Councilmember Whitelock said she had not yet received the requested information regarding Department Head salaries.

Councilmember Whitelock asked if the City would be applying for any of the Wasatch Front Regional Council Safe Routes to School funding. Brian Clegg responded that Bill Baranowski and David Murphy worked on those grants every year.

XI. 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 Jim Riding, and Council Members Alan Anderson, Dirk Burton, Zach Jacob, Chad R. Lamb, Chris M. McConnehey, and Kayleen Whitelock.

STAFF: David R. Brickey, City Manager; Korban Lee, Assistant City Manager, Rob Wall, City Attorney.

MOTION: Councilmember McConnehey moved to go into a Closed Session for a discussion of the character, professional competence, or physical or mental health of an individual, a 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, and adjourn from there. Councilmember Anderson seconded the motion.

A roll call vote was taken

Councilmember Anderson	Yes
Councilmember Burton	Yes
Councilmember Jacob	Yes
Councilmember Lamb	Yes
Councilmember McConnehey	Yes
Councilmember Whitelock	Yes
Mayor Riding	Yes

The motion passed 7-0.

The Council convened into a Closed Session at 8:04 p.m.

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

- #1) 8:04 p.m. – 8:07 p.m.
- #2) 8:07 p.m. – 8:11 p.m.
- #3) 8:11 p.m. – 8:33 p.m.

STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION

- Gold Cross/BEMS 8:34 p.m. – 8:42 p.m.
- 7000 South 8:42 p.m. – 8:44 p.m.
- Countrywood HOA 8:45 p.m. – 8:53 p.m.
- Flood Damage (Prior discussion updated) 8:53 p.m. – 8:54 p.m.
- Russ Wall 9:03 p.m. – 9:09 p.m.

STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF A WATER RIGHT OR WATER SHARES

- #1) 8:54 p.m. – 8:56 p.m.
- #2) 8:57 p.m. – 9:02 p.m.

XII. ADJOURN

The meeting adjourned at 9:09 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.

JIM RIDING
Mayor

ATTEST:

JAMIE BROOKS, CMC
Interim City Clerk

Approved this 31st day of July 2019