



**BLUFFDALE CITY COUNCIL  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING AGENDA  
Wednesday, March 09, 2016**

Notice is hereby given that the Bluffdale City Council, the Local Building Authority of the City of Bluffdale Board, and the Bluffdale City Redevelopment Agency Board of Directors will hold a combined meeting Wednesday, March 09, 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.

**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 February 10, 2016 and February 24, 2016 meeting minutes.
  - 3.2 Approve a resolution authorizing the City Manager to enter into an agreement for the 2016 ADA Ramp Improvements Bid.
4. Discussion on Rodeo Arena, staff presenter, Mark Reid.
5. **PUBLIC HEARING** – Consideration and vote on amending Title 11-15-7 D of the Bluffdale City Code to address site plan architectural standards for pre-engineered metal buildings in the R-1-43 zone, Bluffdale City, applicant, staff presenter, Paul Douglass.
6. **PUBLIC HEARING** – Consideration and vote on a commercial site plan for Ridge Rock, located at approximately 1000 West 14600 South in the HC Zone, Big Rock Properties, applicant, staff presenter, Paul Douglass.
7. Consideration and vote on a resolution amending the City of Bluffdale Personnel Policies and Procedures Manual, and classification of the Position Index, staff presenter, Stephanie Thayer.
8. **PUBLIC HEARING** – Consideration and vote on a resolution adopting an Amended Budget for the 2015-2016 Fiscal Year, staff presenter, 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 January 13, 2016 meeting minutes

3. **PUBLIC HEARING** – Consideration and vote on a resolution adopting an Amended Budget for the 2015-2016 Fiscal Year, staff presenter, Stephanie Thayer. (**LBA Public Hearing held in conjunction with the Budget Hearing**)
4. Adjournment

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

1. Roll Call
2. **CONSENT AGENDA** –
  - 2.1 Approval of the January 13, 2016 meeting minutes
3. **PUBLIC HEARING** – Consideration and vote on a resolution adopting an Amended Budget for the 2015-2016 Fiscal Year, staff presenter, Stephanie Thayer. (**RDA Public Hearing held in conjunction with the Budget Hearing**)
4. Adjournment

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

9. Mayor's Report
10. 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.

11. 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).
12. Adjournment

**Dated this 4<sup>th</sup> day of March, 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  
Alan Jackson (arrived at 6:32 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  
Paul Douglass, Associate City Planner  
Stephanie Thayer, Accountant/HR Administrator  
Bruce Kartchner, City Treasurer  
Sergeant Shane Taylor  
Wendy Deppe, City Recorder

**Others:** Matt Anderson, Ridge Rock, Inc.  
Torrey Anderson, Ridge Rock, Inc.  
Troy Shinsel, Rodeo Arena Chair

**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.

Ty Nielsen offered the invocation. Datson Wilcox led the Pledge of Allegiance.

Scouts present in the audience introduced themselves as Jacob Severn, Killian Godowsky, Brandon Fathers, and Datson Wilcox. All were working on their Citizenship in the Community Merit Badges.

**2. PUBLIC FORUM.**

Katie Allen gave her address as 4026 West Muley Court (13800 South). She asked that the Council look into a traffic study at 13800 South and 4000 West in order to provide safety to her neighbors. She conducted research and discovered that two recent accidents were caused by texting and driving. Mayor Timothy agreed to do all in his power to get a four-way stop there. He reported that half of the intersection is in Riverton and arrangements would be made with

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them to put in a four-way stop.

There were no other citizens wishing to address the Council.

**3. CONSENT AGENDA**

**3.1 Approval of the February 10, 2016 and February 24, 2016 Meeting Minutes.**

James Wingate could not recall which set of minutes included a report of a fatal accident but stated that they did not include the location. Mayor Timothy requested that approval of the minutes be tabled to the next meeting.

**Ty Nielsen moved to table agenda item 3.1 until the next meeting. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the Council.**

**3.2 Approve a Resolution Authorizing the City Manager to Enter into an Agreement for the 2016 ADA Ramp Improvements Bid.**

Mayor Timothy pulled agenda item 3.2 from the consent agenda.

