



**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING AGENDA
Wednesday, June 08, 2016**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, June 08, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

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

1. Roll Call, Invocation, Pledge of Allegiance*
2. **PUBLIC FORUM** – (4 minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).
3. **CONSENT AGENDA** –
 - 3.1 Approval of the May 11, 2016 meeting minutes.
 - 3.2 Preliminary acceptance of Independence Plat E-5, and beginning the warranty period.
 - 3.3 Acceptance of Independence G-3 Park and Trails (West Pocket Park), ending the warranty period.
 - 3.4 Preliminary acceptance of Wood Duck Hollow Phase 1, and beginning the warranty period.
 - 3.5 Approval of a resolution approving a Franchise Agreement by and between Wirelessbeehive.com, LLC, dba Beehive Broadband, and the City of Bluffdale.
4. Presentation of the Police Quarterly Statistical Report, Sergeant Shane Taylor.
5. Presentation of children safety concerns at Bluffdale Elementary, presenter, Adrienne Donner, Chair, Community Council.
6. Presentation and discussion relating to a new Introduction to the Jordan River Commission, presenter, Laura Hanson, Executive Director, Jordan River Commission.
7. Consideration and vote on a resolution approving a Reimbursement Agreement for Westgate Partners, LLC, regarding transportation impact fees for construction of Noell Nelson Drive, staff presenter, Vaughn Pickell.
8. Presentation and discussion on the Final Budget for the 2016-2017 Fiscal Year, staff presenter, Stephanie Thayer.

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call
2. **CONSENT AGENDA** –
 - 2.1 Approval of the May 11, 2016 meeting minutes.

3. Presentation and discussion on the Final Budget for the 2016-2017 Fiscal Year, staff presenter, Stephanie Thayer. (**LBA FY2017 Final Budget discussion held in conjunction with the Budget presentation and discussion**)
4. Adjournment

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

1. Roll Call
2. **CONSENT AGENDA** –
 - 2.1 Approval of the May 11, 2016 meeting minutes.
3. Presentation and discussion on the Final Budget for the 2016-2017 Fiscal Year, staff presenter, Stephanie Thayer. (**RDA FY2017 Final Budget discussion held in conjunction with the Budget presentation and discussion**)
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 3rd day of June, 2016

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

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

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

Staff: Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Blain Dietrich, Public Works Operations Manager
Michael Fazio, City Engineer
Stephanie Thayer, Accountant/HR Administrator
Bruce Kartchner, City Treasurer
Brittany Skinner, Assistant City Attorney
Sergeant Shane Taylor
Police Chief, Andrew Burton
Police Officer, Andre "Gian" Gianfelice
Fire Chief, John Roberts
Wendy Deppe, City Recorder

Others: Johnny Loumis, Jr., Planning Commission Member
Adrienne Donner, Bluffdale Community Council Chair
Laura Hanson, Jordan River Commission Executive Director
Chris McCandless, Past Chair of the Jordan River Commission
Aimee Newton, Jordan River Commission Chair
Trent Staggs, Jordan River Commission Board Member
Jack Anderson, Rodeo Committee

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.

Ty Nielsen offered the invocation and led the Pledge.

Ty Nielsen moved to make agenda item number six agenda item number two. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the Council.

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

2. Presentation and Discussion Relating to a New Introduction to the Jordan River Commission, Presenter, Laura Hanson, Executive Director, Jordan River Commission.

Jordan River Commission Executive Director, Laura Hanson, introduced Councilman and immediate past Chair of the Jordan River Commission Chris McCandless from Sandy City, Councilman Trent Staggs from Riverton City, and current Board Chair and Salt Lake County Council Member Aimee Newton. Ms. Hanson gave the Council a brief overview of who they are and what they do. She reported that in 2008 a document was produced called the Blueprint Jordan River that outlined a very broad, ambitious vision for the river corridor. It recognized that there are many different stakeholders involved in the river corridor. Those who participated in the process asked for a framework and structure to help facilitate its implementation. The Jordan River Commission was formed in August of 2010. Ms. Hanson was hired in March of 2011 and currently their membership includes 13 cities, three counties, two state agencies, two districts (UTA and the Jordan Valley Water Conservancy District), nine known governmental community partners (including Workers Compensation Fund, Zions Bank, Rocky Mountain Bank, and Chevron), and non-profit groups.

Ms. Hanson reported that they have pending members they are working with including Midvale, Murray, Lehi, and Bluffdale. A financial contribution is required to participate and is based on a specific formula designed to reach an equitable and objective method for determining the proportionate amount for each city based on their specific circumstances and size. The Jordan River Commission has no regulatory authority and is purely advisory in nature. The type of projects they typically do fall into the following three categories:

1. Physical projects;
2. Education and outreach; and
3. Technical Assistance.

Examples of work they have done was described. Ms. Hanson reported that they worked to obtain funding for the 9000 South tunnel a few years back as a result of a partnership with multiple cities. Most recently they collaborated with Jordan Valley Water Conservancy District and Salt Lake County to coordinate efforts to complete the trail segment in Bluffdale. Most recently, they obtained \$1.2 million for a bridge to fill the last gap of the Jordan River Parkway Trail. They have the ability to bond as an organization; however, they have no assets to bond against.

