

SOUTH JORDAN CITY  
CITY COUNCIL SPECIAL BUDGET MEETING  
POLICE TRAINING ROOM

February 9, 2016

**Present:** Mayor David Alvord, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Chris Rogers, Council Member Tamara Zander, CM Gary Whatcott, Fire Chief Andy Butler, Administrative Services Director Dustin Lewis, Police Chief Jeff Carr, City Attorney Ryan Loose, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, COS Paul Cunningham, Finance Director Sunil Naidu, IS Director John Day, Public Works Director Jason Rasmussen, Executive Assistant Melanie Edwards

**Absent:** Council Member Don Shelton

**Others:** Nick Geer, Kyle Maurer

**BUDGET STUDY SESSION  
POLICE TRAINING ROOM – 4:00 PM**

Mayor Alvord welcomed everyone present. He noted that Council Member Shelton is not present.

A. Invocation: By City Manager Gary Whatcott

City Manager Gary Whatcott offered the invocation.

B. City Wide Budget Discussion/Presentation

CM Whatcott said this is the next step in the budget process as they move forward to a final working document. He noted this is an interactive process and then turned the meeting presentation to Don Tingey

Don Tingey noted that this is to review the entire list of the Infrastructure Improvement and Maintenance Operation Plan (IIMO) 2016/2017 list for direction from the City Council.

Don passed out an updated list and started with the foundation explaining that they have a CIP committee trying to make earmark allocations based on the Mission Statement and Strategic Initiatives.

- Committee Members: Gary Whatcott, Sunil Naidu, Paul Cunningham, Don Tingey, Brad Klavano, Dustin Lewis, Ken Short, Gene Foval, Colby Hill, Jason Knight, Matt Jarman, Reed Thompson, Jeff Robb and Corinne Cowdell
- Infrastructure Improvement & Maintenance and Operation Plan Process committee starts in July for the current year as well as implementing the 5-year plan.

- Maintenance & Operation Projects
- IIMO List by Primary Strategic Initiatives
- IIMO Program Funds

Don Tingey explained the list in accordance with the handout based on City Council Initiatives.

Council Member Patrick Harris asked if the projects were based on Priority Based Budgeting project list. Don Tingey explained as the committee gets together monthly/quarterly basis and look at needs in the community based on master plans, i.e. water, traffic, parks, etc. that is how projects get generated throughout the year as well as put on a 5-year plan

Brad Klavano explained that the projects are ranked and based on Strategic Plan and goals from the City Council.

Don Tingey stated that based on prioritized ranking, the first project is the most important

Mayor Alvord asked about how the amount of money was capped, where is the cut off. Sunil Naidu explained IIMO Program Funds and the funding source and restrictions within the capital project fund. The goal is to review the list and progress towards budget preparation.

\*Infrastructure Improvement:

Sunil Naidu said this year 2015 surplus number after commitments came out to be \$1,897.320  
Mayor Alvord questioned the surplus. Sunil Naidu explained the commitments infrastructure improvements total surplus money available breakdown including Capital projects and Fleet which has always been funded by money left over from previous year. Last year had net \$1,897.320  
Reference to a Resolution proposed by previous Council Member Mark Seethaler

Discussion of sidewalk improvements of 3200 West in 2015 which was included in the carry over

Mayor Alvord noted that there is more on the surplus closer to \$2.6mil

Sunil Naidu continued explanation of funding noting the Improvement Project list.

\*Discussion of high priority list:

CM Whatcott explained in further detail the list with regard to the reasoning and breakdown of why the items are on the list such as specific commitments by City Council members, resident requests, etc.

\*Maintenance & Operations Projects: – funding from General Fund Operations

Sunil Naidu explained that it is a maintenance related list that are prioritized in order for future costs and is the ongoing funding approved by the city council for funding every year.

Council Member Rogers confirmed that it's not surplus, but coming out of general fund operations, Sunil noted that they are prioritized.

Brad Klavano clarified currently working on the projects from the current year; this list is for the upcoming year.

Mayor Alvord noted that there use to be larger surplus and asked that we designate some surplus to project funding – there is a cushion due to conservative measures.

CM Whatcott explained that there was discussion deferring maintenance because the City Council wanted money in the operations and maintenance that were sometimes very costly to prevent getting behind.

Council Member Harris asked about the overall condition of the Gale Center and how much is it being utilized. Dustin Lewis explained that the building is over 40 years old and has a lot of use with a lot of walk-ins and activities. There are portions of the building changes due to age and ADA Compliance. Slowly picking off the projects to keep the building functioning and useful, the building is roughly 20,000SF.

Council Member Harris asked if there was a lot of maintenance coming for the Gale Center. Dustin Lewis noted that it is an old building and the new roof will last another 40 years, this maintenance would be cheaper than replacing the building.

