



*****AMENDED*****
BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING AGENDA
Wednesday, May 11, 2016

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, May 11, 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 a Letter of Concurrence and Match Agreement between the City of Bluffdale and Wasatch Front Regional Council for the Transportation and Land Use Connection Grant for the City of Bluffdale Transportation Plan.
 - 3.2 Preliminary acceptance of Iron Horse Plat A Subdivision, and beginning the warranty period.
 - *** 3.3 Preliminary acceptance of Independence Plat E-6 Subdivision, and beginning the warranty period. ***
4. Consideration and vote on a resolution of the Bluffdale City Council authorizing the City Manager to enter into agreements awarding a contract for the Porter Rockwell Boulevard Segment 3 Project and establishing a contingency, staff presenter, Dan Tracer.
5. **PUBLIC HEARING** – Consideration and vote on a Plat Amendment for the Green Hills Subdivision, located at approximately 2765 West 14400 South, Vaughn & Lori Howells, applicant, staff presenter, Grant Crowell.
6. **PUBLIC HEARING** – Consideration and vote on proposed amendments for the Bluffdale City Land Use Ordinance, Title 11, Chapter 11, Special Purpose and Overlay Zones, to create a new zoning ordinance category, Special Development (SD) Zone; TBP 147, LLC, applicant, staff presenter, Grant Crowell.
7. **PUBLIC HEARING** – Consideration and vote on a resolution tentatively adopting the Tentative Budget for the 2016-2017 Fiscal Year and establishing the time and place for the public hearing on the Final 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 March 09, 2016 meeting minutes.
3. **PUBLIC HEARING –** Consideration and vote on a resolution tentatively adopting the Tentative Budget for the 2016-2017 Fiscal Year and establishing the time and place for the public hearing on the Final Budget for the 2016-2017 Fiscal Year, staff presenters, Mark Reid and 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 March 09, 2016 meeting minutes.
3. **PUBLIC HEARING –** Consideration and vote on a resolution tentatively adopting the Tentative Budget for the 2016-2017 Fiscal Year and establishing the time and place for the public hearing on the Final Budget for the 2016-2017 Fiscal Year, staff presenters, Mark Reid and Stephanie Thayer. **(RDA Public Hearing held in conjunction with the Budget Hearing)**
4. Adjournment

CONTINUATION OF BUSINESS MEETING

8. Mayor's Report
9. 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.

10. 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).
11. Adjournment

Dated this 10th day of May, 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
Ty Nielsen
Boyd Preece
James Wingate

Staff: Mark Reid, City Manager
Grant Crowell, City Planner/Economic Development Director
Stephanie Thayer, Accountant/HR Administrator
Brittany Skinner, Assistant City Attorney/Prosecutor
Dan Tracer, Staff Engineer
Bruce Kartchner, City Treasurer
Wendy Deppe, City Recorder

Excused: Alan Jackson
Justin Westwood

Others: Vaughn Howells, Applicant for Green Hills Subdivision Plat
Dave Tolman, Aclaime Group
Steve McCutchan, Aclaime Group

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 and Justin Westwood who were excused.

Jon Nelson offered the invocation.

Scouts Trevan Nelson and Brendan Despain led the Pledge. Both were working on their Citizenship in the Community Merit Badges.

2. PUBLIC FORUM.

There was no one in attendance who wished to address the Council.

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3. CONSENT AGENDA

- 3.1 Approval of a Letter of Concurrence and Match Agreement Between the City of Bluffdale and Wasatch Front Regional Council for the Transportation and Land Use Connection Grant for the City of Bluffdale Transportation Plan.**
- 3.2 Preliminary Acceptance of Iron Horse Plat A Subdivision, and Beginning the Warranty Period.**
- 3.3 Preliminary Acceptance of Independence Plat E-6 Subdivision, and Beginning Warranty Period.**

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

4. Consideration and Vote on a Resolution of the Bluffdale City Council Authorizing the City Manager to Enter into Agreements Awarding a Contract for the Porter Rockwell Boulevard Segment 3 Project and Establishing a Contingency, Staff Presenter, Dan Tracer.

Staff Engineer, Dan Tracer, was introduced. He reported that he completed his graduate studies at the University of Utah about two years ago where he specialized in Water Resource Engineering. He worked for a local consulting firm for the past five years where he specialized in Water Resource Engineering for several local municipalities. He has dealt with all aspects of water including storm water, secondary water, culinary water, and sewer. He was grateful for the opportunity to work in Bluffdale City.

Mr. Tracer presented the resolution for the Porter Rockwell Boulevard Segment 3 Project. A vicinity map was displayed and the project area was identified. The two options were described for which bids were received on. Option 1 would connect through Freedom Point Way and extend to Noell Nelson Drive. Option 2 includes everything in Option 1 but extends all the way to Station 168 + 80. Seven bids were received with B. Hansen Construction, Inc. being the low bidder for both options. The bid for Option 1 was \$1,527,528 and \$2,163,702 for Option 2. Mr. Tracer stated that the cost of Option 1 is about \$605 per linear foot of highway. With the addition of the option to complete the extra length, the cost decreases to \$575 per linear foot. Staff recommended that the project be awarded to B. Hansen Construction, Inc. Their references were verified and were positive. They also have a record with the City of completing a project in 2013 involving sidewalk and curb improvements.

