



**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, August 24, 2016**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, August 24, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

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

1. Roll Call, Invocation, Pledge of Allegiance*
2. **PUBLIC FORUM** – (4 minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).
3. **CONSENT AGENDA** –
 - 3.1 Approval of the July 27, 2016 meeting minutes.
 - 3.2 Preliminary acceptance of Marketplace – Aclaime at Independence Park, and beginning the warranty period.
 - 3.3 Preliminary acceptance of Spring View Farms Pressurized Irrigation Pumping Station, and beginning the warranty period.
 - 3.4 Acceptance of Beacon Hill Apartments – Curb and Sidewalk, ending the warranty period.
 - 3.5 Approval of a resolution of the Bluffdale City Council adopting a Storm Water Management Plan for the City of Bluffdale.
 - 3.6 Approval of a resolution of the Bluffdale City Council approving a Franchise Agreement by and between the City of Bluffdale and Central Telecom Services, LLC, dba CentraCom, for Voice, Data, and Video Services.
4. Consideration and vote on a resolution appointing Members to the Bluffdale Arts Advisory Board, staff presenter, Mayor Timothy.
5. Mayor's Report
6. 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.

- 8. 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).

- 9. Adjournment

Dated this 19th day of August, 2016

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



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

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

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- Present:** Mayor Derk Timothy
Alan Jackson (arrived at 6:32 p.m.)
Ty Nielsen
Boyd Preece
Justin Westwood
James Wingate
- Staff:** Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Dan Tracer, Assistant City Engineer
Bruce Kartchner, Finance Director
Blain Dietrich, Public Works Operations Manager
Police Chief, Andrew Burton
Wendy Deppe, City Recorder
- Others:** Taylor Woodbury, Woodbury Corporation
Odila Conica, Summit Academy Principal
Heather Tucker, Summit Academy Assistant Principal
Johnny Loumis, Jr., Planning Commission Member

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

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

1. Roll Call, Invocation, and Pledge.

All Members of the City Council were present with the exception of Alan Jackson, who arrived shortly thereafter.

City Manager, Mark Reid, offered the invocation.

Johnny Loumis, Jr. led the Pledge of Allegiance.

2. PUBLIC FORUM.

Connie Robbins gave her address as 14455 South 2585 West and expressed appreciation to the City employees for their help with Old West Days. She especially appreciated their good attitudes. She also gave thanks to those who provided additional assistance, which relieved the burden of the full-time City employees.

Ms. Robbins next commented on Summit Academy. She recalled that a few months earlier at a City Council Meeting, Mr. Reid mentioned that Summit Academy had not paid their impact fees. The previous day she conducted research and found that they had paid a portion of the fees. What had not been paid was negotiated. She questioned why the City would negotiate their impact fees

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since she, as a resident, did not have that same opportunity. She noted that Summit Academy is creating a significant impact on the City and recommended there be no negotiation and that they be required to pay their impact fees in full.

Ms. Robbins reported that a few Members of the City Council have students enrolled at Summit Academy. She recommended that these individuals recuse themselves from voting on any issue pertaining to the school.

Ms. Robbins reported on her observations over the past few days while at Summit Academy. She indicated that she was in the church parking lot at about 2:45 p.m. the previous day. Cars were lined up along 14400 South, around the corner, and along Redwood Road. Cars and buses were honking and motorists were yelling at crossing guards to get the traffic moving. About 10 cars were parked in the church parking lot as well. Today was a different situation and the issues appeared to have been resolved. Ms. Robbins reported that she counted 177 cars exiting the parking lot and 55 students walking east.

Ms. Robbins complimented the Police Department for directing traffic. She expressed her utmost respect and appreciation to them for helping to resolve the problem. She encouraged the City Council to listen to them more often.

Ms. Robbins questioned why the City is paying employees to monitor the traffic at Summit Academy. The expectation was that Summit Academy would be good neighbors but it was her opinion that they have not been.

Mayor Timothy thanked Ms. Robbins for all of her work coordinating Old West Days. He stated that he has received numerous comments on how well done it was. The residents recognize the benefit of Old West Days and Ms. Robbins' efforts were greatly appreciated. Mr. Reid remarked that this was one of the best Old West Days ever.