Ms. Hanson observed that there is a lot of undeveloped land along the River Corridor. Their goal is not to micromanage the City but instead to guide land use development. They accomplish that by providing tools, resources, training, and recognizing good work. They drafted a document called the *Best Practices for River Front Communities*. Ms. Hanson explained that this is the

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

extent of what they do in terms of land use regulation. They also have a training series where they bring together resource experts from across the nation to discuss specific planning topics.

In terms of education and outreach, Ms. Hanson stated that they have logged over 15,000 volunteer hours in projects along the river. They also hold an annual "Get into the River" Festival that is designed to help engage the community and raise awareness for the river corridor. They also do trail maps and school outreach. Last year they were fortunate to be able to award \$750,000 in grants to local governments. An appropriation was received from the Legislature for Jordan River Improvement Projects. They hoped to be able to do that again in the future. They also do a significant amount of grant writing and have raised in excess of \$1 million for local governments. In total, they have raised approximately \$17 million for the river corridor.

Mayor Timothy was aware that a few cities recently joined including Riverton City who joined in November of 2014. He questioned why they did not join sooner and what had changed. Trent Staggs, a Member of the Riverton City Council, stated that he represents their District 4, which is the northeast quadrant of Riverton City. He noted that the eastern boundary of his district is the Jordan River. People who live along the river pushed for improvement along their section of the trailhead. The Army Corps of Engineers developed ponds in the vicinity of 12600 South that had fallen into disrepair. With the City being short staffed and on a tight budget, they were not able to attend to that section of the river to the extent they could or should have.

There was interest among the citizens to take action. There had also been some concern in the past among the Council about some of the land uses and decision making that had taken place that they felt was unclear. Those issues had all since been addressed. Riverton City Attorney, Ryan Carter, reviewed the agreement and indicated that it was much better than what he had seen in the past because it was clear that it does not allow the Jordan River Commission to trump any ordinances or land use decisions that have been made by the city's governing body. With those assurances, they were comfortable. They also had a couple of projects they intend to do immediately. As a result of their \$3,000 dues, they have seen a 10 fold return in the first year.

They were able to procure an Invasive Species Mitigation Grant with the help of Ms. Hanson and the Jordan River Commission's grant writing staff. They are now working with the Utah Department of Food and Agriculture to pursue a grant of \$60,000 with the National Fish and a Wildlife Association. The grant will work in concert with the previous grant to mitigate weeds, restore the ponds, and bring vitality back to that section of the trail. Commissioner Staggs expected to see a 20 fold return on investment. He had found it to be of benefit to their community. He commented that Board Meetings are very inclusive and collaborative.

Mayor Timothy remarked that the developers along the Jordan River Trail have been good partners and he questioned the need for another level of bureaucracy. He believed Salt Lake County was doing a very good job and just needs a little participation. He asked if Bluffdale needs to join the Jordan River Commission to continue to receive help with restrooms and amenities in Parry Farms Park relative to the Jordan River Trail.

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

Chris McCandless described various advantages of the Commission and stated that it eliminates competition among cities. Their job is to help member cities better maintain their portion of the river. Mayor Timothy stated that Bluffdale has tried to be collaborative regardless of whether they are a member of the Jordan River Commission. Mr. McCandless stated that applications are reviewed by the Members of the Commission and scored. He commented that it helps to be a member rather than a non-member.

Ty Nielsen reported that he works for West Jordan City in the Parks Department and they have a crew that performs weed abatement and works on trails. He asked how long West Jordan has been a member city and if they have obtained bonds to help maintain their portion of the trail. Aimee Newton was not sure how long they have been a member but stated that West Jordan City has definitely received help. Most of the grants they offer go to member entities. They also have a habitat restoration project where they helped raise \$300,000 in grants. She reported that the national grant hit rate is 17 to 20 percent and they have been getting 61 percent of the grants they have applied for. Ms. Newton commented that they expect to be able to help the City in the future but there is no guarantee. They, however, have other resources such as the committee, which is made up of engineers and other professionals.

Alan Jackson asked what the cost of participation would be for Bluffdale. Ms. Newton stated that Bluffdale's contribution would be \$4,382, which was based on 2010 population numbers. Mr. Reid commented that there are two cities that pay an average of \$.06 per capita. Saratoga Springs and North Salt Lake pay nearly twice that. Bluffdale, however, pays 10 times that at \$.57 per capita. It seemed to Mr. Reid that the cities with higher populations also get more opportunities for projects. To him, the calculation seemed more weighted to river frontage. He did not think the formula was fair to Bluffdale.

Ms. Hanson commented that one of the advantages Bluffdale has is that they have a long stretch of river that increases the river frontage portion of the formula. She explained that the formula is equally weighted across each of the criteria that include population, river frontage, and area. Bluffdale's cost is higher because they have a long section of river and a small population. Given the fact that their focus area is only the river corridor, there is a lot of growth potential. They want to help the City capitalize on that growth and do it in a way that contributes to quality of life. She felt that Bluffdale would have a larger return on their investment. Mr. Reid commented that Bluffdale would only have 1 vote out of 30 and he had never seen that be fair.