In response to a question raised, Mr. Tracer stated that the Engineering Department's preference was to go with Option 2 due to the value for dollar amount spent. Mr. Tracer was asked if there

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was a trend of construction costs continuing to increase and if there was a benefit to doing Option 2 now rather than waiting. Mr. Tracer stated that prices are higher than they have been over the past few years but it was expected that costs will only increase.

In response to a question raised by Mayor Timothy, City Manager, Mark Reid, reported that originally \$2.6 million was budgeted for the project. The Mayor thought that based on staff's recommendation, it would be wise to pursue Option 2.

Ty Nielsen moved to approve a resolution of the Bluffdale City Council and authorize the City Manager to enter into an agreement awarding the contract for Porter Rockwell Boulevard Segment 3 Project, Option 2, to B. Hansen Construction, Inc. in the amount of \$2,163,702 and establishing a 10% contingency. Boyd Preece seconded the motion. Vote on motion: Ty Nielsen-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

5. PUBLIC HEARING – Consideration and Vote on a Plat Amendment for the Green Hills Subdivision, Located at Approximately 2765 West 14400 South, Vaughn and Lori Howells, Applicants, Staff Presenter, Grant Crowell.

City Planner/Economic Development Director, Grant Crowell, presented the staff report and stated that the request is for a lot line adjustment. Because it is located between lots in an existing platted subdivision, staff wants to make sure that the County records match the real estate deed records as well as the easements that go around the perimeter of the lot. The intent is for the plat amendment to reflect what the contractor is doing with the property. The applicants are ready to combine their parcels with a portion of a nearby lot. The site is located just west of 2700 West and 14400 South. They purchased the southern portion of the property to the west, which is the original subdivision plat. The standard of review for a plat amendment is to meet the zoning, which this does. Staff and the Planning Commission both recommended approval. It was noted that the combined property is 1.00 acre, which meets the zoning.

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

Ty Nielsen moved to approve the Plat Amendment for the Green Hills Subdivision, located at approximately 2765 West 14400 South subject to the following:

Conditions:

- 1. That all requirements of the City Code and adopted ordinances are met and adhered to for this subdivision.**

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2. **That all requirements of the originally approved final plat for The Green Hills Subdivision are in effect and enforceable with the approved Plat Amendment application.**
3. **That the utility locations are shown on the final plat, as recommended by the City Engineer.**

Finding:

1. **That this application conforms to the City of Bluffdale Subdivision Ordinance and Utah State Code requirements regarding plat approval.**

James Wingate seconded the motion. Vote on motion: Ty Nielsen-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

6. **PUBLIC HEARING – Consideration and Vote on Proposed Amendments for the Bluffdale City Land Use Ordinance, Title 11, Chapter 11, Special Purpose and Overlay Zones, to Create a New Zoning Ordinance Category, Special Development (SD) Zone; TBP 147, LLC, Applicant, Staff Presenter, Grant Crowell.**

Mr. Crowell presented the staff report and stated that the applicants, Dave Tolman and Steve McCutchan submitted an application and spoke to the Council on a few occasions about property they have an interest in. Staff primarily focused on a particular subdivision design. They looked at how the document was drafted and whether the toolbox should be in the zoning ordinance for the Planning Commission and City Council to use. Mr. Crowell explained that the idea behind the Special Development District is to create a flexible tool where a piece of property can be identified that is unique and write its own zone. It could include its own set of criteria and address zoning issues, bulk and massing standards, architecture and signage for commercial, and lot size for residential. The intent would be to create a framework just for that property.

The proposed SD zone revisions were identified. In addition, the Planning Commission wanted to make sure that the Council provides as much context as possible. The matter was discussed over a couple of meetings and was somewhat controversial. In their recommendation, the Planning Commission wanted to use the denial as a catalyst for a joint meeting to discuss an alternative that might be more appropriate. He noted that they did not like this tool. The proposal is not based on a specific property but is to determine whether 400 pages should be included in the Code as a placeholder for the minimum application requirement for someone to apply to get a zone that is this specific.

Mayor Timothy stated that because it is not tied to a specific property, even if it is adopted, the Council ultimately decides whether to allow it to be used on any property. Mr. Crowell agreed and stated that it is a legislative decision. Mr. Crowell explained that the designation would

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apply only to the specified property. The Special District would also have its own text and each will be its own sub-chapter in the zoning ordinance. Mr. Crowell stated that the State Code authorizes development agreements as a land use tool but they believe they are meant to supplement the underlying zoning. The General Plan addresses having something more flexible to work with but does not offer details. Mayor Timothy commented that there are a lot of infilled properties where landowners cannot use their property. If either version is passed, the Council will not be obligated to approve future requests. Mr. Crowell explained that the Council would have discretion because it is a legislative decision. He stated that what is proposed involves scheduling a study session early on in the process to get as much feedback as possible.

