



**\*\*\*AMENDED\*\*\***  
**BLUFFDALE CITY COUNCIL**  
**LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND**  
**REDEVELOPMENT AGENCY BOARD**  
**COMBINED MEETING AGENDA**  
**Wednesday, June 22, 2016**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, June 22, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

**BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:30 P.M.**

1. Roll Call, Invocation, Pledge of Allegiance\*
2. **PUBLIC FORUM** – (4 minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).
3. **CONSENT AGENDA** –
  - 3.1 Approval of the May 25, 2016 meeting minutes.
  - 3.2 Preliminary acceptance of Independence Plats L and N-1, and beginning the warranty period.
  - 3.3 Approval of a resolution declaring certain assets surplus and authorizing the sale of said assets.
4. **PUBLIC HEARING** – Consideration and vote on an ordinance vacating a portion of a public street between the section line and the east right of way line of 1690 West Street at approximately 14353 South 1690 West, Debbie Holt, applicant (continued from the January 6, 2016 Planning Commission meeting), staff presenter, Paul Douglass.
5. **PUBLIC HEARING** – Consideration and vote on amending the General Plan from Very Low Density to Low Density Residential and a Zone Map Amendment from R-1-43 to R-1-10 at approximately 14780 South 1690 West, Dale Bennett & Garth Johnson, applicants, staff presenter, Paul Douglass.
6. Consideration and vote on a resolution approving a Cable Television Franchise Agreement between the City of Bluffdale, Utah, and Comcast of Utah II, Inc., staff presenter, Vaughn Pickell.

7. Consideration and vote on a resolution authorizing execution of an Interlocal Cooperation Agreement with Salt Lake County providing for the transfer of up to \$1,500,000 of County Transportation Funds to the City of Bluffdale, staff presenter, Vaughn Pickell.
8. \*\*\*Consideration and vote on a resolution of the Bluffdale City Council authorizing the City Manager to enter into agreements awarding a contract for the Park to Park Connection Project and establishing a contingency, staff presenter, Michael Fazio.
9. \*\*\*Consideration and vote on a resolution of the Bluffdale City Council authorizing the City Manager to enter into agreements awarding a contract for the Design Improvements of Segment 5 of Porter Rockwell Boulevard, staff presenter, Michael Fazio.
10. Consideration and vote on a resolution authorizing the City's participation in the Utah Retirement Systems Firefighters System for current full-time Firefighters, or the date of hire for future full-time Firefighters, staff presenter, Stephanie Thayer.
11. Consideration and vote on a resolution adopting the Certified Tax Rate for Salt Lake County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2016-2017, staff presenter, Stephanie Thayer.
12. Consideration and vote on a resolution adopting the Certified Tax Rate for Utah County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2016-2017, staff presenter, Stephanie Thayer.
13. **PUBLIC HEARING** – Consideration and vote on a resolution adopting an Amended Budget for the 2015-2016 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(LBA & RDA Public Hearings held in conjunction)**
14. **PUBLIC HEARING** – Consideration and vote on an ordinance adopting an amended Consolidated Fee Schedule for Administrative, Service and Development fees, including Water rates, charged by the City of Bluffdale, staff presenters, Mark Reid and Stephanie Thayer.
15. **PUBLIC HEARING** – Consideration and vote on a resolution adopting the Budget for the 2016-2017 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(LBA & RDA Public Hearings held in conjunction)**

#### **LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING**

1. Roll Call
2. **CONSENT AGENDA** –
  - 2.1 Approval of the May 25, 2016 meeting minutes.
3. **PUBLIC HEARING** – Consideration and vote on a resolution adopting an Amended Budget for the 2015-2016 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(LBA Public Hearing held in conjunction with the City Budget Hearing)**
4. **PUBLIC HEARING** – Consideration and vote on a resolution adopting the Final Budget for the 2016-2017 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(LBA Public Hearing held in conjunction with the City Budget Hearing)**
5. Adjournment

#### **BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING**

1. Roll Call
2. **CONSENT AGENDA** –

2.1 Approval of the May 25, 2016 meeting minutes.

3. **PUBLIC HEARING** – Consideration and vote on a resolution adopting an Amended Budget for the 2015-2015 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(RDA Public Hearing held in conjunction with the City Budget Hearing)**
4. **PUBLIC HEARING** – Consideration and vote on a resolution adopting the Final Budget for the 2016-2017 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(RDA Public Hearing held in conjunction with the City Budget Hearing)**
5. Adjournment

#### **CONTINUATION OF BUSINESS MEETING**

16. Mayor's Report
17. City Manager's Report and Discussion

#### **PLANNING SESSION**

Please Note: The planning session is for identifying future items and other council discussion in accordance with Utah Code § 52-4-201(2)(a). While the meeting may be open to the public, there will not be any opportunity for public input during the planning session.

18. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).
19. Adjournment

**Dated this 21<sup>st</sup> day of June, 2016**

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET MORNING NEWS; POSTED AT THE BLUFFDALE CITY HALL, BLUFFDALE CITY FIRE STATION, AND THE COMMUNITY BULLETIN BOARD AT THE BLUFFS APARTMENTS; EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT [WWW.BLUFFDALE.COM](http://WWW.BLUFFDALE.COM) AND ON THE PUBLIC MEETING NOTICE WEBSITE, [WWW.PMN.UTAH.GOV](http://WWW.PMN.UTAH.GOV)



**Wendy L. Deppe, CMC**  
**City Recorder**

Note: The Bluffdale City Council will take a recess at approximately 9:30 p.m. and will evaluate the time needed to complete items not yet heard on the evening's agenda. Items the Council determines may take the meeting past 10:00 p.m. may be removed from the agenda and re-scheduled for the next regularly scheduled meeting. In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City Hall at least 24 hours in advance of this meeting at 801-254-2200. TTY 7-1-1. \*Contact the City Recorder if you desire to give the Invocation.