Ms. Hanson commented that she has a small staff and the "squeaky wheel gets the grease". She encouraged Bluffdale to be the squeaky wheel if they choose to join. Mr. Reid stated that based on the size of staff, Bluffdale does not have the ability to assign a staff member to work with the Jordan River Commission.

Justin Westwood asked how funds are distributed. Ms. Hanson explained that none of the funds paid by Bluffdale would go to another city and would go toward operating expenses. She noted

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

that their total annual budget is under \$200,000. Every project they do is funded by a grant or donation. Ms. Hanson commented that she was not interested in changing the formula. Mr. Reid remarked that the formula is fair to everyone except Bluffdale. Chris McCandless remarked that it would be difficult to change the formula. He personally was aware of two parks he would like to help the City fund. He recommended the City join the Commission and resign if they feel it is not of value. He mentioned that he has been an advocate for Bluffdale for many years.

James Wingate asked about trail management responsibilities. Ms. Hanson agreed to address that issue with the other Commission Members.

3. PUBLIC FORUM

Neal Gatherum gave his address as 14902 South Castle Valley Drive and distributed the “Bluffdale Shed Epidemic” handout. He reported that based on recent census data, there are roughly 1,849 residential single-family dwellings in Bluffdale. Fifty percent of the single-family homes include an outbuilding or shed. The current setback regulations in the zone are 10 feet on the side and back. Over 300 homes in Bluffdale are currently in violation of the setback requirements. This equates to 15% of all homeowners and ultimately 1 of every 3 sheds in the City are in violation, including his. Mr. Gatherum showed photos of his home and shed. He outlined his conditional variance request, which was the result of a slope that prohibits him from moving his shed.

Justin Westwood asked if the variance request should go before the Board of Adjustment before coming to the City Council. James Wingate felt that a discussion on shed dimensions was needed. Procedural issues were discussed. Mayor Timothy commented that the intent of the public forum is to hear the request. No decision could be made by the City Council tonight. He offered to follow up with Mr. Gatherum at the next “Meet the Mayor” night.

There were no further members of the public wishing to speak.

4. CONSENT AGENDA

- 4.1 Approval of the May 11, 2016 Meeting Minutes.
- 4.2 Preliminary Acceptance of Independence Plat E-5, and Beginning the Warranty Period.
- 4.3 Acceptance of Independence G-3 Park and Trails (West Pocket Park), Ending the Warranty Period.
- 4.4 Preliminary Acceptance of Wood Duck Hollow Phase 1, and Beginning the Warranty Period.

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

4.5 Approval of a Resolution Approving a Franchise Agreement by and Between Wirelessbeehive.com, LLC, dba Beehive Broadband, and the City of Bluffdale.

Ty Nielsen moved to approve the consent agenda. 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.

5. Presentation of the Police Quarterly Statistical Report, Sergeant Shane Taylor.

Police Chief, Andrew Burton, displayed a photo of the Saratoga Springs Police Department. He expressed appreciation for the Council and staff participation on behalf of Bluffdale City at the awards luncheon. Chief Burton reported on events that have occurred since the last report and highlighted the Saratoga Springs Police Department activities. A recent officer involved critical incident was discussed. Chief Burton reported that several special events are coming up that they look forward to supporting. They participated in various trainings during the last quarter and several transitions were made. In May, they conducted a SWAT training at Camp Williams where they hosted the Unified Police Department's SWAT Team. Their sniper team, which Sergeant Shane Taylor is a part of, provided excellent training. The Trainer is a retired sergeant from the West Jordan Police Department and a retired Master Sergeant from the Air Force's Special Forces Unit.

Chief Burton reported that on the Saratoga Springs side they recently added 2.6 new officer positions. That is important for Bluffdale because their resources do not significantly support Saratoga Springs and they have to maintain enough manpower on their side to not have that be the case. They recently transitioned to the 9mm pistol from the 40 caliber. This was based on several studies that were conducted nationwide and a recommendation from the FBI based on a study that showed that in police shootings, police officers are more accurate with a 9mm than a 40 caliber. That is important in terms of liability for cities and police departments. They were able to make the transition and changed out approximately 45 pistols.

After trade-in they received about \$20,000 worth of pistols for \$3,000. Many of the guns needed to be replaced anyway. Rifle sights were next discussed that were valued at approximately \$280. Chief Burton mandated that the department's rifles be set up with both electronic sights and iron sights. Every officer is required to qualify using both. It turned out that there was a lawsuit against EO Tech regarding the electronic sights that was heat or cold related. They were able to trade the sights in directly to EO Tech. They are swapping out all of the sights for a version that does not have issues. Chief Burton reported that they went from a sight valued at \$280 to a \$650 sight at no cost to the department.