City Manager, Mark Reid, reported that a grant had been obtained in the amount of \$22,000 from CDBG monies for the 2016 ADA Ramp Improvements. The number of ramps that could be built with the available funds was calculated and the project was put out to bid and came back at \$11,000. If the CDBG money is not used by July 1, 2016, it will be lost. Mr. Reid asked that the Council authorize staff to approach the bidder and add additional handicapped ramps to utilize the entire \$22,000 and expand the scope of the project with a 10% contingency. City Attorney, Vaughn Pickell, described the specifics of the resolution. Mr. Reid asked that it be modified to add \$27,000 plus the 10% contingency for a total of \$30,000. The difference would come out of the Streets budget where the money is available.

**Ty Nielsen moved to approve a resolution authorizing the City Manager to enter into an agreement with the winning bidder for the ADA ramp improvements in the amount of \$30,000, which includes a 10% contingency. Justin Westwood 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.**

**4. Discussion on Rodeo Arena, Staff Presenter, Mark Reid.**

Mr. Reid reported that this year \$400,000 was budgeted for Rodeo Arena improvements. At the May 27, 2015, Council Meeting, the Council authorized staff to complete Phases 1 and 2 of the improvements. There were a total of eight phases associated with the arena totaling just under \$4,000,000. The minutes reported that Phases 1 through 4 would have cost approximately \$250,000 to complete. The Council authorized staff to move forward with Phases 1 and 2 only.

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The expectation was that the two phases would have totaled less than \$250,000. The one bid received for the Rodeo Arena improvements came in at \$507,000. Mr. Reid recommended the bid not be approved and asked the Council to direct staff to meet with the Rodeo and Arena Committee to look at the scope of the project that went out to bid and determine if some items could be removed or modified.

Mr. Reid stated that based on the bid received, it is likely that improvements to the arena will not be made this year. The job will likely have to go out to bid in the fall and the project completed next fall or spring. Rodeo Chairman, Troy Shinsel, was invited to be in attendance to discuss with the Council the direction the committee is going. Mr. Shinsel stated that currently the committee is defunct. A few members performed the design but it was never presented to the rest of the committee until it was presented to the City Council in May at a cost of \$3.9 million. He noted that it went from being a City arena to a community event center. The concern was that the people who utilize the arena will lose their ability to use it because it will always be occupied by another event. The majority of the people serving on the Arena Committee were in favor of a three-foot retaining wall where there are currently 2 x 6s holding up the earth where the bleachers sit. The committee would also like to have seen an arena blend in the arena with a Black Widow groomer and a new or newer tractor to pull the groomer.

Mr. Shinsel stated that originally the committee consisted of people who utilize the arena for riding and somehow it became an event center. He was concerned that a lot of money was spent on the design and it was done without the consent of the committee. The majority of the Arena Committee members would like to see the retaining wall put back in as a concrete wall rather than wood. They would also like the opportunity to have good ground and a decent place to ride.

Mr. Shinsel reported that he had not seen the complete set of plans that Jack Anderson was contracted to design. He saw a brief set after the job went out to bid and there was concern about the engineer's estimate. That was the first time he had seen any part of the plan. He reported that he is a contractor and because he serves on the Arena Committee, he chose not to submit a bid on the project to avoid a conflict of interest. He was certain, however, that it was never the committee's intent to spend \$500,000.

Alan Jackson thought a lot of progress could be made with the wall, cleaning up the parking lot, and making particularly the entrance more presentable. Mr. Shinsel stated that there are groups that use the facility who are willing to volunteer their time to help. Among horse owners there is talk of doing away with the South Jordan Equestrian Park and turning it into an event center with a race track and ball fields. The equestrian community is concerned and does not want to see the Bluffdale Arena go away as well.

Mayor Timothy asked if it would be possible to do the three-foot wall that was included in the original plan, this year. Mr. Reid stated that City Engineer, Michael Fazio, could reengineer a wall, get it out to bid, and have it completed before June 1. Mr. Shinsel stated that the second retaining wall is along the far east side near the cash and holding pens for the rough stock. He

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noted that that will have to be done at some point as well. It will be a substantial wall because of the amount of earth that needs to be retained there.

Ty Nielsen recommended that staff redesign the plan so that it can be completed this year. Mr. Reid agreed to see what can be completed before June recognizing that the Demolition Derby takes place mid-June. He also wanted to look at the arena in its entirety and determine whether adjustments should be made to accomplish what is necessary. Mayor Timothy agreed and wanted to plan so that they do not undo what was done the previous year. He considered the retaining wall to be an obvious need.