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**Present:** Mayor Derk Timothy  
Ty Nielsen  
Boyd Preece  
Justin Westwood  
James Wingate

**Staff:** Mark Reid, City Manager  
Vaughn Pickell, City Attorney  
Grant Crowell, City Planner/Economic Development Director  
Michael Fazio, City Engineer  
Stephanie Thayer, Accountant/HR Administrator  
Brittany Skinner, Assistant City Attorney  
Police Sergeant Shane Taylor  
Fire Chief, John Roberts  
Wendy Deppe, City Recorder

**Others:** Johnny Loumis, Jr., Planning Commission Member  
Jaxxon Swallow, Eagle Scout  
Stephen Edwards, Legal Counsel for Debbie Holt

**Excused:** Alan Jackson

**BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**

Mayor Derk Timothy called the meeting to order at 6:30 p.m.

**1. Roll Call, Invocation, and Pledge.**

All Members of the City Council were present with the exception of Alan Jackson, who was excused.

Ty Nielsen offered the invocation.

Scout Jaxxon Swallow, introduced himself and was present to propose a crosswalk sign at the corner of 14400 South and 2395 West for his Eagle Project.

Jaxxon Swallow led the Pledge of Allegiance.

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**2. PUBLIC FORUM.**

Jill McGill gave her address as 14035 South Market View Drive, Apartment C204 and was present to address the emergency access point on the back side of the Bluffs Apartments that connects to Loumis Parkway. Her understanding was that an agreement was entered into between the City and EMG, the apartment management company, specifying that it would remain an emergency access point. The City has changed significantly since the apartments were constructed. Mrs. McGill noted that there is only once entrance from Redwood Road, which is very dangerous. There is a light intended at that location eventually, but she considered it to be very dangerous for the residents to get in and out, especially during rush hour.

Mrs. McGill recognized the issues that exist with the blind curve on 1300 West. Her understanding was that there have been a few accidents in the area already. She proposed that the area be made a three-way stop and a sign posted on the blind curve so that oncoming traffic knows to slow down. It was verified by Mayor Timothy that the speed limit in the area is 25 mph. Mrs. McGill was not sure about funding and did not know what the cost would be to purchase and post three stop signs. She also was not aware of other potential legal ramifications. She commented that a lot of people support what is proposed. Mayor Timothy stated that when Smith's opens for business on the Gateway property, there will be a natural tendency for people to want to go through the area. He suggested that be considered as well. Possible options were discussed including connecting the Gateway property to 1300 West without going through the Bluffs. He considered that to be a better option than opening the gate.

Mrs. McGill described the difficulty she has had getting to and from her home. She stated that her husband has severe anxiety and refuses to travel during certain times of the day because he cannot get onto Redwood Road. In addition, there have been accidents in front of the entrance that have prevented her from leaving her home for work because she cannot get across the road. She asked what the next step should be. Mayor Timothy agreed to stay in contact with Mrs. McGill. He stated that the City gets an equal number of complaints about the gate being open as having it closed.

Johnny Loumis, Jr. gave his address as 14315 South Loumis Parkway and addressed the following talking points:

1. Bluffs Road was never intended to be used as a primary entrance or exit and was not engineered as such. It was always intended to be as a secondary road emergency access only.
2. Loumis Parkway has no center turn lane to turn left and coming from the apartments or townhomes there is no left hand turn to the east or north. The area is very dangerous because of blind spots with the curvature of the road and speeding.

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3. Mr. Loumis' wife has had several close calls when the gate has been open and she now returns home from work on Loumis Parkway. Others have made mention of close calls as well.
4. Loumis Parkway was not built to handle the additional volume from the Bluffs Apartments. Trophy Homes never wanted to participate in developing Loumis Parkway and would not contribute to its improvement.
5. Loumis Parkway has the S curve on one end and the corner of 1300 West and Redwood Road curve on the other. Neither can absorb traffic from the Bluffs Apartments.
6. Bluffs residents should approach the Smith's developers to resolve the problem. Exiting onto Loumis Parkway will only cause additional problems.
7. If the City were to pass the request, he could foresee a huge liability for the City because neither road was engineered or planned to accommodate the additional traffic from the Bluffs.

Jaxxon Swallow gave his address as 14539 South 2700 West and reported that for his Eagle Project he was proposing a crosswalk at 14400 South and 2395 West. He would like to install two crosswalk signs as well to make motorists aware that pedestrians are crossing and to be alert. Photos of the finished project were displayed. Jaxxon highlighted the benefits of the proposed sign including:

1. Pedestrian safety;
2. Low maintenance design that is easy to repair. With the solar panel the sign will operate up to 30 days 24/7 operation. Without the solar panel, the battery alone can last up to 30 days. No power or trenching is needed to install the unit.

The cost of the sign is \$6,000. Jaxxon was not sure how much money he could raise but stated that packets were prepared to distribute to residents. City Manager, Mark Reid, clarified that the City would help with the project as it will greatly enhance the park and the safety of the school children. He believed it was in the City's best interest to provide assistance. Installation and shipping of the sign would be provided free of charge by the sign company, Intermountain Traffic Safety. The price was also discounted due to the merit of the project. The height of the sign was described as 7 ½ to 8 feet to the bottom of the sign. The Council agreed to include the cost of the sign in the budget. Jaxxon was commended for choosing a project that benefits the community for his Eagle Scout Project.

Ruth Rowley gave her address as 14073 South Chardonnay and addressed the purchase of her condominium in the Vintage thinking that Bluffdale would be a nice place to live. She was concerned about what was discussed tonight and stated that there are a lot of children in the area.

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If there is another option for the road she asked why it was not being investigated. Her understanding was that the City Council established the roadway and the City constructed Market Street, which was very nice, and then took it away. Access and safety issues were discussed. Ms. Rowley urged the City Council to do something and take action.

Stephanie Loving gave her address as 14072 South Senora Way. She reported that she spoke to the Fire Chief and obtained information relating to the gated exit that was intended to be only an emergency exit for the Bluffs Apartments. She stressed that it is for emergency use only. The Fire Chief explained to her that the only reason it was opened was because of vandalism. Mr. Reid explained that the gate has been torn down and totally removed. The City ultimately donated \$5,000 to the Bluffs Apartments to install a camera to monitor the gate and reduce vandalism.

