



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, January 18, 2023 – 5:30 pm
Waiting Formal Approval

Thomas M. Rees Justice Center
8040 S Redwood Road • West Jordan, UT 84088

COUNCIL: Chair Chris McConnehey, Vice Chair Pamela Bloom, Kelvin Green, Zach Jacob, David Pack, Kayleen Whitelock, and Melissa Worthen (via Zoom)

STAFF: Council Office Director Alan Anderson, Council Office Clerk Cindy Quick, Policy Analyst Cassidy Hansen, Public Services Director Isaac Astill, Government Affairs Director Tauni Barker, Mayor Dirk Burton, City Administrator Korban Lee, Assistant City Administrator Jamie Davidson, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Utilities Manager Greg Davenport, Senior PC Specialist Rodney Glore, Community Development Director Scott Langford, Economic Development Director Chris Pengra, Assistant City Attorney Dave Quealy, Administrative Services Director Danyce Steck, Assistant City Attorney Jared Tingey, Police Chief Ken Wallentine

1. CALL TO ORDER

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

Council Office Director Alan Anderson led the Pledge of Allegiance.

Council Member Pack joined at 5:31 pm

Council Member Whitelock provided an update regarding coordination with other cities for station area plans. Responding to a request from Chair McConnehey, Council Member Whitelock and Green indicated willingness to continue working on the issue.

2. DISCUSSION TOPICS

a. Discuss proposed Ordinance No. 23-02 amending West Jordan City Code Section 2-6-3 to modify the criteria for third party charitable or educational service entities to obtain financial assistance or in-kind support from the City

Council Office Director Alan Anderson explained proposed amendments to City Code to modify criteria for third party charitable or educational service entities to obtain financial assistance or in-kind support from the City.

Council Member Green provided a substitute amendment. Council Member Whitelock suggested forwarding the proposed amendment prepared by Council Member Green to the Legal Department for review and recommendation.

The Council discussed retaining the right to request a financial audit of a charitable or educational entity by either an outside auditor or the City Finance Department, depending on desire of the Council. Council Member Pack suggested providing a point of contact within the City as a representative that entities could approach with questions. Council Member Green expressed the opinion that the point of contact should be the Council Office.

Chair McConnehey liked the language Council Member Green proposed. It provided framework without getting into the specifics of what was requested. He felt there needed to be flexibility in the type and scale of requests submitted.

A majority of the Council indicated support for using the substitute amendment prepared by Council Member Green. Mr. Anderson reported that staff would continue working on the ordinance and bring it back to the Council as soon as possible.

b. Discuss proposed Ordinance No. 23-03 amending West Jordan City Code Sections 3-4-1 and 3-4-2 to conform with Utah State Code Section 10-8-2.

Council Office Director Alan Anderson explained proposed amendments to City Code to conform with Utah State Code. Council Member Green suggested removing specific lines, and suggested changes that would spread the responsibility of writing-off uncollectable accounts over several people instead of just one individual. Administrative Services Director Danyce Steck answered questions from the Council. Chair McConnehey suggested including a requirement that the Council be updated no less frequently than once per year. Council Members Pack and Bloom expressed support.

A majority of the Council expressed support for removing the language suggested by Council Member Green. Responding to a question from the Council, Ms. Steck stated her department corrected billing errors on a daily basis, and she did not recommend limiting the dollar amount in the ordinance. Mr. Anderson said staff would refine the ordinance and bring it back to the Council.

c. Discuss proposed Ordinance No. 23-04 amending the 2009 West Jordan City Code Title 1, Chapter 7, Section 5 ("Discretionary Authority of the Mayor") and Section 6 ("Limitations of Authority of the Mayor")

Mr. Anderson explained proposed amendments to City Code regarding authority of the Mayor. Assistant City Attorney Jared Tingey answered questions from the Council. Council Member Green suggested removing superfluous language. Mr. Anderson said staff would make changes and bring the ordinance back to the Council.

Mayor Burton asked if proposed Ordinance No. 23-03 would address fee waivers for dumpster rentals. Council Member Green noted that the ordinance specified the Council was the body to grant waiver of fees, and therefore the Council needed to make sure the fee waiver process was simple and consistent.