Chief Burton reported that a diagnostic physical fitness test was to take place later in the month. He explained that goals and standards are set that officers are encouraged to meet. Progress is assessed and officers are tested every few years. In the three years Chief Burton has been with the department, the officers have asked for a new shoulder patch. Recently, he led a committee of

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

officers who put together recommendations for uniforms. They went in to the design process and ended up with a new shoulder patch, which was displayed.

Chief Burton reported that a new unit was created with a new sergeant position in the Special Services Unit. There is also a Sports Services Unit that has a part-time Logistics Manager who works 20 hours per week and is a retired Unified Police Department Sergeant. Chief Burton was thanked for keeping up on the potential liability issues with equipment.

Sergeant Taylor presented the 1st quarter statistical report. He introduced New Officer, Jared Chuchran, who recently completed the Unified Police Department's Motor School Course. Officer Chuchran was described as very competent and capable. Officer Andres "Gian" Gianfelice was also recently hired. He is the father of five and an avid hunter. He served nine years with the American Fork Police Department graduating at the top of his class at Utah Valley University, is fluent in Spanish, has 2 ½ years' detective experience, and is a motor officer. Mr. Reid asked Officer Gianfelice how Bluffdale's equipment compares to American Fork's. Officer Gianfelice commented that it is top notch. He commented that he is happy to be in Bluffdale.

Sergeant Taylor reported on the overall statistics for the 1st quarter and stated that the hours volunteers spent serving the City had increased. He commended the volunteers for their efforts. He commented that if they had been paid for their time, it would have equated to just over \$2,000. A sample coloring book to be given out during Old West Days was distributed for the Council's review. Other items included wrist bands, suckers, and badges.

Chief Burton commented that the gunlocks and color of the police cars were at the discretion of the City Manager. He recommended, however, that Mr. Reid consider the black and white motif from a safety and visibility standpoint.

6. Presentation of Child Safety Concerns at Bluffdale Elementary, Presenter, Adrienne Donner, Chair, Community Council.

Bluffdale Elementary School Community Council Chair, Adrienne Donner, reported that part of what they do is put together a Student's Neighborhood Access Plan "SNAP" plan. The plan identifies issues that concern the school and children with the involvement of both staff and parents. They write to Bluffdale City every year with issues and concerns they would like the Council to be aware of. Over the past few years they have requested a few items that are growing in urgency. They asked that the City take a portion of the school's property to construct a walking path from the park to the new County Park. A map was distributed showing areas of concern. Their primary concern was the area in front of the school on 2700 West. At either end there are crosswalks and immediately following them are signs that say "End School Zone". In the middle section, cars speed up to 35 mph while there are still students present and cars going in and out of the parking lot. Ms. Donner asked that a few signs be placed on either end so that the zone is longer.

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

Mayor Timothy stated that the signs were posted based on a requirement from another organization. City Engineer, Michael Fazio, reported that he conducted research and stated that the distance is not specified and gives some leeway to the engineer to decide where to post the sign. The Mayor directed Mr. Fazio to analyze the situation and have City Attorney, Vaughn Pickell, research it from a state perspective.

Ms. Donner referenced page eight pertaining to tree trimming and stated that currently the trees block visibility and are impeding clearance. Ty Nielsen stated that he is a City Forester by profession and encouraged the public to take action when they see a situation and call City Hall who has an Arborist on staff who can trim the trees.

Ms. Donner requested that a solar powered speed sign be posted as motorists approach the school zone. The intent was for it to serve as a reminder. The Mayor commented that mobile signs were recently purchased by the Police Department and are much more effective because they can be moved around so that motorists don't get used to them.

There was next discussion of the sidewalk on 2200 West from 15000 South to 14400 South, which Ms. Donner described as "spotty". She explained that a lot of children in the area walk to school. Mayor Timothy stated that the City is aware of the situation and it is designated as an upcoming project. He also noted that the road and sidewalk would be done together. When the road rehabilitation is complete; sidewalk, curb, gutter, and drainage will be put in as well.

Mr. Reid commented that even though installing curb, gutter, and sidewalk is an improvement considered for impact fees, it is difficult to qualify 2200 West as needing improvement as a result of additional traffic and growth. Mayor Timothy asked if there were any available state sidewalk grants. Mr. Fazio stated that staff was working on that. Procedural issues were discussed.

Mr. Reid stated that there are certain projects for which funding is available. Road projects, however, are difficult because the City is in the middle of three large road projects and recently completed three others.

The Council expressed appreciation for Principal Eagan and the wonderful teachers at Bluffdale Elementary.

7. Consideration and Vote on a Resolution Approving a Reimbursement Agreement for Westgate Partners, LLC, Regarding Transportation Impact Fees for Construction of Noell Nelson Drive, Staff Presenter, Vaughn Pickell.

Mr. Pickell reported that the Council Members were provided with a copy of a Reimbursement Agreement to reimburse the developer for construction of Noell Nelson Drive. If passed by the Council, work was to begin the following day. Mr. Pickell indicated that the contract amount was attached to the plan.