Council Member Rogers asked about the Towne Center pavers and understood that this project wasn't going to be replaced, thought the replace discussion was done. Brad Klavano explained that understood that maintenance was needed, which has been done and were going to do a paver replacement, not stamp concrete. The pavers are still a tripping hazard.

CM Whatcott explained that we have gone through and leveled the paver areas and eliminated the stamped concrete as well as replaced the trees on the north side. Council Member Rogers said I understood we were going to level the pavers and eliminate the stamped concrete.

Council Member Harris asked about a tour of a few of the projects to visualize what we are talking about with regard to the pavers and carpet request.

Council Member Rogers asked about the Country Crossing playground. Jason Rasmussen explained that there was an expansion of that playground; now the original equipment is being replaced that is about 16 years old which is part of our safety URMMA requirements. Necessary from a safety perspective, at this age the parts are also not available for replacement/repair.

\*Discussion of the ice sheet rental at Mulligans:

CM Whatcott explained that there is a one-time power set up, rent it and test if it is successful. If it became revenue, it would stay. Council Member Harris asked if it was determined that the golf balls won't be reaching the ice rink for safety. He also asked that it won't take away from the sales of the driving range.

Mayor Alvord asked about the Mulligans Commission and if they have approved the idea. Don Tingey noted that they are meeting on Friday to discuss.

Council Member Marlor brought up City walls vs. private ownership, requested that sometime in the near future we discuss where we are at with regard to city walls and collector street walls which should be combined with design.

Council Member Rogers noted that they talked about it a few years ago during several study sessions, but it might be good to discuss with the new Council Members. He explained that part of the idea was to set aside funding each year and start repairing the fences and then deed the fences to the property owners Jason Rasmussen explained that the past City Council allocated \$200K annually for the walls the City owns to make repairs and not turn over to private ownership. Council Member Rogers, this is an eternal dilemma of the City Council which is extremely expensive and a fairness issue.

Council Member Marlor requested a study session that focuses on collector street fencing with regard to the past Council recommendations to get up to speed. Jason Rasmussen explained current policy, if the fence is in the city right of way the city continues to own and maintain, if not within the city right of way it is required by the property owner to upkeep and maintain.

Mayor Alvord asked if we were going to continue to maintain with \$200,000 and if that enough. Jason Rasmussen noted that as long as the funding is in place we will continue to fix, repair and maintain. \$200K is a reasonable amount and can get through the maintenance in 10 years. Sunil Naidu clarified that for now we could go with that number and assess at the end of the year. Council Member Marlor would like to revisit the collector street fencing, leave the \$200K and discuss next fiscal year.

\*Infrastructure Improvement Projects:

Sunil Naidu explained noted the only changes are the funding sources, for example funded by park impact fees.

Council Member Harris asked who is doing the park impact fee study. Don Tingey noted that in the past they have been done by Lewis Young and Zions Bank, he explained the capital facilities plan breakdown by person per household which comes up with a fee for a 7-10 year plan for future parks and to carry forward the level of service.

Council Member Harris asked about doing these studies in house. Brian Preece noted that impact fee law requires a 3<sup>rd</sup> party. Legal Counsel Ryan Loose explained the legal requirements for impact fees and the need for the updated studies that are necessary to be updated study no more than 5 years old.

Don Tingey explained that it was last updated in January 2012.

Council Member Harris wanted to know with regard to studies, would like information on which ones are necessary and/or optional. Sunil Naidu explained that those studies are listed in the infrastructure list that are required studies and follow the required rules which includes impact fees, water rate, storm drain, etc.

\*Maintenance & Operation Projects:

Council Member Harris questioned the Slurry Seal, Crack Seal, Overlay, asked if we are spending enough money on the slurry seal to make sure we aren't doing additional overlay. Don't want to run into more repairs when the breakdown could be prevented.

Brad Klavano explained the 3 levels:

- Pavement preservation: slurry, crack, chip seal
- Mill and Overlay
- Reconstruction

Each one has a different price per square foot

Brad Klavano explained that they hit hard the pavement preservation over the last 3-4 years, the public works crews have been doing maintenance which have been hit hard and now it's time to go into the mill and overlay area to keep the roads maintained to prevent road reconstruction.

Council Member Harris asked if the funding was enough. Jason Rasmussen noted that we have hit the pavement preservation really hard for the last 5 years, now it's time to hit mill and overlays to prevent reconstruct, know the level of funding money invested in preventative treatment will defer and save money in the long run.

Council Member Harris said we need to talk about it as a council to prevent from spending money we don't need to. Jason Rasmussen we are doing pretty well with regard to our road funding level compared to other cities.

Council Member Harris look at it as a long term perspective to prevent from having a greater need in the future, if there is potential to move money around now to take care of the long term perspective and take care of items that are cheaper now rather than more money in the future.

Council Member Marlor stated that he is on the same page to apply to early maintenance to save us money in the long run and if need to add more money into the maintenance than he would support that.