Odila Conica gave her address as 814 West Star Spangled Drive and identified herself as the Principal of Summit Academy. She thanked the City Council for being concerned about the citizens and apologized for their terrible first day. She stated that it will not be repeated. Ms. Conica informed the Council that today the last car in the queue left the building at 3:22 p.m. This was about 1 hour and 15 minutes sooner than the previous day. She met with the City Manager, City Engineer, and Police Sergeant who made suggestions, which were implemented.

Ms. Conica outlined the following steps taken to resolve the problem:

- Parents were contacted by email and telephone and encouraged to carpool.
- Loading and unloading procedures were practiced.
- Representatives of the school met with Sergeant Shane Taylor regarding the left-hand turn lane into the school.
- It was determined that the backup was caused by parked cars in two of the queuing lanes. From this point forward there will be four queuing lanes open at all times.

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- Ms. Conica met with Mr. Reid regarding Summit Academy paying for the cost of a crossing guard.

Ms. Conica admitted to their mistakes and stated that they will make the necessary changes. Mayor Timothy stressed the importance of ensuring that traffic is not a problem. He encouraged Ms. Conica to take the action necessary to improve the traffic.

Johnny Loumis, Jr. gave his address as 14315 South Loumis Parkway. He commented on carpooling and stated that the HOA in Spring View Farms has a Facebook account where there has been a lot of chatter about carpooling.

Mr. Reid asked Ms. Robbins to expound on the 10 children she observed walking from Summit Academy after school. Ms. Robbins stated that they walked down the sidewalk on the west side of the school. She commented that a crossing guard is needed.

There were no further public comments.

3. CONSENT AGENDA.

3.1 Approval of the July 27, 2016 Meeting Minutes.

The minutes were reviewed and discussed. James Wingate recommended a change to page 13, line 14, to replace “Calvin’s Cove” with “Talons Cove” Golf Club.

Justin Westwood moved to approve the minutes of July 27, 2016, with the changes noted. James Wingate seconded the motion. The motion passed with the unanimous consent of the Council.

3.2 Preliminary Acceptance of Marketplace – Aclaime at Independence Park, and Beginning the Warranty Period.

3.3 Preliminary Acceptance of Spring View Farms Pressurized Irrigation Pumping Station, and Beginning the Warranty Period.

3.4. Acceptance of Beacon Hill Apartments – Curb and Sidewalk, Ending the Warranty Period.

3.5 Approval of a Resolution of the Bluffdale City Council Adopting a Storm Water Management Plan for the City of Bluffdale.

3.6 Approval of a Resolution of the Bluffdale City Council Approving a Franchise Agreement By and Between the City of Bluffdale and Central Telecom Services, LLC, dba CentraCom, for Voice, Data, and Video Services.

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Justin Westwood moved to approve consent agenda items 3.2 through 3.6. Ty Nielsen seconded the motion. Vote on motion: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

4. Consideration and Vote on a Resolution Appointing Members to the Bluffdale Arts Advisory Board, Staff Presenter, Mayor Timothy.

Mayor Timothy recommended that the following Members of the Bluffdale Arts Advisory Board be reappointed to three-year terms:

Laura Garner
Lynn Farley
Lori Howell
Marianne Dunn
Shawna Garzarelli
Angelle Anderson
Malinda Severn

Mayor Timothy explained that the Bluffdale Arts Advisory Board has been a committed group that has done a very good job. They have put together high quality plays, which provide a valuable learning experience for children.

Justin Westwood moved to pass a resolution appointing members to the Bluffdale Arts Advisory Board, as stated, to three year terms to expire June 30, 2019. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the Council.

5. Mayor's Report.

Mayor Timothy commented on Old West Days and stated that it is beneficial for families in Bluffdale and allows them to meet others in the community. He stated that the entertainment, stage, and fireworks were all very well done. He characterized it as a week where there was something for everyone. The committee spends countless hours planning Old West Days on behalf of the residents and every year it gets better and better. He expressed his appreciation to the committee for their valuable service, which is something the City could not pay for.