**5. PUBLIC HEARING – Consideration and Vote Amending Title 11-15-7 D of the Bluffdale City Code to Address Site Plan Architectural Standards for Pre-Engineered Metal Buildings in the R-1-43 Zone, Bluffdale City, Applicant, Staff Presenter, Paul Douglass.**

Associate City Planner, Paul Douglass, presented the staff report and stated that currently pre-engineered buildings are only allowed in the SG-1 Zone. Dr. Lyle Barbour approached the Council about one month ago and brought up the idea of making the amendment to allow pre-engineered metal buildings in the R-1-43 Zone when constructed in limited instances. These include a livestock-related business that has been permitted in the zone or one that is incidental to a permitted or conditional use.

Alan Jackson's concern was that there is a reason they have not been allowed in the past. He stated that it is because they do not look good. He suggested the Council consider requiring any side that is visible from the road to have some kind of enhancement. In this instance, he did not object to such a building but was concerned about the ramifications for the rest of the City.

City Planner/Economic Development Director, Grant Crowell, stated that they would be allowed with a very limited scope. The Council and staff clarified what would be acceptable in terms of siding and the site plan process. It was determined that each structure in a commercial setting would require City Council approval. Procedural issues were discussed. James Wingate suggested verbiage to be included in the site plan.

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

**Ty Nielsen moved to approve the amendment to Title 11-15-7 D of the Bluffdale City Code to address site plan architectural standards for pre-engineered metal buildings in the R-1-43 Zone based on the following:**

**Findings:**

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1. That the proposed amendments will allow for pre-engineered metal buildings in the R-1-43 Zone when they are constructed as an accessory building that is incidental to a permitted or conditional use of the property.
2. That the proposed amendments preserve the intent of the zoning ordinance for the R-1-43 Zone.
3. That the proposed amendments will not be detrimental to the health, safety, or general welfare of person or property within the community.

Justin Westwood 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. **PUBLIC HEARING - Consideration and Vote on a Commercial Site Plan for Ridge Rock, Located at Approximately 1000 West 14600 South in the HC Zone, Big Rock Properties, Applicant, Staff Presenter, Paul Douglass.**

Mr. Douglass presented the staff report and stated that the property consists of 4.97 acres located at 985 West 14600 South, which is on the corner of Noell Nelson Drive and 14600 South. The surrounding uses were identified. Mr. Douglass reported that the site plan consists of a large storage area in the back with access off of Noell Nelson Drive. The building will be situated toward the front with office space and a shop area in the back. A pre-cast concrete wall will surround the storage area.

Mr. Douglass presented the landscaping plan and stated that construction of the building and storage yard has pushed a significant amount of landscaping to the exterior of the lot. Staff requested that the applicants provide trees for the park strip area. They asked for a certain number of trees for their parcel and will then plant the remaining trees in the park strip. The Planning Commission suggested that with the entrance and exit there could be some site issues. It was recommended that safety and spacing issues be considered as the trees are planted.

The proposed building materials were described. Mr. Crowell confirmed that the adjacent property owner will be responsible for the park strip landscaping.

The applicant, Torrey Anderson, identified himself as one of the owners of Ridge Rock Properties. He gave his address as 5172 Vantage Point Circle, in Herriman. He listed tree species proposed for planting. Ty Nielsen gave his preferences and made suggestions. He indicated that diversity is good with smaller maple trees in the park strip and larger trees between the sidewalk and buildings.

Mr. Anderson stated that they applied for their variance with UDOT for the entrance. He noted that no utilities need to go in UDOT's road. No issues had been expressed and they hoped to get

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started as soon as possible. Mr. Anderson stated that all compliance issues with UDOT had been addressed. Ridge Rock was only asking for access on the north side of the property, which UDOT agreed to. The Council agreed that the proposed site plan would be a definite improvement in the proposed location. No issues were anticipated with Questar. In response to a question raised, Mr. Anderson stated that primarily equipment will be stored in the fenced area. For the time being, the current tenant will lease a small area to them. The proposed fence was expected to be eight feet high.

Mayor Timothy opened the public hearing.

Erik Swanson gave his address as 751 West Star Spangled Drive and asked which entrance trucks will use. Mr. Anderson clarified that trucks should never drive through the residential neighborhood and will utilize 14600 South. Mayor Timothy clarified that trucks will not be prevented from going down that road. Mr. Reid stated that it will also eventually connect to Redwood Road to the south, which will make it likely that trucks coming from Utah County will use Redwood Road. Mr. Anderson described the type of storage to be kept on the site.