Ms. Loving stated that the residents of Vintage Condos and Townhomes and the Bluffs Apartments believed it was taken down because construction was taking place and it allowed them to have more access. She stated that there has been a serious problem with vandalism in their subdivision. She serves on the HOA board and wants to resolve the issues. If there was another access for the Bluffs she believed it would eliminate a lot of the vandalism that is occurring. They have put up security cameras and noticed that the vandalism is being done by residents of the Bluffs Apartments. Ms. Loving proposed that there be a separate access for the Bluffs and that Vintage View not be a public through street. She wanted to ensure the safety of children. She recommended two speed bumps be installed at the top and bottom and a stop sign and pedestrian crossing put in similar to what was proposed by Jaxxon Swallow. Ms. Loving also recommended the Vintage have a separate access.

Ms. Loving commented on the park that will be built nearby, which will be a great place for children to play. It will, however, create an issue with children from the Bluffs who will come through Vintage and behind the townhomes to get to the park. A recent incident involved teenagers in what appeared to her to be a sexual assault. The Vintage residents were concerned that they are needing to put so much time and effort into keeping the area safe.

There were no further public comments. The Public Forum was closed.

**3. CONSENT AGENDA.**

**3.1 Approval of the May 25, 2016 Meeting Minutes.**

**3.2 Preliminary Acceptance of Independence Plats L and N-1, and Beginning the Warranty Period.**

**3.3 Approval of a Resolution Declaring Certain Assets Surplus and Authorizing the Sale of Said Assets.**

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**James Wingate moved to approve the consent agenda as written. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the Council.**

**4. PUBLIC HEARING – Consideration and Vote on an Ordinance Vacating a Portion of a Public Street Between the Section Line and the East Right of Way Line of 1690 West Street at Approximately 14353 South 1690 West, Debbie Holt, Applicant (continued from the January 6, 2016 Planning Commission Meeting), Staff Presenter, Paul Douglass.**

City Planner/Economic Development Director, Grant Crowell, presented the staff report and stated that the applicant has requested that the City Council consider the vacation of a portion of an existing public right-of-way. The proposed vacation area was identified as between the back of the sidewalk from the newly constructed 1690 West to the section line. Some of the property is beyond what is necessary for the existing road. He noted that there is a power line approximately 20 feet behind the sidewalk, which is in the public interest. With a vacation request, a determination is made as to whether any private parties would be adversely affected by vacating the public interest.

Mr. Crowell reported that the Planning Commission reviewed the request and ultimately forwarded a positive recommendation to vacate but retain 20 feet behind the sidewalk in the event additional right-of-way is necessary. It was clarified that the power pole will remain in the public right-of-way. The Planning Commission proposed that 20 feet be retained in the public right-of-way behind the current curb location.

Steve Edwards identified himself as the legal counsel for the applicant, Debbie Holt. He clarified that Ms. Holt was appreciative of the proposed vacation but wished to have a full vacation rather than the proposed partial vacation. He stated that the statute indicates that the right-of-way is to be vacated where there is good cause for it and neither the public interest nor any person will be materially injured by it. Both components of the statute are met through the total vacation of the right-of-way. Mr. Edwards explained that the right-of-way being sought is enjoyed by Ms. Holt's neighbors to the north and south. An aerial photo of the property was displayed showing the proposed vacation and the neighboring properties.

Mr. Edwards' understanding was that the Planning Commission is recommending that an area that is approximately 20 feet in depth past the sidewalk remain in the right-of-way. He questioned what the legal basis or source documents were for the right-of-way associated with Ms. Holt's property. He reported that Ms. Holt purchased the property in 1985. The home was built in 1952. He recommended that Ms. Holt be treated the same as her neighbors to the north and south.

Mayor Timothy opened the public hearing. There were no members of the public wishing to speak. The public hearing was closed.

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In response to a question raised by Ty Nielsen, the right-of-way line was identified as the parcel line.

In response to a question raised, City Attorney, Vaughn Pickell, reported that the power lines are within the area that will remain in the public right-of-way if the vacation is adopted. If it is fully vacated, the power lines will be on private property, which will affect franchise agreements. If it is in the public right-of-way and a project requires a pole to be moved, Rocky Mountain Power will move them. If it is on private property, the City has to pay for relocation.

**Ty Nielsen moved to approve the ordinance vacating a portion of a public street between the section line and the east right-of-way line of 1690 West Street at approximately 14353 South 1690 West as recommended by the Planning Commission. Justin Westwood seconded the motion.**

Boyd Preece was not opposed to the full vacation but would want to be aware of the potential impacts of the road widening. James Wingate clarified that the City has no intention of using it now but may need to widen the road in the future. Even if the City does not give the whole piece, Ms. Holt can still use the property in a similar manner to how she is using it now, unless the road is widened in the future.

**Vote on motion: Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Nay, Ty Nielsen-Aye. The motion passed 3-to-1.**

**5. PUBLIC HEARING – Consideration and Vote on Amending the General Plan from Very Low Density to Low Density Residential and a Zone Map Amendment from R-1-43 to R-1-10 at Approximately 14780 South 1690 West, Dale Bennett and Garth Johnson, Applicants, Staff Presenter, Paul Douglass.**

Justin Westwood identified his home on the site map displayed and stated that he may have conflict of interest.

Mr. Crowell presented the staff report and stated that the subject property has been utilized as part of the same farm area. Existing crossings and access issues were a significant topic of discussion among the Planning Commission. He explained that the existing zoning framework has the transition of the two main residential zones in the area on the property line. Much of the historic Bluffdale development along Redwood Road is zoned R-1-10. Property to the south and west is zoned R-1-43. The General Plan anticipates commercial redevelopment along Camp Williams and Redwood Road in the future. A few parcels have been zoned commercial over the past few years, which was expected to continue. That area, however, is separated by canals and will not likely extend to the subject property.

Mr. Crowell explained how the property is accessed and indicated where the narrow public street ends. In some places, it is difficult to pass. Features of the surrounding property and zoning were

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described. The General Plan provides guidance but does not specify how to address a situation where the line goes through the middle of the property. Currently 20 homes are proposed. Mr. Crowell indicated that the Planning Commission forwarded a negative recommendation on both proposals.