Brad Klavano doing pretty good for the preventative maintenance for this budget and noted the short construction season and funding for mill and overlay, would like to bid in April or May so the project can get done in July.

Brad Klavano noted the additional money received from the gas tax increase which has been helpful to do more projects.

CM Whatcott explained that we have deferred maintenance of several parking lots city wide which have been added those maintenance projects.

Council Member Harris asked how much more \$\$ needed to get to the optimal level. Brad Klavano currently out with an RFP to hire a firm to evaluate our streets to come up with a maintenance program and plan. Use to use LTAP through the state which has expired, now need additional help to evaluate the streets.

Council Member Harris asked for a ballpark number. Jason Rasmussen explained transportation addition and the time frame to narrow it down explaining the mill and overlay square footage cost explaining the maintenance timeframe. You can extend the life of the asphalt, but it eventually has to be reconstructed. Mayor Alvord asked about the funding for 4800 West.

Brad Klavano explained the first repair came out of storm drain fund; the current failure due to a water leak will come back to the city council for funding which will probably come out of the water fund.

Discussion of the road repair process and timing with utility companies and requirements of repair when our roads are cut into.

City Attorney Loose explained the legal requirements, explained based on standards and franchise agreements with regard to utility regulatory boards and statutory limits.

Council Member Marlor suggested that we review the Towne Center pavers before it gets too dark.

Council Member Harris suggested increasing the budget amounts for road projects to help prevent spending more money later.

Sunil Naidu explained the maintenance project list with regard to additional funding.

Council Member Harris asked about proposition 1 and additional funding will be needed from the GF and talk about the needs.

Sunil Naidu explained we as a staff look at city wide maintenance projects and the distribution and try to prioritize and spend where the immediate needs are.

Brad Klavano said we will have a lot better idea when the conditions of the streets are re-evaluated.

There was discussion of the software program to analyze the road maintenance needs and the road condition of pavement. Jason Rasmussen information is fed into the software which then gives the road pavement rating and where the dollars are best spent re-evaluate every 3 years and re-adjust the project list.

5:20 p.m. break to general discussion and review of the Towne Center Pavers – meeting taken outside, no recording

5:40 p.m. meeting reconvened in the police training room

Council Member Marlor brought up ice sheet rental and asked about permanent placement and how much revenue will be generated. CM Whatcott explained that the previous council preferred ice sheet rental as a test with direction not to approve a permanent until knowledge of the revenue.

Mayor Alvord asked about putting the weight on the grass and asked if it would destroy the lawn. Jason Rasmussen said there will be some impact, but damage to the grass can be mitigated.

Brian Preece explained the installation of a sand base and padding.

Council Member Harris asked what percentage of customer's re-op and rent again before they install permanent and asked about skates. CM Whatcott we own skates and every market has their own dynamic.

Council Member Harris asked if the current ice rink at Towne Center would continue.

Mayor Alvord brought up approaching the Mulligans Commission with regard to the ice rink rental at Mulligan's. Dustin Lewis noted that there is a commission meeting on Friday and Don Shelton will be back and they plan to talk it through with them.

Council Member Harris there needs to be education that the ice rink won't damage Mulligans or be funded by Mulligans, public education.

Mayor Alvord if it is successful, could be a boost to Mulligans and asked that it be brought to the Mulligans Commission for review

Mayor Alvord asked about the outcome after review the pavers at Towne Center.

Council Member Harris noted that not in favor of pavers, prefer stamped concrete.

Council Member Marlor agreed and liked the stamped concrete idea better and to include the heat tape.

Council Member Zander asked about snow removal from stamped concrete vs. regular concrete. Dustin Lewis noted that it is about the same, snow removal is difficult with rough edges of pavers.

Council Member Zander asked about regular concrete costs vs. stamped concrete. Brian Preece noted that they were thinking a more colored concrete with a stamp. The stamped concrete weakens and thought colored concrete be best.

Mayor Alvord asked why anything do, is it due to liability?

Council Member Harris wanted to know if its appearance or liability, if it's liability we need to look at a smooth flat surface that will last. The more cracks and seems cause more liability and get away from the pavers as much as possible. Also suggested solid concrete all the way through the shopping center

Council Member Zander has seen stamped concrete that gets crumbly and flakey would prefer solid colored concrete.

Colored concrete vs. stamped concrete

Council Member Harris agreed to go with colored concrete for less liability and less maintenance.

Council Member Rogers noted that if we are going away from the pavers prefer colored concrete rather than stamped concrete.

Mayor Alvord brought up aesthetics discussion from the previous council that we are taking something beautiful and spending more money to make it look worse, we will lose aesthetics but liability is more important.

Dustin Lewis seeing an increase of trip and fall claims on sidewalks as well as an increase in cost to those claims, governmental immunity is no longer something to fall back on.

City Attorney Loose noted 'CARE' case changed how cities deal with trip and falls – SL City lost the case which took away our immunity, we are much more exposed. Policy is to take care of quickly and pay the claims.