The Mayor commented on Porter Rockwell Boulevard and the fact that the City has been purchasing property in an effort to stay ahead of development and obtain it at the best price. Every six months the City applies for Corridor Preservation Funding. Typically, there is \$1.1 to \$1.5 million available every six months. In the past, the City has received \$300,000 to \$600,000 each time they have applied. This has allowed them to purchase property incrementally over time. Recently, because of negotiations the City is in with the jurisdictional transfer of Porter Rockwell Boulevard, they had to have the entire \$1.6 million and ultimately received it. The Public Utilities Committee recommended awarding the funding. He noted that COG usually approves what the committee suggests. Other than the canal crossings, the City now owns 100% of the right-of-way for Porter Rockwell Boulevard.

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6. City Manager's Report and Discussion.

Mr. Reid updated the Council on City Hall and reported that cement has been poured on the first floor. Earlier in the day, they began pouring the second floor. They have erected the steel for the roof and a great deal of progress was expected to be seen from this point forward. The well field is finished and all of the lines have been run into the building. The pre-electrical work is done and the floor plugs are set and poured in place.

Mr. Reid commented on the success of Old West Days. He stated that efforts are made each year to hire extra help. Two years ago, they were able to find three or four people, however, they came from a temp agency and the City ended up chasing them around more than getting help from them. This year they were able to find individuals who did a great job. The additional five people hired provided the amount of help needed.

Mr. Reid reported that the first day of school at Summit Academy was challenging and several small things went wrong. He met with Sergeant Taylor on Tuesday night and worked out a plan. One of the major changes made was to close the left-hand turn lane. The school made the changes necessary to ensure that all of the queueing lanes are open. They also did practices with the students. He expected the situation to continue to improve. The desire was for it to function without police presence. Mr. Reid liked that the left-turn lane accommodates people coming from Bluffdale to turn into the school instead of entering off of Redwood Road. On Tuesday, traffic backed out of the turn lane into the regular lane. Staff will continue to consult with law enforcement and rely on their expertise.

Mr. Reid discussed the possibility of a crosswalk with school representatives. They had some suggestions but do not want to make a decision until they observe traffic after one or two weeks. The Mayor asked about the future widening. Mr. Reid stated that they will likely take property on both sides. The roadway was narrowed from 80 feet to 70 feet, which is the standard width throughout the City. Their intent is to complete the project next year.

Mr. Reid updated the Council on Noell Nelson Drive (1000 West). Most of the utility work has been done and the project is on schedule and moving forward. Porter Rockwell Boulevard Segment 3 is also proceeding as is the design of Segment 5. UDOT selected Horrocks as the designer for Segment 5 and work is underway. Mr. Reid congratulated the Mayor for obtaining the \$1.6 million. He was glad to see that the right-of-way can be completed. Mayor Timothy stated that when he made the presentation, a video was shown going over Porter Rockwell Boulevard, which included the piece that is currently being constructed. The other mayors present were surprised by the amount of effort the City had put in. He stressed the importance of Porter Rockwell Boulevard and stated that it will be of benefit to the City.

Mr. Reid reported that CERT classes would begin Tuesday, August 30, at 7:00 p.m. They are considering cancelling the class due to low attendance. Those interested in participating were encouraged to sign up.

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Mr. Reid stated that he met with George K. Baum on financing the Fire Station and they are beginning to work on different financing methods. A fire station is something the City collects impact fees on but it cannot be built based on borrowing impact fees because they are too volatile. As a result, lenders will not use impact fees as a source of funds. It is, however, what actually pays for the building over time as impact fees are collected. George K. Baum will likely do a lease similar to what was done on City Hall so that by the time they need to borrow funds to build the fire station; City Hall will be completed and can be used as an asset to cross-collateralize with the fire station. Every building the City constructs in the future will be part of the LBA and used to cross-collateralize other buildings.

Mr. Reid indicated that they have begun grading Parry Farms Park. The intent is to have the parking lot completed shortly. They are close to going out to bid on the cement work for the play courts, basketball courts, and pavilion. They are waiting to proceed with the restroom. City Planner/Economic Development Director, Grant Crowell has been working to obtain a grant, which is difficult to achieve. They have omitted the restroom from the bid process in order to exhaust the ability to obtain the grant. If obtained, the grant was expected to be a 50% match. Mayor Timothy believed the County may help since it is right off of the Jordan River Parkway and will benefit Jordan River Parkway.

Mr. Reid reported that there are a number of financing options for the RDA/EDA. As a result, an RDA Board Meeting was expected to take place at the next City Council Meeting.