Mayor Timothy commented that it will benefit the City by helping out some landowners. Mr. Crowell stated that it also provides the opportunity to negotiate for amenities or facilities that otherwise would not be possible.

James Wingate discussed points addressed by the Planning Commission about how it was presented by a developer rather than staff. He did not think that was a consideration and liked the concept that the City would get property for a fire station that would otherwise cost \$200,000. As an offset they would allow zoning that would be different than what currently exists but is still preferable for town homes or apartments. He wanted to find a way to make that particular project work. He was interested to see what options neighboring cities have. He also wanted to know what other cities have and why Draper repealed it for residential. As a general rule, however, he was in favor of having a tool available. He noted that the Council can deny any zone change.

Ty Nielsen was uncomfortable with the concept as he felt there was not enough structure with the tool.

Boyd Preece was in favor of having tools that give flexibility. He was, however, concerned that it is overly vague, creates a challenge of treating everyone fairly, and can establish a precedent. He recommended the City's vision be communicated to the developer so that they have guidance in terms of what the Council is looking for. He would be more comfortable with what is proposed if it had minimums and maximums establishing densities and minimum lot sizes. Moving forward he felt it was worth considering a tool that will help in various places. He suggested that other tools be considered as well.

Mayor Timothy identified the various options available to the Council including the option to table. Procedural issues were discussed.

Mayor Timothy opened the public hearing.

Steve McCutchan from the Aclaime Group, wanted to expedite the process to the extent possible. He explained that in April of 2014 they began looking at a development proposal for the Haer

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property. They met with the City Council at that time and were considering a mixed-use project. The property is zoned HC and Mr. Haer chose to not be involved in Independence at the time. They began working with staff and looked at a variety of different zoning types. Mr. McCutchan stated that the City's zoning ordinance increases from R-1-10 with three units per acre to RMF with 12 units per acre.

Mr. McCutchan commented that the SD zone is an enabling ordinance and only allows application to be made for certain things. Each one of the uses set forth in the ordinance will require a project plan. Development taking place in the area was described and identified on an aerial map displayed. He noted that the donation of the 1.15 acres is not a quid pro quo associated with the project receiving any kind of extra benefits. He explained that a development agreement cannot be used to modify zoning. That is how the idea of the SD zone evolved.

Mr. McCutchan stated that many cities have SD zones and in many cities they have been replaced by transit-oriented zones and traditional neighborhood development zones. He noted that a large portion of the zone comes from the SDP zone, which has a 500 acre minimum. What is proposed gives the City more control over what they are approving. For that reason, they began looking at the Special Development District Zone. There was a desire on their part to give the City something that would give them a broad zone to be able to address difficult properties. Mr. McCutchan expressed support for the amendments Mr. Crowell proposed to the Planning Commission. He stated that their motive is to get Independence up and running again.

Dave Tolman, from the Aclaime Group, indicated that at their last meeting with the City Council they discussed various ideas regarding the Haer property and found that there was not a single zone that would work. The Council recommended using the MU zone. Mr. Pickell stated at that time that it could not be done. The Council asked them to proceed and present the SD Zone. They felt there was room in the zone to find aspects that would work. Mr. Tolman stated that they did their best to provide flexibility to the legislative body. In the future, others may want to do something different. He explained that developers look for ways to get things done without spending a great deal of money up front. The SD Zone will accomplish just that.

With regard to the fire station, Mr. Tolman stated that it was a conversation he first heard about from the Fire Chief. The City was looking for a piece of property and he was in the City Office speaking to the City Manager about another issue. He commented that the City was finding it challenging to find a location for the fire station. Mr. Tolman thought about it and stated that this would be a nice location that would work. He wanted to make it clear that there was nothing going on that was a quid pro quo. He thought it was in their best interest to have that kind of facility available in close proximity.

There were no further public comments. Mayor Timothy closed the public hearing.

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The Mayor asked Assistant City Attorney, Brittany Skinner, if there was any benefit to establishing a limit when it could be done on each piece of property individually. Ms. Skinner stated that if something is requested that is not in the plan, it can be denied. If, however, they come in with a plan she saw no reason to not approve it. Boyd Preece recommended that limits be applied in the general ordinance. Mayor Timothy questioned whether the City should keep their options open and then look at individual properties and set limits. He referred back to the first time the MU zone was discussed and how what is being proposed could be an advantage over the MU zone. He commented that it could be a good thing. He was not sure the Council should be afraid of it, especially if they put a limit on it. He commented that limits could help alleviate a rush on future projects.

City Treasurer, Bruce Kartchner, stated that if the Council wants to test the concept on this property they could specify that the zoning applies to specific projects. The likelihood of anyone else having a parcel of the same size would be unlikely. From an overall standpoint, if they start putting ceilings and floors in place, it starts to cause problems with the residential versus industrial versus commercial. As those limitations are put in place there will need to be limitations that reflect the different types of properties that may come into play.

Mayor Timothy commented that if limits are set a developer could come in and offer something they would like better than what they have set limits on. For that reason, he came up with the idea of setting the limit based on the property. He wanted to test it on one property so that they have time to react.

