



**BLUFFDALE CITY COUNCIL  
MEETING AGENDA  
Wednesday, October 26, 2016**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, October 26, 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 Preliminary acceptance of the Sage Estates Phase 1-C Subdivision, and beginning the warranty period.
  - 3.2 Acceptance of Porter’s Place Subdivision, ending the warranty period.
  - 3.3 Approval of a resolution declaring certain assets surplus and authorizing the sale of said assets.
  - 3.4 Approval of a resolution authorizing execution of a Pipeline Crossing Agreement between Union Pacific Railroad Company and the City of Bluffdale.
  - 3.5 Approval of a resolution repealing Resolution No. 2016-49 and approving an Amended Franchise Agreement between the City of Bluffdale, Utah, and Central Telcom Services, LLC, a voice and data service provider.
4. Discussion relating to the City’s involvement with the Summit High School Auditorium addition, 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.

7. Planning Session to review the Parks Concepts, staff presenter, Mark Reid.
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 25<sup>th</sup> day of October, 2016**

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



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

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

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**Present:** Mayor Derk Timothy  
Alan Jackson  
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  
Jennifer Robison, Senior City Planner  
Blain Dietrich, Public Works Operations Manager (arrived at 6:38 p.m.)  
Wendy Deppe, City Recorder

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

**1. Roll Call, Invocation, Pledge of Allegiance.**

All Members of the City Council were present.

City Manager, Mark Reid, offered the invocation.

Public Works Operations Manager, Baine Dietrich, led the Pledge of Allegiance.

**2. PUBLIC FORUM.**

There were no members of the public wishing to address the Council.

**3. CONSENT AGENDA.**

**3.1 Preliminary Acceptance of the Sage Estates Phase 1-C Subdivision, and Beginning the Warranty Period.**

**3.2 Acceptance of Porter's Place Subdivision, Ending the Warranty Period.**

**3.3 Approval of a Resolution Declaring Certain Assets Surplus and Authorizing the Sale of Said Assets.**

**3.4 Approval of a Resolution Authorizing the Execution of a Pipeline Crossing Agreement between Union Pacific Railroad Company and the City of Bluffdale.**

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**3.5 Approval of a Resolution Repealing Resolution No. 2016-49 and Approving an Amended Franchise Agreement Between the City of Bluffdale, Utah, and Central Telecom Services, LLC, a Voice and Data Service Provider.**

Ty Nielsen moved to approve the consent agenda. 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.

**4. Discussion Relating to the City's Involvement with Summit High School Auditorium Addition, Presenter, Mayor Timothy.**

Mayor Timothy reported that at the last City Council Meeting, Holly Brown made a presentation on the potential for an auditorium. The Mayor wanted to bring the matter forward to the Council early in the process because the school is anxious to proceed. His opinion was that the auditorium will cost around \$2,000,000 for the addition. If the City was willing and able to contribute \$500,000, a matching grant could possibly be obtained and result in the City contributing half and being a full partner with the school. If the City chose to pass on the opportunity, if they were ever to build an auditorium in the future, they would not be able to do it for \$500,000. The Mayor questioned whether the City needs an auditorium. If they do, he felt this would be the best way to get one. The Mayor indicated that since Ms. Brown made her presentation, a promising grant has been discovered called the Eccles Grant. Part of the requirement is that the City participate in the funding with a guarantee that the community will be able to use the facility.

Alan Jackson commented that he had spoken to Summit Academy about using their gyms for other City-related events and they have been very accommodating. There is a cost involved, which he understood, but he considered the school to be the type of partner the City could work well with and preserve as much access to the facility as possible. They will allow the community to use it as well. He considered Summit Academy to be a good organization to partner with.

Justin Westwood had had a similar experience and found the school to be very accommodating. He recently attended the Bluffdale Arts Advisory Board's production of *Into the Woods* and wanted to be able to attend these types of events in Bluffdale in the future.

Boyd Preece thought this was a great opportunity. His only hesitation was identifying what expenses the City has coming up and determining where this falls on the list of priorities. Mayor Timothy personally did not rank it as high as other things but put it higher on the list considering the possibilities and what it would cost the City in the future.

Alan Jackson considered it a timing issue. He noted that the opportunity exists now and will not last long. City Manager, Mark Reid, reported that he looked at the Capital Projects Fund and sought advice from the EDA attorney since the high school is in an EDA area. The attorney agreed that it is probably not a project that will qualify for economic development funds because it does not produce jobs to the magnitude of what the City is investing. The major funds the City has for these types of projects are impact fees, which this would not qualify for, and the Enterprise Fund, which is the Water Fund, which this would not qualify for. That leaves the Capital Project

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Fund, which had a balance of about \$4,000,000 at the beginning of the year. For this year \$3,000,000 worth of projects had been budgeted.

