

Bluffdale Times



August 2016

MAYOR'S MESSAGE

Property Tax



In Utah, Residential property tax is administered by the 29 county governments. You have probably just received your tax evaluation. If your home is your primary residence you'll find two different values on the tax notice. One value is the "fair market value" of a property as determined by the county assessor; the other value is taxable value which is the fair market value reduced by exemptions. If the home is your primary residence you receive a valuation exemption of 45% so the taxable value is 55% of the fair market value. If you own a second or vacation home, you do not receive this exemption on the secondary residence, just your primary residence.

Each taxing entity that is taxing you through property tax has a line item on your Notice of Property Valuation. On each line there is a Certified Tax Rate associated with each entity which is used to calculate the amount of tax you pay to each separate entity.

Although the property taxes are assessed at the county level, state law dictates how the tax is calculated. Utah's method of calculating property taxes is somewhat unique because it is designed to eliminate any "windfall" increase in taxes when property values rise. If the market value of your home goes up the tax rate for any entity goes down and vice-versa. The reason for this is property tax has no inflation index built into it. Property tax calculation is designed to produce the same amount of taxes to the taxing authority no matter the valuation of the property being taxed.

For most homes, if it is your primary residence for 2016, you'll pay the city about \$67 for each \$100,000 in market value of your home. It is likely the value of your home will change over the next year so the tax rate will change to ensure you only pay \$67 to the city. The system is designed so if there is no truth in taxation hearing by the city each year you will always pay the \$67 each year.

Understanding this calculation you can see there is no inflation index built into property tax. As the years go by the costs go up due to inflation but our revenue stays the same. The way we make it up is by either raising taxes by increasing the certified rate or reducing services offered by the city. Some will say then reduce costs and that is what we do but there is a point where taxes must be increased to offset the reduced purchasing power caused by inflation.

Property taxes fund a significant portion of our General Fund. The biggest expenses for the city are police, fire, and roads. Taking police for example, through our growth, we can maintain our officers-to-population ratio but due to inflation, without periodically correcting the certified tax rate for the negative effects of inflation, we cannot maintain or increase our officer-to-population ratio without cutting other expenses. One more point about our general fund. Currently the plan is to staff our future fire station and the current fire station with a minimum compliment of fire fighters with the strategy that the ambulance will come from the station with the shortest distance and the engine being supplied by the stations that is farther away. I don't want to do that.

Continued



14350 S 2200 W

Hours:

Monday – Friday
8:30 am to 5:00 pm

Dates to Remember:

August

- 3 Planning Commission
- 9-13 Old West Days
- 10 **No** City Council
- 17 Planning Commission
- 24 City Council

September

- 5 Labor Day
City Offices Closed
- 7 Planning Commission

Public Meetings

City Council

6:30 pm
2nd & 4th Wednesday

Planning Commission

7:00 pm
1st & 3rd Wednesday

Meet the Mayor

5:00 - 6:30 pm
3rd Wednesday

Important Numbers:

- Emergency 911
- Police Dispatch 801-253-4899
- Animal Control..... 801-254-2200
- After hours..... 801-419-4494
- Public Works 801-254-2200
- After hours..... ext. 7

Continued

I think we must staff each fire station with at least 4 fire fighters which would add 3 fire fighters on duty at all times. This is an example of something we just can't do with current revenue available to the city.

To put things in perspective we pay about \$67 per \$100,000 market value for Bluffdale's primary services: police, fire, roads, parks, etc. If we were in the Unified Police Department and the Unified Fire Authority you would pay over \$220 per \$100,000 which would be at least 3 times more in cost.

Bluffdale City has a proud tradition of not raising taxes and I'm not saying the City Council plans on raising them now. However, there is a reality that inflation is an enemy to our budget. I would like to increase police officers patrolling our streets and I would like to completely staff our future fire station and we can't do it with our current revenue.

I know taxation is a sensitive subject and I'm getting the facts out way in advance but I want plenty of time to discuss it with you. I'm always available on the third Wednesday of each month at my Meet the Mayor meeting. If you would like to discuss this or any other subject that is concerning you I would be happy to talk to you.

Mayor Timothy



Days of '47 Rodeo - Home Town Hero

Chief Roberts started his career as a volunteer fire fighter in

Bluffdale 41 years ago. On average, Chief Roberts and the fire fighters in Bluffdale respond to 700 calls/year. In Chief Roberts career that is 30,000 calls!

Throughout his career, Chief Roberts has also managed and ran his own plumbing company! He is a father of five kids and husband to his lovely wife.

Chief Roberts said it means a lot to be honored tonight as the Hometown Hero. He has put his heart and soul into the Bluffdale Valley and he is extremely proud of the community and the growth of the Fire Department!