Dustin Lewis in the past make a humanitarian we would deny the claim and pay co-pays, but now paying full claims.

City Attorney Loose the protection we use to have was it on our inventory ready to address when the budget allows, court says it's not good enough and has to be addressed as quickly as possible. Inventory list not good enough

Council Member Harris noted that in the insurance industry won't litigate under \$10K

City Attorney Loose note the escalation of litigation costs due to lack of immunity.

Council Member Marlor suggests keeping the concrete color similar to the existing pavers.

Mayor Alvord, flat colored concrete with heat tape is what it sounds like the council is on board with.

\*Technology Plan:

Sunil Naidu explained that it's for the phone switch and the technology budget will increase and be ongoing. They did a 5 year plan which is coming to an end in the next year.

\*Facilities Plan:

CM Whatcott brought up the potential for moving court out of city hall into Towne Center which would include, HR (currently), IT and potentially the Legal Department. The lease is coming due in April for the current Tai Kwon Do facility.

CM Whatcott reviewed the Towne Center rendering and explained what we would do with the existing court space which would become a City Council work area for Study Sessions with space to meet with constituents, Mayors office and maybe growing into additional office/reception space.

CM Whatcott asked if they want to consider moving the court out to provide future expansion of City Hall, ok with leasing in the short term and buying in the future until we consider what we may due out west.

Brian Preece noted that the building can't be sold until 2017 which is part of the owners refinance.

CM Whatcott said the cost to finish out the two spaces would be approximately \$600K. He noted that we are running out of room in the city hall and we need to find more space for Police Department as well as IT, we currently have no room to grow and the court creates a few safety concerns which would be better off site.

Council Member Harris asked about optimal timing. CM Whatcott noted that we can take it in pieces and start with the court and the next phase would include legal department.

Mayor Alvord brought up the property that is for sale that was designated for the police department and asked if the sale of that parcel could go to this project. CM Whatcott rather than another building, explained the expansion of the police at city hall above the sally port for \$3.6mil giving the PD 34,000SF and keeping the value of the police department presence at city hall.

Mayor Alvord likes the proposal with regard to efficiency and the facility needs through an entire vision. Discussion of negotiation of buying the building with regard to selling the property  
Would like to finalize the purchase of the building before pursuing the city hall growth

CM Whatcott explained the Towne Center Plaza option(s) to purchase. The estimated fix for the repair would take the ice sheet away and function as a fountain, CM Whatcott explained that if the piping would've been put into casing from the beginning we wouldn't have the leaking we have now. We've outgrown the current ice sheet.

- parks pavilion at city park for an indoor/outdoor to allow a meeting space which provides better amenities

CM Whatcott takes it in phases and budget it out through each fiscal year appropriately as needed.

- Fitness Center Expansion

Discussion of the numbers for the additional pool

CC Council Member Rogers suggested using the GO Bond and further explore with constituents, but not ready for this FY

Mayor Alvord asked that it be put to the top of the next budget discussion.

CM Whatcott clarified that there be more drill down of the Optional Project list.

CM Whatcott noted that a pool expansion would displace the skate park, would we consider re-locating the skate park?

**Council Member Rogers made a motion to adjourn. Council Member Harris seconded the motion. The vote was unanimous in favor.**

ADJOURNMENT

The February 9, 2016 City Council meeting adjourned at 6:30 p.m.

Meeting minutes prepared by Executive Assistant Melanie Edwards

**This is a true and correct copy of the February 9, 2016 Council Budget Meeting minutes, which were approved on March 1, 2016.**

*Anna M. West*  
**South Jordan City Recorder**

# Infrastructure Improvement & Maintenance & Operation Program

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FY2016-17: IIMO Project List Summary &  
Budget Recommendations

# Agenda

- 4:00: Welcome, Mayor Alvord
- 4:05: Opening, Gary Whatcott
- 4:10: IIMO Process, Don Tingey
- 4:30: IIMO Funds, Sunil Naidu
- 4:45: Recommended Projects, Gary Whatcott
- 5:30: Optional Projects – Gary Whatcott
- 5:55: Current IIMO Projects – Don Tingey
- 6:00: Adjourn

# Infrastructure Improvement & Maintenance & Operation Program

## TONIGHT'S OBJECTIVE:

- Recommended Action:
  - Receive direction to include IIMO FY2016-17 Project List in FY2016-17 Citywide Budget
    - FY2016-17 Tentative Citywide Budget (5 April)
    - FY2016-17 Final Citywide Budget (17 May)

# South Jordan City's Mission & Strategic Initiatives

*South Jordan City provides service oriented responsible government consistent with the community's values, priorities and expectations for a high quality of life, enhancing the City's fiscal health, providing professional and innovative services, and managing the City's resources while planning for the future.*

~ Mission Statement



# Infrastructure Improvement & Maintenance and Operation Program

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IIMO Committee – Executive & Technical  
5-Year IIMO Project List