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

**Justin Westwood moved to approve the commercial site plan for Ridge Rock, located at approximately 1000 West 14600 South in the HC Zone subject to the following:**

**Conditions:**

1. That all requirements of the City Code are met and adhered to for the site plan.
2. That all engineering standards or recommendations are met and adhered to for the site plan.
3. That the applicant obtains a permit from UDOT for access from 14600 South prior to applying for building permit.
4. That the applicant obtains a City business license for Ridge Rock, Inc.
5. That the applicant coordinates construction schedules with the City along Noell Nelson Drive and 14600 South.
6. That the applicant be required to install and maintain required landscaping in the property and park strips as approved.
7. That the required number of trees can be modified lower near the intersection of 14600 South and Noell Nelson Drive to preserve clear view areas for traffic safety, based on the City Engineer's recommendation.

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8. Staff shall work to provide the final landscaping plan according to the discussion.

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.

7. Consideration and Vote on a Resolution Amending the City of Bluffdale Personnel Policies and Procedures Manual, and Classification of the Position Index, Staff Presenter, Stephanie Thayer.

Accountant/HR Administrator, Stephanie Thayer, reviewed the proposed resolution containing amendments to the Personnel Policies and Procedures Manual. She stated that several current positions have been approved but the position index was not updated. Ms. Thayer indicated that many of the changes were to clarify errors or wording.

Travel issues and policies regarding per diem were discussed. It was reported that when travel is involved, the cost of the training would be advanced by the City; however, meals and lodging would be reimbursed at the conclusion of the trip once receipts are submitted. Mayor Timothy recommended that Ms. Thayer review the per diem policy with all City employees. James Wingate recommended the Council not micromanage employees' travel. Meal reimbursement issues were discussed. Mr. Reid stated that currently the City reimburses for meal costs after a trip is taken. He understood, however, that sometimes that could place a financial burden on City employees. Alan Jackson suggested the Council be mindful of that and be flexible.

City Treasurer, Bruce Kartchner, commented on reimbursement issues and stated that from a tax standpoint, documentation is needed to justify the expense. If reimbursement is given after the documentation has been submitted, it is much easier to obtain. He strongly advocated reimbursing after the fact.

With regard to the modification to the Roster section, Ms. Thayer stated that when it was written, the City did not have its own Fire Department. The sentence limiting the roster to 40 employees is now unrealistic. She noted that all of the City's fire fighters and paramedics are part-time and there must be enough of them on the roster to provide three fire fighters and two paramedics for each 24-hour shift 365 days per year. With all being part-time, they also need to maintain the number of hours worked to less than 30 per week over the course of the year.

With regard to whether to include the Administrative Services Director or the Finance Director positions, it was recommended that a line item be added so that both could be added. The Mayor's preference was to call the position "Finance Director" because he realizes this person will do more than just finance. He wanted Bruce Kartchner to understand that the job is specific to finance even though there are various aspects to it. The pay grade was to be 28.

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With the new job description, Ty Nielsen asked if his time on the Council would count as service time toward his own retirement as an employee of another city. Ms. Thayer researched the matter and was informed by her contact at URS that that was not the case and Council Member Nielsen's service on the Council would not count. Mr. Reid stated that if the level of pay for Tier 1 employees is increased to a certain amount, once he leaves the City he would be able to continue adding years of service if he chose not to retire until after his time on the Council. The other Council Members could be declared eligible for a state retirement and begin accumulating years of service because of their time on the Council.

Mr. Reid reported that the City's System Engineer has passed his Professional Engineering certification and is now licensed with the state. He recommended the Council now establish a category for him. A City Planner has also completed additional education and with her years of service it was felt that in order to keep her, an upgrade should be made to her title. Mr. Reid reported that the Law Clerk also passed the Bar exam and the Subdivision Inspector is in the process of training someone else to help in that area, which leaves no level in which to put that individual. All of the issues mentioned were incorporated into the proposed changes.

