



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

Wednesday, February 23, 2022 - 5:30 pm
Approved March 9, 2022

West Jordan City Council Chambers • 8000 S Redwood Road • West Jordan, UT 84088

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

STAFF: Treasurer Tyler Aitken, Council Office Director Alan R. Anderson, Public Services Director Isaac Astill, Community Engagement & Government Affairs Director Tauni Barker, Mayor Dirk Burton, Public Works Director Brian Clegg, Policy Analyst & Public Liaison Cassidy Hansen, Code Enforcement Manager Brock Hudson, Community Development Director Scott Langford, City Administrator Korban Lee, IT Administrative Assistant Rachel MacKay, Fire Chief Derek Maxfield, Economic Development Director Chris Pengra, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, Assistant City Attorney Jared Tingey, Police Chief Ken Wallentine and City Attorney Robert Wall

CALL TO ORDER

Chair Whitelock called the work session to order at 5:30 pm

A. Dumpster Program for Rental Properties

Treasurer Tyler Aitken shared dumpster program utilization data for 2021 and 2022 to date. He explained that approximately \$150 of each first dumpster rental was subsidized by the City, with a total of approximately \$415,000 subsidized in 2021. Responding to a question from Council Member McConnehey, Mr. Aitken said he did not have data for previous years available.

	2021	2022 YTD
1st Rental (\$50)	2,766	255
2nd Rental (\$200)	142	6
TOTAL	2,908	261

Mr. Aitken explained that a dumpster could be reserved for a rental property, but the request had to come from a property owner, not a renter, through the City's online reservation program. The online reservation program was linked directly to a property's utility billing account, and a property owner would release liability with the reservation. A utility billing account must be current to reserve a dumpster. The Council and staff discussed how liability was handled prior to the online reservation system.

Vice Chair Green commented that some rental property owners turned management over to a rental property manager, with a utility account in the manager's name. He asked if a property manager would be able to reserve a dumpster. Mr. Aitken said he agreed the system could have some complications. He said he doubted a property management company would have authority to waive liability.

Vice Chair Green questioned the purpose of the dumpster program in West Jordan. He said if the purpose was to beautify the City, it should not be so complicated for a group of people to reserve a dumpster. He suggested simplifying the process.

Chair Whitelock asked Council Members to indicate if they were in favor of figuring out a way to allow renters to reserve dumpsters, and a majority of the Council indicated in favor. Chair Whitelock asked the Mayor's Office and City staff to put together a way to allow renters to reserve dumpsters.

Council Member McConnehey said it was his understanding that City utilities had to be in the name of a property owner and could not be in the name of a renter. He said all utilities he was familiar with other than City utilities provided an option for a landlord/tenant agreement. He said he understood some of the concerns expressed, and suggested the City consider implementing some form of landlord agreement that would allow for utilities to be placed in the name of a renter. He said he agreed that the purpose of the dumpster rental program was neighborhood beautification and said he would be willing to approve City dumpster rentals for HOAs at either the subsidized rate or the at-cost rate, despite the fact that HOAs did not pay for garbage removal through the City.

Council Member Pack said he liked the suggestion to allow landlord/tenant agreements for West Jordan utilities and expressed agreement with allowing tenants to rent City dumpsters. Council Member Worthen said she wanted to be careful not to tell property owners what they could and could not do with rental properties.

Vice Chair Green suggested perhaps the dumpsters should be allowed on the street. He acknowledged there were complications with every scenario. Vice Chair Green said that after a lot of thought, he was leaning towards being in favor of returning to a free dumpster program. He said he wanted to see the program simplified. Administrative Services Director Danyce Steck commented that all City utility accounts would need to be raised by at least 10% in order to subsidize a free dumpster program. She questioned whether all accounts should pay for a benefit utilized by only a portion of the accounts.

Council Member Jacob commented that everyone benefited from a cleaner neighborhood. If the program were free, with everyone paying the same amount for the benefit, he said he would feel he had a right to throw his trash in any dumpster reserved by a resident. He said he liked the balance provided with requiring a rental fee.