Mr. Reid reported that typically there is a \$600,000 transfer to the fund made at the end of each year to demonstrate that the City can make the payment on the New City Hall. One of the larger revenue capital project items for this year was a \$1.5 million Corridor Preservation Fund expenditure, which is a wash because it goes in and then immediately back out of the account. It was reported that the City will have about \$2 million in fund balance.

Mr. Reid reported that some of the projects being completed this year include furniture for City Hall in the amount of \$350,000, a drainage project for \$300,000, park expenses, and the purchase of street equipment for the Streets Department. Nothing coming out of the fund will go toward salaries, wages, or ongoing costs and all involve capital projects. Some of the projects that have been discussed are the Rodeo Arena and Parry Farms Park, which is already budgeted and should be paid for out of what is in the fund this year.

Alan Jackson asked if that is based on what is planned currently and if they would have to cancel other projects if they were to divert \$500,000 toward the auditorium. Mr. Reid stated that no projects would have to be eliminated but ongoing projects would have to be reprioritized. Timing issues were discussed. Mayor Timothy stated that want to complete the arena as soon as possible. He reported that Ms. Brown has phoned him three times since the last meeting to check on the status. The Mayor stated that the City needs to write a letter to the foundation for the grant indicating that they are participating in it and that it will be used in the community.

Alan Jackson recalled a previous discussion about putting Bluffdale's name and logo on the building. He thought that would be a good way to show that it is a community facility. Mayor Timothy stated that that could be a condition of proceeding. The project was thought to be in line with capital projects and a good investment. Alan Jackson supported moving it ahead of the Rodeo Arena because of the urgency.

Ty Nielsen was of the opinion that this will alleviate pressure from the arena due to the types of things they plan to use the arena for. He commented that the auditorium will be a great asset and bring additional unity to the community. Mr. Reid stated that in discussing the different uses for the auditorium, Emergency Preparedness Manager, Natalie Hall, who served on the North Star Academy Charter School Board, commented that what is proposed could be construed as showing favoritism for one school over another. Alan Jackson stated that Summit Academy approached the City with the opportunity while no other schools have. Mr. Reid stated that there was discussion about partnering with the Jordan School District when they build their schools and being able to use their fields and facilities by coming up with ways to offset some of their costs. He explained that it is a concept that the school district has used in other cities.

Mayor Timothy commented that the middle school may be built sooner than expected. In his discussions with the Jordan School District, his complaint was that the elementary school is taken care of in Bluffdale and the new elementary school will satisfy a need. He, however, stressed the need for a middle school in Bluffdale. He explained that if the Day property is ready to be built on

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within the next two years the district may construct a middle school also. As a result, there could be the potential for the City to partner with them. The Mayor's preference, however, was to partner with Summit Academy because they have already proven that they are a good partner in the community.

Alan Jackson commented that he has tried to use Jordan School District facilities in the past and it has been very difficult to get events scheduled and approved. It was his opinion that Summit Academy has proven to be easier to work with.

With regard to Ms. Hall's concern, Mr. Reid stated that the North Star Academy has never approached the City. They have, however, been a good partner in terms of emergency preparedness and coming up with neighborhood plans. Mr. Reid noted that the City has never tried to use their facility before. Senior Planner, Jennifer Robison, commented that the high school can support programs beyond what can be accomplished on an elementary school level where there is not as a great a need or opportunity.

Finance Director, Bruce Kartchner, reviewed potential funding sources and stated that money is available in the capital projects that can be used for that. He noted that there will be alternatives that are not currently being considered that could be delayed if the \$500,000 is spent elsewhere. Items such as parks and road widenings that are not part of the existing plan would be delayed by the expenditure of funds for the auditorium. From a financial standpoint, when considering the money spent to rent facilities currently versus the \$500,000 investment in a new auditorium, the payback period or return on investment would be 35 to 70 years. From a purely financial standpoint, it did not make sense to pursue the facility as an investment.

Mayor Timothy commented that currently practices do not take place in the Jordan School District building because of the fee. Mr. Kartchner commented that his projections included more than the current usage. Mr. Reid stated that they considered use of the auditorium for events such as community movies similar to Movies in the Park but would show them in the auditorium in the fall and winter months. The City could also use the facility for Battle of the Bands, the Miss Bluffdale Pageant, dances, recitals, etc. He pointed out that many events do not have a revenue component. Currently, use of Jordan School District facilities for practices are discouraged due to cost. Many practices take place in homes. Being able to use the auditorium as a practice facility would also be beneficial. Mr. Kartchner commented that Laura Garner has expressed a desire to use the basement of the new building as a practice facility.