Boyd Preece clarified his idea for the ceiling and suggested they look at the surrounding properties and see the average residential lot size and begin to establish a window. The applicant would have the ability to propose something close to that window. Other cities have allowed parks or other amenities to be counted toward the average lot size. For example, they may be allowed to have smaller lots if they have a park.

All three Council Members felt it should be east of Redwood Road, be a time specific zone, be recommended by the Planning Commission, and approved by the City Council.

Possible options were discussed. Mr. Crowell stated that a moratorium could be placed on the temporary zoning ordinance, which would give the City six months to study the issue and come up with an alternative. He stated that even if the request is approved tonight, the applicants would still have to come in for a joint study session with the Planning Commission and City Council before submitting an application.

Mayor Timothy recalled that one of the versions called for approval by both the Planning Commission and City Council. He did not support that. In his mind it was the Planning Commission making a recommendation and the City Council granting final approval.

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It was recommended that the wording be clarified to have the Planning Commission hear everything and give a recommendation. The City Council would make the final approval. The verbiage in question was identified as Title 11.11H-2 Paragraph 5 (Qualifications verbiage) and Title 11-11H-5. Changes were discussed to specify that a recommendation shall be made by the Planning Commission with approval by the City Council.

Mayor Timothy recommended there be a restriction to limit it to only one application. Boyd Preece did not agree and hoped to see something from Staker on Redwood Road.

Mr. Crowell thought the message was very clear and stated that he talks to people frequently about vacant properties where something other than one-acre lots are desired. The requests are consistently denied. The applicant then explains that the property has a special circumstance. Mr. Crowell did not see a need to rush and did not think Staker had yet made a decision about what they are doing.

Ty Nielsen moved to approve the proposed amendment to the Bluffdale City Land Use Ordinance Title 11 Chapter 11 Special Purpose and Overlay Zone and create a new zoning ordinance category, Special Development (SD) Zone subject to the following:

- 1. Add verbiage to 11.11 H-2 Paragraph 5 to state, "... with a recommendation from the Planning Commission and approval of the City Council."**
- 2. Verbiage should be added to 11.11 H-5 to state, "... with the review and determination of both the City Council and the Planning Commission."**

Boyd Preece agreed with the motion but felt there should be some collaboration with the Planning Commission to provide ceilings and floors. Mayor Timothy stated that when he attends Planning Commission Meetings he never comments because he gets a chance to voice his opinions at City Council Meetings. He thought the Planning Commission should be a separate body from the City Council with their own ideas. He explained that the City Council is the governing body that has been elected and grants approvals. He explained that the Planning Commission exists because it is a separate body with separate ideas. Their recommendation might be different from the views of the Council, which is beneficial because they present ideas and perspectives that the Council Members may not have thought of.

Mr. Crowell explained that the General Plan is the City's guiding document and a great deal of time was spent on it. It contains land use density recommendations and the proposed ordinance relates to it as a basis.

James Wingate seconded the motion. Vote on motion: Ty Nielsen-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

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Mr. Crowell agreed to make the recommended changes to the proposed ordinance and specify that it relates to the General Plan as a basis.

7. PUBLIC HEARING – Consideration and Vote on a Resolution Tentatively Adopting the Tentative Budget for the 2016-2017 Fiscal Year and Establishing the Time and Place for the Public Hearing on the Final Budget for the 2016-2017 Fiscal Year, Staff Presenters, Mark Reid and Stephanie Thayer. (LBA AND RDA Public Hearings Held in Conjunction).

Mr. Reid commented on the budget process and explained that a city budget has to be zero based. Unlike the federal government, cities have to budget the same amount of revenues and expenses. In the past, he has been fairly conservative on revenues and then budgeted expenses to match. There is an ability to look at the budgets and add or subtract the expense items or look at the revenue items. Staff frequently finds items that need to be added and modified. For example, furniture for the City Hall is not included in the budget. As a result, they have to add that prior to approving the final budget. What was presented was the initial preliminary tentative budget. Reserves are used in each of the funds to add or subtract enough revenue to handle the expenses. There have been requests for certain items from department heads. Without much editing, he has allowed those to be included in the budget. The merit of each should be discussed.

Accountant/HR Administrator, Stephanie Thayer, commented that the far right column is where the Council will make changes. She explained that the document will be modified as the next several meetings take place. Mr. Reid stated that the two main budget items are the engineering road projects and the public works requests for equipment. Employee changes were described. Their intent is to show a full-time Treasurer/Finance Director, which is currently a part-time position. City Attorney, Vaughn Pickell, has also proposed a full-time Prosecutor. A 3% increase was added for staff that includes a 1.8% cost of living increase and 1.2% merit increase. The Fire Department requested a 5% increase for both Fire and Ambulance. A part-time Fleet Manager position was budgeted for as well as an additional full-time Parks Worker. The Old West Days Volunteer Director requested an additional \$10,000 for the City Funds. Mr. Reid explained that they have \$80,000 in reserves so asking for \$10,000 more may not be the direction the Council wants to go. Many of the proposed equipment expenditures can be found in the Capital Projects Fund. Mr. Reid explained that the Water Fund is treated different than other funds because it is an Enterprise Fund. It is handled similar to a private business.