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

Ty Nielsen moved to approve a resolution approving the execution of a Reimbursement Agreement for Westgate Partners, LLC, regarding the Transportation Impact Fees for construction of Noell Nelson Drive. 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.

8. Presentation and Discussion on the Final Budget for the 2016-2017 Fiscal Year, Staff Presenter, Stephanie Thayer.

Mr. Reid reported that the Council was provided with the most current version of the budget. Accountant/HR Administrator, Stephanie Thayer, reported on the summary of changes made since the last meeting. The first change pertained to potential salary increases for the City Council and Mayor. Mayor Timothy proposed increasing the Council Member salaries to \$600 per month, which represented an increase of \$200 per month. It was recommended that Planning Commission salaries remain unchanged. Ty Nielsen wanted to see the salary figures from neighboring cities before taking action. Alan Jackson stated that they are much higher though it would be good information to have. Mayor Timothy stated that he would have gone higher on salaries but the City Council has denied his requests before but he thought it was needed.

Alan Jackson indicated that it does require a great deal of time to serve on the Council and could become a deterrent in the future in terms of deciding whether or not to participate. Ms. Thayer stated that on June 22 the Council will need to make a final decision and pass the budget. Mr. Kartchner commented that the Mayor has gone a number of years without an increase in pay and is also below the average. At the next meeting, Mr. Reid would bring salary comparisons for both the Council and the Mayor.

Mr. Reid reported that at the last meeting there was discussion about an increase for the Fire Department and Ambulance. The department requested a 5% increase and they settled on a 3% increase for all staff.

In the Streets budget a full-time Streets Worker was added. This will help offset the cost and need for a street sweeper. Mr. Reid indicated that he spoke to a Water Department employee earlier in the day and stated that they use the street sweeper extensively because of the large vacuum it has on it. This year they have budgeted to purchase and build a back trailer that will help the Water Department perform various duties that the street sweeper was used for other than street sweeping. This will free up the street sweeper to be dedicated to street sweeping.

The Engineering budget was increased too much and was reduced by \$15,000. With regard to the float, the budget was increased by \$2,500 for a complete float redesign with the new logo. Mr. Reid stated that for the last six years the budget has remained the same and Modern Display has had ongoing complaints. One year the float was borrowed from someone in Utah County that had spent \$20,000 on it.

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

With regard to Old West Days, Ms. Thayer stated that a \$10,000 increase is requested. She noted that there is currently \$8,000 in reserve. Mr. Reid explained that for several years there has been a \$30,000 budget and there has been no increase. A very good job has been done of raising funding from sponsors and ultimately a reserve of \$80,000 was built. A decision needed to be made by the Council in terms of the level at which they would want to keep the reserve. If they decide that they have the ability to contribute extra, they could ask the Old West Days Committee how they could enhance the event with more funding. Mr. Reid reported that the Bluffdale Arts Advisory Board has a negative reserve balance and the Rodeo and Miss Bluffdale both have small reserves. He considered \$80,000 to be substantial. He thought it would be appropriate for him, Mr. Kartchner, and the Old West Days Committee to discuss their five-year plan.

It was reported that the cost of Old West Days for one year is \$91,000. It was recommended that a determination be made by the Council with regard to what the amount in the reserve should be. One suggestion was that it be one year's operating expenses. Mr. Reid reported that in this year's budget they have included a \$10,000 increase to the amount transferred from the General Fund to Old West Days from \$40,000 from the previous \$30,000.

Ms. Thayer reported that the Bluffdale Arts Advisory Board has a negative reserve. They requested an increase with the transfer from the General Fund to \$13,000. There had been discussion about increasing it to \$15,000 so that it is not in the negative. This would represent a \$6,000 increase from the prior year of \$9,000. Mayor Timothy commented that the Bluffdale Arts Advisory Board put in a great deal of work for performances and training and commit their homes, yards, and garages. For them to fundraise is difficult because they are already committing a substantial amount of time. It was suggested that they find better avenues to advertise and increase ticket sales.

Park Impact Fees were next discussed. Ms. Thayer stated that further discussion was needed. Mr. Reid reported that impact fees primarily fund parks. Currently, the major source of impact fees is Independence who has five different owners, two of which are very active. The Bluffdale Heights Subdivision has a fourth phase coming on but it will not generate a great deal in terms of impact fees. The DAI portion of Independence included an agreement that all of the funds generated must be spent in that portion of Independence. As a result, there will be very nice facilities there with a large amount of growth. On the Aclaime side, which consists mainly of Westgate, Marketplace, and soon the Day property, 85% of the funds will remain in those areas and 15% will be directed to City-wide projects. Going forward it will be important to identify the areas where funds are generated and how much will be spent in each area.

The three large projects outside of Independence were described as:

- Parry Farms Park. Mr. Reid stated that major progress was made on this park last year. The estimated cost to complete it this year was \$450,000.

