

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

April 2, 2024

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Tamara Zander, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Commerce Brian Preece, Director of Strategy & Budget Don Tingey, IT Director Jon Day, Director of Public Works Raymond Garrison, CFO Sunil Naidu, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Director of Planning Steven Schaefermeyer, Police Chief Jeff Carr, Police Sergeant Steve Azevedo, Deputy Fire Chief Ryan Lessner, Communications Manager Rachael Van Cleave, Recreation Director Janell Payne, Senior Systems Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Business Licensing Executive Assistant Ambra Holland, Associate Director of Strategy & Budget Katie Olson, Water Conservation Coordinator Connor Oswald

Absent: Council Member Don Shelton, Council Member Jason McGuire

Others: Jay Francis

4:39 P.M.
STUDY MEETING

A. Welcome, Roll Call, and Introduction: *By Mayor, Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present and introduced an informal start to the meeting, as only Council Members Harris and Johnson were present. The Invocation, Mayor and Council Coordination, and Discussion of the Regular Council Meeting were skipped and South Valley Chamber CEO, Jay Francis was invited to begin his presentation.

B. Invocation: *By Council Member, Tamara Zander*

Council Member Zander offered the invocation after the South Valley Chamber update.

C. Mayor and Council Coordination - *None*

D. Discussion/Review of Regular Council Meeting

Presentation Items:

- Trans-Jordan Landfill
- Arbor Day 2024 Proclamation

Action Items:

- Resolution R2024-22, Firework regulations
- Resolution R2024-26, FY24-25 Tentative Budget
- Resolution RDA2024-01, FY24-25 Tentative Budget

Mayor Ramsey noted that an email was forwarded to all the council members with questions on the tentative budget from Council Member Shelton and the responses from CFO Naidu (Attachment B).

Public Hearing Items:

- Resolution R2024-19, 2024 CDBG AAP
- Ordinance 2024-08, Business License Text Amendment

E. Presentation Item

E.1. South Valley Chamber Update. *(By CEO, Jay Francis)*

Jay Francis reviewed his prepared presentation on the South Valley Chamber's 2023 Year in Review (Attachment A).

Council Member Tamara Zander joined the meeting.

Mayor Ramsey recognized the official opening of the City Council Study Session, noting there was now a quorum present and introducing them. She excused Council Members McGuire and Shelton, who were unable to attend tonight.

Council Members and staff thanked Mr. Francis for all he and the Chamber have done for the community.

The meeting then moved back to Item B, with the Invocation, and moved forward in order from that point.

F. Discussion Items

F.1. Homeless update. *(By Chief of Police, Jeff Carr and Sergeant Steve Azevedo)*

Sergeant Azevedo reviewed his prepared presentation on transient activity in the city (Attachment C) and shared drone photos taken of four specific homeless camps throughout the city (Attachments D, E, F and G). He noted that Salt Lake City is admittedly pushing transients to the south to additional cities to help clean up their area. It was also noted that being end of the Red Line unfortunately also contributes to the additional rise in transient activity here.

Chief Carr added that it is a complex problem, as it is not illegal to be homeless or walk the streets of the city. Our city does have restrictions already in place regarding camping on public property, but when it's on private property it then requires the trespassers to be issued violations before being forced out.

Attorney Loose added that state law may be changing on the camping and homeless laws as well, due to a recent case challenging the current restrictions. You can't block travel areas, sidewalks,

etc.; however, in other states, people have been able to inhabit park strips and other “public areas” noting that they are not blocking travel on the traditional routes.

Sergeant Azevedo continued discussing how other big cities in the country are dealing with these issues, having allowed the camping and drugs previously and now trying to reign it back in. He continued reviewing his prepared presentation (Attachment C) and discussed their current progress as well as their goals for police department response.

Council Member Johnson asked about a correlation between the higher rates of panhandling in the city and transients.

Sergeant Azevedo responded it is not illegal to panhandle on public sidewalks, but when done in a private lot they can be trespassed. However, they usually already know the rules and will just move out to the public areas when they see police in the area.

Council Member Zander asked if any other cities are addressing this problem with a similar position in their police departments, or if we have any information on what they are doing specifically to address the homeless issues in their cities.

Sergeant Azevedo responded that only South Salt Lake has a devoted team of officers, with some other cities having a similar situation to ours where patrol officers are also assigned to help when needed, and some have nothing at all.

Mayor Ramsey shared her concerns with residents hearing this information and thinking that this is the start of something much larger, even though, based on the presentation tonight, it is still a small and controlled issue in our city. She asked if Sergeant Azevedo if had any reassurance to share with residents who might have concerns.

Sergeant Azevedo responded that we have a relatively small homeless population compared to surrounding cities, and his officers enforce the laws and take people to jail when appropriate, as well as clearly monitoring those who need to keep moving so they are aware it will not be tolerated. Our officers do a great job being seen and visiting the known areas. Some of the local transients know him by name and will ask for him when contacted. There has not been a rise in crime in the areas where these camps are located, which is very reassuring.

Chief Carr also noted that countywide, the homeless population numbers are 6000 to 10,000, but here, with our department’s proactivity, we still have very small numbers.

Sergeant Azevedo noted that it is almost unavoidable to have some transient activity within the city, but the continued enforcement and outreach has helped keep the crime down and made the transient population aware they are being watched. Anyone contacted has their picture on file with the department, so if they commit a crime in the future and it’s on video they will be identified quickly. The homeless in the area are more worried about losing their stuff, their camp and tent, so they try to avoid having the police remove them. In that instance, the department has

done a great job in working to keep the crime down and the reason why there were no slides included in the presentation to indicate theft or burglary crimes were on the rise.

Mayor Ramsey added that other counties outside of Salt Lake are having to figure this out as well. Washington and Davis Counties are now seeing the effects of this here and legislation is being discussed to require all cities within a county to contribute to resources, as is done in Salt Lake County, instead of putting it all on one city, like Ogden. She thanked Sergeant Azevedo and his team for the respect they are showing to those they interact with, as everyone deserves that.