Dale Bennett, identified himself as the Engineer for the applicant, Erlene Johnson. He reported that since the Planning Commission Meeting they took Commissioner Loumis' advice to perform more due diligence. This week they have worked with various people and obtained a lot of information. They met with Gary Cannon, the President of the canal company, who expressed a willingness to work with the applicants on the road widening. Mr. Bennett stated that there is approximately 270 feet from the access to the corner where the public road begins. They also received an email from the Anderson Trust, which owns the property to the north of the Andersons and Mr. Westwood. They indicated that they would be willing to work with the applicant as well. Their intent is to sell the property and develop it. They agreed to work with the applicants on another access onto Redwood Road. Mr. Bennett asked the Council to continue the matter to the next meeting to allow them more time to compile additional materials.

Mr. Bennett stated that they have reached out to all of the landowners but have not yet had a chance to negotiate with all of them. They contacted UDOT and set up a pre-application meeting which was scheduled for the following week. At that time, they will review the various options available.

Mayor Timothy commented that the 30-lot rule on a single point of ingress/egress will be an issue. Without a second access the City Council almost has to deny the request. In order for it to be approved, he felt that the second access must be part of the proposal. Mr. Reid stated that at the point near the access off of Redwood Road, the 30-lot rule is still in place unless access is obtained across the bridge on the south. He asked the applicants how many lots would be proposed if the property were rezoned R-1-10. Mr. Bennett estimated it would be 23 lots with one-half acre average lot sizes.

The applicant, Erlene Johnson, gave her address as 14516 South Camp Williams Road and reported that years ago they developed an 80-acre subdivision to the south. Her recollection was that the subdivision is accessed off of Camp Williams Road. At that time, they had a right-of-way into the canal from years earlier. The Mayor indicated that that would be something to be worked out if the request is approved.

Mayor Timothy opened the public hearing.

Linda Crane gave her address as 14846 South 1690 West and stated that 1690 West is a very narrow road and requires caution. If 23 homes are added to the road with the associated traffic, there will be problems. She questioned how the road could be widened since the canal company only owns so much property. Ms. Crane thought the applicants should first be required to prove

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that the proposal will fit in the community and be safe. She recommended the applicants stay away from 1690 West and pursue other safer alternatives.

Chris Nielsen gave his address as 14648 South 1690 West and encouraged the developer to look at other alternatives to 1690 West for safety reasons. He has lived on 1690 West for 33 years and felt that the cost of increasing the road size will ultimately decrease the lot sizes. Mr. Nielsen did not consider 1690 West to be viable due to the width.

Roger Kent gave his address as 14860 South 1690 West and identified his property on the map displayed. He highlighted a very steep hill that makes it very difficult to drive on in the winter. He noted that it has never been maintained during the winter months.

There were no further public comments. The public hearing was closed.

Noticing issues were discussed. It was clarified that no additional notices were required beyond a meeting notice. Ty Nielsen asked about the ramifications to the applicant if the request is denied. Mr. Pickell stated that if the request is denied, the applicants would have to reapply.

Justin Westwood referenced the steep hill and acknowledged the need for a new bridge. Another ingress/egress option would be needed other than 1690 West. He stated that the access identified by Mrs. Johnson suggested that it would involve the resolution of additional issues. Boyd Preece recommended the request be denied since there are too many undecided issues.

**Ty Nielsen moved to deny the request to amend the General Plan from Very Low Density to Low Density Residential and a Zone Map Amendment from R-1-43 to R-1-10 at approximately 14780 South 1690 West. James Wingate seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Abstained. The motion passed unanimously with one abstention.**

**6. Consideration and Vote on a Resolution Approving a Cable Television Franchise Agreement Between the City of Bluffdale, Utah, and Comcast of Utah II, Inc., Staff Presenter, Vaughn Pickell.**

Mr. Pickell presented the staff report and provided the Council with an updated Franchise Agreement between Comcast and the City of Bluffdale. The current agreement expired and the updated document conforms with existing federal law. The agreement allows for relocation by Comcast at their expense for City projects with 10 days' notice. It also requires Comcast to pay a franchise fee to the City. Over the past year this has equated to approximately \$45,000. Mayor Timothy indicated that a correction needed to be made to the effective date.

**Ty Nielsen moved to approve a resolution approving a Cable Television Franchise Agreement between the City of Bluffdale, Utah and Comcast of Utah II, Inc., as written with the corrected effective date. James Wingate seconded the motion. Vote on motion: Boyd**

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Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye. The motion passed unanimously.

**7. Consideration and Vote on a Resolution Authorizing the Execution of an Interlocal Cooperation Agreement with Salt Lake County Providing for the Transfer of up to \$1,500,000 of County Transportation Funds to the City of Bluffdale, Staff Presenter, Vaughn Pickell.**

Mr. Pickell informed the Council that the proposed agreement was put forward by Salt Lake County who is the entity that disburses the County Transportation Funds. It is intended to serve as a reimbursement situation where the City can qualify for up to \$1.5 million in reimbursement from the County. Mayor Timothy clarified that the effective date of the agreement will be June 22, 2016.

**James Wingate moved to approve a resolution authorizing the execution of an Interlocal Cooperation Agreement with Salt Lake County providing for the transfer of up to \$1,500,000 of County Transportation Funds to the City of Bluffdale. Justin Westwood seconded the motion. Vote on motion: Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye. The motion passed unanimously.**

**8. Consideration and Vote on a Resolution of the Bluffdale City Council Authorizing the City Manager to Enter into Agreements Awarding a Contract for the Park to Park Connection Project and Establishing a Contingency, Staff Presenter, Michael Fazio.**

City Engineer, Michael Fazio, described the project and stated that the bids were opened on June 20 and the low bidder was Miller Paving, Inc. at a cost of \$97,561.48 plus a 10% contingency for a total of \$107,317.63. Three bids were received with one being declared unresponsive. It was recommended that the project be approved.

Mr. Fazio stated that it could be done in January or February of next year or late in the fall. The Mayor indicated that it cannot be done in the fall because of the timing of the school. Mr. Reid stated that the agreement with the school is to do it during the summer while school is out. Timing issues were discussed. The possibility of delaying it for one year was mentioned. Mr. Reid stated that because the job is so small, it is difficult to find any bidders.