Mr. Aitken explained that the current online reservation system did not charge a rental fee until after a rental service occurred, which allowed for easy cancellation with no financial impact. If the City were to allow renters to reserve dumpsters, he said staff recommended requiring that reservations by renters be made in person during City business hours. The property owner would need to sign a release of liability form, and a fee would be charged at the time of reservation. Cancellation or rescheduling would require a call to Public Works and a possible refund.

Mayor Burton said it was his understanding that under State law, a city could not turn off water for nonpayment if an account were in a renter's name, which may be why cities put water utility accounts in the name of property owners. He suggested allowing a renter to set up a separate account with the City to be able to reserve a dumpster. Mr. Aitken said he was confident it would be possible but commented that current billing staff were already stretched thin, and additional resources would be needed in the utility billing department to keep up with the need. Ms. Steck commented that creating a renter account separate from the property billing account would remove

the ability to ensure the account were current prior to reservation. City Administrator Korban Lee said staff heard the Council consensus and understood the direction given to figure something out.

Council Member McConnehey said he would like a pathway for residents in need, for whom the \$50 rental fee may not be feasible, to reserve a dumpster free of charge.

Council Member Pack said he liked the suggestion for renters to be able to reserve a dumpster in person with payment up front, with the property owner signing a liability waiver. Council Member Worthen said she agreed. Chair Whitelock suggested possible fee waivers could be added to upcoming budget discussions. Responding to a question from Council Member Pack, Mr. Aitken clarified that a liability waiver was required with each dumpster rental. Council Member Bloom said she wanted to ensure that West Jordan continued to be inclusive as it continued to grow.

City Attorney Rob Wall clarified that according to State law, if a property owner agreed in writing that utilities could be shut off for non-payment by a renter, utilities could be shut off.

B. Council Budget Priorities Report

City Administrator Korban Lee, Public Works Director Brian Clegg, Public Services Director Isaac Astill, and Economic Development Director Chris Pengra reviewed with the Council the budget priorities the Council set in January of 2021, provided updates, and answered questions from Council Members.

- Demonstrate Financial Sustainability
 - General Fund is balanced
 - Budget includes 5-year plans for most funds
- Improve Employee Retention and Recruitment
 - Restored compensation plan
 - Added 13 full-time and 2 part-time positions
 - Enhanced benefits to be more competitive
 - Alternative work arrangements
- Infrastructure Replacement and Maintenance
 - \$9.78 million in road projects
 - \$4.3 million in other projects
 - \$18.1 million in water projects
 - \$3.3 million in sewer projects
 - \$2.8 million in storm water projects
- Enhance Economic Development
 - Added a full-time Business Retention and Expansion Manager
 - Redevelopment Agency
 - \$8.5 million in utility improvements to areas to incentivize development
 - \$1.5 million in streetscape improvements to areas to incentivize development
- Increase Automation
 - Added a full-time Database Management Technician to support the new CityWorks program
 - Reduced costs from remote work arrangements (copiers, printers, office supplies, etc.)
 - Enhanced technology opportunities to increase efficiency
 - Agenda Management software

- New website
 - eProsecutor
 - Legal discovery software
- Enhanced Code Enforcement
 - Added a full-time Code Enforcement Officer
- Improve Parks
 - Added two full-time Parks Maintenance Workers
 - \$4.12 million in parks projects
 - Maple Hills Park
 - Pickleball courts at Ron Wood Park
 - Disc golf course
 - Dog Park
 - Arterial beautification
 - Constitution Park irrigation improvements
- Plan for Community Arts Center
 - \$300k of on-going revenue in the General Fund for the construction. After construction, these funds will be retained in the General Fund to fund operations of the facility.

Council Member Worthen encouraged the Council to think about priorities for the upcoming fiscal year.

Chair Whitelock adjourned the work session at 6:44 pm

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on February 23, 2022. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 9th day of March 2022