# Infrastructure Improvement & Maintenance and Operation Committee

- Executive Committee

- Gary Whatcott, City Manager
- Sunil Naidu, Finance
- Paul Cunningham, Chief of Staff
- Don Tingey, Strategic Services
- Brad Klavano, City Engineer
- Dustin Lewis, Administrative Services

- Technical Committee

- Ken Short, Engineering
- Gene Foval, Facilities
- Colby Hill, Public Works
- Jason Knight, Police
- Reed Thompson, Fire
- Matt Jarman, IT
- Jeff Robb, Finance
- Corinne Cowdell, Executive Assistant

# Infrastructure Improvement & Maintenance and Operation Plan Process



# Priority Based Budgeting Criteria

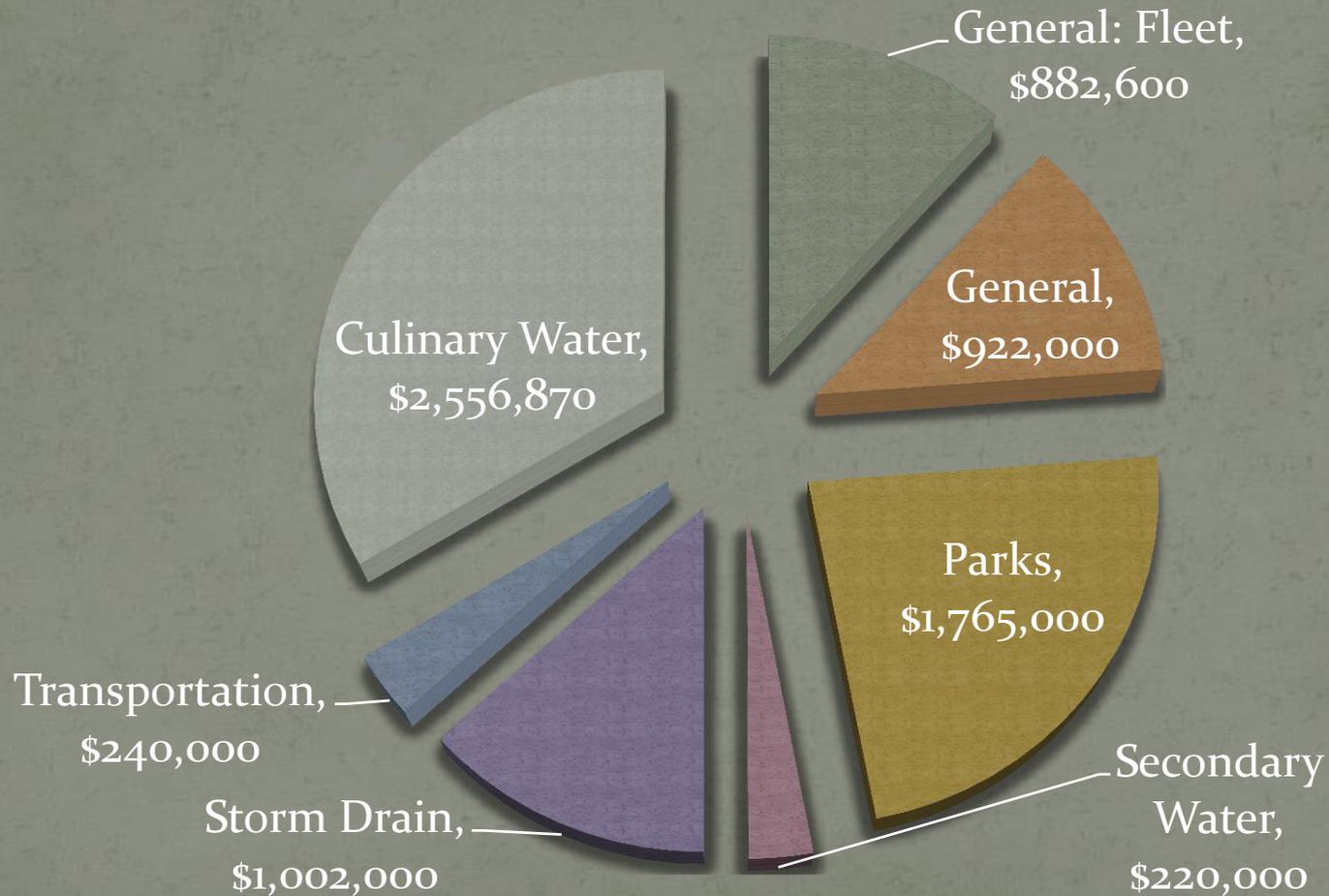
## Basic Attributes

- Mandate to Provide
- Reliance on City
- Cost Recovery
- Portion of Community Served
- Change in Demand