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

• Vintage Park. Mr. Reid stated that the park is located on Loumis Parkway just below the Bluffs Apartments and the new church that is going in. Money has been allocated for the cost and the design and will be presented to the Council for input. The initial cost was estimated at just under \$2,000,000. Mayor Timothy asked if there is an intent to integrate and access Smith's in the Gateway. Mr. Reid responded that there is. City Planner/Economic Development Director, Grant Crowell, commented it was easier to accomplish than originally thought.

• Rodeo Arena. Mr. Reid reported that approximately \$100,000 has been spent on a retaining wall and guard rail. Staff met with a bleacher manufacturer and asked for different levels of pricing. Currently, the west side bleachers seat just under 2,000. They are constructed of wood and need to be replaced. They also are not ADA compliant. \$2,000 was recently spent to repair wood sections for upcoming events. The Arena and Rodeo Committees reviewed the proposal and made various requests. A drawing was submitted showing what the arena will look like. The Council was asked to share their vision of the arena. The three levels of bleacher pricing were for 3,300 to 3,400 seats, 4,000 to 4,300 seats, and a 5,000-seat version. Staff was awaiting a response from the manufacturer on pricing. The initial prices showed that the cost of the 5,000-seat option was \$1.65 million.

Mr. Reid stated that there was discussion about whether to put a roof on the facility. He explained that the roof protects the equipment, however, most people are used to arenas that do not have roofs. In the event of rain, most people stay home regardless of whether the facility has a roof or not. A determination was made to look at the cost savings, which is \$200,000 to \$300,000 to exclude the roof and likely more as the seating level is increased. The final decision would be made by the Council. It was noted that the roof would be constructed of aluminum and the seats would be a mixture of individual seats and benches. There would be 800 individual seats in the premium area in the front, benches with backs in the center, and benches with no backs on the upper portion.

Staff agreed to submit additional drawings to the Council for review. A question was raised about whether a roof could be added later without having to tear anything down. Mr. Reid stated that it is a decision on cost the Council will have to make. A substantial amount of money could be saved by eliminating the roof or building the structure without a roof and putting more toward the size of the beams so that a roof could be supported later. Another option was to make a decision to do it all at once. Much of the decision will be based on the available funding. That had not yet been determined.

Mr. Reid stated that staff was looking for direction from the Council before going back to the committee. It was noted that a great deal of time and effort had been invested in coming up with the current drawings. The original cost estimate was \$3.9 million for the 5,000-seat facility, ticket stands, restrooms, and concession stands. What was being discussed tonight was only the bleacher portion of the improvements. It was noted that the most critical decision is whether it will be a community venue for horse enthusiasts or more diverse in terms of accommodating larger events

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

such as concerts. Mr. Reid stated that with 5,000 seats, it can serve as a regional events center. The comment was made that it does not make sense to build a 5,000-seat facility for use on weekends by people for riding horses. It seemed more sensible to construct a 5,000-seat facility for concerts.

Mr. Reid stated that the Council could move forward on Parry Farms and delay the Arena and Vintage Park discussions until next February or July. The current bleachers have gaps in the back to accommodate the concession stands and/or restrooms underneath the back portion. He noted that they have a beam structure rather than a lattice structure. Mayor Timothy commented that that would be good for parking. Mr. Reid proposed that they complete Parry Farms and budget for the rodeo arena starting in July and then in February come back with the Vintage Park request knowing that the cost is \$2,000,000. At that time, they could consider the Arena and determine how far out to phase it. The Council expressed support for that option.

Alan Jackson commented that things can be done to the Rodeo grounds to make it look better without spending a lot of money. Mr. Reid stated that they have agreed to move forward on the Rodeo Blend and the Black Widow. He had also looked at tractors and found a 100 horse power plain tractor for \$21,000. He noted that the existing tractor does not have a cab or front end loader. To add those options increases the cost to \$50,000. A newer model costs \$75,000. He had never priced a new one. Mr. Dietrich reported that John Deere may have a lease option on a tractor. It was mentioned that the grounds are groomed daily.

Ms. Thayer next addressed capital projects and the Veterans Memorial. Mr. Reid stated that staff received a call from a scout who thinks he has located what may be a centerpiece for the Veterans Memorial. He was not sure of the cost but added \$6,000 to the budget for that expense.

Ms. Thayer reported on modifications made to the Capital Projects budget and stated that some items were removed as a result of discussion from last meeting. Input from the Council was desired with a decision needed at the next meeting. The salter was removed from the budget, however, at the advice of Mr. Dietrich the \$7,000 expenditure was added back in.

In the Water Fund there was discussion of equipment items. A determination was made that they were probably necessary and they were left in the budget for the time being. Mr. Reid and Ms. Thayer were asked to email the budget document in Excel spreadsheet format to the Council for review. The Council was asked to give input to staff prior to the next City Council Meeting.

Ms. Thayer stated that she looked at property tax information for the Certified Tax Rate from the State Auditor on June 17. She agreed to provide the rest of the documents to the Council in advance of the next meeting. With regard to Park Impact Fees, Mayor Timothy suggested budgeting \$450,000 for Parry Farms and leaving some to begin design work on Vintage Park. He recommended everything else be removed.

