



**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING AGENDA
Wednesday, November 16, 2016**

Notice is hereby given that the Bluffdale City Council, the Local Building Authority of the City of Bluffdale Board and the Bluffdale City Redevelopment Agency Board of Directors will hold a combined meeting Wednesday, November 16, 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 September 28, 2016 meeting minutes.
 - 3.2 Approval of the October 12, 2016 meeting minutes.
 - 3.3 Approval of the October 26, 2016 meeting minutes.
 - 3.4 Approval of a resolution of the Bluffdale City Council authorizing the City Manager to enter into an agreement awarding the contract for the White Tail Cove – Storm Drain Connector Construction Project.
 - 3.5 Acceptance of Marketplace at Aclaime, ending the warranty period.
4. Presentation of ideas to Increase Voter Turnout, students, Semisi, Cade, Mylo, and Lincoln from Ms. Kirkman's 4th period class at South Hills Middle School.
5. Presentation and consideration of the 2015-2016 Fiscal Year Audit Report, Hansen, Bradshaw, Malmrose & Erickson, staff presenter, Dave Sanderson; presenters, Jeff Miles and Ed Erickson. **(Joint consideration of Audit: City Council, Local Building Authority & Redevelopment Agency Board)**
6. Presentation of the Police Quarterly Statistical Report, presenters, Sergeant Kerry Cole & Police Chief Burton.
7. **PUBLIC HEARING** – Consideration and vote on an ordinance adopting an amended Consolidated Fee Schedule for Water Rates charged by the City of Bluffdale, staff presenter, Bruce Kartchner.
8. **PUBLIC HEARING** – Consideration and vote on an ordinance amending the Land Use Ordinance text for Independence Village SD-R, Section 11-11I of the Bluffdale City Code, including a revised Project Plan, Gregory Haerr, applicant, staff presenter, Caitlyn Miller.

9. Consideration and vote on a Preliminary and Final Subdivision Application for the Independence Village Phase 1 Subdivision for 88-residential lots, located at approximately 14774 South Noell Nelson Drive, Gregory Haerr, applicant, staff presenter, Caitlyn Miller.
10. Consideration and vote on a Resolution authorizing execution of an Amended Development Agreement with Simple Products Corporation, including an amended Project Plan, staff presenters, Grant Crowell and Vaughn Pickell.
11. Consideration and vote on a resolution to reduce the Transportation Impact Fee for Summit Academy Bluffdale Campus, staff presenter, Grant Crowell.
12. Consideration and vote on a resolution authorizing execution of the Geneva Rock Easement Agreement with Rocky Mountain Power to facilitate the construction of Porter Rockwell Boulevard, staff presenter, Michael Fazio.

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call
2. **CONSENT AGENDA –**
 - 2.1 Approval of the June 8, 2016 and June 22, 2016 meeting minutes.
3. Consideration and vote on a resolution establishing the LBA Minutes Approval process, staff presenter, Vaughn Pickell.
4. Presentation and consideration of the 2015-2016 Fiscal Year Audit Report, Hansen, Bradshaw, Malmrose & Erickson. **(Regular Business Meeting – Agenda Item 5)**
5. Adjournment

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

1. Roll Call
2. **CONSENT AGENDA –**
 - 2.1 Approval of the September 9, 2016 meeting minutes.
3. Consideration and vote on a resolution establishing the RDA Minutes Approval process, staff presenter, Vaughn Pickell.
4. Presentation and consideration of the 2015-2016 Fiscal Year Audit Report – Hansen, Bradshaw, Malmrose & Erickson. **(Regular Business Meeting – Agenda Item 5)**
5. Adjournment

CONTINUATION OF BUSINESS MEETING

13. Mayor's Report
14. City Manager's Report and Discussion

PLANNING SESSION

15. 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.
16. Discussion regarding Animal Services, staff presenter, Grant Crowell.
17. 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).
18. Adjournment

Dated this 10th day of November, 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, November 16, 2016**

- Present:** Mayor Derk Timothy
Alan Jackson (via teleconference)
Ty Nielsen
Boyd Preece
Justin Westwood
James Wingate
- Staff:** Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Michael Fazio, City Engineer
Bruce Kartchner, Finance Director
Caitlyn Miller, Associate City Planner
Andrew Burton, Police Chief
Kerry Cole, Police Sergeant
Dave Sanderson, Contract Accountant
John Roberts, Fire Chief
Wendy Deppe, City Recorder
- Others:** Rebecca Kirkman and students from South Hills Middle School
Semisi Lau
Cade Cooper
Mylo and Lincoln (with their parents)
Ed Erickson, Hansen Bradshaw Malmrose & Erickson
Rod Engar, Representing Gregory Haerr/Independence Village
Tyler Bodrero, Project Manager – Summit Academy K-8 Charter School
Odila Conica, Principal – Summit Academy K-8 Charter School
Holly Brown
Jim Dunn
Brian Christensen, Simple Products Corporation
Scott Carlson, Simple Products Corporation
Jason Hagblom, Simple Products Corporation
Talia Butler, Salt Lake County Animal Services Representative

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

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 Engineer, Michael Fazio, offered the invocation.

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

Rod Engar 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 Approval of the September 28, 2016 Meeting Minutes.

3.2 Approval of the October 12, 2016 Meeting Minutes.

3.3 Approval of the October 26, 2016 Meeting Minutes.

3.4 Approval of a Resolution of the Bluffdale City Council Authorizing the City Manager to Enter Into an Agreement Awarding the Contract for the White Tail Cove – Storm Drain Connector Construction Project.

3.5 Acceptance of Marketplace at Aclaime, Ending the Warranty Period.

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.

James Wingate moved to move agenda number six to before agenda item number four. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the Council.

The Council next addressed agenda item number six after which they resumed the agenda as printed.

4. Presentation of Ideas to Increase Voter Turnout, Students, Semisi, Cade, Mylo, and Lincoln from Ms. Kirkman's Fourth Period Class at South Hills Middle School.