Ms. Thayer described the budget format. It was reported that Contract City Accountant, Dave Sanderson, produces the Red/Green Report at the end of each month and makes it available by the 5th of each month. In that report he provides an estimate of where he thinks the line item will end by the end of the year. His method on the expense side is that he assumes they will spend all of the money that is budgeted. The Capital Projects include expenditures such as the bleachers that were budgeted for but not purchased. The idea that they expect to expend that by the end of

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the year reduces the City's reserves for the next year to use in budgeting. Mr. Reid stated that he and Ms. Thayer identified some of those items and plan to project it into a reserve to be utilized next year.

Mr. Reid stated that the Managers of the Public Works and Engineering Departments will be in attendance at the next Council Meeting to present the major budget items. There can be discussion on the salaries if the Council would like to make changes. He typically lets the Council work out the Mayor and the City Council salaries. He can provide data showing what other cities do, if desired. A Council Member asked to be provided with data from other cities.

Mayor Timothy pointed out that sometimes line items look like they are duplicated because they come from more than one General Ledger account. For example, with a road project some of the cost involves reconstruction while some involves widening. The widening part can be paid for with impact fees while the reconstruction portion has to be paid out of the General Fund.

Employee retention issues were discussed. Mr. Reid stated that the City wants to be fair and there are ways other than salary to keep employees.

Ms. Thayer reported that in Capital Projects they are estimating that \$1.5 million will come in for Corridor Preservation Funds. Accordingly, \$1.5 million in expense was budgeted. If it is not received it will not be spent. Some of the major expenditures in the Capital Projects Fund were identified. The budget included a Street Sweeper for the Public Works Department at a cost of \$260,000. Mr. Reid had not made a determination as to whether that was a second street sweeper or a replacement. Mayor Timothy recommended it be removed from the budget. It was reported that it is in poor condition and has 3,618 miles on it.

In addition, \$300,000 was needed for furniture in the New City Hall Building.

With regard to trails, Mayor Timothy stated that he would like to see the trails better managed in the winter because it helps keep pedestrians and runners off of the road. There are also extra snow duties associated with the City Hall. As a result, he asked Public Works Operations Manager, Blain Dietrich, to look into a way to plow a lot of trail. It was noted that the purchase of a snow blower was proposed in the budget and was perhaps the way Mr. Dietrich addressed that request. Mr. Kartchner commented that in downtown Salt Lake City they use a Kubota with a large rotating brush on the front to clean snow off of broad areas quickly. Mayor Timothy did some research and found that skid steers are sometimes used to plow snow. He discovered that a trail with snow on both sides makes the brush ineffective as it cannot put the snow up and over.

Ty Nielsen stated that there are attachments for skid steers for snow removal that are 10-foot wide. The Mayor wanted something done that would be safe for use around the public. Ty Nielsen stated that another efficient way to clear trails is to use a four-wheeler with a plow. There can be issues but that method is effective if the City keeps up with the snow removal.

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Mayor Timothy questioned whether Mr. Dietrich and his crew can clear all of the snow on the trails in one day since roads are the priority.

Ms. Thayer continued her review of the Capital Projects and mentioned the Sterling replacement at a cost of \$180,000. Mr. Reid expressed concern with this expenditure and stated that the Sterling has 20,000 miles on it and cost around \$250,000. To have a vehicle of that expense wear out after only 10 years indicates to him that it is not being properly maintained. Last year \$25,000 was budgeted for maintenance. Over the course of the year, 1,200 miles were put on the Sterling. Mr. Reid stated that the Sterling got more use this year than it normally does because it was used in Parry Farms Park to haul dirt. The year before they had one snow storm so it got almost no use.

The Mayor reported that the \$25,000 expenditure was to replace items that were corroded and for various repairs. It seemed to him that the Public Works Department was pleased with the outcome. He recommended the expenditure be eliminated and the maintenance coordinated. Mr. Reid stated that the person he had in mind to perform maintenance was Dick Bell who worked as a large vehicle fleet mechanic for many years. Mr. Reid wanted one person to oversee maintenance. If a transmission needs to be replaced, for example, multiple bids could be obtained. Mayor Timothy commented that Bruce Kartchner mentioned that having such a person on staff was beneficial.

Ms. Thayer commented that there are two vehicles in the Water Department. Mr. Reid explained that because the Water Fund is unique they try to purchase a new pickup every three years. The older ones are passed down to other departments. Two trucks have reached the three-year mark and staff is looking to move them for use elsewhere in the City. The larger diesel truck that was kept to haul horse trailers has 195,000 miles on it and was to be surplus. The two new trucks from the Water Department are both capable of doing that.

Ms. Thayer stated that there will be an increase in the Animal Control budget for equipment to outfit the two truck. Bruce Kartchner commented that they have not included all of the various equipment pieces such as back hoes and mini X's. He asked if something like that could be provided for comparative purposes. With regard to equipment, Mayor Timothy asked if the Mini X would replace something else such as a backhoe.