Assistant City Administrator Jamie Davidson noted with a different entity he had seen a discretionary amount included in an operating budget, with authority to waive fees

delegated to the mayor if there was a nexus between community benefit and the request made.

Chair McConnehey noted Council Member Worthen's comment that fee waivers needed to come to the Council for the purpose of transparency. Chair McConnehey thought the question was probably part of both a budget conversation, and a conversation on its own. He requested that Mr. Anderson add the issue to the Council's Issues Log.

d. Discussion Regarding Construction Alternatives of Community Arts & Events Center

Mayor Burton gave a brief history of performance spaces used by the Cultural Arts Society of West Jordan over many years, and the delay in constructing a Community Arts & Events Center. He said the City promised the community an arts center, and he believed the City should keep that promise.

He suggested three options for the Council:

1. move forward with the building already planned; or
2. move forward with a smaller building that could be expanded over time; or
3. remodel and put a performance space in the Senior Center

City Administrator Korban Lee showed concept images of the planned arts center as redesigned in 2019. He reported that the City was ready to put the project out to bid with a budget of \$8.5 million, when the pandemic hit in early 2020 and the project was paused. Mr. Lee explained that the estimated cost of construction as of July 2022 was \$12.5 million. The City currently had \$6 million in West Jordan funds set aside for the project, with another \$2 million from a Salt Lake County TRCC Grant.

Mr. Lee spoke of the three alternatives mentioned by the Mayor and listed pros and cons of the planned arts center as currently designed. He presented two options for a possible remodel or addition to the Senior Center, and listed pros and cons for both. He then listed pros and cons of dramatically simplifying the existing building design to be within the current budget noting the possibilities for expansion in the future.

Mr. Lee added the following possible alternatives to the three alternatives already presented: start over with a new study and new considerations or do nothing. He emphasized that the City would be the back-stop for any difference between funds available and actual project cost.

Council Member Whitelock expressed the opinion that on-site storage space did not need to be included in plans for performance space. Referring to suggestions of fundraising, she said she was concerned that the Cultural Arts Society would be unable to raise the additional \$4.5 million needed to build the arts center as previously planned. Council Member Whitelock suggested applying for ZAP Tax funds for a combined recreation center/performance center. She said she could not support going forward with a project with a \$4.5 million budget deficit.

Council Member Green expressed the opinion that the reduced-size arts center at the planned location would offer the City the most flexibility. He was not against building an

arts center, but was against breaking ground and trying to figure out where to get \$5 million or more. Referring to the grant from the County, he expressed confidence that the County would work with the City on whatever alternative was chosen. He wanted a community gathering spot that was tax payer reasonable, tax payer responsible, and expandible.

Council Member Jacob did not believe that doing nothing was a feasible option. He was interested in the idea of expanding the Senior Center. He commented that the cost of construction had probably continued to increase since July of 2022.

Council Member Worthen believed she never promised the community an arts center but had promised the citizens she would work to spend the City's money responsibly. She did not want to build anything the City could not afford. Council Member Worthen was interested in adding performance space to the Senior Center.

Council Member Pack spoke of the many iterations of an arts center discussed over the years, and pointed out the funding gap had grown with each discussion. He wanted to have something the City could be proud of, understood the logic behind a smaller-sized arts center to save money. However, he pointed out that an arts center could help the area economically, and viable communities had always included arts facilities. He expressed confidence that more funding would come from the County if the City moved forward with the project and believed it would be fiscally irresponsible not to move forward because the funding gap kept getting wider. Council Member Pack would be more in favor of building something close to the Senior Center than something connected to the Senior Center.

Chair McConnehey wanted to see the City do something now and did not want a huge gap in funding. He would like the City to build a facility designed for the arts. He liked the creativity behind the idea of expanding the Senior Center but suggested a remodel of the Senior Center would be tricky and limiting. He had never liked the location next to the rodeo arena and spoke in favor of an updated master plan for that area. Chair McConnehey was in favor of constructing a smaller multi-purpose facility at the planned location that could be used for the arts until the City was able to build a separate facility dedicated to the arts, possibly on the west side of the City. Vice Chair Bloom agreed with Chair McConnehey.