**Justin Westwood moved to pass a resolution authorizing the City Manager to enter into agreements awarding a contract for the Park to Park Connection Project with Miller Paving, Inc., including a 10% contingency, for a total of \$107,317.63. Ty Nielsen seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.**

**9. Consideration and Vote on a Resolution of the Bluffdale City Council Authorizing the City Manager to Enter into Agreements Awarding a Contract for the Design**

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**Improvements of Segment 5 of Porter Rockwell Boulevard, Staff Presenter, Michael Fazio.**

Mr. Reid recommended that the above matter be tabled as additional information was needed to proceed.

**Ty Nielsen moved to table the above item until a future meeting. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the Council.**

**10. Consideration and Vote on a Resolution Authorizing the City's Participation in the Utah Retirement Systems Firefighters System for Current Full-Time Firefighters, or the Date of Hire for Future Full-Time Firefighters, Staff Presenter, Stephanie Thayer.**

Accountant, HR Administrator, Stephanie Thayer, presented the resolution authorizing the City's participation in the Utah Retirement Systems Firefighters System. Currently, Bluffdale has one full-time employee in the Fire Department, who is the Fire Chief. His benefits will be retroactive to the date he went full-time, which was March 17, 2014. One of the key requirements to participate in the fund is to maintain the full-time Fire Chief position. No budget adjustment is required. It was noted that the change will result in a better benefit for Chief Roberts.

Mr. Reid indicated that if the City brings any more full-time employees into the Fire Department, they will be eligible for the pension. Those that are Tier 1 will receive a better benefit than is available for public employees. Because of Chief Roberts' hire date, he is a Tier 2 employee. There is no budget adjustment because the City has been paying toward his pension. Any employee hired will get a better pension benefit.

**Ty Nielsen moved to approve the resolution authorizing the City's participation in the Utah Retirement Systems Firefighters System for current full-time firefighters or the date of hire for future full-time firefighters. Justin Westwood seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.**

**11. Consideration and Vote on a Resolution Adopting the Certified Tax Rate for Salt Lake County for the Purpose of Levying Taxes Within the City of Bluffdale for the Fiscal Year 2016-2017, Staff Presenter, Stephanie Thayer.**

Ms. Thayer recommended that the tax rate of .001218, as set by the State Auditor, be adopted. The rate is the same for Utah and Salt Lake Counties. Mr. Reid reported that the certified tax rate sets the City's property tax rate. If the City chooses to impose a tax increase, they would need to go through the Truth in Taxation hearing process which would result in a vote in August. Mr. Reid explained that the certified tax rate is set based on property valuations in order to maintain the same property tax level as the previous year. If property valuations had increased, the certified

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tax rate would have decreased in order to generate the same amount of property tax. The difference is that any property added in terms of growth would result in an increase in property tax to the City. Year to year a similar property tax is included in the budget. With the annexation of the Utah Data Center, a portion of the City is in Utah County. For that reason, a certified tax rate needs to be set in both Salt Lake and Utah Counties. The certified tax rate in Utah County will generate less than \$1,000 in property tax.

Mayor Timothy asked why the projected property tax is not less than it was this year. Mr. Reid explained that the actual property tax is always much higher than what is projected compared to the certified tax rate. Every year the property tax budget is set at the amount the certified tax rate will generate.

**Justin Westwood moved to pass a resolution adopting the certified tax rate for Salt Lake County for the purpose of levying taxes within the City of Bluffdale for the fiscal year 2016-2017 at a rate of .001218. Ty Nielsen seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.**

**12. Consideration and Vote on a Resolution Adopting the Certified Tax Rate for Utah County for the Purpose of Levying Taxes Within the City of Bluffdale for the Fiscal Year 2016-2017, Staff Presenter, Stephanie Thayer.**

It was noted that the certified tax rate for both Salt Lake and Utah Counties is the same at .001218.

**Justin Westwood moved to pass a resolution adopting the certified tax rate for Utah County for the purpose of levying taxes within the City of Bluffdale for the fiscal year 2016-2017 at a rate of .001218. Ty Nielsen seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.**

**13. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting an Amended Budget for the 2015-2016 Fiscal Year, Staff Presenters, Mark Reid and Stephanie Thayer. (LBA and RDA Public Hearings Held in Conjunction.)**

Ms. Thayer highlighted the proposed changes ending June 30, 2016. She explained that to bring down the General Fund balance, there is a proposal to reduce the transfer to Capital Projects from the General Fund from 22% to 8%. She noted that the maximum is 25% and the minimum is 5%.

Ms. Thayer next referenced changes to the City Council and Sanitation, Professional and Technical, line items which appear to be slightly over budget. It was proposed that a change be made to more closely reflect the amount needed.

It was proposed that \$1,000 be budgeted for an overage in the Bluffdale Arts Advisory Board's costume budget. Mayor Timothy indicated that it was taken into account with the additional to be

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budgeted next year. Mr. Reid doubted they would use any of the reserve but was intended to be a safety measure to ensure that they do not go over budget. The change was essentially for auditing purposes.

With regard to the Miss Bluffdale Pageant, there was an increase in the cost of fundraising. For Old West Days, it was recommended that \$15,000 of the fund balance be used.

A question was raised about what contributed to the City Council Professional and Technical costs. Mr. Reid stated that is primarily transcription of the minutes. The dollar amount has not changed but varies based on the length of meetings and the amount of time spent.

Mayor Timothy opened the public hearing. There were no public comments. The public hearing was closed.

**Ty Nielsen moved to approve the resolution adopting an Amended Budget for the 2015-2016 fiscal year. Justin Westwood seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.**

**14. PUBLIC HEARING – Consideration and Vote on an Ordinance Adopting an Amended Consolidated Fee Schedule for Administrative, Service, and Development Fees, Including Water Rates Charged by the City of Bluffdale, Staff Presenters, Mark Reid and Stephanie Thayer.**

Ms. Thayer presented the proposed changes shown in red. They included the hotel transient tax, which was in anticipation of a hotel locating in Bluffdale. The intent was for the City to have the ability to charge a transient room tax pursuant to Utah law. Under Police, a GRAMA request was changed to the actual cost per the ordinance. With regard to the Cemetery, outside of City business hours an additional \$100 is typically charged for a regular burial. There was nothing similar for cremations.