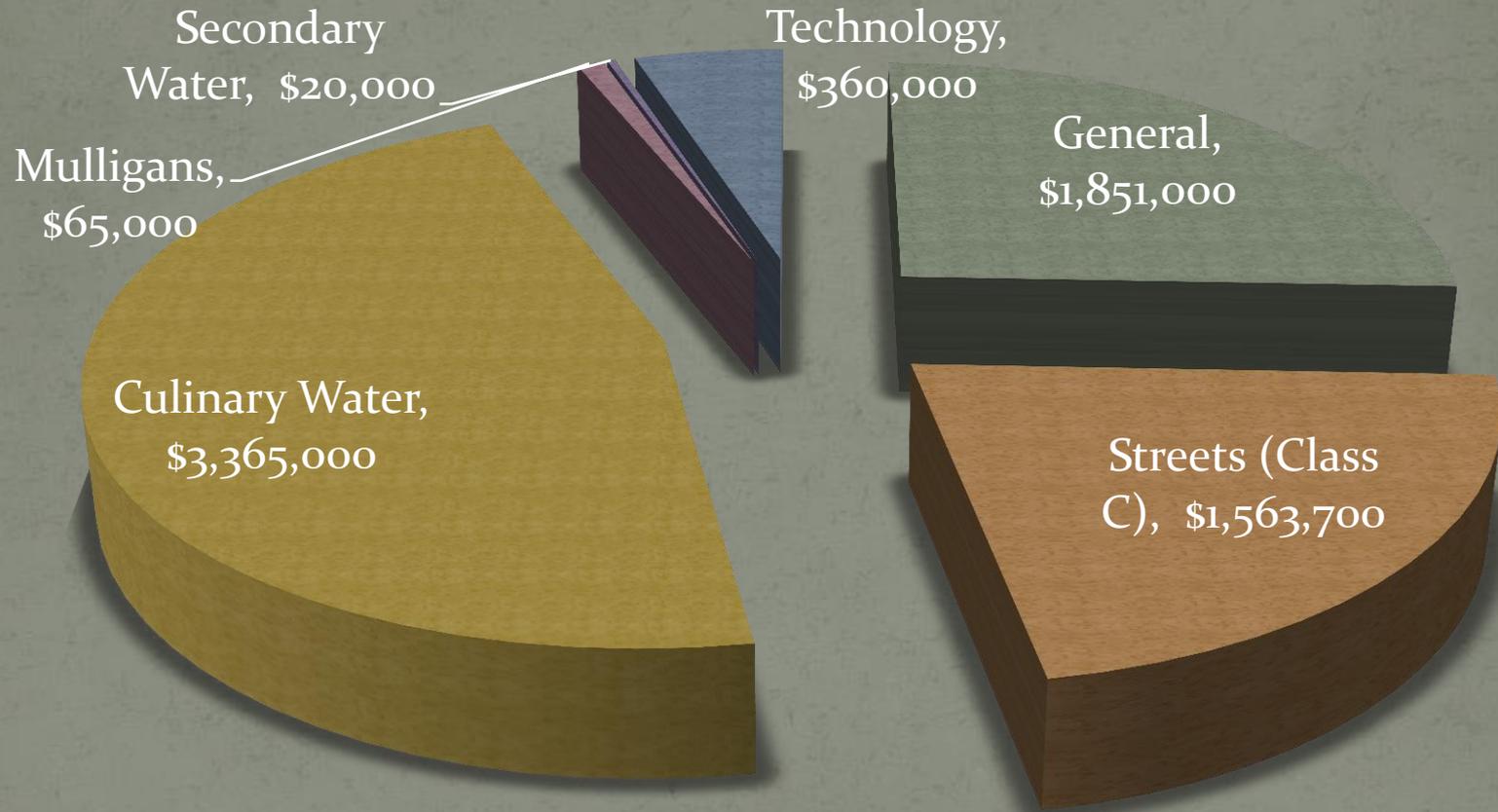
## Community Attributes

- Safe Community
- Balanced Regulatory Environment
- Desirable Amenities & Open Space
- Economic Development
- Sustainable Growth
- Engaged Community
- Fiscally Responsible Governance