With regard to impact fees, Mr. Reid stated that all of the impact fees have been paid in full except for the Road Impact Fee. As has been done in the past, Road Impact Fees are assessed and then it would be left to the company to come back and conduct a study to show how the impact fee would be justified. If they can show scientific data proving that the City-imposed impact fee is high, they will consider reducing it. In the past, the City has also considered lowering it even more. With the previous Summit Academy, all of the impact fees were waived because the roads surrounding it were already built and the school was constructed before homes were built. Because it was an asset to the community, it did not necessitate the upsize of any roads. The proposed building will have a significant impact on the City and they are in the process of designing the road and inserting infrastructure, sidewalk, curb, gutter, and park strip.

Mr. Reid reported on the trestle and stated that there have been major backups since school has begun. The flow is fairly good from the trestle to the freeway. However, both directions coming toward the trestle back up significantly and staff receives a lot of complaints. An officer went to the trestle recently and performed traffic control as if the light were there. The proposed signal will allow several cars from each side to pass through at once and then switch. The engineering has been completed on the signal at an estimated cost of \$18,000. Mayor Timothy stated that because of the high cost it will need to help with the tall loads getting stuck under the bridge. The installation will go out to bid soon with the hope that it will be completed by the end of December. Mr. Reid noted that approval had not yet been obtained from UDOT. He indicated that Tony Lau, the UDOT Engineer that the City has been working with, will be resigning. The hope was to complete it prior to his departure in the next few weeks. The desire was for the project to move forward quickly.

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PLANNING SESSION

7. Planning Session.

Mayor Timothy reported that occasionally he gets complaints about the noise and dust from the gravel road on the far west side of the park. He received a complaint earlier in the day about the school traffic and the dust it creates for area residents. He wondered if they should pave the entire gravel portion along with the City Hall parking lot when it is done. The Council supported the proposal. It was recommended that the City Engineer prepare an estimate for review and approval by the City Council.

Police Chief, Andrew Burton, noted that his experience with new schools is that the first day is always a challenge. He discussed the level of police the City should have now and in the future. An analysis was to be performed with the first area to be discussed being the patrol workload. They will analyze the calls for service in Bluffdale and the number of cases generated in the City. He looked at the calls for service, case reports, and response times over a four to five-year period and the differences year to year. They will also look at the number of calls for service for the number of case reports required per officer per year. One of the other indicators is the response time of patrol officers on calls. That is divided into Priority 1 and all other calls. They will look at that data from year to year and determine if any trends are developing. They will also look at calls by type and the number of arrests, citations, and accidents to see if any trends exist. The investigations workload will next be studied. The number of cases investigated will be compared year to year along with the number of cases completed. The quality of investigations will also be analyzed. Chief Burton stated that they will analyze calls for service by day, week, and time of day.

Mayor Timothy explained that a patrol officer's time is allocated as obligated and unobligated time. Neighborhood patrols and traffic enforcement take place during their unobligated time. The governing body needs to determine how best to provide the needed services and how much unobligated time they want officers to have. The Mayor stated that he gets a lot of complaints about speeders. Based on that, he stated that there is not enough time for officers to have unobligated time. At the most recent Meet the Mayor Meeting, all four present addressed the issue of speeders. Chief Burton stated that there are various ways to address traffic enforcement. He planned to make a presentation on that at the next City Council Meeting.

Mr. Reid recalled that when he first came to work for the City, there was an average of seven calls per day in Bluffdale. They were with the County Sheriff at the time and officers in Kearns received 19 to 26 calls per shift. Mayor Timothy stated that based on those numbers, they expected to get a maximum of 1,000 calls per year. Their first year they received about 2,600 calls. Chief Burton stated that currently the City averages 19 calls per day.

8. 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

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Any Form of a Water Right or Water Shares, Security Issues, or any Alleged Criminal Misconduct.

Justin Westwood moved to go into closed meeting pursuant to Utah Code §52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining pending or imminent litigation, strategies to discuss real property acquisition, including any form of water right or water shares, security issues, or any alleged criminal misconduct. Ty Nielsen seconded the motion. Vote on motion: The motion passed with the unanimous consent of the Council.

The City Council was in Closed Session from 8:20 p.m. to 8:23 p.m.

