



*****AMENDED*****
BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, February 24, 2016

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, February 24, 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 January 27, 2016 meeting minutes.
 - 3.2 Approval of a resolution directing the City Manager to execute an Encroachment Agreement for the 15000 South Pipeline Easement.
 - *** 3.3 Approval of a resolution authorizing execution of a Federal Aid Agreement for Local Agency Project (Porter Rockwell Boulevard, Segment 5).
4. Presentation and update of current Water Supply and Conservation projects, presenters, Bart Forsyth and Alan Packard, Jordan Valley Water Conservancy District.
5. Consideration and vote on a resolution adopting a Style Guide for the City of Bluffdale, staff presenter, Natalie Hall.
6. Consideration and vote on a Preliminary and Final Subdivision Plat Application for Plat N-1 for 31 Residential single-family lots and associated streets at approximately 15205 South 1020 West within the Independence Master Planned Community, 4 Independence, LLC, applicant, staff presenter, Grant Crowell.
7. Mayor's Report
8. 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.

9. 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).
10. Adjournment

Dated this 19th day of February, 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 AND ON THE PUBLIC MEETING NOTICE WEBSITE, 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
Alan Jackson (arrived at 7:08 p.m.)
Ty Nielsen
Justin Westwood
James Wingate
Boyd Preece
- Staff:** Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Michael Fazio, City Engineer
Blain Dietrich, Public Works Operations Manager
Natalie Hall, Emergency Program Manager
Wendy Deppe, City Recorder
- Others:** Bart Forsyth, Jordan Valley Water Conservancy District
Alan Packard, Jordan Valley Water Conservancy District
Mindy Dansie, DAI

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 arrived shortly thereafter.

Michael Fazio offered the invocation.

Ty Nielsen led the Pledge of Allegiance.

2. PUBLIC FORUM.

Mayor Timothy reported that he invited Representative McCay to tonight's City Council Meeting but he had not yet arrived. His comments were to be made as part of the public forum. As there were no other comments, the Mayor continued the matter. Ultimately, Representative McCay was unable to make an appearance at the meeting.

3. CONSENT AGENDA

Mayor Timothy asked that the minutes be removed from the consent agenda.

3.1 Approval of the January 27, 2016 Meeting Minutes.

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Mayor Timothy referenced page 12, lines 16 and 17, of the January 27, 2016 meeting minutes where restrooms at Parry Farms Park were discussed along with the potential for a shared restroom facility. He clarified that there was discussion about the County possibly building the facility and the City maintaining it.

Ty Nielsen moved to approve the minutes with the corrections noted. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the Council. Alan Jackson was not present for the vote.

- 3.2 Approval of Resolution Directing the City Manager to Execute an Encroachment Agreement for the 15000 South Pipeline Easement.**
- 3.3 Approval of a Resolution Authorizing Execution of a Federal Aid Agreement for Local Agency Project (Porter Rockwell Boulevard, Segment 5).**

Justin Westwood moved to approve the consent agenda. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the Council. Alan Jackson was not present for the vote.

4. Presentation and Update of Current Water Supply and Conservation Projects, Presenters, Bart Forsyth and Alan Packard, Jordan Valley Water Conservancy District.

Alan Packard identified himself as one of the Assistant General Managers at Jordan Valley Water Conservancy District (JWCD). Bart Forsyth serves as the other Assistant General Manager. Mr. Packard updated the Council on some of the current events taking place at JWCD. He reported that Bluffdale City is one of 18 member cities to which the district provides wholesale drinking water. Nine trustees govern the district. The intent tonight is to inform the Council that the new water supply is now available. They also want to discuss the capital improvements program and the progress made in water conservation efforts.

Mr. Packard reported that the Central Water Project went through much of Bluffdale City. It originated in Utah Valley and JWCD constructed a 48-inch pipeline from Saratoga Springs to the Salt Lake Valley and connected it to the system on 15000 South. In all, they contracted for just under 12,000 acre-feet of water from that supply. By 2020, that source will constitute about 10% of their overall water supply. They are happy with the quality of the water from the new supply and it matches the Provo River and the groundwater is higher in quality than Jordan Valley's ground water. The blended ratio is around 150 milligrams per liter.

Mr. Packard stated that the cost of the new project is \$68 million, which JWCD will be paying for over the next several years. The operation and maintenance cost is just over \$400 per acre foot, which is paid annually. The cost to construct the pipeline was estimated at \$20 million. Deliveries began in early December. Mr. Packard stated that in general, Jordan Valley has a robust capital improvement program planned for the next 10 years to meet the growing demand.