With regard to water rates, Mr. Reid stated that an email was sent out proposing a water rate increase. Bruce Kartchner was asked to look at the water rates. Mr. Reid reported that the City is currently receiving just under a 3% increase from Jordan Valley Water Conservancy District. The current rate is \$1.75, \$2.15, \$2.85, and \$3.50 per 1,000 gallons. Mr. Reid's proposal was to increase the rates by \$.10, \$.15, \$.20, and \$.25 on the respective tiers. The rate increase will be effective for the City on July 1. In response to a question raised, Mr. Reid stated that all of the City's culinary water is purchased from Jordan Valley. There are individuals in the City that have wells and the City has one well but it is not used for culinary water.

Mayor Timothy commented that not all of the increase is to accommodate growth. For instance, additional water storage is needed for the current population that growth does not account for. He believed the City's rates were significantly low in terms of what the needs will be. He suggested that Mr. Kartchner perform his analysis after July 1 when he is employed full-time by the City.

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The Mayor did not want to raise rates twice and did not consider the increase proposed by Mr. Reid to be substantial enough. In response to a question raised, the Mayor stated that there have been complaints received about water rates being too high from citizens, however, they are people who water their entire yard with culinary water. The Mayor was concerned that if the rates are not increased sufficiently now, they will eventually have to be increased again. He was of the opinion that if not raised enough now, they will be raised twice in a short period of time. Mr. Reid clarified that rates can be raised at any time but it would be noticed as a separate meeting rather than a change to the fee schedule.

Mr. Reid stated that each year since he came to work for the City, they have done a small rate increase each year that equaled the amount of the increase imposed by Jordan Valley. He explained that the majority of the City is in Tier 1. Mayor Timothy stated that when he was running for Mayor there were only six or eight users that were over 100,000. Mr. Reid indicated that there are at least 12 now. He explained that one of the purposes of the tiers is to promote conservation. They have done their conservation by paying for the reuse water project.

SWPP fees were discussed. Mr. Reid reported that the requirements for the City to perform inspections for SWPP has created an increase. They have contracted with a company to perform the inspections. In analyzing the situation over the next three to six months, they may decide to bring inspector services in house. It was noted that the inspections have to be taking place by July 1.

With regard to the water rate, Mayor Timothy commented that if the lowest tier was changed it could be increased significantly and still very few citizens would notice. Those that complain about the cost are typically those in the higher tiers. Changing the higher tiers twice would be much worse than imposing a single increase.

Mayor Timothy opened the public hearing. There were no public comments. The public hearing was closed.

Ty Nielsen proposed there be one water rate change rather than two. Mr. Reid compared Bluffdale's rates with those of surrounding cities. For example, Riverton City has no tiers and charges a flat rate of \$3.90 per 1,000 gallons. Bluffdale's cost from Jordan Valley during the summer months is \$1.68 per 1,000 gallons. Residents are charged \$1.75. He noted that Riverton City gets their water at a lower cost than Bluffdale because they traditionally had other sources. Mayor Timothy did not think they were doing the citizens a favor by charging such a low rate since the system has issues and there are major facilities that need to be built.

The Council agreed to only increase water rates once, which would be included in the February budget amendment or sooner, once Mr. Kartchner completes the study and the noticing requirements are met.

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Justin Westwood addressed ball fields and violation fees. It was noted that no fee is charged for practices. It was suggested that there be clarification with regard to reserving fields for practices. Council Member Westwood preferred to reserve the fields for local teams when they request it. Mr. Reid stated that typically, the ability to reserve the field is opened up early in the year. Mr. Reid stated that changes could be made to how the fields are handled but he preferred to involve Alan Jackson and Blain Dietrich in the decision since they are most involved with the ball fields.

**Ty Nielsen moved to approve an ordinance adopting an Amended Consolidated Fee Schedule for Administrative, Service, and Development fees, including water rates charged by the City of Bluffdale. Justin Westwood seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.**

**15. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting the Budget for the 2016-2017 Fiscal Year, Staff Presenters, Mark Reid and Stephanie Thayer. (LBA and RDA Public Hearings Held in Conjunction).**

Mr. Reid reported that it would be necessary for the Council to finalize the budget tonight. Ms. Thayer highlighted the changes made to the budget document since the last Council Meeting. She also listed the changes made since it was last emailed to the Council the previous week. The property tax figures were modified to match the dollar amount, which decreased the City's property tax revenue. Inspection fees for SWPP were added for both the revenues and expenditures in the amount of \$120,000. For City Council Professional and Technical fees, since the current year was higher and a budget adjustment was needed, they decided to impose an increase next fiscal year.

Mr. Reid commented on the inspection fees and stated that they are pass through fees. Whatever is charged to the City is eventually passed on to the buyer. With respect to Sanitation, next year's budgeted amount was increased to be in line with the amended budget. With regard to the bleachers at the Rodeo Arena, Ms. Thayer's understanding from the last meeting was that they will hold off for the time being. She made a list of items they would be moving forward with for a total of \$250,000, which should decrease the expenses by \$600,000.

A question was raised by Justin Westwood as to whether the intent is for it to be a horse arena for the community or a venue for larger events. If it is a horse arena, he did not object to the arena blend and black widow. If the intent is to change it to a venue, he did not support the idea of purchasing a \$100,000 tractor and attachment. Mayor Timothy stated that the tractor and attachment will be needed either way. Mr. Reid agreed and stated that the arena is groomed daily. The groomer proposed to be purchased is better than the one they have now and horse people in the community would like to see it upgraded. The arena blend and the black widow were the only two items the Rodeo Committee unanimously agreed on.

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The option of having a lid or no lid was discussed. The Mayor explained that most ticket sales will be done on line and ticketholders will expect the City to protect them from rain or inclement weather. He stated that the options are 5,000 seats with a lid or 3,000 without depending on the direction the City wants to go. Mr. Reid compared it to a football stadium where games are held rain or shine with or without a lid.