Mayor Timothy reported that the class has been discussing how to increase voter turnout. One of the outcomes was to email elected officials of which he was one. He was interested that they would have the foresight to wonder about voter turnout and the problem it creates when people don't participate in the election process. The Mayor responded and attended their class.

The following students from Ms. Kirkman's fourth grade introduced themselves: Coe Schaumkel, Semisi Latu, Kenzi Woodbury, Erik Silver, Cade Cooper, Mylo, Dylan Huff, and Lincoln Wylie.

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

The students made a presentation on how to increase voter turnout. It was reported that voting is a privilege and a way for each person's voice to be heard. Beginning in the 18th century, only males over the age of 21 could vote. The students conducted a survey with their parents to see why they did or did not vote. Those who did not vote indicated that their voice did not matter or they did not know enough about the candidates. The class decided to invite local Salt Lake City food trucks, local mayors, and the County Clerk to encourage people to vote. They also discussed hosting an event with food trucks present, such as voter registration. The second event focused on information about the candidates. Voters were informed that they could vote by mail and provided with information about the candidates and an "I Voted" sticker. It was also proposed that there be a parent and student assembly a few days prior to the election to provide information on the candidates. They can also discuss local news and disseminate information through local media websites.

Mayor Timothy asked for more information on the food truck idea and what the food truck operators' responses were. Master Schaumkel indicated that various groups brainstormed ideas and the one with the most votes in the class won. In this case, it was for the food trucks. He indicated that the food truck owners responded very enthusiastically.

James Wingate asked Cade Cooper about the response he received from parents who gave reasons why they did or did not vote. Master Cooper explained that of those that did not vote, it was because they did not feel that their voice was being heard. He stated that of those polled, 84% voted.

The advantages of vote by mail were identified as a person not having to leave their home and to avoid waiting in line. It was noted that voting by mail leaves more time for research.

Master Schaumkel was asked if he intends to vote based on what he learned from this assignment and how he intends to do it. He stated that he will vote when he is of age and will likely do so by mail because it is more convenient.

Cade Cooper was asked to comment on whether it was worse to not vote or to cast an uninformed vote. He explained that as a class they decided that an uninformed vote was worse.

Ms. Kirkman was applauded for her efforts and for being a great teacher. Mayor Timothy expressed appreciation to the students for being able to visit their class. He encouraged them to continue being involved in the community.

5. Presentation and Consideration of the 2015-2016 Fiscal Year Audit Report, Hansen Bradshaw Malmrose & Erickson. (Joint Consideration of Audit: City Council, Local Building Authority & Redevelopment Agency Board.)

Contract Accountant, Dave Sanderson, introduced Auditor Ed Erickson from Hansen Bradshaw Malmrose & Erickson and referred to an electronic copy of the audit that was provided to the

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

Council in advance of the meeting. The information provided by staff was used to conduct the audit. A clean opinion was given on the financial statements of the City and they were found to be in conformance with generally accepted accounting principles. An overview of the entire financial position of the City was contained on pages 7 and 8 of the audit and compares last year and this year.

Mr. Erickson reported that the City's total assets grew substantially during the year with much of the growth being in capital assets. Total assets grew from \$70 million to over \$93 million, however, the City's liabilities only increased from \$9 million to \$17.5 million with most being for the New City Hall Building. The City's equity in its assets grew from \$60 million to nearly \$73 million.

Page 8 showed how the increase of approximately \$12.5 million occurred during the year and compared it to 2015. The City's revenues increased from \$22 million to \$25 million yet, the expenses decreased from \$13.8 million to \$12.5 million. Mr. Erickson referred to page 15 of the audit which outlines the various governmental funds of the City. A new fund formed this year was the Local Building Authority, which involves construction of the new building, which will be leased to the City. The lease payments will fund the bond.

The City's General Fund showed an unassigned fund balance of \$856,000, which is approximately 13% of total revenues. The State guidelines require that be between 5% and 25%. Mr. Erickson reported that the City is properly funding all of its pension obligations. The City's liability grew slightly as a result of the State Retirement settlement. The City's portion is \$1.5 million. Mayor Timothy asked how the City's pension liability increased by \$500,000 in one year. Mr. Erickson reported that it is primarily due to lower returns, which were described on pages 47 and 48.

Finance Director, Bruce Kartchner, reported on changes made to the Utah Retirement Systems benefits and stated that some benefits will not be offered to future employees. Those hired after a certain period will receive a lower level of benefits or it is extended for a longer period of time.

City Manager, Mark Reid, commented that they do not have any control over how the Utah Retirement Systems (URS) invests. They also don't have the ability to leave the fund and make the decision not be part of URS. For that reason, Mayor Timothy was worried about the unfunded portion. Mr. Erickson referred to the disclosures on page 53 and stated that it is 84.7% funded. The prior year it was 94% funded. He explained that the Tier 2 portion of the plan for new employees is 100% funded.

Mr. Erickson stated that the audit found no items they consider to be material weaknesses in the City's controls and processes. Mayor Timothy asked if the City should be looking at anything in the future to improve their protection and control. Mr. Erickson responded that credit cards and P cards have been viewed with greater scrutiny. Generally, they recommend they be limited, if possible. He commented that P cards are considered better than credit cards. Positive pay was

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

also described where a list of checks written is sent to the bank who will then only clear checks that are on the list.

Mr. Erickson referred to pages 58 and 59 regarding compliance with various State laws. He explained that the State Auditor's Office requires them to look at certain items. In their review, they found no problems or issues with non-compliance and every fund was within budget.

Mr. Reid commented that most of the audit is prepared by Dave Sanderson, who was recognized for his work. Mr. Erickson stated that that provides an additional level of control because he is more independent than a full-time City employee. Mr. Reid stated that Mr. Sanderson was asked to do all of the reconciliations and helps code them.

6. Presentation of the Police Quarterly Statistical Report, Presenters, Sergeant Kerry Cole and Police Chief Andrew Burton.