**Ty Nielsen moved that with the few minor adjustments mentioned, the Council approve the resolution amending the Bluffdale City Personnel Policies and Procedures Manual and the classification of the Position Index and add a line for the Finance Director at a Level 28. 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.**

**8. PUBLIC HEARING – Consideration and Vote on a Resolution Adopting an Amended Budget for the 2015-2016 Fiscal Year, Staff Presenter, Stephanie Thayer. (LBA 7 RDA Public Hearings Held in Conjunction.)**

Ms. Thayer reviewed the proposed budget amendments and reported that there are different funds in the budget. Each needs to balance and the expenditures need to be offset by revenue. Mr. Reid stated that in budgeting there are several funds that are paid out of. For example, most employees are paid out of the General Fund. Some funds are restricted, such as impact fees, and each fund can have a reserve. In the General Fund, for example, it is required that at least 5% be kept in reserve but no more than 25% of earnings. The Capital Improvements Fund is used to transfer money for projects to keep the reserves down. Ms. Thayer next reviewed the proposed personnel changes.

Mr. Reid explained that with property taxes there is a certified tax rate. By law the City has to set the property tax revenue at the exact number identified by the State Auditor's Office to generate new property taxes. For ease of accounting, a fee in lieu was set up where the amount expected to be received in property taxes is established after the budget is approved. He explained that it is nearly impossible to separate property taxes and fee in lieu based on how funds are received by the City.

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With regard to Capital Projects, Ms. Thayer reported that as the Subdivision Inspector position has changed, they are now short one vehicle. The purchase of a new Inspector's Truck was added to the budget at a cost of \$40,000. An expenditure of \$12,000 was also proposed to install crossing lights near the park on 14400 South. Mr. Reid stated that at the mid-block crossing, an Eagle Scout is looking to complete a project. He will be working with the lighting company to put it in. Mr. Reid was not sure of the cost but included \$12,000 as a placeholder in the budget. He expected the cost to be closer to \$4,000 or \$5,000.

Ms. Thayer next addressed the Loumis Parkway expenditure that was decreased by \$20,000. With regard to grading, the actual product cost to repair the slope in Phase 3 of Bluffdale Heights was increased by \$10,000. Mr. Kartchner referred to the first line and stated that because the budget for the cost increased, it was being treated as a debit for expense and a credit for revenue. In the end, the additional funds would be put into the account from the other fund. If the funds are not spent there will be another amended budget closer to year end that will change the numbers to more accurately reflect what was spent. At the end of the year they must be within 5% to 25% in the fund balance. Another adjustment will reflect the fact that staff is very good at controlling costs. Mr. Reid commented that over the past four years they have seen at least \$400,000 go from the General Fund to the Capital Projects Fund. They tried to make sure that was shown so that it was apparent that they had enough money to maintain the bond for City Hall over the last four years. As a result, there was a transfer from the General Fund to the Capital Projects Fund. In the future, they will have \$320,000 to be paid toward the bond. It had been shown over the last four years that there is enough revenue.

Ms. Thayer next addressed the Class C Road Fund and stated that the Loumis Parkway project is decreasing in terms of the amount spent out of the fund. With regard to Park Impact Fees, the Loumis Parkway Trail expenditure was proposed to be increased by \$20,000. Mr. Reid explained that a trail was built along Loumis Parkway for which Park Impact Fees were used. A water line was also put in using Water Impact Fees. A road was built with a portion being paid for with Road Impact Fees. Class C Road Funds were used as well to replace the asphalt. He noted that the project involved several different funds. He explained that impact fees cannot be used to improve the asphalt so Class C Road Fund money had to be expended. Mayor Timothy stated that he had received numerous positive comments about the new road. Mr. Reid remarked that it was previously one of the worst roads in the City.

Ms. Thayer reported that the Road and Bridges Impact Fee for Loumis Parkway increased by \$205,000 with the offset. Mr. Reid explained that one of the reasons for the increase was when the road was originally budgeted for, a judgment call was made to complete the road up to the sewer treatment plant road. There was a significant distance from that road to the end of Bluffdale. They ultimately decided to finish it all the way to the border. He noted that the project came in over budget because of the additional length. Mayor Timothy considered it to have been money well spent.

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Ms. Thayer reported on the Storm Drain Impact Fee and stated that it was not originally in the budget and is to complete the Storm Water Master Plan. An increase was proposed of \$40,000 that would be offset by Reappropriated Fund Balance. In the Water Fund, salaries and benefits were examined and they seemed to be low. Mr. Reid's opinion was that the estimate was low to begin with. Ms. Thayer expected there to be an adjustment at the end of the year. A water deficiency was identified and \$400,000 was needed to complete Projects 1, 2, 6, and 7. The Council was encouraged to read The Mayor's Message to get more insight into that expenditure.