Sergeant Azevedo reiterated that he wants citizens to know this isn't a crisis here in South Jordan like it can be in other areas of the county, because our police department is keeping on top of it. It is important for residents to know that while it can be hidden, these camps are there, but everyone should feel comfortable calling 911 or the nonemergency line knowing the police department will come out and make contact, doing what they can to either provide services, rides, or whatever else might be needed.

Council Member Zander shared that her takeaway from this discussion has been "enforcement balanced by compassion," and she very much appreciated that approach.

Sergeant Azevedo agreed, adding that is how he has labeled this as well. It is not just compassion for those experiencing homelessness, but compassion for our citizens as well who expect a certain level of cleanliness and safety in their city.

F.2. Water Conservation. *(By Director of Public Works, Raymond Garrison)*

Director Garrison gave a brief overview of the city's programs and the programs offered by the Jordan Valley Water Conservation District (JVWCD) that we have chosen not to take advantage of yet since our programs have been successful on their own and much more efficient with superior customer service. Every time they meet with JVWCD to go over annual plans for city programs they are asked to join their Water Savers Program, and every year South Jordan declines the invitation for the reasons above.

Conservation Coordinator Connor Oswald reviewed the prepared presentation regarding water conservation and comparing the City's current programs to the Jordan Valley Water Conservation District's Water Savers Program (Attachment H).

Director Garrison shared that because we are not a part of Utah Water Savers now, we don't qualify for the \$3.00 per square foot of removal and only get \$1.00 per square foot. The State funded some of that a few years back during the extreme drought conditions, and staff has met with them multiple times since then sharing concerns that we should be eligible for that higher amount; however, it was written in the funding rules that enrollment in Utah Water Savers was required. They have allowed the city to continue getting funding for larger projects over the past few years. He discussed the options on the table this year for the Council to consider, with Option 1 being they continue working with JVWCD on the larger projects using the money

given to them outside of the Water Savers program, and continue the city's current program which has been very successful. Option 2 involves joining the Utah Water Savers which would bring more money into the city and allowing the \$3 per square foot rebate, along with the additional \$68,000 that could be used for another program. A concern with Option 2 is a decline in participation in the city's established program, which has been very successful. They also don't know if they would be able to go back to Option 1 later down the road if they were unsatisfied with Option 2.

Council Member Johnson asked what specific concerns staff had with choosing Option 2 for the residents.

Director Garrison responded that there used to be requirements to attend a class before additionally having to submit detailed project plans for review and approval through Water Savers, however they recently shared with him that is now a 5 minute video on efficient watering, but still requires a design plan to be submitted and approved. Most residents did not want to go through the lengthy and complicated process Water Savers requires for assistance.

Mayor Ramsey shared conversations meetings with the water board, and how they would ask why South Jordan's allotment was always separately voted on. The response from the board had always been that South Jordan did what was originally planned 15-17 years ago, creating their own program, and no other city ever moved forward with their own individual plans. She thinks that South Jordan not getting the full \$3 per square foot as every other city, simply because we created our own program that achieves the same results as the Water Savers program, is not right. She suggested a change legislatively, so that those who are achieving the same conservation results with their own programs can get the same \$3 per square foot rebate. If joining Water Savers will give our residents a lower service level than what our program has offered she doesn't think that's right. She appreciates what they are doing with the Water Savers program, providing a platform for other communities to have a water conservation program, but it's not filling a need here because South Jordan has been doing it independently longer than anyone else. She also noted that members of the water district are sharing a narrative with residents who contact them that the city needs to get on board with Utah Water Savers, that we are the only ones not doing it, as if the city is doing nothing for water conservation. That narrative is unfair and misleading, along with being inaccurate since they are making residents feel that they are missing out on services because of the lack of membership, but leaving out that the city has their own robust program that actually has more options.

Coordinator Oswald shared that if they were to abandon the city's program and switch to Utah Water Savers, not only would residents lose the ease of application and quick customer service aspect, but they would also lose the ability to have staff come out to their homes and interact with them directly. Those services are invaluable.

Director Garrison expressed the above concerns during his last meeting with JVWCD, emphasizing our city's displeasure with not being given the full \$3 per square foot, despite having a program that's more efficient than the Water Savers program.

The Council and Staff had a brief discussion about moving forward with getting things changed legislatively or administratively, whichever was appropriate. The water conservation district is only supposed to be the pass through for the cities to claim their already appropriated funds. Despite showing that we are a large enough city and doing more park strip flips than many other cities combined, the water conservancy district still refuses to disperse the full funds the city would receive if they were enrolled in the Water Savers program. Staff has done some research and Legal is working on options for going about getting things changed so we can get all the funds earned. Council and Staff agree that the original intention of the funding was not to force those already running successful conservation programs to abandon their high service levels and customer satisfaction just to join their plan being offered for those who had nothing in place, and that they should move forward with attempts to get the full \$3 per square foot rebate without sacrificing the current programming.

ADJOURNMENT

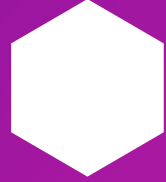
Council Member Johnson motioned to adjourn the April 2, 2024 City Council Study Meeting. Council Member Zander seconded the motion; vote was 3-0 unanimous in favor. Council Members Shelton and McGuire were absent from the vote.

The April 2, 2024 City Council Study meeting adjourned at 6:28 p.m.

This is a true and correct copy of the April 2, 2024 City Council Study Meeting Minutes, which were approved on May 21, 2024.