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

With regard to the bleachers, Mayor Timothy recommended more time be spent making sure they do the right thing. By February of 2017, he hoped to have a firm answer on what the options are. In terms of parking, it was noted that for a 5,000-seat facility, 600 parking stalls would be required. Mr. Reid stated that parking should be available in the school parking but if not, the church parking lot or the parking lot in the new park can be utilized. Even though both are used, a decision needs to be made without counting them.

Participation in the Jordan River Commission was discussed. Alan Jackson stated that he had always been in favor of it but in the past it has not been approved. Mr. Reid objected to how much Bluffdale has to pay compared to other cities but commented that it is only \$5,000 per year. Mayor Timothy stated that even if there is no financial gain to the City the political benefits alone will be worthwhile. In addition, a representative from the City would need to participate. Alan Jackson volunteered to serve in that capacity.

Mr. Reid commented that crossing guards need to be assigned for the various school schedules.

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call.

All Members of the Local Building Authority were present.

2. CONSENT AGENDA.

2.1 Approval of the May 11, 2016 Meeting Minutes.

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

3. Presentation and Discussion of the Final Budget for the 2016-2017 Fiscal Year, Staff Presenter, Stephanie Thayer. (LBA FY2017 Final Budget Discussion Held in Conjunction with the Final Budget Presentation and Discussion).

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

4. Adjournment.

The LBA Meeting was adjourned.

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

RDA Chair, Ty Nielsen, assumed the Chair.

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

1. Roll Call.

All Members of the Bluffdale City Redevelopment Board were present.

2. CONSENT AGENDA.

2.1 Approval of the May 11, 2016, Meeting Minutes.

Mayor Timothy moved to approve the consent agenda. Alan Jackson seconded the motion. The motion passed with the unanimous consent of the Board.

3. Presentation and Discussion of the Final Budget for the 2016-2017 Fiscal Year, Staff Presenter, Stephanie Thayer. (LBA FY2017 Final Budget Discussion Held in Conjunction with the Final Budget Presentation and Discussion).

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

4. Adjournment.

The RDA Meeting was adjourned.

CONTINUATION OF BUSINESS MEETING

Mayor Timothy resumed the Chair.

9. Mayor's Report.

Mayor Timothy reported that some cities wanted to form a focus group of mayors to make funding a higher priority for the Mountain View Corridor as opposed to Bangerter Highway. With the needs and wants, it was determined that the current ratio is satisfactory.

The Mayor indicated that a committee has been established to study a road from Salt Lake County over the mountain to Tooele County. There was no forethought on where it should be. The study was simply to address the possibilities. The funding allocated for the study was very narrow. Mayor Timothy and Mayor Applegarth recommended studying at least to Bangerter Highway.

10. City Manager's Report and Discussion.

Mr. Reid reported that the Demolition Derby was scheduled for the following Saturday. Appreciation was expressed to the Lions Club for providing tickets to the Council.

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

The Council was updated on the City Hall Project. Mr. Reid reported that the floor has been poured and the backfill along the walls was near completion. In the near future they will connect to the sewer and put the iron or steel in for the beams and floors.

Mr. Reid reported that a Porter Rockwell Boulevard Segment 3 Construction Meeting was held recently. The project has commenced with a schedule to finish by next summer.

Mr. Reid indicated that staff met with a developer about the Fire Station in Independence and a potential property donation. The donation would give the current owner a tax deduction and provide the City with property on which to construct a Fire Station. He considered that to be a critical part of the Fire Station for the City to afford it.

With regard to Noell Nelson Drive, the Funding Agreement was approved earlier in the meeting. The following day, a Construction Meeting was to take place. The intent was to complete the project before October 15 when the asphalt plants close.

Mr. Reid reported on the City's website and stated that it will go live one week from Friday. They now have the ability to make adjustments on the fly. Council Members who identify changes to be made were encouraged to contact staff. Mayor Timothy suggested the website go live the following Monday instead of Friday.

Mr. Reid stated that he and Mr. Fazio have been meeting with representatives from Aclaime and the Jordan School District about the location of the Jordan School District properties in the Day area of Independence. The meetings were ongoing. The direction from the City was that they do not care particularly about where the school is located but they would like to keep the tracks crossing open, if possible. The City's preference was to have the elementary school as close to DAI as possible. Mr. Reid stated that the further south it is the better so that there is not a lot of traffic to the Westgate property neighborhoods. Mr. Reid noted that DAI owns property in the area as well.

It was reported that staff is working on the Capital Facilities Plan and hope to hold a meeting the following week. A meeting was scheduled the following morning with DAI to discuss parks and upcoming parcels in Independence. There was a dispute about how much of the extreme sloped area to purchase. An arbitrator was coming in to sit in on the initial discussions.

Mr. Reid reported that there are more inspections in Bluffdale than the City can keep up with. They have had an ongoing relationship with Forsgren Engineering who has served as the Backup Inspector when the City's Inspector gets overwhelmed or takes time off. Forsgren recently informed staff that their workload is such that they can no longer assist the City. As a result, staff presented a formal agreement to Kimball Engineering for backup inspection services. Sunrise Engineering was also being considered. Their rate is \$65 per hour, which was considered very reasonable for building inspection services. James Wingate mentioned that Todd Nelson (Noell

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

Nelson's son) works for Skyline Engineering and may be able to help. Mr. Reid agreed to look into that option.