Police Chief, Andrew Burton, reported that since the last report there have been a fair number of special events. This year, for the first time, they ran the National Night Out in Bluffdale, which was very successful. He pointed out that participation increases every year. Old West Days was also held. They supported Governor's Day at Camp Williams where about 10 officers were in attendance.

Chief Burton reported that they recently completed the Citizens' Academy. He attended the graduation where there were 12 graduates, three of whom were from Bluffdale. Six were from Saratoga Springs and three attended from other cities. The Police Department Training since the last report included one of three annual Live Fire Shoots. They also had Active Shooter Training events to address worst-case scenarios officers might encounter. One training was conducted at a school and the other at Camp Williams. Both were well executed.

SWAT Training was next addressed. Chief Burton reported that they have continued to focus much of their training on deliberate rather than dynamic tactics. He explained that dynamic tactics involve rushing in while deliberate tactics use well thought out tactics to move slowly in a controlled manner.

Chief Burton reported on three new officer positions. The contract amendment was approved the previous night by the Saratoga Springs City Council who was impressed and grateful that Bluffdale was moving in this direction. Chief Burton indicated that Sergeant Cole moved to Bluffdale as Precinct Supervisor. They also recently certified a second canine team so that one is now on duty every day of the week. Canine officers typically work from 4:00 p.m. to 2:00 a.m. but can be called out during other periods if there is a need.

Chief Burton reported that they completed the transition to pistols and the new tech sites on their rifles. They conducted a diagnostic physical fitness test of the officers, which is done on an annual basis. They are not required to pass and it is done as a diagnostic exercise and to

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

encourage officers to be in better shape. He estimated that 90% of the officers passed, which he believed is higher than in most departments.

Chief Burton presented the organizational chart and highlighted the Bluffdale Precinct. He described an individual case that was investigated by Detective Stidham and the SWAT Team of an individual who was selling narcotics. The suspect was living in the Bluffs Apartments, had an extensive criminal history and served time in a federal penitentiary for a weapons violation. His most recent arrest after being released was having a weapon as a restricted person. An investigation was conducted and enough information was gathered to obtain a search warrant. The judge granted a no knock night time search warrant because of the threat. Officers had been in the apartment previously on domestic violence calls involving other residents of the apartment. A rifle and shotgun were also found in the apartment on previous calls. A risk matrix was prepared with all of the information available. The risk matrix came out with a score of 71. Chief Burton noted that they utilize the SWAT Team if the risk matrix exceeds 45 or 50.

Chief Burton reported that the SWAT Team was called out and reported to City Hall at 3:30 a.m. on a Sunday morning and at 5:00 a.m. they hit the target apartment. There were no issues other than waking up several residents of the apartment complex. They successfully apprehended the suspect. Chief Burton stated that typically someone who is selling drugs gets rid of it on Friday and Saturday. In the search officers recovered 15 grams of methamphetamine, 5 grams of heroin, 5 grams of marijuana, and a variety of other controlled substances. In all, \$2,000 worth of drugs were recovered. The controlled buys that were conducted resulted in four felony counts and a variety of misdemeanor counts. Chief Burton reported that 20 officers were involved in executing the warrant and the team did a great job.

Sergeant Kerry Cole introduced new officers A.J. Echols and Dale Talbot.

It was reported that Officer Echols is new to police work and worked in Saratoga Springs for eight months before being transferred to Bluffdale. He is married with two children and is training in jujitsu.

Officer Talbot came to Bluffdale from the Highway Patrol in Duchesne County and expects to go full time by January 1, 2017.

Sergeant Cole reported that he was transferred to Bluffdale about one month ago. He grew up in the area and attended Jordan High School. He has been married for 44 years and has seven children and 21 grandchildren. Sergeant Cole indicated that he has been in law enforcement for 30 years.

Sergeant Cole presented the Third Quarter Statistical Report and stated that arrests increased during the third quarter. Citations decreased in September. He stated that due to growth in the City, officers will be well utilized. Until August there were 335 hours donated by Volunteers in Police Services to the City. This helps get ears and eyes on the streets. They would like to build

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

the program up and get more volunteers. Presentations were to be given to citizen groups to get more volunteers involved. Sergeant Cole announced that \$42,000 has been donated to the City in VIPs programs.

Chief Burton reported that as soon as the Council authorized new positions they immediately began advertising. A few applications have come in and testing would be taking place on December 10. The oral review boards will take place on December 13 with background checks to begin the following day. By December 20 they will start extending offers.

7. PUBLIC HEARING – Consideration and Vote on an Ordinance Adopting an Amended Consolidated Fee Schedule for Water Rates Charged by the City of Bluffdale, Staff Presenter, Bruce Kartchner.

Finance Director, Bruce Kartchner, reported that the Council asked staff to compare the water rates to other cities and municipalities and determine whether they were adequate for their operating costs. They were also asked to look at how infrastructure could be paid for over time. They found that Bluffdale's rates are neither the lowest nor the highest and are somewhere in the middle. They also found that they are covering operating costs with the current rates being paid.

Mr. Kartchner reported on some of the calculations provided to the Council. He explained that there are two aspects to the proposed rate change. One includes an increase due to the increased costs from Jordan Valley Water Conservancy District (JVWCD). The other deals with a portion of the increased infrastructure that will be needed. In conducting the analysis, they determined that it would be beneficial for the City to consider using rates to pay for part of the infrastructure because rates versus impact fees are more stable and consistent. Growth was also factored into the rates.

Mr. Kartchner informed the Council that the proposed rate assumes that one-half of the infrastructure will be paid by continuing to collect the impact fees. The other half will be paid by the increase in water revenues. For 2017, they will raise approximately \$300,000 from the rate change, which will be used to pay for debt when it is incurred or lower the debt in the future. He explained that the Water Fund is an enterprise fund and resembles a business. In the impact fees there is a six-year forward looking timeframe. In this case, they can plan 20 years into the future. It not only helps pay for the bond but helps get a better rate.