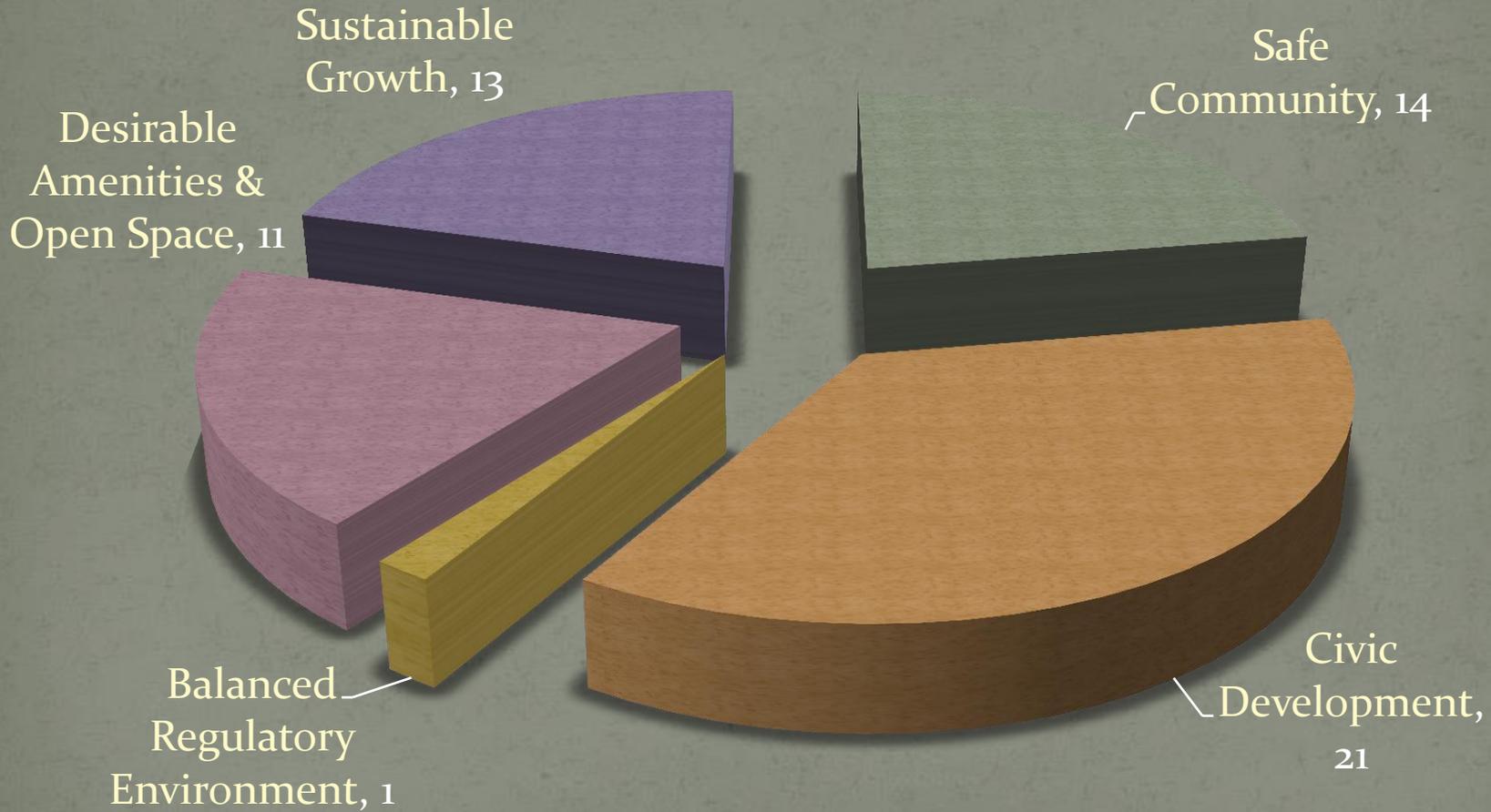
# Infrastructure Improvement Projects



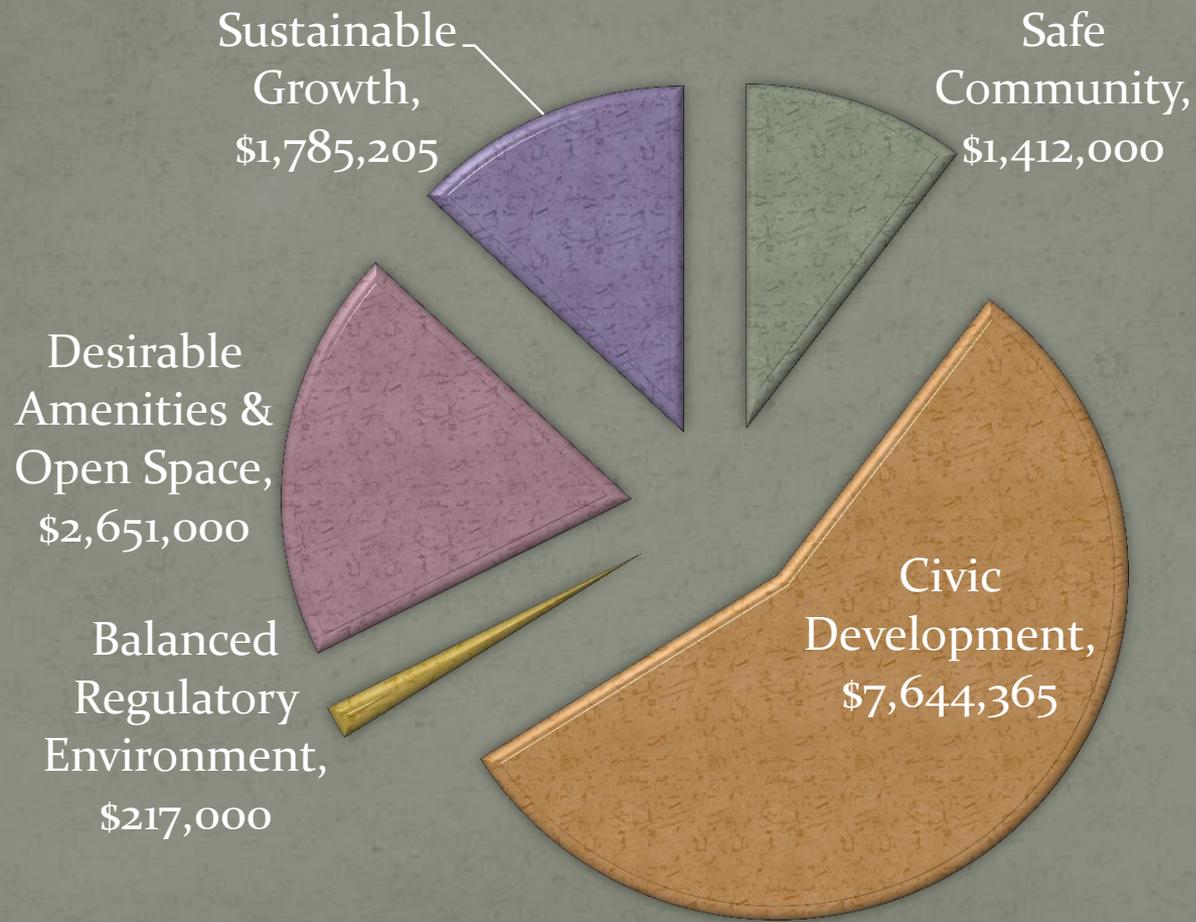
# Maintenance & Operation Projects



# IIMO List by Primary Strategic Initiative



# IIMO List by Primary Strategic Initiative



# IIMO Program Funds

- Infrastructure Improvement
  - General Fund
  - Park Impact Fees
  - Secondary Water
  - Storm Drain
  - Transportation
  - Culinary Water
- Maintenance & Operation (*Ongoing*)
  - General Fund
    - Class C Road Funds
  - Culinary Water
  - Mulligans
  - Secondary Water

# General - Infrastructure Improvement Projects

Fleet

\$882,600

9 Projects

\$922,000

Funding Source:  
General Fund

Total

\$1,804,600

Beginning GF Balance:	\$2,600,000
Transfer to Reserve Fund:	\$ 800,000
Available GF Fund Balance	<u>\$1,800,000</u>

# General - Maintenance & Operation Projects

14 Projects  
\$1,851,000

Funding Source:  
General Fund

FY2015-16 Budget: \$



# Parks - Infrastructure Improvement Projects

3 Projects

\$1,765,000

Funding Source:  
Park Impact Fees

Available Balance: \$



# Secondary Water - Infrastructure Improvement Projects

3 Projects

\$220,000

Funding Source:  
Secondary Water

Available Balance: \$



# Storm Drain - Infrastructure Improvement Projects

3 Projects

\$1,002,000

Funding Source:  
Storm Drain

Available Balance: \$



# Streets - Infrastructure Improvement Projects

2 Projects

\$240,000

Funding Source:  
Transportation

Available Balance: \$