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A chart was displayed that was approved one year ago. Each year it is updated. According to the current plan, they are prepared to spend \$350 million in capital projects over the next 10 years.

Mr. Packard gave examples of repair and replacement projects and reported that they recently completed the rehabilitation of a large storage tank. They are also constructing a new 12 million-gallon water tank to be located next to the existing tank. They are installing advanced meters for the retail connections they serve that are scattered throughout the valley. The planned projects to meet growth were described.

Bart Forsyth stated that equally important in providing a single water supply in the future, is water conservation. He commended the City for recently adopting its updated Water Conservation Plan. In 2002, JWCD adopted a water conservation goal of a 25% reduction by 2025. The State of Utah followed suit and adopted the same goal. He stressed the importance of water conservation. He stated that if water use continues as it has, there won't be enough water for the growing population. The population is expected to grow from 3,000,000 to 6,000,000 by 2060. If water continues to be used at the rate it was in 2000, they would need to develop an additional 80,000 acre-feet of water. In today's dollars that would cost over \$1 billion. He noted that a great deal of money will be saved by reaching the water conservation goal.

Mr. Forsyth commented on projected growth and conservation efforts. They will be looking at other programs to conserve water in the future including landscaping changes to provide incentives to provide for changes in the way they landscape. Park strips, for example, are difficult to water efficiently and a lot of water is used there.

Mayor Timothy stated that for the last six years the City has been very dedicated to putting the pipe in the roads and there is a trunk line from the treatment facility to the south end of the City. Many of the City's major roads also have the pipe already. The difficulty is that the cost is the same regardless of the number of homes per acre. The City had been very judicious about getting the pipe in the ground while they are rebuilding roads. It is difficult to continue spending large amounts of money without some kind of push to get the facility built at the treatment facility to pump it to the individual entities.

Mr. Forsyth stated that the Central Utah Water District is on the hook to some extent to do waste water recycling projects in the Valley. He indicated that money will be available in the amount of approximately \$1 million per 1,000 acre-feet. Mayor Timothy stated that the Sewer District has indicated that it is the City's responsibility and there is no push from them to get the cities on board. They also don't want to have multiple pump stations and would prefer to have a single point. With Bluffdale next door he thought it could come down to gravity feeding the water to the boundary. Mayor Timothy expressed the City's support for the project. City Manager, Mark Reid, stated that the City also does not want to be left out of the discussion.

Mr. Packard updated the Council and stated that one of the challenges of using the South Valley facility is that it has high concentrations of sodium chloride, which harms plants when used in secondary systems. JWCD has been taking samples every month and are developing a plan with

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the Sewer District to possibly begin a public information campaign encouraging residents to readjust their water softeners.

Mr. Reid commented that Bluffdale City put forward the names of two individuals to be considered for the Board. Neither candidate was contacted but a new board member was appointed at the last meeting. He thought it would be a good practice to inform applicants when an appointment is made to the board.

Mr. Forsyth stated that water rates are a way to increase water conservation. Mr. Reid commented that for five years the City was told to expect a 5% increase. He asked what the City should expect over the next few years. Mr. Forsyth stated that for this fiscal year, beginning July 1, they will be looking at a 4% average increase throughout the service area. As they move forward, they are looking at 4 to 5 percent. With regard to the Bear River Project, Mr. Forsyth stated that as projects come along the district has to decide whether to pursue them. They have to be paid for up front and then grow into it. This also tends to defer more expensive projects down the road. In this case, the Bear River Project was deferred.

Mr. Forsyth reported that in 2000 they were expecting to need the Bear River Project by 2015 but they came across new water supplies and water conservation increased. The future plan now shows the Bear River Project being needed around 2045. The result is a tremendous cost savings.

5. Consideration and Vote on a Resolution Adopting a Style Guide for the City of Bluffdale, Staff Presenter, Natalie Hall.

Emergency Program Director, Natalie Hall, presented the updated Style Guide containing the most recent changes. The new proposed logo was displayed with the "B" added along with the tagline "life connected". Page 7 of the Style Guide showed an option to use it at some point in the future for individual City departments. Page 8 showed samples of what an official department seal could look like. Various examples were also shown of how the logo will look on City vehicles, letterhead, envelopes, flag for groundbreaking, etc.

The Council made the decision to roll out the logo immediately with the proposed Style Guide and replace all items within one year. Mr. Reid agreed to provide a quarterly report to the City Council on their progress.