One of Mr. Kartchner's concerns was with existing citizens paying for new infrastructure. He learned that based on the charges from JVWCD there is a peaking factor. By putting in some of the infrastructure needed for future growth they can help reduce the impact of the peaking factor and lower the overall costs and increases that will come from Jordan Valley in the future.

Moving between the various tiers was discussed. Mr. Kartchner explained that each tier maintains its price. The Mayor expressed concern for the big users who choose to either water less or find another source of water. With respect to the respective tiers, Mr. Kartchner commented that

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

higher tiered users tend to be in the one-acre plus lots. Overall, he expected there to be a decline in the percentage of users that exceed the 100,000-gallon limit.

Mayor Timothy commented that the City needs to start funding infrastructure to take care of their needs for the future. Mr. Kartchner reported that the long-term water master plan includes projects for both secondary water and culinary water projects. Shifting from culinary to secondary water usage will be of benefit because the infrastructure for secondary water is much less expensive.

Mr. Reid informed the Council that 150,000 gallons will cost \$518 under the new program and \$456.50 under the old program resulting in a \$67.50 difference. Mr. Kartchner stated that the final decision will be made by the Council. He did, however, recommend that they at least increase it by the level of the costs coming from Jordan Valley Water Conservancy District.

Mr. Reid reported that the City has received a 5% increase from JWCD for the last six years in a row. Last year the increase was just under 3%. He expected next year's increase to be more than 5% because of high temperatures, the increase in usage, and growth.

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

Tier issues were discussed. Boyd Preece suggested increasing the base rate and keep the Tier 1 lower. By doing so, citizens will see the difference even though the same amount is being generated. Mayor Timothy worried that the higher tier will likely apply to long-term residents who are established. Mr. Reid commented that some of the large users do not have an option for secondary water. He thought it might be worthwhile to offer someone who has no ability to get secondary water the opportunity to avoid Tier 4.

The Mayor recommended the matter be tabled to allow for more publicity to take place.

Boyd Preece was in favor of keeping Tier 1 the same and increasing Tier 2. The Mayor was in favor of users paying for what they consume. Justin Westwood did not think that public input would change the Council's opinion. Various options were discussed.

Justin Westwood moved to adopt an ordinance amending the Consolidated Fee Schedule for water rates charged by the City of Bluffdale with the proposed rates provided by Bruce Kartchner. James Wingate seconded the motion. Vote on motion: Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye, Alan Jackson-Aye. The motion passed unanimously.

8. PUBLIC HEARING – Consideration and Vote on an Ordinance Amending the Land Use Code Ordinance Text for Independence Village, SD-R, Section 11-111 of the

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

**Bluffdale City Code, Including a Revised Project Plan, Gregory Haerr, Applicant,
Staff Presenter, Caitlyn Miller.**

9. **Consideration and Vote on a Preliminary and Final Subdivision Application for the Independence Village Phase 1 Subdivision for 88-Residential Lots, Located at Approximately 14774 South Noell Nelson Drive, Gregory Haerr, Applicant, Staff Presenter, Caitlyn Miller.**

Agenda item numbers 8 and 9 were addressed together.

Associate City Planner, Caitlyn Miller, presented the staff report and stated that the request is for a text amendment and a preliminary/final subdivision plat. The zone in question involves a lone parcel on Noell Nelson Drive. The property was identified a site map displayed. The project includes three phases and will provide 181 single-family detached lots. The Planning Commission forwarded a positive recommendation to the City Council with the condition that they update the dimension of the 40' x 90' single-family lots. That measurement was changed to be more consistent with the concept plan. The differences from the original text were identified. The original project plan included two lots sizes and an HOA park with a trail and a site for a future fire station. The updated project plan offers more diversity in terms of lot sizes and still includes an HOA park, trail, and the fire station. The lot sizes have decreased from two varieties to five. The items going into Phase 1 include the 40' x 90' and 50' x 90' lots. One lots is 60' x 95'.

A retention pond was added to the project plan and is in Phase 3. It is proposed as .44 acres in size and will be donated to the City. Originally, there were four acres of open space and there are now 5.51 acres. One of the major differences from the original text pertained to irrigation of the single-family lots. The applicant proposed that the zone allow for the single-family lots to be watered with culinary water instead of installing a secondary water system. The HOA park and trail would still be irrigated using secondary water. The items that remained were consistent with the original text included the density of 5.23 dwelling units per acre and keeping the number of lots at 181. For the fire station, the applicant will donate 1.28 acres to the City.

Ms. Miller reported that the Planning Commission forwarded a positive recommendation based on the conditions set forth in the staff report with the deletion of number five. In response to a question raised, Ms. Miller stated that the five-acre park is owned privately by the HOA who will determine what will go there. Currently, there is no plan in place. It was clarified that the HOA will maintain the HOA park and the City will maintain the retention pond.

It was reported that the fire station is in Phase 2. Rod Engar explained that Phase 2 impacts the boundary between the fire station. As a result, they discussed moving forward with Phase 2 now. The plans were expected to be submitted to staff by the end of the week. They hoped to have the matter on the December 14 agenda.

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

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

James Wingate moved to adopt an ordinance amending the Land Use Ordinance text for Independence Village SD-R, Section 11-11I of the Bluffdale City Code, including the revised project plan. Justin Westwood seconded the motion. Vote on motion: Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye, Alan Jackson-Aye, Ty Nielsen-Aye. The motion passed unanimously.

James Wingate moved to approve a preliminary and final subdivision application for the Independence Village Phase 1 Subdivision for 88 residential lots, located at approximately 14774 South Noell Nelson Drive. Justin Westwood seconded the motion. Vote on motion: Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye, Alan Jackson-Aye, Ty Nielsen-Aye. The motion passed unanimously.

10. Consideration and Vote on a Resolution Authorizing the Execution of an Amended Development Agreement with Simple Products Corporation, Including and Amended Project Plan, Staff Presenters, Grant Crowell and Vaughn Pickell.