Anna Crockett

South Jordan City Recorder



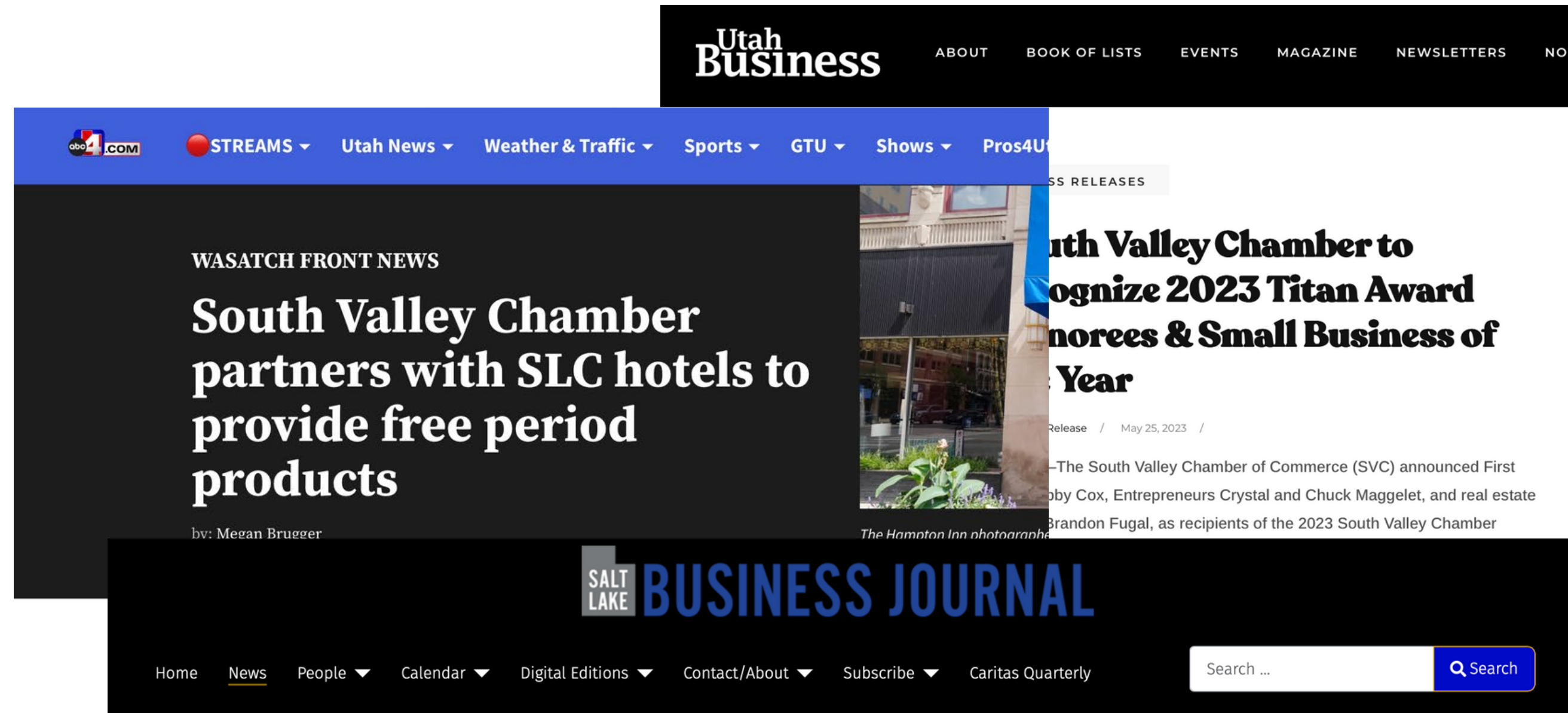
2023 YEAR IN REVIEW



WHAT WE DO



IN THE NEWS



Cottonwood Heights joins South Valley Chamber

Details

📅 Published: 04 November 2023

The South Valley Chamber of Commerce has added Cottonwood Heights to the list of cities it represents. The announcement came from Cottonwood Heights Mayor Mike Weichers.

"The South Valley Chamber has consistently demonstrated its dedication to equipping small businesses with the tools and knowledge they need to not only survive but thrive," said Jay Francis, president and CEO of the [Please log in to see the rest of this story.](#)

SOUTH VALLEY TOURISM

121,646
Visitors/Attendees

\$38.7
MILLION

20
Major Events

62,936
Room Nights



WOMEN IN BUSINESS

In 2023, our Women In Business Committee selected Holding Out HELP for their annual service project.

10

Women in Business Luncheons with speakers such as:

- Crystal Maggelet
- Judge Graves
- Tami Steggell
- Sharlene Wells





JR WOMEN IN BUSINESS

11

Scholarships



22

Doubled Program
to 22 Participants
for 2023-2024



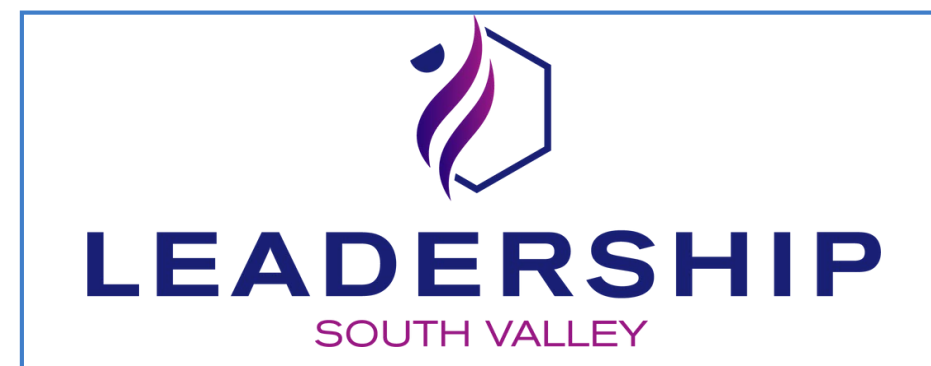
BUSINESS INSTITUTE



EVERYDAY
ENTREPRENEUR
PROGRAM



BUSINESS
ACCELERATOR



LEADERSHIP
SOUTH VALLEY



SOUTH VALLEY CHAMBER
BUSINESS
BOOTCAMP

15
Graduates



Topics Covered:

- Health Care
- Tourism
- Government & Legislation
- Housing & Transportation
- Sports & Entertainment
- Economic Development
- Banking & Finance



BUSINESS BOOT 9 CAMPS

Business
Boot Camps Held

100+
Participants

Topics Included:

- Social Media
- Tax Prep
- Company Culture
- Communication



BUSINESS

ACCELERATOR

Hosted
Cohorts
5 & 6



43
Enrolled
Participants

EVERYDAY
ENTREPRENEUR

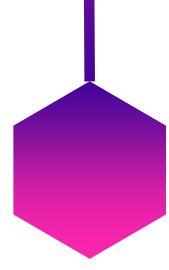
Enrolled
Participants



Course Topics:

- Startup 101
- Getting Funded
- Operations
- Growing Your Startup
- Marketing Plans
- Budget/Finance Planning





AMBASSADORS

- Member Outreach
- Networking
Coordination at
Events
- Ribbon Cutting
- True Ambassadors



GOVERNMENT AFFAIRS & PUBLIC POLICY

20+

Bills Tracked
During 2023
Legislative Session

In Partnership with
SLC Chamber
Organized, Weekly
Calls for State
Chamber
Organization

15

South Valley Chamber
Delegates on Annual
Washington D.C.
Advocacy Trip

SMALL BUSINESS COMMITTEE

Small Business of
the Year Award

Cookie Advantage

Participated in
Shop Small Saturday;
Coordinated 9 Social
Media Raffles from
Small Businesses



7

Let's Do Lunch Events Hosted

Our Presenters included:

- Gail Miller
- Thurl Bailey
- Sean Bott
- Josh Downs
- Bullfrog Spas



LET'S DO Lunch





MEET THE MEMBER

4

Meet the
Member Events
Hosted

50+

Business
Pitched





CHAMBER 101

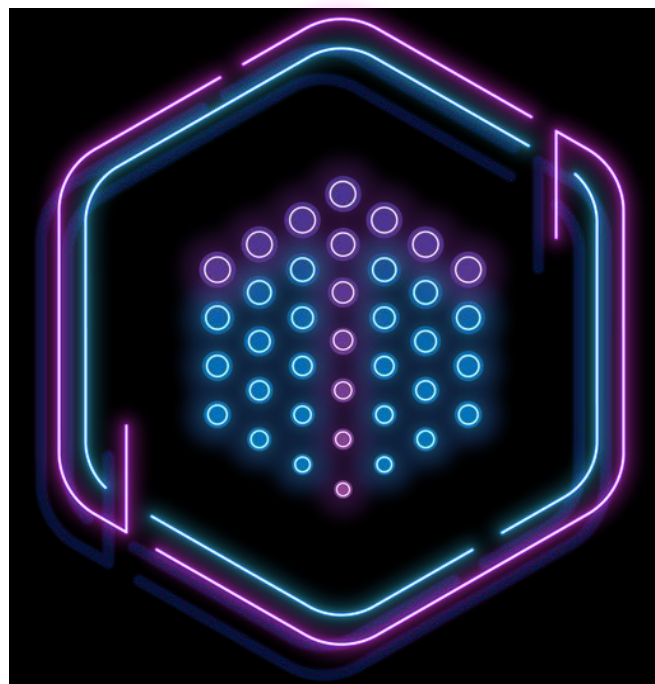
100+
Businesses
Instructed



8
Chamber 101
Hosted

Held at Various Locations
Such as:

- Fatcats
- Sunday's Best
- XGolf
- Draper Park
- Salt Lake City Motorcars



7

Connect After
Hours Events
Hosted

CONNECT AFTER HOURS



EXECUTIVE FORUM & IN THE KNOW

Held Executive Forums with:

- President Adams
- Speaker Wilson

5

Executive Forum
and In the Know
Events

In the Know Events with:

- Congressmen Curtis
- Congressmen Owens
- Senator Mike Lee
- Howard Hadlee



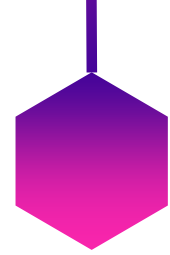
GOLF TOURNAMENTS

300+
Players
Participated

3 Courses Played

- River Oaks
- South Mountain
- Glenmoor





SHARK TANK

Hosted Young
Entrepreneurs
Shark Tank

11K

Awarded to Winners
for Business
Startups





TITAN AWARDS

First Lady Abby Cox

State of Utah

Chuck and Crystal Maggelett

Maverick / FJ Management

Brandon Fugal

Colliers International

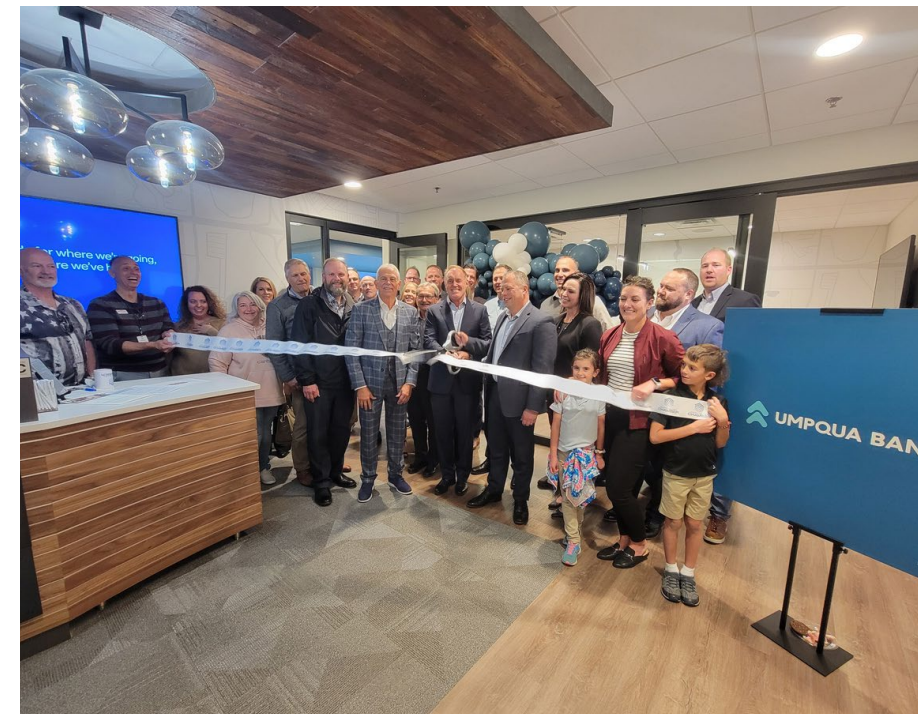
Michelle Zarlengo - Cookie Advantage

Small Business of the Year



SOUTH JORDAN RIBBON CUTTINGS

40+ Ribbon
Cuttings





NEW MEMBERS

Welcome! Willkommen!
¡Bienvenido! Bienvenue!
ยินดีต้อนรับ Benvenuto
Bem-vindo Välkommen
ស្វាគមន៍ Hoş geldin
Witaj! Selamat datang
欢迎

125
Total

17
South Jordan City

Hi Sunil,

Here are the questions/comments from my review of the proposed budget. Thanks for getting me a copy early. Unfortunately, I will be unavailable Tuesday evening. That said, I'd appreciate your responding to my email so I can better understand the budget.

Page 4: The second sentence appears to have a typo. I believe it should read, "an" instead of "am".

Typo has been corrected.

Page 14: Does the chart reflect the Tentative Budget? Might be nice to have a label on the chart.

Yes, the chart is reflective of the Tentative Budget.

Page 60-61: Thanks so much for the discussion of the Fund Balance. Really appreciated!

Page 82: Where are the Wages & Benefits budgeted for the office of the Assistant City Manager?

ACM's wages and Benefits is part of the Executive Budget (pg. 69)

Page 98: Why the big drop in the Wages & Benefits in Senior Programs?

Two customer services assistant positions were moved to the Recreation Program budget.

Page 103: Do we no longer need a Fire Marshall?

We do need a Fire Marshal. Fire marshal position resided within the Building Department and the current staff was functioning as a building inspector as well as a fire marshal.

This year the current staff assumed full time building inspector position leaving the Fire Marshal position open.

The intent is to fill the Fire Marshal position in the next budget cycle. This position will be located in the Fire Department.

In the interim, Fire Marshal job duties are being handled by Ty Montalvo (Chief Building Official) and Russell Avery (Firefighter Inspector).

Page 141: Are we not planning to contribute some CBDG Funds to charities this year?

We are planning to fund the Community Service Programs this year.

The process to allocate CDBG funds toward Community Service programs was delayed a bit. Applications were not closed and received in time to reflect allocation by organization.

Currently \$46,000 of funding for Community Services is reflected (set aside) as a contribution to fund balance in the Tentative Budget.

Once the Council adopts CDBG's Annual Action Plan, I will then move the money sitting in Fund Balance to the respective organizations as per the action plan.

Page 146: Do we no longer need a Storm Water & Sanitation Manager?

As part of realignment of resources and to better meet the needs of west side growth, some changes were made within the Storm Water, Streets, and Sanitation divisions.

Storm Water manager position was eliminated and was combined with Streets to have one division manager. As the City grows west, second division manager will then be added to meet the increased demand.

Page 152: Why such a big drop in budgeted Investment Earnings?

There are multiple large projects proposed within the Water Fund (water tank, new building, and extension of current water facilities at the public works building).

We are planning to use considerable amount of cash. In anticipation, I reduced the projected earnings for the upcoming budget just in. I may be a budget cycle ahead.

Thank you so much for the information about our bond portfolio! Can you help me understand why bond interest rates change year to year? Do we issue our bonds with variable interest rates?

This is a great question.

Short answer is no we do not issue our bonds with variable rates.

Municipal Bonds are issued in series, with each maturing at different times. Each series are sold individually to best meet the needs of both the issuer and the buyer. Some series are sold at par, some at a discount, and some at a premium. The rates are set at the time the bonds sold determined by market conditions as well as issuer ratings.

The interest rate you see on the debt schedule is a combined average rate by series.

Don S.

South Jordan City Homeless Outreach

Sgt. Steve Azevedo



Salt Lake County

- 6,683 People Experienced Homelessness
- 4,047 First Time
- Estimated 6,000 – 10,000 sheltered and unsheltered
- Point in Time Count
 - 2297 Counted



Identified Transients and Encampments

Identified Persons

- 39 Positive Id's
 - 31 Males and 8 Females
 - 2 Children
 - Possible 12-20 Unidentified