Council Member Whitelock wanted to be able to provide space for the arts in a way the City could afford. She was comfortable with both the Senior Center idea and the smaller box facility idea. She felt the County would appreciate the decision to be fiscally responsible. Council Member Green would support the smaller box facility or the Senior Center idea. Council Member Worthen preferred the Senior Center option but could support the smaller box facility if it fit within the budget. Vice Chair Bloom would vote for the smaller box facility.

Council Member Pack wanted to be sure the decision did not jeopardize County funding and wanted a commitment from the County. He pointed out the City would forfeit \$500,000 in architectural renderings and plans, and both the Senior Center and box

facility would involve design costs. He questioned whether citizens would feel that something was better than nothing.

Council Member Jacob believed the City could build something nicer at the Senior Center than with a smaller box facility. Chair McConnehey was not willing to commit \$12.5 million in order to save the \$500,000 sunk cost. He hoped the existing plans could be used someday.

Responding to a request from Mr. Lee, the Council provided their ranked preference of the options offered.

At 7:31 pm, Council Member Green moved to take a seven-minute recess. Chair McConnehey seconded the motion, which passed by unanimous vote (7-0). The Council returned at 7:38 pm

Mr. Lee reported that the calculated results showed the simplified box design to be the preferred option. He said staff would move forward with plans in the current fiscal year. Mr. Lee agreed to obtain confirmation of funding from the County. Council Member Pack emphasized the need to ensure the simplified facility was adequate for needs.

e. Discussion of FY2024 Council Budget Priorities

City Administrator Korban Lee asked for feedback from the Council regarding Council FY2024 Budget priorities. He showed a list of six Council General Budget Priorities included in the FY2023 Budget:

1. demonstrate financial sustainability;
2. enhance city aesthetics;
3. enhance community safety;
4. support employee retention and recruitment;
5. sustain infrastructure replacement and maintenance; and
6. promote process improvement.

Vice Chair Bloom and Council Member Green expressed a desire to keep the same budget priorities. Chair McConnehey was comfortable with the priorities listed but would change the order of priority. He suggested removing “promote process improvement” and add “citizen engagement”. Council Members Bloom and Green expressed support.

The Council discussed what “citizen engagement” would mean as a budget priority. Council Member Whitelock suggested citizen engagement meant more than citizen communication. Council Member Green felt it would encompass getting people involved in activities and events. Administrative Services Director Danyce Steck commented that a citizen engagement priority would require increased staffing in the Community Engagement Department. A majority of the Council expressed support.

Council Member Pack did not want to lose sight of what citizens had indicated were their priorities. Chair McConnehey suggested process improvement could be a sub-priority under financial sustainability. Council Member Whitelock asked that the priorities be

listed in alphabetical order. She expressed support for keeping process improvement on the list and adding community engagement to the list of budget priorities.

Council Member Pack suggested adding “transportation and economic development”. Ms. Steck suggested “transportation” would fit under “infrastructure”, and “economic development” under “financial sustainability”. Council Members Pack and Bloom indicated support. Council Member Green did not want to lose sight of the fact that they were discussing budget priorities.

Mr. Lee summarized that the existing six priorities would remain, with the addition of “citizen engagement” as a seventh pillar and the priorities would be listed in alphabetical order.

Mr. Lee reviewed sub-priorities listed under each of the main priorities with the Council. He asked for specific direction from the Council regarding putting the priorities into action in the FY2024 Budget.

Financial Sustainability

- Council Member Green suggested identifying how additional growth would translate to specific additional City employees, equipment, and infrastructure, so that growth revenue paid for growth-related needs.
- Council Member Whitelock wanted to see five-year plans from each department so the Council knew what was needed and could budget and plan accordingly. Ms. Steck suggested the goal could also fall under “performance measures”.

Council Member Green questioned whether the dumpster program belonged in an enterprise fund. He asked if there were a way for the dumpster program, with the goal of City-wide beautification, be paid for by City-wide funds. Ms. Steck suggested the dumpster program could be a policy discussion under “city aesthetics”.