City Attorney, Vaughn Pickell, informed the Council that an exhibit was provided to the Council for a property exchange relating to the curb transfer. They also need to acquire a sliver of property for the right-of-way, which will affect the final legal description that relates to the project. Mayor Timothy confirmed that the item could be approved tonight pending receipt of the final legal description.

City Planner/Economic Development Director, Grant Crowell, reviewed the newly designed Porter Rockwell Ridge Business Park located at 14600 South Porter Rockwell Boulevard. The property was identified on a map displayed. The original plan was described, which did not include any areas for retail shop space. For years the area has been identified as an economic development target for the community. The uses included in the current proposal were described.

Permitted and conditional uses were discussed. Boyd Preece recommended that funeral homes, loan centers, swimming pools, and automotive sales and service be eliminated. Mr. Crowell stated that with LUDMA there is a push to recodify and for cities to remember what the State Legislature did the first time. He explained that since a condition cannot mitigate the negative impacts, a conditional use must be approved.

Mr. Crowell commented that if a water feature is desired it needs to be specified in the project plan. Mayor Timothy commented that Simple Products has been very responsive and compromised a great deal to accommodate the City.

Brian Christensen pointed out that they have accounted for temporary pathways, driveways, and drive thrus. He stated that the trucks will not be visible from the street and will be contained

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

below the lower level to address concerns about traffic and noise. Mr. Christensen stated that they have signed agreements and leased other property where they will be storing their shipments and the majority of their warehouse. The subject property will only serve as minor warehousing with office space. Trucks were not expected to have problems accessing the site because no trucks will be stored there. Mr. Christensen stated that they were able to separate out the light industrial with the retail. They felt that it resolved all of the concerns they had heard from the City and residents. Mayor Timothy appreciated that they had listened to the public and expressed support for the plan.

Ty Nielsen moved to approve the request contingent upon the applicant providing an accurate and correct legal description for the project, which shall include all of Simple Products property southeast of 14600 South and Porter Rockwell Boulevard plus the curved remainder Parcel A on the property exchange map but less Parcel B, which shall be conveyed to the City. The legal description shall be subject to review and approval by the City Engineer and the City Attorney. Alan Jackson seconded the motion. Vote on motion: Justin Westwood-Aye, James Wingate-Nay, Boyd Preece-Nay, Alan Jackson-Aye, Ty Nielsen-Aye. The motion passed 3-to-2.

11. Consideration and Vote on a Resolution to Reduce the Transportation Impact Fee for Summit Academy Bluffdale Campus, Staff Presenter, Grant Crowell.

Mr. Crowell presented the staff report and stated that the proposal is to reduce the Transportation Impact Fee for Summit Academy. The request is for the Transportation Impact Fee to be \$188,940.81. Tyler Bodrero from Summit Academy addressed the Council and stated that the reduction request was due to the lower number of students enrolled. Additional impact fees would be assessed when enrollment exceeds 1,000.

It was reported that based on the count data collected in September by Hales Engineering, the City should assess a Transportation fee of \$352,800. It was felt that a reduction to that fee is appropriate based on the roadway improvements made outside of the school frontage totaling \$120,196.56. Also, having paid \$43,667.63 for a Storm Drain Impact Fee where the school has built and maintains two on-site storm drain storm water retention systems, it was felt that that fee should be credited to the overall fees.

Mayor Timothy stated that the State Legislature is of the belief that schools solve more problems than they create and prefer that the impact fees be zero because it is taxpayer money. Ways of collecting the needed funds were discussed.

Holly Brown thanked the City for making a generous donation to the school of \$500,000 for the auditorium. She reported that within the month she has been able to generate an additional \$500,000 as a direct result of the City's donation. The project is now ahead of schedule because of their partnership. With regard to impact fees, she stated that every dollar given to the City takes away from what the school is trying to build. She asked that the fee be waived altogether. Doing so will increase teacher salaries, textbooks, and their ability to improve facilities. She had seen

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

many cities waive impact fees for schools based on the fact that they know that amount could pay the salaries of four teachers the following year that might have been lost. She reminded the Council that it is not a commercial development and will benefit the City.

Mayor Timothy commented on his recent visit to a South Hills Middle School class and the professional manner in which the students conducted themselves. Their questions were very well thought out, which he attributed to a high quality of teaching. The students were excited to come to tonight's meeting and make a presentation. He recommended that the Council consider what the school has brought to the table. The Mayor remarked that there is a benefit to having an educated work force because quality of life improves based on the education of the community.

Justin Westwood commented that the school being built has necessitated the roundabout. The preference was to spend money on the roundabout rather than a softball field. James Wingate wanted to make sure that all schools are being treated the same. He recommended they consider what happened with North Star Academy and how the Jordan School District school will be treated with the two that are coming. Council Member Westwood agreed that all schools should be treated the same but thought that each school should be assessed individually.

Crossing guard issues were discussed. Mayor Timothy commented that the crossing guard the City is paying for is with the Jordan School District. The other is being paid for by Summit Academy because of the need for two. Charter schools have no crossing guards. If North Star Academy does not have a crossing guard it is because they are not paying for one. Alan Jackson wanted to make sure the City treats everyone fairly.

Mayor Timothy commented on the impact to the City and the benefit. He explained that Conference of Mayors Meetings have been held at Summit Academy in addition to other events where the school's gymnasium has been used and there has never been talk of charging the City. The other school district did not treat the City that way. For that reason, he considered the impact to the community to be different. Alan Jackson agreed and acknowledged that the City has received tremendous support from Summit Academy, which has not been the case with the other school district. He stated that that should be taken into account.

Mr. Reid questioned whether the \$500,000 donation includes use of gymnasiums, fields, etc. Mayor Timothy confirmed that the new agreement will include such use. Ms. Brown mentioned that Summit Academy has no intention of charging the City to use any of the facilities. What will be drafted will be a joint use agreement for the auditorium, which is similar to the one in Park City where the district and the City work together. Staff will have to be hired to run the auditorium with no plans to ask for help from the City or to ask for additional funding.