# Culinary Water - Infrastructure Improvement Projects

6 Projects

\$2,556,870

Funding Source:  
Culinary Water

Available Balance: \$



# Streets - Maintenance & Operation Projects

7 Projects

\$1,563,700

Funding Source:  
Class C Road Funds

Available Balance: \$



# Culinary Water - Maintenance & Operation Projects

7 Projects

\$3,365,000

Funding Source:  
Culinary Water

Available Balance: \$



# Mulligans - Maintenance & Operation Projects

1 Projects

\$65,000

Funding Source:  
Mulligans

Available Balance: \$



# Secondary Water - Maintenance & Operation Projects

1 Projects

**\$20,000**

Funding Source:  
Secondary Water

Available Balance: \$



# General - Technology Plan

2 Projects

\$360,000

Funding Source:  
General Fund

Available Balance: \$



# Optional Projects

4 Projects

City Plaza

City Park Pavilion

Remodel Courts Space

Fitness Center Expansion

Construction Drawings for City Hall  
Expansion

Funding Source:  
(TBD)

# Infrastructure Improvement & Maintenance & Operation Program

- Tonight's Agenda:
  - City Council Review of IIMO FY2016-17 Project List
    - 5-Year IIMO Plan (years 2-5), to be provided with tentative budget (City Council acceptance)
- Tonight's Recommended Action:
  - Direction to include IIMO FY2016-17 Project List in FY2016-17 Citywide Budget
    - FY2016-17 Tentative Citywide Budget (5 April)
    - FY2016-17 Final Citywide Budget (17 May)

# Current Project List (see list)