Mr. Reid stated that a water deficiency means that there are areas in the City where the water lines are deficient in terms of what is needed for fire flow. They have been identified and four were selected to be repaired immediately. The intent was to get the most for the money spent on the list of deficiencies set forth in the Capital Facilities Plan. Mr. Reid intended to complete them all but there is not enough manpower and time to do so. As a result, the four most important projects were chosen. The remaining projects will be completed next fiscal year.

Ms. Thayer reported that the Loumis Parkway Water Impact Fee is being decreased by \$120,000. There was also a project from previous years that needs an additional \$30,000 to complete. Mr. Reid reported on the redundant water project that consists of a pump station that was built in the narrows to connect to Jordan Valley Water Conservancy District's new line. This would allow water to be pumped up to the City's tank, which provides an alternate source of water. The SCADA system was inadequate and resulted in the additional \$30,000 expenditure. The cost of the project was reimbursed by the facility to the south. Mayor Timothy acknowledged that 2200 West is in poor condition but he recommended it be postponed.

Mr. Reid explained that as part of the budgeting process, at the end of the year staff will come back with a final budget adjustment. That will be done the same day next year's budget is proposed. Staff would now begin working on the new budget, which was expected to take two to three months to compile. Mr. Reid reported that it typically takes four to five City Council Meetings to finalize the budget. He reminded the City Council that they control the funds of the City and it is staff's job to make a recommendation.

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

**Justin Westwood moved to pass a resolution adopting an amended budget for the 2015-2016 fiscal year. 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.**

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

**1. Roll Call.**

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All Members of the Local Building Authority Board were present.

**2. CONSENT AGENDA**

**2.1 Approval of the January 13, 2016, Meeting Minutes.**

Ty Nielsen moved to approve the consent agenda. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the LBA Board.

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

The public hearing took place previously during the Regular Business Meeting.

Justin Westwood moved to pass a resolution adopting an amended budget for the 2015-2016 fiscal year. Ty Nielsen seconded the motion. Vote on motion: Chair Derk Timothy-Aye, Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

**4. Adjournment.**

The LBA Meeting was adjourned.

**BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING**

RDA Chair, Ty Nielsen, assumed the Chair.

**1. Roll Call.**

All Members of the RDA Board were present.

**2. CONSENT AGENDA.**

**2.1 Approval of the January 13, 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 RDA Board.

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

**BLUFFDALE CITY COUNCIL, LOCAL BUILDING AUTHORITY OF THE CITY OF  
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The public hearing took place previously during the Regular Business Meeting.

**Mayor Derk Timothy moved to adopt a resolution adopting the amended budget for the 2015-2016 fiscal year. Justin Westwood seconded the motion. Vote on motion: Mayor Derk Timothy-Aye, Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.**

**4. Adjournment.**

The RDA Meeting was adjourned.

**CONTINUATION OF BUSINESS MEETING**

Mayor Timothy resumed the Chair.

**9. Mayor's Report.**

Mayor Timothy reported that there has been discussion about the curve and selling the property to the adjoining owner. The intent is to get as good a price as possible for the property by removing the dirt. After the City has used all of the dirt they need to, they will dispose of it. The money received from the sale of the property will go back to the Public Utility Committee who paid for the property. He noted that not all of the property will be sold that was purchased with Corridor Preservation Funds because some has to be reserved for a turn lane. He was in the process of going through the Public Utilities Committee and getting approval of the sale.

The Mayor reported on legislative issues affecting cities such as HB 318. He reported that Dan McCay tried to get the Mayor to serve on the Advisory Committee, however, it was believed that Bluffdale would not benefit from serving on the committee. Mayor Timothy stated that all of the cities around Bluffdale are in favor of the legislation. He was worried about the possibility or probability that will come from it. How it is written makes it harmless to Bluffdale and in fact, there could be some benefit. He was concerned that if there is a benefit, there is likely something tied to it.

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

Mr. Reid reported that there are two pieces of legislation affecting all cities. One involves a body camera bill. He noted that Bluffdale officers already have body cameras. The legislation will affect Bluffdale by making sure that they get their policies and procedures in order.

Another piece of legislation that will affect the entire state that could affect Bluffdale is the Internet Sales Tax. Mayor Timothy reported that the bill died. Mr. Reid stated that when something is purchased over the internet from Amazon, a person does not have to pay sales tax. However, when taxes are prepared at the end of the year there is a line item where the amount of

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sales taxes that should have been paid should be reported. Mr. Kartchner reported that it is a use tax. When it was first included on the form, there were several hundreds of thousands of dollars collected that had not been claimed previously. He noted that Amazon sales have increased. Mr. Reid stated that the estimated compliance level is 1.6%.