James Wingate moved to adjourn the closed session and convene the Regular Business Meeting. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the Council.

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

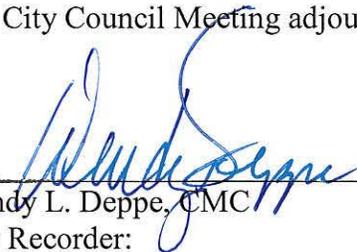
The City Council was in Closed Meeting from 8:23 p.m. to 10:08 p.m.

Justin Westwood moved to adjourn the closed session and convene the Regular Meeting. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the Council.

9. **Adjournment.**

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

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



Wendy L. Deppe, CMC
City Recorder:



Approved: September 14, 2016

**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Wednesday, August 24, 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
Dan Tracer, Assistant City Engineer
Bruce Kartchner, Finance Director
Wendy Deppe, City Recorder

At approximately 8:20 p.m. Mayor Derk Timothy called the meeting to order.

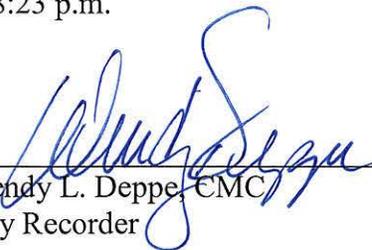
Motion: Justin Westwood moved to into closed meeting pursuant to Utah Code §52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining pending or imminent litigation, strategies to discuss real property acquisition, including any form of water right or water shares, security issues, or any alleged criminal misconduct.

Second: Ty Nielsen seconded the motion.

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

The Council discussed closed session items relating to real property acquisition.

The City Council returned to the City Council chambers to resume the open portion of the meeting at 8:23 p.m.



Wendy L. Deppe, CMC
City Recorder



Approved: September 14, 2016

**BLUFFDALE CITY COUNCIL
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Present: Mayor Derk Timothy
Alan Jackson
Ty Nielsen
Boyd Preece
Justin Westwood
James Wingate

At approximately 8:23 p.m. Mayor Derk Timothy called the meeting to order.

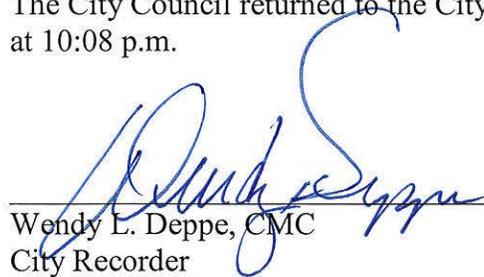
Motion: James Wingate moved to go into closed session to discuss the character and professional competence or health of an individual.

Second: Justin Westwood seconded the motion.

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

The Council discussed issues pertaining to the character and professional competence or health of an individual.

The City Council returned to the City Council chambers to resume the open portion of the meeting at 10:08 p.m.


Wendy L. Deppe, CMC
City Recorder



Approved: September 14, 2016

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

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

CLOSED MEETING CERTIFICATE

Council Member James Wingate **MOVED** to meet in Closed Session pursuant to Utah Code §52-4-205(1) to discuss the character, professional competence, or physical or mental health of an individual at 8:23 p.m. Council Member Justin Westwood **SECONDED** the motion. Mayor Timothy called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, and Boyd Preece-Aye. All members of the City Council present voted and the motion carried by a unanimous vote.

There were no others present at the Closed Session.

CLOSED SESSION

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

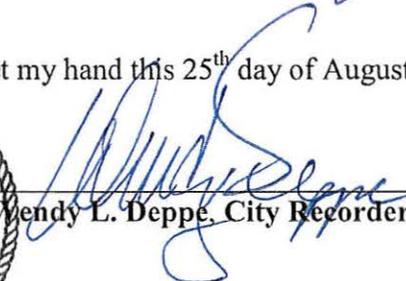
Council Member Justin Westwood **MOVED** to adjourn the Closed Session at 10:08 p.m. Council Member Ty Nielsen **SECONDED** the motion. Mayor Timothy called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, and Boyd Preece-Aye. **The motion passed unanimously.**



Derk P. Timothy, Mayor

IN WITNESS WHEREOF, I have set my hand this 25th day of August 2016.





Wendy L. Deppe, City Recorder