Ty Nielsen remarked that it is difficult to finance immeasurables such as community unity, quality of life, etc.

Mayor Timothy commented that the facility will be used for things other than the arts. Mr. Reid stated that park and arena improvements will be paid for out of Park Impact Fees. He also noted that a tractor was just purchased for \$30,000 out of the Capital Projects Fund. An additional \$30,000 will be spent on the Black Widow and new dirt for the arena and paid for with Park Impact Fees. The cost of the bleachers was estimated at just under \$4 million. Options were explored that could cut that cost in half.

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Mr. Reid stated that the hope was that the contribution could perhaps be tied to the use of other Summit Academy facilities such as the gymnasium. In response to a question raised, it was clarified that there will be storage areas in the auditorium. Mayor Timothy stated that Ms. Garner was excited about the prospect and what was proposed to be done backstage. There would also be a storage area for costumes where the BAAB and the school could combine and share costumes.

James Wingate pointed out that maintenance would be the school's responsibility. Additionally, he felt that the opportunity would be better now than in two years. Mr. Kartchner's opinion was that in two to five years construction costs will drop. Alan Jackson commented that ease of access to the facilities is a tremendous benefit that he did not think would be available with the Jordan School District.

Mr. Kartchner agreed to provide the Mayor and Council with a cost breakdown. Mayor Timothy agreed to contact Ms. Brown and notify her of the City's intent to move forward. He would also ask about the potential for the City to use the school's gymnasium and direct her with respect to the number of seats. While at least 400 seats were proposed, the City preferred that they consider 500. Alan Jackson also recommended that Bluffdale City's name and logo be posted on the facility. Mr. Kartchner overviewed the reimbursement of impact fees.

Boyd Preece expressed interest in expending funds for the Rodeo Arena bleachers. From a financial standpoint Mr. Kartchner suggested the Council consider the different bleacher cost options and give staff direction. He noted that they range in price. Council Member Preece stated that they need to decide whether to expand the Rodeo Grounds. If they decide to limit activities to horses, there would be no reason to have 5,000 seats.

**5. Mayor's Report.**

Mayor Timothy presented a proposal to the City and stated that he gets a lot of comments on the arena from horse enthusiasts who like having an arena in the City and are particular about their needs and wants. The Mayor proposed establishing a Users Committee for the Arena and recommended Sheri Young serve as the Chair. He explained that there are issues that have been brought to his attention. For example, he recently learned that water to the arena must be turned on from an app. Public Works Operations Manager, Blain Dietrich, explained that it can be turned on from an app if the desire is to give someone access to the box.

Mayor Timothy commented that a Users Committee would consist of a member of staff and two or three community members who use the Arena. The group could meet monthly where there would two-way communication and issues could be examined from both a City and user perspective. He also believed that most horse people in the City like the Arena and their wants are the tractor, the Black Widow, and the arena blend. He felt that this was a way to get an idea of what is needed for the future. He recommended starting out small with perhaps four members. The Mayor recommended that the formation of the committee be advertised to encourage people to apply. He recommended that Sheri Young be the Chair because she is willing to help the community get involved and is a user who cares about the Arena.

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The Council expressed support for the proposal. The Mayor's intent was never for the committee to exceed four. He recommended that those chosen be very active and individuals who will participate. The committee can and will be encouraged to get input from others. Mayor Timothy recommended that the City advertise for committee members on the City's webpage, in the newsletter, and on Facebook.

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

Mr. Reid informed the Council that the City budgeted \$60,000 for the tractor for the Arena. They found a used Case 100 horsepower tractor in Colorado and purchased it, had it delivered, and repaired for under \$30,000. Mr. Reid reported that he also received a Purchase Order to buy the arena blend and the Black Widow. The cost is \$15,000 for the arena blend in the Arena and an additional \$4,500 for the arena blend in the practice area. Alan Jackson recommended both be purchased now since they were budgeted for. The Council agreed to do both.

**PLANNING SESSION**

**7. Planning Session.**

Mr. Reid displayed and overviewed parks concepts for Parry Farms Park and Vintage Park. He reported that before pursuing City Hall, they excavated the sod and prepared a place in Parry Farms. The concept plan was presented. A play area was proposed and grass was purchased. A sign was approved along with a four-unit pickleball facility, a basketball court, and a playground.