Mr. Reid reported on the Knight of Heroes Event scheduled for Friday, March 18 at 6:30 p.m. Each Council Member and a guest were registered. Mayor Timothy hoped to have the tables filled to fully represent Bluffdale City.

Mr. Reid informed the Council that Friday, March 11 is the groundbreaking at 12:00 p.m. Mayor Timothy will be addressing the group. Natalie Hall volunteered to act as the photographer. As an experienced drone pilot, Kevin Thompson agreed to serve as the aerial photographer. Food would be served. Mr. Reid expected the major event to be the ribbon cutting, which will be next February.

**PLANNING SESSION**

James Wingate reported on his first Mosquito Abatement District Meeting. He commented on the Zika Virus and stated that the district is trying to field all questions and inquiries to the Health Department. While the virus can be transmitted by mosquitoes, the type that carry it are not native to Utah. The biggest risk is having the virus transferred from people who have come from areas where it is prevalent. Details were to be posted on the State Health Department website. Council Member Wingate reported that the mosquito species that carry the virus prefer hot damp climates; however, in 2012 a few mosquitoes of this species were trapped in St. George. In 2004, one was trapped in Utah County. The main reason these particular mosquitoes are so difficult to eradicate is because their larvae can survive in small amounts of stagnant water.

Justin Westwood reported that he was contacted multiple times by citizens about the ball fields in Parry Farms and the sign up process being ineffective. Earlier in the evening there were three teams trying to get on the same field and all claimed they had permission to be there. The desire was for Bluffdale residents to have priority over other cities.

Council Member Westwood reported that he recently attended the Association of Municipal Governments Meeting and met with UDOT. He found it interesting to see what they are proposing for Porter Rockwell Boulevard. He commented that there are a lot of unknowns in terms of what is going to happen after the prison relocates. The next meeting is scheduled for May 10. As he could not be in attendance at the meeting Alan Jackson agreed to attend in his absence.

Mayor Timothy reported that he will be hosting the Conference of Mayors Meeting on March 24 where Bluffdale City will be providing lunch. Seventeen mayors were expected to attend with approximately 35 box lunches needed. He considered it to be a good opportunity for Bluffdale.

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He noted that additional budget funds will be used to pay for the cost of hosting the meeting.

11. **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.**

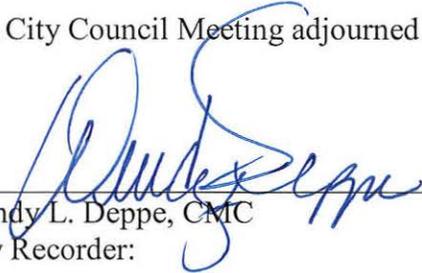
Justin Westwood moved to go into Closed Meeting pursuant to Utah Code §52-4-205(1) to discuss property acquisition. James Wingate seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

The City Council was in closed session from 8:56 p.m. to 9:54 p.m.

12. **Adjournment.**

Justin Westwood moved to adjourn. 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.

The City Council Meeting adjourned at 9:54 p.m.

  
Wendy L. Deppe, CMC  
City Recorder:



Approved: **April 13, 2016**

**BLUFFDALE CITY COUNCIL  
CLOSED MEETING MINUTES  
Wednesday, March 9, 2016**

**Present:** Mayor Derk Timothy  
Alan Jackson  
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  
Bruce Kartchner, City Treasurer  
Wendy Deppe, City Recorder

At approximately 8:56 p.m. Mayor Derk Timothy called the meeting to order.

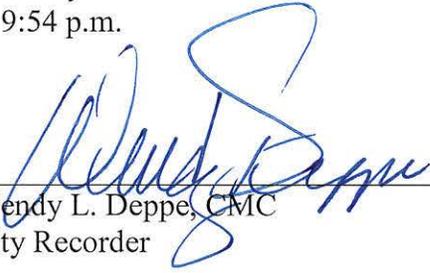
**Motion:** Justin Westwood moved to go into Closed Meeting pursuant to Utah Code §52-4-205(1) to discuss property acquisition.

**Second:** 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.

Property acquisition issues were discussed.

The City Council returned to the City Council chambers to resume the open portion of the meeting at 9:54 p.m.

  
Wendy L. Deppe, CMC  
City Recorder



Approved: April 13, 2016