Under Park Impact Fees, Ms. Thayer reported that they looked at the park projects but unfortunately could only remove the Mount Jordan Park, for \$15,000 because the remainder may have been completed but still needs to be reimbursed. They also added a request for the Plat K Park at a cost of \$700,000. Mr. Reid explained that their agreement with the developer was that the City would reimburse up to the amount collected. One of Mr. Kartchner's other projects was to show how much was collected in each area.

The Capital Projects budget did not include the Parks tractor at a cost of \$60,000. Mr. Reid was confident that they can find a good used tractor for that amount. He indicated that a tractor cannot be purchased out of Park Impact Fees and will have to come out of Capital Projects.

Ms. Thayer reported that the 1300 West resurface overlay was added by the City Engineer. Mr. Reid reported that the numbers were just received this week. The overlay will run from 14600 South to the power line corridor going south on 1300 West. It was noted that it is currently the worst road in the City. The amount budgeted was \$70,000.

Ms. Thayer next addressed the Water Operations Fund at 14400 South. She indicated that a 16-inch dry irrigation line for the charter school water line is proposed at a cost of \$30,000. Mr. Reid stated that the school is proposing to put in a water line and the City is proposing to upsize it. It will be dry because it has no connections to either side. Because the road in front of it is being done now they will put it in place. When they come through later with the water project they can avoid tearing up that portion of the road.

Additional recent changes were described. The budget was updated and placed in Dropbox to show the additional four items. The first was to increase the Mayor's salary by the same amount as the Council received. There was also a request for Court travel and training of \$1,000. Mr. Reid reported that the judge is now required to attend two different conferences. In Engineering they are proposing to increase the part-time salaries and wages for an Engineering Intern by \$20,000. With regard to the Class C Road Fund, Mr. Reid reported that an analysis was performed on the amount of revenue received. They expect to complete \$220,000 in projects with a projected revenue of \$425,000. In looking at the situation more closely, based on what the Mayor had seen with Class C Road Funds, the amount of revenue they expect to come in was reduced along with the amount that will go into reserves. Mr. Reid reported that the City will still receive more in revenue than they have budgeted in projects. Ms. Thayer stated that \$20,000 was included in the budget for ADA ramps at Independence. It was noted that they cost approximately \$5,000 each.

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With regard to salary increases, James Wingate asked if they could see a comparison to neighboring cities. Mr. Reid stated that traditionally Bluffdale has been substantially lower. Council Member Wingate prepared a comparison and emailed it to the City Council Members for review. He wanted to have data to support the City's decision. He looked at the cities of Riverton, Herriman, Draper, Lehi, and Saratoga but questioned whether it was a fair comparison since they all have much higher populations. He also looked at cities with similar populations.

Mayor Timothy opened the public hearing. There were public comments. The public hearing was closed.

**Ty Nielsen moved to adopt the budget for the 2016-2017 fiscal year. Justin Westwood seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.**

**LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING**

**1. Roll Call.**

All Members of the Local Building Authority were present with the exception of Alan Jackson, who was excused.

**2. CONSENT AGENDA.**

**2.1 Approval of the May 25, 2016 Meeting Minutes.**

Mayor Derk Timothy moved to approve the consent agenda. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the Board.

**3. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting an Amended Budget for the 2015-2016 Fiscal Year, Staff Presenters, Mark Reid and Stephanie Thayer. (LBA Public Hearing Held in Conjunction with the City Budget Hearing).**

Justin Westwood moved to adopt the Amended Budget for the 2015-2016 fiscal year. Ty Nielsen seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Chair Derk Timothy-Aye. The motion passed unanimously.

**4. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting the Final Budget for the 2016-2017 Fiscal Year, Staff Presenters, Mark Reid and Stephanie Thayer. (LBA Public Hearing Held in Conjunction with the City Budget Hearing.)**

The above matter was addressed as part of the Regular Meeting.

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Justin Westwood moved to adopt the final budget for the 2016-2017 fiscal year. Ty Nielsen seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, Chair Derk Timothy-Aye. The motion passed unanimously.

**5. Adjournment.**

The LBA Meeting was adjourned.

**BLUFFDALE CITY REDEVELOPMENT AGENDA BOARD MEETING**

RDA Chair, Ty Nielsen, assumed the Chair.

**1. Roll Call.**

All Members of the Bluffdale City Redevelopment Board were present with the exception of Alan Jackson, who was excused.

**2. CONSENT AGENDA.**

**2.1 Approval of the May 25, 2016, Meeting Minutes.**

Justin Westwood moved to approve the consent agenda. James Wingate seconded the motion. The motion passed with the unanimous consent of the Board.

**3. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting an Amended Budget for the 2015-2016 Fiscal Year, Staff Presenters, Mark Reid and Stephanie Thayer. (RDA Public Hearing Held in Conjunction with the City Budget Hearing).**

The above matter was addressed as part of the Regular Meeting.

Mayor Derk Timothy moved to approve the amended budget for the 2015-2016 fiscal year. Justin Westwood seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Chair Ty Nielsen-Aye, Justin Westwood-Aye, Mayor Derk Timothy-Aye. The motion passed unanimously.

**4. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting the Final Budget for the 2016-2017 Fiscal Year, Staff Presenters, Mark Reid and Stephanie Thayer. (RDA Public Hearing Held in Conjunction with the City Budget Hearing).**

The above matter was addressed as part of the Regular Meeting.

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Mayor Derk Timothy moved to approve the final budget for the 2016-2017 fiscal year. Justin Westwood seconded the motion. Vote on motion: James Wingate-Aye, Boyd Preece-Aye, Chair Ty Nielsen-Aye, Justin Westwood-Aye, Mayor Derk Timothy-Aye. The motion passed unanimously.

**5. Adjournment.**

The RDA Meeting was adjourned.

**CONTINUATION OF BUSINESS MEETING**

Mayor Timothy resumed the Chair.

**16. Mayor's Report.**

Mayor Timothy reported that the Bluffdale Elementary 5<sup>th</sup> graders recently had a 5k race at the park. He remarked that it is very beneficial to have the park adjacent to the elementary school. He wished the school districts and charter schools would do more to allow the accommodation of City parks and schools so that resources can be shared.