Encampments

East Side

- 10901 S Jordan Gateway
- 10135 S Jordan Gateway
- 10288 S Jordan Gateway

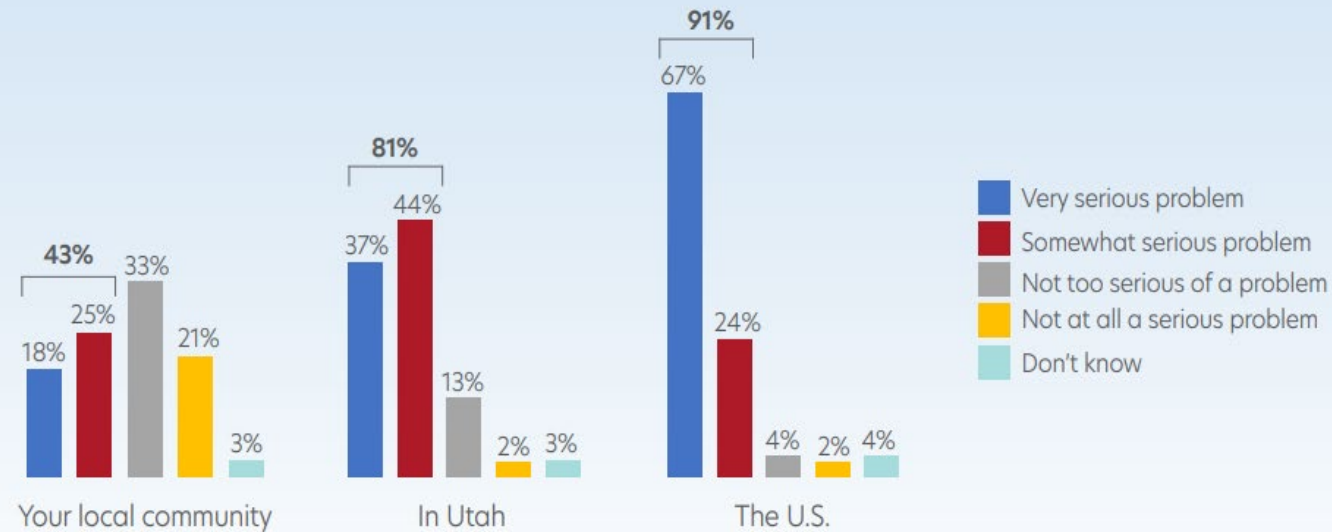
West Side

- 10400 S Grandville Ave
 - 5400 S Daybreak Parkway



How Serious is the Problem?

How serious of a problem, if at all, is homelessness in these areas?



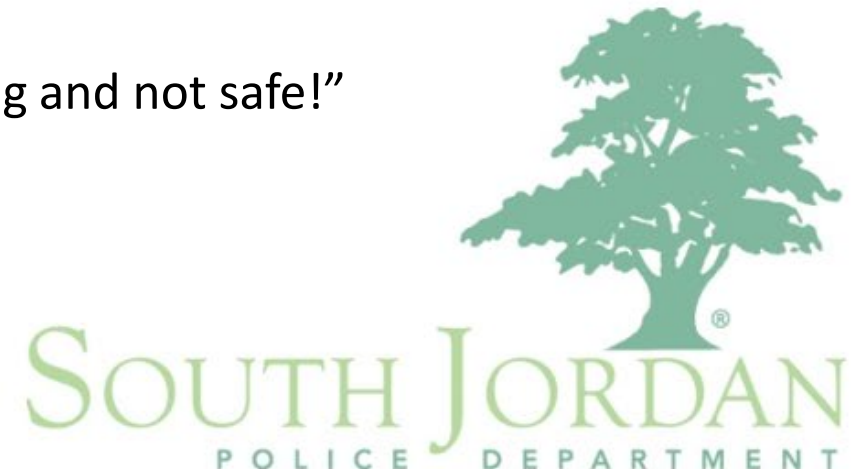
Dec. 2023, Morning Consult statewide poll



South Jordan Community Survey 2024

Topline Report

- Homeless mentioned 46 times
- “Growth. I’m very concerned about high density housing, and the baseball stadium coming to our city. I’m seeing an increase in **homeless**, and vandalism that comes from this.”
- “**Homelessness**”
- “Preventing **homeless** and crime, drug use”
- “Again growth and the problems (traffic, crime, **homelessness**) that follows”
- “Don't let the new ballpark attract **homeless** etc. like the one downtown. Lets stay on top of security etc.”
- “**Homeless** everywhere and panhandling. It is very annoying and not safe!”
- “Preparing for future **homelessness** issues”
- “Rise in crime. **Homelessness**”
- “Proposed **homeless** shelter”



Police Department Response

Progress

- Created Homeless Outreach Team August 2023
- Working to gain easier access to camp areas(Bike team, COP, Jordan Trail Patrols etc.)
- Partnering with neighboring Cities to get ahead and share information



Goals

- Maintain a safe community through enforcement, education and continued outreach
- Stay on top of camp locations and clean up to assure South Jordan remains family friendly and retains a high quality of life for all of our citizens









































