Ty Nielsen moved to adopt a Style Guide for the City of Bluffdale. James Wingate seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

6. Consideration and Vote on a Preliminary and Final Subdivision Plat Application for Plat N-1 for 31 Residential Single-Family Lots and Associated Streets at Approximately 15205 South 1020 West within the Independence Master Planned Community, 4 Independence, LLC, Applicant, Staff Presenter, Grant Crowell.

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City Planner/Economic Development Director, Grant Crowell, reported that the approved Land Use Master Plan shows the area on the west side of Noell Nelson Drive as being for 31 single-family lots. The Planning Commission questioned whether the easement might restrict the development of some lots. As a result, condition number three was modified by the Planning Commission.

James Wingate moved to accept the preliminary and final subdivision plat application for Plat N-1 for 31 residential single-family lots and associated streets at approximately 15205 South 1020 West within the Independence Master Planned Community. Ty Nielsen seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

7. Mayor's Report.

Mayor Timothy reported that there was coordination taking place between UDOT, UTA, and the Wasatch Front Regional Council to set a priority on the Tyler grant for a piece of the \$500 million program. It needs to be done through priority of the state rather than the City on its own. The Mayor planned to meet with the committee the following day who will set the priority.

The Mayor commented on HB 318 and stated that a Point of the Mountain Development Committee is being established under the direction of Representative Brad Wilson. Mayor Timothy thought the bill was probably acceptable as written, but was worried about the probability that will come from it. The Mayor talked to Representative McCay who has spoken to Representative Wilson. Mayor Timothy was trying to arrange a meeting with Representative Wilson the following Friday. Representative McCay was working with the Mayor to arrange the meeting.

8. City Manager's Report and Discussion.

City Attorney, Vaughn Pickell, reported that on Noell Nelson Drive the City has acquired the east side properties. The City also has obtained immediate occupancy of the Newman Property. Staff continued to work with Kelly's Excavating and the City has full right-of-way to 14600 South. Mr. Reid stated that the developer on the west would like to build a road alongside his property. Staff was working to see if that was cost justified. Mr. Pickell stated that because they are a developer, under the development agreement they have the right to build their portion of it. He noted that typically with a development agreement, the entire road is part of the project.

Mr. Reid stated that staff is reviewing the road built to the south and comparing the cost of what was built with what is proposed. Mayor Timothy stated that since the City has gone to the expense of acquiring the property, they now need to make sure they build the road as quickly and efficiently as possible.

Mr. Reid reported that normally a mid-year budget adjustment is done in February. A minor one was done in December. At the next Council Meeting the rest of the budget will be examined to determine if there are adjustments that need to be made.

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Mr. Reid stated that a design has been presented on the roundabout. The designer indicated that it could be done with a smaller footprint, which would require less land be purchased. That option was being investigated. A letter was sent to the Jones property informing them that a roundabout is contemplated and that the City will be approaching them about acquiring property along the road. Letters were to be sent to the two other property owners in the next week.

Mr. Reid reported that Westgate is currently being built by Dave Tolman's group. To the south is an area called Hidden Valley that is surrounded by a canal down near the tracks and below Westgate. Dave Tolman's group is constructing a bridge over the canal to bring the road down from Westgate. The area identified was where Jordan School District purchased 47 acres to build a middle school and an elementary school. The district has been looking to move the elementary school from the Day property because they did not think it would be developed soon enough to have the school open in 2019. They hope to begin construction in 2018.

Mr. Reid stated that DAI has a small piece of the Day property over the second outlet of the road that will attach to Porter Rockwell Boulevard on the south. The school district was concerned that with just one entrance, the City would not allow them to build a school. The City reassured them that that was the case and that all parties need to work together and have two entrances before the school can be built. A meeting was held with Jordan School District, DAI, Dave Tolman, a property owner, and the City. All parties agreed to work toward the agreement that was reached.

Mr. Reid reported that the search for fire station property was ongoing. Staff felt there was a good option at the top of the Heritage Crest portion of Independence. Mr. Reid spoke with a representative from Jordan Valley Water Conservancy District earlier in the evening who indicated that it was not a good option. Metro owns it jointly with Jordan Valley and Metro does not want to sell. City Engineer, Michael Fazio, was asked to follow up and see if they would consider trading property since they own property of equal size and merit for a pump station.

Mr. Reid stated that Greenline Equipment was looking to come to Bluffdale and wanted three acres. The landowner, however, indicated that he would only sell if they purchased four acres. As a result, the City purchased the pond.