Ty Nielsen moved to approve the resolution to reduce the Transportation Impact Fee for Summit Academy Bluffdale Campus to \$43,667.63, which would be offset by the amount paid for the Storm Drain Impact Fee, which would be zero. The motion failed for lack of a second.

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

Finance Director, Bruce Kartchner, stated that from a financial perspective, waiving fees for any school simply shifts the tax burden from one taxing entity to another. Clearly, there is an impact to the City and if they forgive those dollars they have to be taken from another source. He recommended the Council consider how the roundabout will be paid for and stated that it may be necessary for the City to raise taxes to cover all of the expenditures unless the funds are taken from somewhere else.

Justin Westwood moved to pass a resolution to reduce the Transportation Impact Fee for Summit Academy Bluffdale Campus to \$150,000 as the amount Summit Academy would owe. Ty Nielsen seconded the motion.

Council Member Westwood commented that the figure was calculated using the \$352,800 minus the improvements made to the roadway of \$120,191.56 minus the \$43,667.63, which leaves \$188,940. He also was offering an additional discount because there is benefit to the City, for a total of \$150,000 to the City. James Wingate preferred to keep the proposed \$188,000 and the addition would be to account for the roundabout.

Vote on motion: Justin Westwood-Aye, James Wingate-Nay, Boyd Preece-Nay, Alan Jackson-Aye, Ty Nielsen-Aye. The motion passed 3-to-2.

12. Consideration and Vote on a Resolution Authorizing the Execution of the Geneva Rock Easement Agreement with Rocky Mountain Power to Facilitate the Construction of Porter Rockwell Boulevard, Staff Presenter, Michael Fazio.

Mr. Fazio reported that the City is required to relocate to high voltage power poles that intersect Porter Rockwell Segment 3. Previously, the City approved a request to relocate the location alignment and pay the cost of the realignment. The agreement stipulates that the City will pay \$200,000 in fees and in kind. Mr. Fazio recommended that the agreement be approved with the authorization of the City Manager. In response to a question raised, Mr. Fazio stated that the cost to relocate the pole exceeds \$700,000. The Geneva Rock contribution would be \$500,000.

Ty Nielsen moved to approve a resolution authorizing the execution of the Geneva Rock Easement Agreement with Rocky Mountain Power to facilitate the construction of Porter Rockwell Boulevard. Justin Westwood seconded the motion. Vote on motion: Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye, Alan Jackson-Aye, Ty Nielsen-Aye. The motion passed unanimously.

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call.

All Members of the LBA Board were present.

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

2. CONSENT AGENDA.

2.1 Approval of the June 8, 2016 and June 22, 2016 Meeting Minutes.

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

3. Consideration and Vote on a Resolution Establishing the LBA Minutes Approval Process, Staff Presenter, Vaughn Pickell.

Mr. Pickell explained that the resolution sets a new procedure for approving minutes by the Local Building Authority. The process is that the Secretary/Treasurer of the LBA Board will send a draft of the minutes to the Members of the Board of Trustees. The Members will then have 10 days to submit corrections. The corrections shall be made and the minutes redistributed to the Board of Trustees. After 10 days have passed without receiving any requests for corrections, the minutes shall be deemed approved.

Justin Westwood moved to pass a resolution establishing the LBA minutes approval process as described. James Wingate seconded the motion. Vote on motion: Chair Mayor Timothy-Aye, Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

4. Presentation and Consideration of the 2015-2016 Fiscal Year Audit Report, Hansen Bradshaw Malmrose & Erickson.

The above item was addressed as part of the Regular Business Meeting.

5. Adjournment.

The LBA Board Meeting adjourned.

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

RDA Chair Ty Nielsen assumed the Chair.

1. Roll Call.

All Members of the Bluffdale City Redevelopment Agency Board were in attendance.

2. CONSENT AGENDA.

2.1 Approval of the September 9, 2016 Meeting Minutes.

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

Justin Westwood moved to pass the consent agenda. Mayor Timothy seconded the motion. The motion passed with the unanimous consent of the Board.

3. **Consideration and Vote on a Resolution Establishing the RDA Minutes Approval Process, Staff Presenter, Vaughn Pickell.**

Mayor Timothy moved to approve the resolution based on the previous discussion on the LBA minutes approval process. Justin Westwood seconded the motion. Vote on motion: Mayor Derk Timothy-Aye, Alan Jackson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye, James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously.

4. **Presentation and Consideration of the 2015-2016 Fiscal Year Audit Report- Hansen Bradshaw Malmrose & Erickson. (Regular Business Meeting - Agenda Item 5).**

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

5. **Adjournment.**

The RDA Meeting was adjourned.

CONTINUATION OF BUSINESS MEETING

Mayor Timothy resumed the Chair.

13. **Mayor's Report.**

Mayor Timothy reported that the previous day Orem City toured the New Bluffdale City Hall. They wanted to see specifically how the court was incorporated. They liked how the Judge was separated from the public and how they separated the detainees from the public. They liked that the design allowed for about 70% of the public's dealings with the City to be able to conducted within sight of the front door. Only 30% of the public would ever have to go upstairs.

The Mayor expressed appreciation to staff for working through the details of the New City Hall. The Mayor reported on the Transcom Committee, which he serves on, where he gets to see the near-term transportation projects. The Regional Growth Committee (RGC) deals with long-term projects, which he also serves on. He stated that this was where he first was able to see the State priority list. He explained that it was necessary to be on that list in order to discuss funding for the bridge for Porter Rockwell Boulevard. They estimated that they would be third on the State's priority list based on scoring. The Mayor reported that the four bridges over intersections on Bangenter were first on the list and the Mountain View Corridor was second.

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

Mayor Timothy reported that the Vintage Park Open House was held the previous night at which there was a fair turnout by the public.