Mr. Reid reported that the Bluffdale Arts Advisory Board would like to make a presentation and discuss this year's upcoming productions. They plan to ask for additional funds as well. Unlike Old West Days, which has an \$80,000 reserve, the Arts Advisory Board's budget is in the negative. Mr. Reid stated that their budget has consistently been \$7,000 to \$9,000 annually.

Ms. Thayer reported that the EDAs will need to be refined over the next few meetings. One of the issues that needs to be addressed is impact fees. Mr. Reid explained that in the Road Impact Fees there is a negative reserve of several million dollars because of all of the projects the City

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has taken on. The ways to do projects is to use EDA money and then reimburse or do part of the project with the EDA. Staff requested the bridge over the canal to the RDA Board. They also talked about doing a roundabout on Noell Nelson Drive with EDA funds.

The Water Fund was next discussed. The purchase of two pickups was proposed to replace other equipment. Other proposed expenditures were identified. Mr. Reid explained that when they completed the reuse water project to bring water from the NSA to the park, they tore up much of 2200 West. Since that was a water project, the determination was made to use funds from the Water Department to help reconstruct the road. Mr. Reid stated that at the next meeting City Engineer, Michael Fazio, will present a chart showing the service life of roads and projects he would like to focus on.

Ms. Thayer reported that \$1.5 million was budgeted from UDOT for Road Impact Fees. They also listed the 14400 South widening at a cost of \$400,000. Bruce Kartchner asked about the water purchase line item and stated that the cost should be increased. \$925,000 was budgeted and he recommended they budget \$975,000 plus 2%.

Boyd Preece commented that he has been questioned by the Jordan River Commission and they will soon announce what the City's estimated dues will be and give reasons why the City should join. Mr. Reid stated that it will be a Council decision as to whether to participate. One of the problems they had was with the way they set dues, which was based on the length of the river. Since Bluffdale has the length of the river going through the length of the City and down both sides they bore an abnormal portion of the cost. Mayor Timothy stated that Bluffdale had more of the Jordan River within its boundaries than any other city in the County. He was also concerned that the Jordan River Commission is contemplating becoming a taxing entity, which he considered to be a deal killer. Mr. Reid stated that the advantage would be to have a representative from the City involved as they make decisions.

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

Ty Nielsen moved to adopt the tentative budget for the 2016-2017 fiscal year and establish a time and place for the public hearing on the final budget for the 2016-2017 fiscal year. The date was specified as on or before June 22, 2016. James Wingate seconded the motion. Vote on motion: Ty Nielsen-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

Bruce Kartchner stated that over the next few weeks he will be flexible with his time and offered to be of help.

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1. Roll Call.

All Members of the Local Building Authority were present with the exception of Justin Westwood and Alan Jackson.

2. CONSENT AGENDA

2.1 Approval of the March 9, 2016 Meeting Minutes

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

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

The above public hearing was held as part of the regular meeting.

Ty Nielsen moved to approve the resolution tentatively adopting the tentative budget for the 2016-2017 fiscal year and establishing a time and place for the public hearing on the final budget for the 2016-2017 fiscal year, which is on or before June 22, 2016. Body Preece seconded the motion. Vote on motion: Chair Timothy-Aye, Ty Nielsen-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

4. Adjournment.

The LBA was adjourned.

BLUFFDALE CITY REDEVELOPMENT AGENCY 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 and Justin Westwood.

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2. CONSENT AGENDA

2.1 Approval of the March 9, 2016 Meeting Minutes.

Mayor Timothy moved to approve the consent agenda. James Wingate seconded the motion. The motion passed with the unanimous consent of the RDA Board.

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

The public hearing was held as part of the regular meeting.

Mayor Timothy moved to tentatively adopt the tentative budget for the 2016-2017 fiscal year and establish the date of June 22, 2016 at the Fire Station as the place of the public hearing for the proposed said budget. James Wingate seconded the motion. Vote on motion: Mayor Derk Timothy-Aye, Ty Nielsen-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.

8. Mayor's Report.

Mayor Timothy reported that he recently attended the Town Hall Meeting at Copper Hills High School for the Jordan School District where they discussed a new plan to construct a high school. He indicated that he met with Matt Young, Bluffdale's representative on the Board, about the bond, which consists of the construction of six schools from 2019 to 2020. A middle school is proposed in South Jordan and another is proposed to be rebuilt in West Jordan at the same cost as a new school. Each will cost \$35 million. Two elementary schools are proposed in Bluffdale and Herriman at a cost of \$16.1 to \$19.1 million each. An additional \$1,000,000 to \$2,000,000 will be needed for furniture, fixtures, and equipment. The Mayor stated that the proposal is leading up to a \$245 million bond. In the 2020-2021 time frame a high school is proposed in Herriman at a cost of \$80 million. During that same time, a middle school is proposed in Herriman at a cost of \$36 to \$42 million. The high school will cost an additional \$6,000,000 for

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furniture, fixtures, and equipment and \$2.1 million will be budgeted for the middle school. The cost totals approximately \$200 per square footage.