PLANNING SESSION

James Wingate commented that about one week ago there was an alleged cougar sighting at the entrance to Spring View Farms on the south side of 14600 South. There was some question as to the validity of the sighting. Mayor Timothy stated that cougars are occasionally seen in Bluffdale on the canal roads.

Council Member Wingate reported that UDOT is changing the requirements for how to submit B&C Roads to seek funding. A workshop was held earlier in the week throughout the state. Going forward they will require validation through map GIS data rather than just a spreadsheet showing road mileage.

Boyd Preece was interested in taking on the issue of interchange development. He reported that he has observed success when developers have become political. He offered to take the issue on if there are no other strategies in place. Mr. Reid expressed support on behalf of staff.

It was reported that Smith's Marketplace changed the bid date to June 20. The groundbreaking was also moved to August.

Resident, Dan Capel, reported that there is a City ordinance pertaining to accessory dwellings as part of principal residences. The ordinance requires a number of things including that accessory dwellings be connected to the primary residence and have an inside connection. Mr. Capel was aware of a number of properties in Bluffdale that have shops with apartment units. Before going through the process and requesting a change to the ordinance, he asked if there were strong feelings among the Council with regard to separating units and allowing accessory apartments to be separate from the house. Mr. Capel stated that he has aging parents who will eventually need housing. To help them feel more independent and to address cost concerns, it would be better to include the accessory dwelling as a second story of his garage.

Mayor Timothy stated that one of the reasons for requiring accessory dwellings to be attached is that parking would most likely occur in the garage or driveway rather than in the area between two adjacent buildings. Mr. Kartchner stated that he was on the Council when the matter was discussed extensively, and that specific clause was primarily designed to discourage what is proposed since it essentially increases the density to two units per acre. Having the two be connected would result in the homeowner being inclined to have someone that is trusted, such as parents or a family member, live in the home. The separation enables an accessory structure to be rented to anyone at which time it becomes two homes on one lot. Alan Jackson commented that the issue has been explored in the past and has never gotten much support. Boyd Preece expressed a similar concern and commented on how the situation would be handled for a future homeowner who would be able to rent the accessory dwelling to anyone.

**BLUFFDALE CITY COUNCIL,
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, June 8, 2016**

Mr. Crowell stated that he has received numerous calls about this issue and there appears to be a great deal of interest. Mr. Reid agreed and stated that there will also be a lot of opposition. Alan Jackson stated that at some point it becomes an enforcement issue. Mr. Reid recalled that the original discussion about detached garages, plumbing was not allowed in order to prevent them from being converted to apartments. They moved away from that since it is convenient for property owners to have a restroom in a garage because in many cases it is set back from the home. Unfortunately, this leads to violations. Mr. Capel appreciated the input from the Council and stated that he was not yet ready to take action.

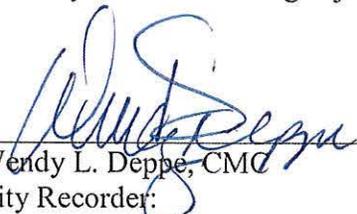
11. Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character, Professional Competence, or Health of an Individual, Collective Bargaining, Pending or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including Any Form of a Water Right or Water Shares, Security Issues,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

Justin Westwood moved to go into Closed Meeting to discuss pending or imminent litigation. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the Council.

The Council was in closed meeting from 9:49 p.m. to 10:16 p.m.

12. Adjournment.

The City Council Meeting adjourned at 10:16 p.m.


Wendy L. Deppe, CMC
City Recorder:

Approved: July 13, 2016

Approved by the LBA November 16, 2016

Approved by the RDA September 14, 2016



**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Wednesday, June 8, 2016**

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

Staff: Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Blain Dietrich, Public Works Operations Manager
Michael Fazio, City Engineer
Bruce Kartchner, City Treasurer
Brittany Skinner, Assistant City Attorney
Wendy Deppe, City Recorder

At approximately 9:49 p.m. Mayor Derk Timothy called the meeting to order.

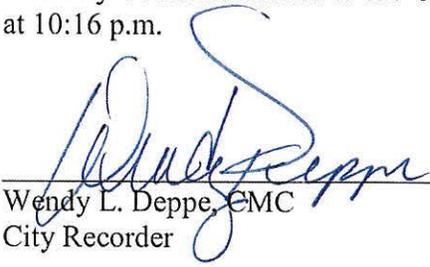
Motion: Justin Westwood moved to go into Closed Meeting to discuss pending or imminent litigation.

Second: Ty Nielsen seconded the motion.

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

Pending or imminent litigation issues were discussed.

The City Council returned to the City Council chambers to resume the open portion of the meeting at 10:16 p.m.


Wendy L. Deppe, EMC
City Recorder

Approved: July 13, 2016

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