14. City Manager's Report and Discussion.

Mr. Reid updated the Council on City Hall and stated that all of the asphalt is in. On the inside the sheetrock is about 40% done. He would be conducting a tour for those interested at 9:00 a.m. on Saturday, November 19.

The Thanksgiving Breakfast was scheduled for Wednesday, November 23 at 7:30 a.m. to which the Council was invited.

Santa and the Lights will be the following Saturday. A tractor Parade will begin at 5:30 p.m. A singing group, hot chocolate, cookies, and a chance to see Santa will begin at 6:00 p.m.

Mr. Reid reported that temporary help was hired to decorate the park with lights as has been done in years past. They expect to be done by Friday.

Mr. Reid informed the Council that the Saratoga Springs contract was approved by the Saratoga Springs City Council. Bluffdale gave direction to hire a detective who will begin work by January 1. If, during the process, they find three great candidates they were instructed to hire the third at that time. Otherwise, the third candidate will be hired in April to break up the cost.

Mr. Reid indicated that the next City Council Meeting is scheduled for December 14, which will be the only meeting in December.

For Alan Jackson, the TEC Meeting for the RDA/EDA Board will be held on Monday, December 5 at 1:30 p.m.

Mr. Reid reported that they expect to receive the deed for Fire Station Number 2 soon. As soon as it is received they will begin work on the design. Several companies would like to bid on the design and the process will be similar to what was done for City Hall. The estimated budget was \$3.3 million and will be paid back over time with impact fees. Bonding will be required to get the money up front. Mr. Reid reported that he would be meeting with George K. Baum the following week to discuss financing.

Mr. Crowell indicated that he and Mr. Fazio are working with BIO-West and Hales Engineering on the City-Wide Transportation Plan they received a grant for. They want to get out and walk the town to see how it looks and feels from a pedestrian and active transportation standpoint, which is something they are trying to address in the plan. The first tour will begin at the City Park and go toward the school and the park.

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

Mr. Reid thanked Mr. Kartchner for the time, effort, and talent he brings to the City. He stated that this higher level of finance has been very beneficial.

Mr. Fazio updated the Council on the trestle and roundabout. He stated that the roundabout is nearly complete. The contractor wants to finish within two weeks so small islands are being built. Other items that need to be completed were identified. Installation of the signal lights at the trestle will begin on November 28 and the signal light will be done progressively until complete.

James Wingate reported that a citizen asked him earlier in the day about street lamps to provide lighting for the roundabout. There have been problems at night with people who don't know how to use the roundabout. Mr. Fazio indicated that five are planned for the roundabout and 10 along Noell Nelson Drive.

Council Member Preece was asked by a resident about what precautions there would be to decrease speeding on Noell Nelson Drive. In addition to barricades there will be narrow lane striping.

Mr. Reid reported that this time of year when they have one meeting in November and one in December, they have a lot of requests for subdivision acceptance with conditions. He would like to bring a proposal to the City Council that the City Engineer do the acceptance of a subdivision. They have always been included on the consent agenda and he had never seen them pulled out. The Council agreed.

Mr. Reid suggested they also look at the amount of water to extract for residents. They began in that direction with the Water Master Plan, which will be forthcoming. Mayor Timothy encouraged staff not to impact residential users.

PLANNING SESSION

15. Planning Session.

James Wingate reported on the portion of 14600 South that UDOT still owns and stated that east of the new roundabout there are several delineator posts that have been hit by cars and are bent in jagged strange ways. He was concerned that a cyclist would veer and be impaled. He asked that staff look into the concern. Mr. Fazio stated that he has a meeting with UDOT next week and will address the issue with them.

Justin Westwood encouraged the Council to visit the City's website and sign up for the garbage reminders. He stated that they are very helpful. He also asked that staff send out reminders the week of Thanksgiving so that all are aware of the schedule.

16. Discussion Regarding Animal Services, Staff Presenter, Grant Crowell.

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

Mr. Crowell reported that Code Enforcement Officer, Craig Rasmussen, will retire in January and Anika resigned with her last day being November 30. The City has relied on Mr. Rasmussen and Anika for years and Bluffdale contracts with South Jordan who has a small facility. They have no plans for the City's own comprehensive animal welfare program. Mr. Crowell was asked to investigate options such as Salt Lake County Animal Services. He was hesitant at first and was assigned to supervise Code Enforcement and Animal Control a few years ago. Talia Butler, the Director of Salt Lake County Animal Control was present and would be making a presentation on the programs they offer.

Mr. Crowell thought the citizens could be better served with guaranteed 24/7 coverage, which they have struggled with over the years, backup, veterinarian, licensing, vaccination, and microchips. He explained that the cost structure is similar to what the City has budgeted. This time of year they begin thinking about licensing renewals and in this case, the County would take over licensing. With the timing, the alternatives were coming together. Riverton and Herriman both use Salt Lake County as do a number of other cities including Salt Lake City.

Mayor Timothy commented that currently they have an animal shelter in South Jordan, which is convenient. He asked if Bluffdale were to go with the County whether they would continue to shelter animals in South Jordan or if residents will have to travel to 3900 South. Mr. Crowell stated that the plan would be to convert to the County facility, however, their officers try to resolve situations on site. In the event someone has to go the shelter, it would be the 3900 South facility. The County hopes to find a south County location.

Mr. Reid stated that this is his third time looking at the County. Some of the concerns he has had were with the 3900 South location. The other issue was that previously the intent was to use officers out of Riverton and Herriman. Under the proposed plan with the County everyone pays the same amount so that it is equal and fair for each city. Mr. Crowell stated that the cost is \$9.63 per resident per year.

The other concern Mr. Reid had was with licensing. In Bluffdale licensing has lasted for months and there has not been an ability to license animals online. Mr. Reid felt there would be challenges with certain things. For example, the City currently charges anyone over 60 years of age \$1.00 to license their animal. The County's senior program charges \$5.00. The program would either need to be subsidized or the cost increased.