A concept for Vintage Park was presented and will be located near the Bluffs. They are looking to augment the affordable housing apartments with the park, which was donated by the developer for use by the residents of the apartments and the Vintage on the Bluffs condominiums. They have been working with Think Architecture who has come up with the park design. The funding source is the affordable housing project money for the two EDAs. Adjacent to the area is Sage 1, Sage 2, Wood Duck Hollow, the Preserve, the Bluffs Apartments, and the Vintage condos. The intent was to propose a concept that would appeal to multiple age groups with a trail around the perimeter that ties into the trail system in the Sage Estates area, which ties into the Jordan Parkway Trail. A playground is proposed with a pavilion and splash pad with shade in the middle. The intent was to not allow the pavilion to be reserved but allow it to be used on a first come first serve basis.

As part of the large open space area, a youth sized soccer field was put in along with a small restroom, two pickleball courts, and tennis courts. Changes could be made to convert tennis courts to basketball courts and vice versa. The intent was for the concept to include different options and allow the residents to give feedback on what they would like. The cost of the park was estimated at \$2 million.

Mayor Timothy liked the open house plan because he thought it was important for the residents to give input. Mr. Reid stated that there were multiple concepts but they merged two or three into

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one. Possible options were discussed. Alan Jackson recommended implementing the features desired by the residents.

Mr. Reid reported on the parks in Independence and stated that there are several pocket parks with amenities. They discovered that building larger homes in the ridge area will result in less Park Impact money. They are still in communication with staff about park concepts. Mr. Reid oriented the Council to the area on a site map displayed. He explained that the Day Ranch conceptual site plan was designed to have a middle school and an elementary school with fields that can be used by the public on Saturdays for football, baseball, and soccer. They took a seven-acre park and expanded it to 12 ½ acres. One of the amenities that is lacking in Independence, which is expected to have a population of 12,000, is open play fields and open space. Mr. Reid reported that Dave Tolman was approached about the possibility of taking the 12 ½ acre park and expanding it to 25 acres. He stated that up to 14 football teams could practice there at one time.

Mayor Timothy asked about the possibility of moving the elementary school. Mr. Reid explained that there has been a lot of negotiation between Mr. Tolman and the school. While it would be difficult to move the school, it was not impossible. Other options were discussed. The proposed larger park would take the sum of all of the units to be able purchase the additional land. The land price quoted ranges between \$125,000 and \$150,000 per acre. Mr. Kartchner stated that it is also possible to fund the project using the EDA to temporarily cash flow it if the Council wants to move forward now.

Mr. Reid stated that the elementary school must be built in 2018. As a result, they need to begin building the bridge prior to April. The school cannot be built without the road all the way through to Porter Rockwell. Boyd Preece was concerned about the density of Independence in relation the proposed 25 acres of open space. He identified desired future uses as a community swimming pool, baseball, etc. Mr. Reid stated that a park of this size will require an expansion of the Parks Department. Mr. Kartchner commented that in the long-term plan there are several larger parks proposed. he stated that they are running out of 25-acre parcels and considered what is proposed to be a unique opportunity.

Mr. Reid commented that if they chose to construct a City pool they would have a place for it. He identified other uses that could be built there as well. Mr. Dietrich commented that the first request the City received from Independence was for open space and citizens expressed a desire for play fields. Mr. Reid reported that the funds to complete the park are generated by the homes being constructed in the area. If the City chooses not to purchase the property, the money will be spent on amenities in pocket parks. The majority of the Council was in favor of moving forward.

Density issues were discussed. Mr. Reid informed the Council that there is a lot of open space areas and the City offered to care for the grass in exchange for use of the fields. A formula would be established that is fair to both sides. Justin Westwood was in favor but not at the expense of losing single-family lots. The need for Bluffdale to have a Recreation Department was discussed.

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Park areas in surrounding cities were described. Ty Nielsen stated that Butterfield Park in Herriman is 80 acres in size and the best park in West Jordan is also 80 acres and provides open space, trees, pavilions, and amenities.

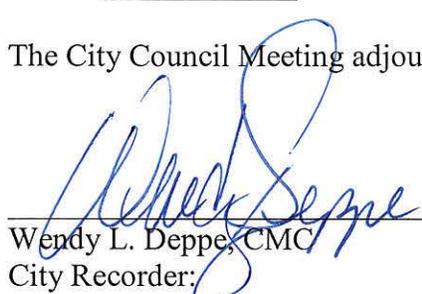
Density and layout issues were discussed. Mr. Reid offered to send a message to Dave Tolman informing him that the 25-acre park is desired but not at the expense of single-family homes. Alan Jackson was in favor of it even at the expense of single-family because the lots become so small.

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.**

There was no closed meeting.

9. **Adjournment.**

The City Council Meeting adjourned at 8:22 p.m.

  
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Wendy L. Deppe, CMC  
City Recorder:



Approved: November 16, 2016