We love you John!



Bluffdale
OLD WEST DAYS
2016

Bluffdale Fall CERT Class Begins August 30th

Being prepared for a disaster is not just having supplies on hand. It is important to have the skills to take care of yourself, family and neighbors when Emergency Responders may be delayed.

Learn how to stay safe and what you can do to help without becoming part of the emergency. If you have taken the CERT course in the past, it is recommended that you retake it every two years to update your skills and knowledge.

Class Schedule

Location: Bluffdale City Council Room, 14350 South 2200 West
Time: 7:00pm-9:30pm
Tuesdays August, September, October 2016

August 30 Disaster preparedness and Cert Organization (Unit 1 and 6 combined)
September 6 Fire safety (Unit 2)
September 13 Disaster medical I (Unit 3)
September 20 Disaster medical II (Unit 4)
September 27 Light search and rescue (Unit 5)
October 4 Disaster psychology and terrorism (Unit 7 and 8 combined)
October 8 (Saturday) course review, exam, and drill (Unit 9)

Bluffdale City will wave the \$40 registration fee for residents who are willing to be a part of their neighborhood emergency plan. Please email Natalie Hall nhall@bluffdale.com to register.



Movie in the Park

July 15 at dusk
Free Admission!

Bring your chairs
or blankets

Grab your popcorn
& drinks

And enjoy the show!

The Bluffdale Public Works Department is hiring for the following positions:



- * Parks Seasonal
- * Parks Maintenance Worker I
- * Streets Maintenance Operator I

For more information go to
<http://bluffdale.com/jobs.aspx>

Bangerter Highway Improvement Update



UDOT will be performing maintenance on Bangerter Highway from 9000 South to the I-15 interchange beginning the first week of August through mid November.

Work will usually take place during nighttime hours, from 7:00 pm to 5:00 am. There will be occasional weekend work during daytime hours.

Please obey all traffic signals and drive slowly for the safety of crews and drivers.

Please visit www.bangerterprojects.com for more information

2016 Annual Bluffdale Golf Tournament

August 27, 2016

8:00 am Shot Gun Start

Talon's Cove Golf Course

2220 South Talon's Cove Dr.

Saratoga Springs

\$70 per player / \$280 per team
Includes: green fees, golf cart,
lunch & prizes

\$500 per corporate sponsor

Contact City Staff to register
801-254-2200

Contact Blain Dietrich
For Corporate Sponsors & Details
bdietrich@bluffdale.com



Grand Marshals - Dick & Teddie Bell

Dick & Teddie are the parents of three children and grandparents of eight grandchildren. They are members of the LDS Church and have actively served in the Bluffdale Community for many years.

Dick has been a volunteer on the Fire Department, snow plow driver, mechanic, meter reader and more. His career includes 31 years for Associated Food Stores and 17 years with UDOT. He retired in 2011.



Teddie worked for Bluffdale City for 25 years. She was one of only two staff members when she began and has done everything from mowing lawns to reading meters to serving as City Reorder and she has worked with all five Mayors. Teddie retired in 2015.

Dick & Teddie have volunteered many hours to Old West Days, former Town Days and many other community events. We are fortunate to have them in our community and to honor them as the Grand Marshals in this year's Old West Days Parade on August 13.

City Hall Construction Update

The steel beams on the new City Hall are going up. The utilities are in place. It is starting to look like a building!



Bluffdale has a YouTube channel where you can watch videos of the progress. For the most current video go to the link below.

<https://www.youtube.com/watch?v=5wndAMdmdJ4>

Happy August, Bluffdale! Let's talk about being physically active. This isn't necessarily running marathons or bodybuilding. It can be walking, riding your bike, playing with friends, kids or grandkids, gardening, or even cleaning your house. Think about activities that make you break a sweat and get you breathing harder—aka cardio. The national recommendation for exercise is 150 minutes of aerobic exercise (that cardio we talked about) and strength training 2-3 times per week (lifting weights, push-ups, sit-ups, yoga, etc.) Many of us complete this requirement through our jobs, daily activities, or routine exercise regimens. By meeting this requirement, we are keeping our hearts and lungs healthy, preventing obesity and illness, and enjoying life! Studies have shown that people who are moderately active 150 minutes per

week live longer and have decreased risk for stroke, diabetes, heart disease, and depression. One of my favorite ways to be active is hiking! I love enjoying the mountains and exercising my body at the same time. What are your favorite ways to get moving? Let's try to get our 150 minutes in!

Follow @missbluffdale2016 on Instagram or email missbluffdale2016@gmail.com. Let me know any questions or ideas you have that could keep Bluffdale healthy!