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CONSERVATION OPTIONS

2024 CALENDAR YEAR

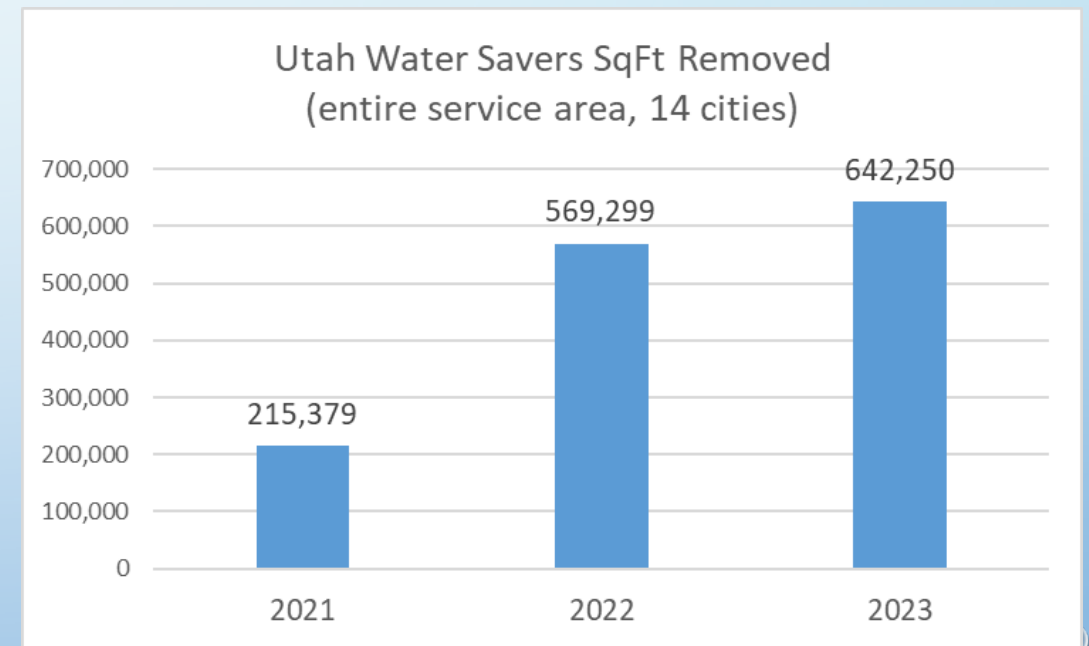
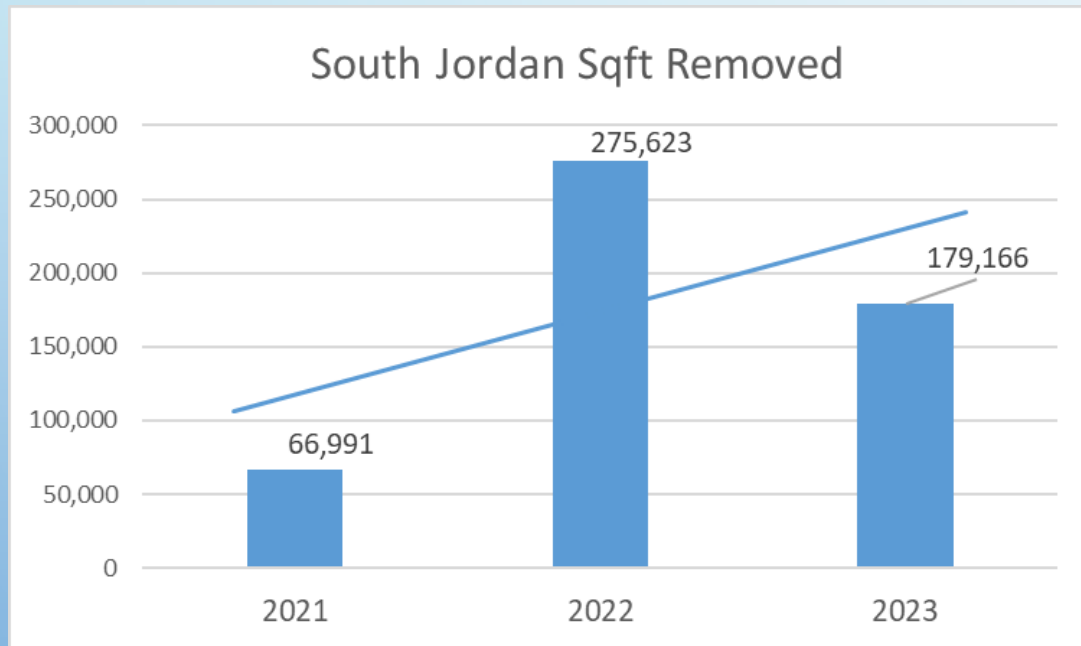


OVERVIEW

- JORDAN VALLEY HAS PRESENTED THE CITY WITH TWO OPTIONS TO MOVE FORWARD WITH CONCERNING THE REBATE PROGRAM
 - METRICS AND CONSIDERATIONS TO BE DETAILED
- 

SQFT REMOVAL

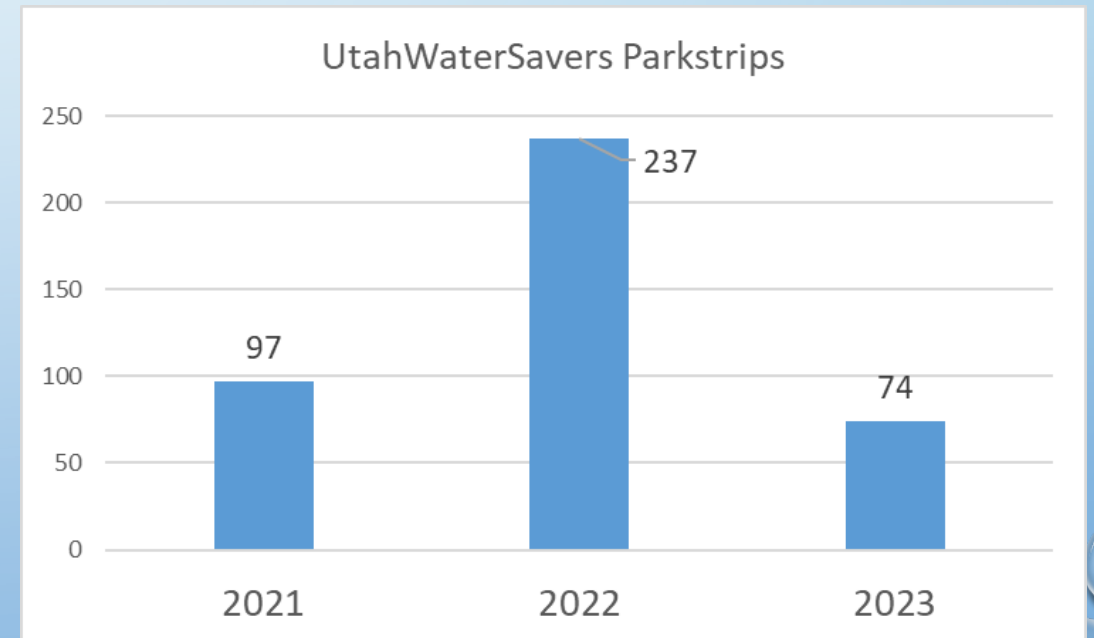
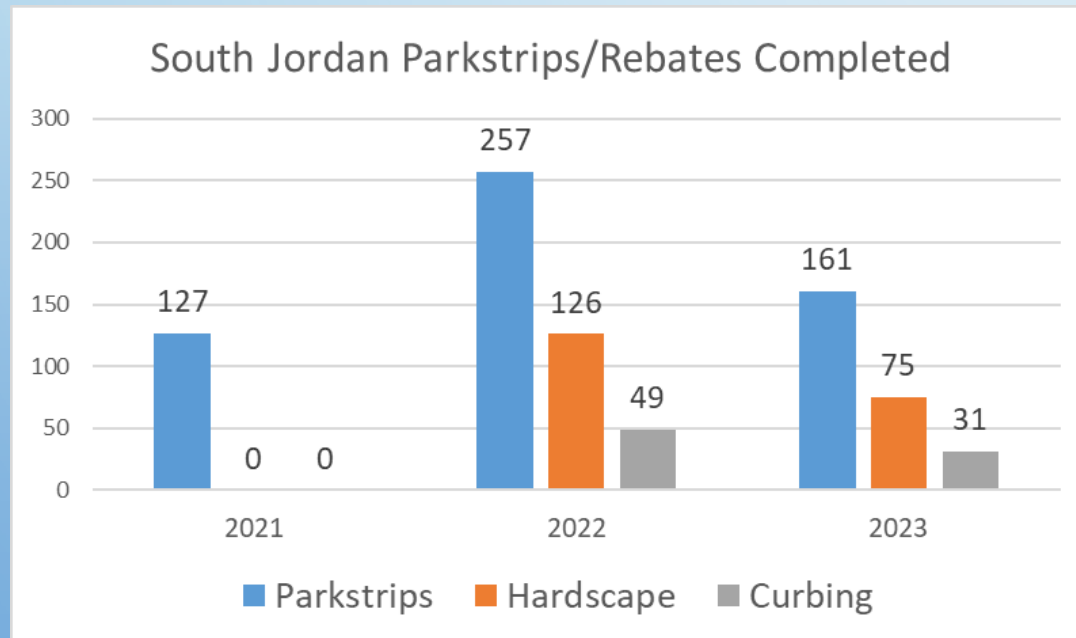
(CITY COMPARED TO 14 OTHER AGENCIES)