The Mayor commented that Summit Academy expects their elementary school to be built for \$124 per square foot including land. The district's prices do not include property. He believed the schools were needed but wanted the costs to be more reasonable. He remarked that he would be more willing to support a bond of around \$200 million. He acknowledged the need for schools. The Mayor was asked by the district to be involved and support the \$245 million bond with the other mayors but so far he had been unwilling to do so. Unless indicated that the Council wants him to be involved he most likely will not be.

Mayor Timothy reported that he has been in contact with the Bethany Hills residents about the water line. Based on discussion he had with the City Council, he had residents and Public Works Operations Manager, Blain Dietrich, visit the site and it was verified that water does come out of the pipe, however, it leaks significantly on the Woodbury park strip and floods the Woodbury property. The Mayor reminded the residents that even though it is a UDOT problem, the water is still owned by those who are served by the lateral. That means that if the property is flooded they are liable. Instead of pursuing a temporary solution, they and Woodbury are willing to wait for construction to occur to naturally lower the pipe.

Mayor Timothy stated that there is also an issue of treatment of the property line and whether the residents will let the trees come down since it is on both properties. The Mayor stated that if the trees don't come down the wall has to go up. If the wall doesn't go up there is no need for \$40,000 landscaping. He believed that that discussion was going very well.

The Mayor reported that the Smith's Marketplace bid proposals will go out on May 17 and are expected back mid-June. Construction was to commence on July 12. Smith's wants to have a groundbreaking and invited the City Council. The Council Members were encouraged to attend.

9. City Manager's Report and Discussion.

Mr. Reid reported that staff recently met with Dave Tolman with regard to the Day property. He gave a brief history and explained that the Day property was previously owned by the Day Family. The school district purchased 47 acres from the Days and need all but 15 acres to construct an elementary school and junior high school. A map of the area was displayed. Porter Rockwell Boulevard Option 2 was approved to a specified point and will be completed within the next year. Mr. Reid noted that a culvert will need to be built across a canal.

To facilitate the elementary and middle schools, three roads will be needed into the property at an estimated cost of \$7.5 million, which was requested to be included in the IFFP. Mayor Timothy was in favor as long as there is an agreement with the Jordan School District. Mr. Tolman reviewed his portion of the road at a cost of \$2.5 million. He explained that the

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original development agreement referenced an access up to 1300 West. That has become unusable from a temporary/secondary aspect. Mr. Tolman described the proposal and stated that they would not object to doing the work and completing the road all the way through if they know where the funds are going coming from.

Mr. Reid stated that Jordan School District has asked to meet with him and the Mayor within the next week. He hoped this would facilitate a better understanding of their perspective. He indicated that the elementary school is looking for other properties. Mr. Reid stated that the District considers it a high priority to build a school in Bluffdale both politically and educationally. The proposed impact of the schools was discussed. The Mayor liked the idea of the schools being built next to each other since they can share facilities. He recommended the conversation with the School District be to include it in the IFFP with the agreement that the residents not pay twice on the road and that the facilities be shared.

Mr. Reid addressed parks and stated that if the school district allows the public to use their park the City will still want Park Impact Fees to be used purchase other parks in the area. The need for parks was acknowledged. In response to a question raised by the Mayor, Mr. Reid thought the road could be included on the IFFP without more discussion and the remaining issues addressed later. Mayor Timothy recommended that if the Council chooses to move forward that they do it sooner rather than later so they begin collecting money to spread the cost out. He suggested there be an agreement between the City and the school district.

Mr. Reid updated the Council on the City Hall Building and stated that the latest drone coverage was emailed to the Council and staff.

Mr. Reid reported that the previous week the Utah Lake Distributing Canal flooded at the far south end of the Parry Farms neighborhood. One home had four feet of water in the basement. Two other homes had water in the basement but the flooding was not as severe. Other homes that were damaged were described. Mayor Timothy remarked that the City's Fire Department responded very well. Mr. Dietrich met with the canal company since the flooding was caused by a culvert blockage. Mr. Reid stated that they never saw the canal company at any of the homes with flooding but they were on scene at the point of the blockage and potential blockage going north.

Mayor Timothy asked if a complete inspection of the road was conducted to ensure that there was no damage to the road. Mr. Reid indicated that he was there with Mr. Dietrich and it did not overflow the portion that would have undercut the road or the surrounding area. He stated that the canal company provided a phone number for people to contact their office. Mr. Reid agreed to follow up and see what kind of response the canal company has given to the residents.

Mr. Reid reported that a recent heavy rain storm caused some flooding. Two homes in Spring View Farms were flooded. James Wingate reported that on Saturday the storm was directly over

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the northern portion of Spring View Farms. He estimated that there was water in 30 basements, including his. A pump was used on one home with a walk out basement to keep the flooding under control. Eventually they called the Fire Department who brought in a very large pump. Even with the larger pump it took 1 ½ hours to remove the water. The neighbors were very pleased with response by the Fire Department.