Mayor Timothy informed the Council that the following Monday is the postponed Jordan School District Meeting on the cost of building schools at 1:00 p.m. at the Auxiliary Building. He planned to attend. Appreciation was expressed to the Mayor for his efforts to get them to be more efficient. The Mayor stated that he added a link to the City's website dealing with the growth in the school district. He thought it was good information to make available to the public.

**17. City Manager's Report and Discussion.**

Mr. Reid commented on the joint use of parks and stated that as they have spoken to the Jordan School District about development taking place on the Day property in Independence, they have discussed the possibility of negotiating a joint use and locating the City park next to their field.

Mr. Reid reported that \$12,000 was budgeted for the mid-block crossing. They would like to look at possibly doing one nearby and eliminating the northern crossing guards if determined to be a safe alternative. The Mayor thought that eliminating the crossing guard and changing to an electronic crossing might be difficult for parents to accept.

Approval was given to add the Jordan River Commission Interlocal Agreement to the July 13 agenda.

The following Friday a tour was to be taken of fire stations in Springville and Lehi. The architect of the facilities is the current architect retained by the City. The group will also visit stations in Ogden the following week.

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Mr. Reid reported that Lynn Larson, who has done the majority of the Jordan River Parkway, is retiring with a celebration scheduled the following day from 11:30 a.m. to 1:00 p.m.

An update was given on City Hall. Mr. Reid stated that very little work has been done over the past few weeks because they are waiting for the steel to come in. Work had begun on the sewer project portion to connect to the sewer line. For that reason, half of the road is missing. Mr. Reid reported that the Furniture Committee has made their first initial visits.

Construction has begun on Noell Nelson Drive. There has been some push back from the adjacent property owner on the northwest who did not grant the City permission to enter his property. The City will stay off of the property completely and put curb and gutter down one side. When the property owner wants to develop his property he will have to donate property and install the sidewalk and park strip. Mayor Timothy recommended the City do the minimum and not buy more than is necessary.

With regard to the charter school, they are working to widen 14400 South.

Mr. Reid reported that the City's website is live and asked that any suggestions be submitted to staff.

Tuesday, June 29 at 1:00 p.m. will be the Change of Commands Ceremony at Camp Williams. Mr. Reid planned to attend. He reported that the current Commander, Colonel Smith, is becoming the new Commander at the Draper National Guard Headquarters. The Commander at the Draper National Guard Headquarters, Colonel Price, is becoming the new Camp Commander.

Mr. Reid reported that staff met with Chris McCandless and Laura Hanson from the Jordan River Commission earlier in the day about the possibility of building a reservoir at the south end of town in order to enhance the water capacity of the secondary water system. They thought they could get the property donated by the County because the County needs a recreational facility there. One of the items on their list of desired recreational facilities is an urban fishery. Staff will be meeting with Salt Lake County in the near future to discuss the possibility of swapping property they own off of 1300 West in order to locate a public works facility off of the Narrows Road.

Mr. McCandless and Ms. Hanson thought the County would be very interested in swapping property because they are very interested in preserving open space along the river. In response to a question raised, Mr. Reid stated that the City would be interested in a beach similar to Black Ridge if the County will put it in and maintain it.

Mr. Reid commented on the exit gate at the Bluffs and stated that there have been at least three accidents with injuries when the gate was down that required transportation by ambulance.

**PLANNING SESSION**

**BLUFFDALE CITY COUNCIL  
CLOSED MEETING MINUTES  
Wednesday, June 22, 2016**

**Present:** Mayor Derk Timothy  
Ty Nielsen  
Boyd Preece  
Justin Westwood  
James Wingate

**Staff:** Mark Reid, City Manager  
Vaughn Pickell, City Attorney  
Grant Crowell, City Planner/Economic Development Director  
Michael Fazio, City Engineer  
Brittany Skinner, Assistant City Attorney  
Wendy Deppe, City Recorder

At approximately 9:53 p.m. Mayor Derk Timothy called the meeting to order.

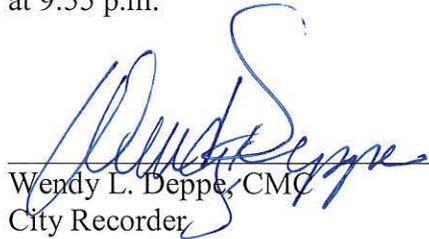
**Motion:** Justin Westwood moved to go into closed meeting regarding the professional competence or health of an individual.

**Second:** James Wingate seconded the motion.

**Vote on Motion:** The motion passed with the unanimous consent of the Council.

Issues pertaining to the professional competence and health of an individual were discussed.

The City Council returned to the City Council chambers to resume the open portion of the meeting at 9:55 p.m.

  
Wendy L. Deppe, CMC  
City Recorder



Approved: July 27, 2016

Approved by the LBA \_\_\_\_\_

Approved by the RDA September 14, 2016

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There were no planning session items discussed.

18. Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character, Professional Competence, or Health of an Individual, Collective Bargaining, Pending or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including Any Form of a Water Right or Water Shares, Security Issues, or any Alleged Criminal Misconduct.

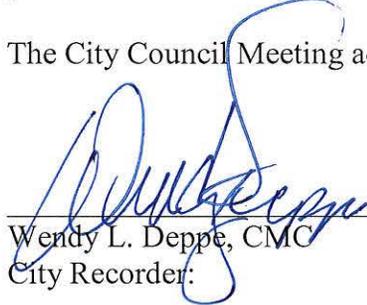
Justin Westwood moved to go into closed meeting regarding the professional competence or health of an individual. James Wingate seconded the motion. The motion passed with the unanimous consent of the Council.

The Council was in closed meeting from 9:53 p.m. to 9:55 p.m.

19. Adjournment.

Justin Westwood moved to adjourn. James Wingate seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 9:55 p.m.

  
\_\_\_\_\_  
Wendy L. Deppe, CMC  
City Recorder:



Approved: July 27, 2016

Approved by the LBA \_\_\_\_\_

Approved by the RDA September 14, 2016