In response to a question raised by the Mayor, Mr. Reid stated that Saratoga Springs uses the Utah County Shelter and use their own police officers to do code enforcement and animal control. They had had a difficult time keeping Mr. Rasmussen busy and at other times he was too busy, which is the nature of animal control.

In response to a comment made by Mr. Reid, Ms. Butler stated that this past year they switched to their \$1.00 per citizen model, which is simpler. She explained that they are not under the Sheriff and are a department of Public Works. She reported that they are the largest no kill shelter in the

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

State of Utah, which is significant. Their live release rate is currently 95%. That means that they get a lot of grant funding. She estimated that they receive \$2 million per year in grant funding, which all goes back to the citizens.

Ms. Butler stated that in terms of staff, they have a very low turnover. They are nationally recognized and this year the Best Friends National Conference. They were asked to present at the National Conference next year to teach how municipal shelters can be no kill.

Ms. Butler described the free services they provide citizens in their jurisdiction. These include free microchips and vaccines for their pets. The average citizen doesn't use the shelter every year but on average there are one to two pets per household. Every citizen will have access to these free services. They are provided by the County's non-profit partner who pays for the program. In addition, they have free low-income spay and neuter services, free cat fixes, and free low-income sterilizations.

Ms. Butler described their veterinary program and stated that they are the only shelter in the State with veterinarians on staff. They have two full-time and two part-time veterinarians who provide the services. They also offer 24/7 veterinary services. Priority 1 call response times are 30 minutes or less, Priority 2 calls are 60 minutes, Priority 3 calls are responded to within 120 minutes, and Priorities 4 through 9 calls are responded to within one business day.

Ms. Butler stated that some of the cities they currently serve include Millcreek, Herriman, and Holladay. In instances where multiple Priority 1 calls come in at one time, multiple officers are needed. It was reported that the County can dispatch multiple officers at the same time and is of benefit. Ms. Butler stated that they are striving to add a South Valley shelter. Currently, their return to owner rate is 40%. They also microchip in the field.

Ms. Butler stated that their adoption program is strong and they are able to move animals quickly. They have 16 field officers, three lieutenants, and one captain in addition to avian, livestock, and reptile specialists. The shelter is open from 10:00 a.m. to 6:00 p.m. Monday through Saturday and they have an off-site adoption center through Best Friends, which is open from 10:00 a.m. to 7:00 p.m. seven days per week.

Their intake protocol is done at the shelter and they vaccinate at the time of intake, which most shelters do not do. This drastically reduces the likelihood of the animal being sick. They have a number of resources and would be happy to come to Bluffdale to do vaccine clinics. They offer public training for animals with behavioral problems. They have a humane education where they come into schools and teach children about responsible pet ownership. They also address how they should approach an animal and how to stay safe. They have a Book Buddy program at the shelter where children can read to the cats at the shelter. They also have a volunteer and foster program. Last year they had enough volunteers to account for eight additional full-time employees. Administrative support is also offered. Their marketing program reaches over

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

100,000 people on their social media network and they have mini-commercials coming out sponsored by KSL.

Other programs they offer were described. They have a great deal of emergency equipment including a horse trailer, a dead hauler, a water hauler, and an emergency resource vehicle. They also have 75 employees who can respond in Bluffdale if needed. The sole purpose of their non-profit partner, Utah FACES, is to support their function and make sure they are successful. Their Safe Haven Program was described and is intended for victims of domestic violence. They take their animals and hold them until they are able to take them back. Their Intervention Program helps people address issues such as broken fences. All of their employees are CERT certified and they offer continuing education for employees.

Ty Nielsen was concerned about the County's lack of knowledge regarding livestock. Ms. Butler stated that that is the specialty of several staff members is livestock. The Mayor asked if the City would have to live by the County's rules or the City's rules. Ms. Butler stated that it can be negotiated. She commented that enforcement is based on the care of animals. Licensing issues were discussed.

Ms. Butler was asked to clarify road kill pickups. She explained that they pickup skunks and racoons in addition to cats and dogs. The Division of Wildlife is responsible to pick up deer carcasses. Pickups will occur anywhere within their jurisdiction.

Mr. Crowell explained that the funding with Salt Lake County would be similar to what Bluffdale residents currently pay. He stated that they are approaching potential failure in the near future so a decision needs to be made soon. The Mayor recommended that the City investigate what Saratoga Springs is doing. Justin Westwood was impressed by the services offered by Salt Lake County other than the location of their facility. Mr. Reid reported that the County is looking to locate at the Marv Jensen Recreation Center for a south shelter.

Mr. Crowell reported that he contacted Riverton City Manager, Lance Blackwood, who said that contracting with the County was a very good decision for them because it took the pressure off to come up with a facility and staff it.

The Mayor wanted to at least talk to Saratoga Springs and see if there is any interest on their part in working with the City. Mr. Reid stated that Salt Lake County offers far more services than the last time they made a presentation to the Council.

Fire Chief, John Roberts, commented on the difficulties his department has had dealing with Salt Lake County. His main concern was with livestock. He recalled a recent fire in Herriman where horses were taken to South Jordan and the owners had a difficult time getting them back.

It was noted that the term of the contract with Salt Lake County could be negotiated such that either party could terminate it.

**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING MINUTES
Wednesday, November 16, 2016**

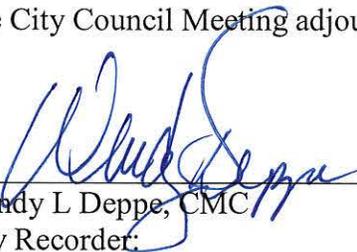
If the City finds itself shorthanded it was noted that Public Works could possibly provide assistance. If the City were to go with Salt Lake County they would have to negotiate a contract and the soonest one could be presented would be the next Council Meeting.

17. 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.

18. Adjournment.

The City Council Meeting adjourned at 11:28 p.m.



Wendy L. Deppe, CMC
City Recorder:



Approved: December 14, 2016