SOUTH JORDAN'S METRICS COMPARED TO UTAH WATER SAVERS

- SOUTH JORDAN PARKSTRIPS COMPLETED

- UWS PARKSTRIPS COMPLETED



UTAH WATER SAVERS PROCESS

- CREATE AN ACCOUNT ON UWS WEBSITE
- DETERMINE LOCATION AND ELIGIBILITY, SELECT LANDSCAPE INCENTIVE
- CREATE AND UPLOAD LANDSCAPE DESIGN
- CHOOSE APPOINTMENT TIME FOR INITIAL INSPECTION, INSPECTION TIME IS CONFIRMED BY TECHNICIAN, CONFIRMATION SENT
- INSPECTION STARTS 12 MONTH TIMEFRAME THAT PROJECT MUST BE COMPLETED BY
- ONCE PROJECT IS COMPLETED, POST-VISIT INSPECTION REQUIRED TO CONFIRM PROJECT COMPLETION/GRASS REMOVAL
- ONCE POST-VISIT INSPECTION COMPLETED, W-9 SENT OUT TO COMPLETE BEFORE CHECK IS PROCESSED
- CHECK IS PROCESSED AS FINAL STEP

SOUTH JORDAN REBATE PROCESS

- APPLY ONLINE, CONSERVATION DEPT. SCHEDULES INITIAL INSPECTION
- COMPLETE WORK AS PLANNED FROM INSPECTION, POSSIBLE POST-INSPECTION
- SUBMIT REBATE DOCUMENTATION ONLINE
- RECEIVE CHECK IN THE MAIL

2 OPTIONS FROM JVWCD (JORDAN VALLEY)

• OPTION 1

- SAME OPTIONS AS 2023, RECEIVE \$68,000 TOWARDS REBATES FROM JORDAN VALLEY MEMBER AGENCY GRANT
- CITY PROVIDES FLIPYOURSTRIP, HARDSCAPE, CURBING REBATES
- UTAHWATERSAVERS ENTIRE FRONT OR BACK YARD CONVERSIONS ONLY
- SMALLER PROJECTS THROUGH SOJO

CONSIDERATIONS:

LEVEL OF SERVICE STAYS HIGH AND CONSISTENT

SHORT TIMEFRAME FOR REBATE PROCESS

CITY RECEIVES \$1 SQFT WHILE OTHER SERVICE DISTRICTS RECEIVE \$3 SQFT

CITY COULD REMOVE MUCH MORE GRASS WITH \$3 PER SQFT

• OPTION 2

- CITY RECEIVES \$68,000 TOWARDS OTHER CONSERVATION INITIATIVES (TBD, POSSIBLY LEAK DETECTION), CANNOT BE FOR REBATES OR SALARIES
- CITY PROVIDES FLIPYOURSTRIP PROGRAM AND HARDSCAPE REBATE. (FROM OPERATING BUDGET, NO GRANT MONEY RECEIVED)
- RESIDENTS USE UTAHWATERSAVERS FOR ALL OTHER PROJECTS

CONSIDERATIONS:

GOING AWAY FROM EASE OF CITY PROVIDED REBATES AS A WHOLE

CITY NOT INVOLVED WITH ASSISTING EVERY RESIDENT WITH GRASS REMOVAL

RESIDENTS BOUND BY DIFFERENT PROCESS

CONCLUSION

- CITY WOULD BE LESS INVOLVED WITH LANDSCAPE CONVERSIONS AS A WHOLE
- RESIDENTS COULD RECEIVE MORE OR LESS VALUE DEPENDING ON HOW YOU LOOK AT SCENARIOS
(CITY PROVIDED SERVICE LEVELS)