Mr. Reid reported that the detention pond in Ponderosa filled up completely. He explained that The City has known for some time that more water than they would like is going into the pond. As a result, it is closely monitored. During the recent storm, the Water Department pumped water out of it to make sure that it didn't overflow. Mr. Reid reported that they need to purchase a pond and have been looking for a location in the area. He indicated that the County Park has a retention pond on the northeast corner of the park and it was critical and actually overflowed into the road and storm drain system.

Mr. Reid reported that recently a developer approached the City about potential development on the LDS Church Farm property. He explained that the County Park goes from 2700 West to the canal and that from the canal to 3600 West is an LDS Church Farm. In the Riverton area, the Church Farm property is sought after and is where a mall and high density housing is being developed. The developer in this case was hoping for something similar. He was informed by staff that 65 homes could be developed on the 80 acres.

Mr. Reid reported that three days of training were completed on the website and they are in the middle of adding content.

The Council was informed that earlier in the week the entire Saratoga Springs Police Force was in Bluffdale for training.

Mr. Crowell reported on a City Bike Tour that took place earlier in the day. He explained that there is a sub-committee of the Wasatch Front Regional Council called the Active Transportation Committee that is chaired by Mayor Mike Caldwell from Ogden. It consists of elected and appointed officials and others from the region. Mr. Crowell explained that mobile active transportation tours are conducted throughout the State and because Bluffdale was on the list, they wanted to show them what they have been doing. The areas toured included 14400 South, Loomis Parkway, part of the Jordan River Trail and 14600 South, 4700 West, 3200 West, and 15000 South. The approximately 10-mile route was available to those interested. Mr. Reid explained that the way they built their roads resulted in travel lanes and bicycle lanes. Concern was raised about bicycle lane being heavily used without a shoulder.

Mr. Reid reported that recently UDOT had their annual meeting which was attended by himself and Mr. Tracer where they discussed the widening of Redwood Road between 12600 South and Bangerter. They intend to purchase property this year and construct it next year. They determined that in order to widen that portion of the road from five lanes to seven would only

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involve two more property purchases. The determination was made to purchase the properties and proceed with the widening. Mr. Reid stated that since they are widening to seven lanes and the area leads into Bluffdale, he recommended the City approach UDOT and ask them to include the area up to 13970 South in the widening. Doing so would help with the traffic flow in and out of Smith's Marketplace. It would likely involve the taking of a few homes on the west side north of 13970 South. Mr. Reid spoke to four of the property owners and three of the four desire to sell. The Council expressed support for the proposed widening. Mayor Timothy was concerned that the City already has made several requests of UDOT and thus far the negotiations have been difficult.

Assistant City Attorney, Brittany Skinner, was introduced as the New City Prosecutor. Mrs. Skinner has been with the City for one year and began as an Intern and ultimately passed the bar exam after graduating from BYU Law School last year. She lives in Lehi and has four children aged 10 to 20. Her husband works as a police officer in Lehi. Mrs. Skinner stated that she does all of the prosecutions in the City and is beginning to do civil work as well.

Mr. Reid reported on the arena project and stated that construction of the retaining wall has been delayed due to rain. They still expect it to be on schedule and completed by June 1. The Demolition Derby will take place on June 11. Mr. Reid spoke to Rick Crane from the Lions Club who is organizing the Demolition Derby. He was very thankful to the City for staff's help.

PLANNING SESSION

James Wingate reported that he was recently contacted by a Falls at Boulden Ridge resident who indicated that they have had a rash of crime. The issue of whether to gate the subdivision had been discussed. Council Member Wingate recommended the Mayor or a member of staff talk to the residents and makes them aware of the rules if they choose to gate the subdivision. Mayor Timothy stated that a public road cannot be gated. He explained that in Loomis Village the gates are decorative and not meant to be closed across the road. Mr. Reid asked if the request would be entertained by the City. He thought that a gated community should be designed that way. He had not heard any complaints from residents of the subdivision about crime.

Mayor Timothy suggested that it be emphasized to citizens that they need to report crimes to the Police Department who is vigilant about logging every call that is received. That way they will have a history of each address and resident. Mr. Reid invited residents to reach out to him. Mayor Timothy was not in favor of discussing the request until they know that there is considerable interest. He stated that he hears from residents from the Falls at Boulden Ridge frequently and there has never been mention of making it a gated community.

Ty Nielsen reported that they will be doing the Arbor Day presentation at Summit Academy the following Monday.

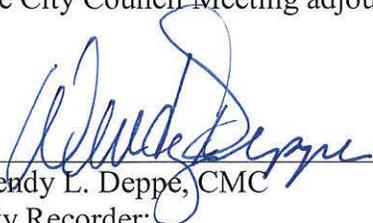
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10. Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character, Professional Competence, or Health of an Individual, Collective Bargaining, Pending or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including Any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

A Closed Meeting was not needed.

5. Adjournment.

The City Council Meeting adjourned at 10:30 p.m.



Wendy L. Deppe, CMC
City Recorder:



Approved: June 08, 2016