Mr. Reid reported that the website is under construction and moving forward. He suggested that a photo of each Council Member and the Mayor be posted on the website. He recommended that each individual submit their own picture or arrange to have photos taken by Paul Wayman. Mr. Reid's preference was to have the photos have the same background. The determination was made to have photos taken by Mr. Wayman.

PLANNING SESSION

Ty Nielsen reported that he has had several citizens contact him about concerns with the ripples of the school that went to the roundabout and on to the next street. There was concern about it now being an eight-way rather than a four-way with turn lanes. In addition, he stated that no one seems to know how it works. The result is a constant back up at 14400 South and 2700 West. Council

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Member Nielsen asked staff to look into the situation. Alan Jackson stated that he drives there multiple times per day and usually pulls right up to the stop sign. He personally did not consider it to be a problem. Mayor Timothy thought it was a good idea to look at in more detail.

9. **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.**

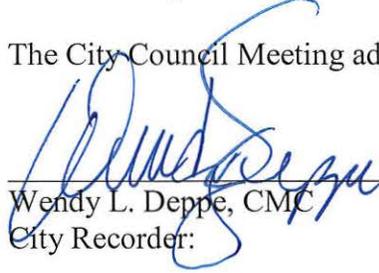
Justin Westwood moved to go into Closed Meeting pursuant to Utah Code §52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of water right or water shares, security issues, or any alleged criminal misconduct. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

The City Council was in closed session from 7:42 p.m. to 8:11 p.m.

10. **Adjournment.**

Ty Nielsen moved to adjourn. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

The City Council Meeting adjourned at 8:11 p.m.


Wendy L. Deppe, CMC
City Recorder:



Approved: March 23, 2016

**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Wednesday, February 24 2016**

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

Staff: Mark Reid, City Manager
Vaughn Pickell, City Attorney
Wendy Deppe, City Recorder

At approximately 7:42 p.m. Mayor Derk Timothy called the meeting to order.

Motion: Justin Westwood moved to go into 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 water right or water shares, security issues, or any alleged criminal misconduct.

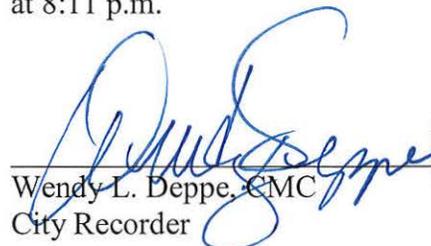
The City Council was in closed session from 7:42 p.m. to 8:11 p.m.

Second: Alan Jackson seconded the motion.

Vote on Motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

The character, professional competence, or health of an individual was discussed.

The City Council returned to the City Council chambers to resume the open portion of the meeting at 8:11 p.m.


Wendy L. Deppe, CMC
City Recorder



Approved: March 23, 2016

The City of Bluffdale
REGULAR CITY COUNCIL MEETING
Closed Meeting Minutes
February 24, 2016

Bluffdale City Fire Station
14350 South 2200 West
Bluffdale, Utah 84065

CLOSED MEETING CERTIFICATE

Council Member Justin Westwood **MOVED** to meet in Closed Session pursuant to Utah Code §52-4-205(1) to discuss the character, professional competence, or physical or mental health of an individual at 7:42 p.m. Council Member Alan Jackson **SECONDED** the motion. Mayor Timothy called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, and Boyd Preece-Aye. All members of the City Council present voted and the motion carried by a unanimous vote.

Those others present at the Closed Session were as follows: Mayor Timothy, City Manager Mark Reid, City Attorney Vaughn Pickell, and City Recorder Wendy Deppe.

CLOSED SESSION

I, Derk P. Timothy, Mayor of the City of Bluffdale, do hereby certify that a meeting of the City Council held on February 24, 2016, was closed to discuss the character, professional competence, or physical or mental health of an individual, wherein no other items were discussed.

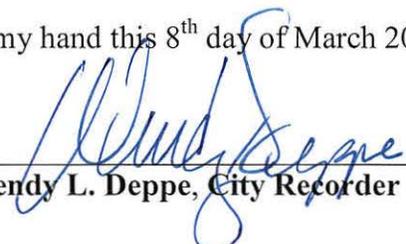
Council Member Ty Nielsen **MOVED** to adjourn the Closed Session at 8:11 p.m. Council Member Alan Jackson **SECONDED** the motion. Mayor Timothy called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, and Boyd Preece-Aye. **The motion passed unanimously.**



Derk P. Timothy, Mayor

IN WITNESS WHEREOF, I have set my hand this 8th day of March 2016.





Wendy L. Deppe, City Recorder