City Aesthetics

- Chair McConnehey wanted to see funds put toward lighting streets that were really dark.
- Vice Chair Bloom wanted to continue with the FY2023 tree project.
- Council Member Whitelock expressed a desire to fund a consistent wall along the 9000 South expansion.
- Council Member Worthen wanted to stay on track with Veteran Memorial Park and move forward with the Master Plan.
- Council Member Green believed the City needed to work on the entrance to the City at 7800 South.
- Council Member Green believed the City needed to start setting aside money for improvements to the rodeo arena.
- Council Member Pack suggested making sure the City could maintain existing and planned amenities. He mentioned the dark sky initiative and requested that lighting be pointed down and focused to limit ambient light.
- Council Member Jacob expressed a desire to improve the aesthetic along Redwood Road.

- Chair McConnehey asked the Mayor's Office to find out who owned the signs by Gardner Village.
- Council Member Green expressed the opinion the Council needed to decide what should be done about soccer fields.

Community Safety

- Vice Chair Bloom expressed a desire to look into options for forcing red lights at intersections when emergency vehicles were going through.
- Council Member Pack spoke of the need to make sure pedestrian walkways were plowed following snow fall.
- Council Member Pack suggested community education regarding how to navigate a roundabout. He expressed support for RFBs at crosswalks.
- Council Member Green asked if the City needed more officers, or more community support officers. He asked if community support officers could possibly drive different vehicles and function as an incident management team.
- Council Member Green wanted to make sure the City had enough flashing crosswalk signs, particularly in school zones, and spoke of additional traffic-slowing measures.
- Council Member Whitelock spoke of several accidents in her neighborhood, and said help was needed to be able to get safely in and out of the area. Chair McConnehey asked Council Members to alert the Mayor regarding intersections needing attention.
- Council Member Worthen mentioned that fire hydrants needed to be dug out when they were buried in the snow.
- Chair McConnehey suggested starting something similar to the adopt-a-drain program, and suggested putting together some way for residents to report the need for help with those types of needs.
- Chair McConnehey suggested much of community safety could tie in with community engagement. He asked Mr. Anderson to add traffic concerns to the Council Issues Log.
- Council Member Green suggested using an app for reporting community issues. He wanted the GIS snow plow tracking ability to be fully active and available for citizen convenience.

Employee Retention and Recruitment

- Council Member Whitelock suggested continuing food truck employee luncheons.
- Council Member Green suggested receiving an "extra mile award".

Infrastructure

- Chair McConnehey mentioned drainage issues on 7800 South by Gardner Village at the Jordan River Trail.
- Council Member Green spoke of checking completed projects off master plans. He requested a review of the Active Transportation Plan.

Process Improvements

- Chair McConnehey mentioned wanting 100% of the business license renewal or pet licensing process to be available online. Council Member Green said he agreed.

Ms. Steck said the City had implemented pet licensing software. Council Member Green questioned whether chickens belonged under the business licensing department.

Citizen Engagement

- Council Member Green felt the Council needed to work on integrating minorities into activities that could be celebrated within the City.
- Vice Chair Bloom wanted to see an expansion of entertainment during the Western Stampede.
- Council Member Jacob felt the Diversity Committee could be a resource for integrating minority activities/events.
- Chair McConnehey repeated his adopt-a-fire hydrant idea. He would like to see a cohesive plan for citizen engagement.

Responding to Mr. Lee regarding public art as a priority, Council Member Jacob suggested it would fall under aesthetic and community engagement.

Council Member Whitelock wanted to ensure that the Council had access to an attorney, with hours dedicated to working for the Council. Council Member Green agreed at least 20 hours per week be dedicated to the Council. Chair McConnehey wanted to track the Legal Department hours currently utilized by the Council. Council Member Jacob agreed.

f. Discuss proposed amendments to Council Policies and Procedures

This item was saved for a future meeting.

3. ADJOURN

Council Member Whitelock moved to adjourn the meeting. Council Member Green seconded the motion, which passed by unanimous vote (7-0).

The Committee of the Whole adjourned at 9:03 pm

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on January 18, 2023. This document constitutes the official minutes for the West Jordan Committee of the Whole.

Cindy M. Quick, MMC
Council Office Clerk

Approved this ____ day of ____ 2023