



Notice is hereby given that the Bluffdale City Council & Local Building Authority will hold a combined meeting on Wednesday, July 26, 2023, at Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. The meeting will begin at **7:00 PM** or as soon thereafter as possible. This meeting will also be broadcast live to the public at: www.bluffdale.com. The public may comment at the meeting or by emailing comments to councilmeetingcomment@bluffdale.com by **4:00 PM** the day of the meeting. Emailed comments will be submitted to the City Council but will not be read at the meeting. Notice is further given that access to this meeting by the City Council may be by electronic means.

In the event the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 7:00 P.M.

1. **Call to Order:** (Roll Call, Invocation, Pledge of Allegiance*).
2. **Minute and Agenda Approval:**
 - 2.1 June 28, 2023, City Council Meeting Minutes.
 - 2.2 July 12, 2023, City Council Meeting Minutes.
 - 2.3 Approval of this meeting's agenda.
3. **Mayor and Council Reports:**
4. **Presentation Items:**
 - 4.1 **Jordan Valley Water Conservancy Proposed Tax Rate Increase** (*Presenter Sherrie Ohrn*)
5. **Public Comment:** (This is a time and place for any person who wishes to comment on items **not** scheduled on the agenda for public hearing. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record or by emailing councilmeetingcomment@bluffdale.com. Comments should be limited to not more than four (3) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.)
6. **Consent Agenda:** (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately. No public comment will be permitted.)
 - 6.1 **Resolution No. 2023-39-** Salt Lake County Vote Center Contract
7. **Action or Discussion Items; Items Continued from Previous Meeting:** (These items are considered by the City Council individually. No public comment will be permitted.)
8. **Public Hearing Items:** (Public comments must abide by the requirements listed above).

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

- a. **Call to Order:** (Roll Call)
 - b. **LBA Resolution No. 2023-04-** Consideration and Vote Awarding Public Works Building Contract (*Staff Presenter Shane Paddock and Bruce Kartchner*)
 - c. **LBA Discussion**
 - d. **Adjournment**
9. **Staff Reports, Additional Council Discussion, and Calendaring Items:**
10. **Closed Meetings** - if any: (This meeting will be closed to the public for one of the stated purposes found in Utah Code § 52-4-205(1), which is usually for one of the following purposes: discussion of the character, professional competence, or physical or mental health of an individual; discuss collective bargaining; discuss pending or reasonably imminent litigation; discuss the purchase, exchange, sale, or lease of real property, including water rights or water shares).
11. **Adjournment.**

CERTIFICATE OF POSTING

I hereby certify that the foregoing notice and agenda was posted at the Bluffdale City Hall and on the City's website (www.bluffdale.com), delivered to each member of the Bluffdale City Council; and posted on the Utah State Public Notice website (www.utah.gov.pmn).

Published and posted on **July 21, 2023.**



**Tami Timothy
City Recorder**

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 or lead the Pledge of Allegiance.

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Present:

City Council: **Mark Hales, Mayor Pro Tempore**
 Wendy Aston
 Traci Crockett
 Dave Kallas

Staff: **Mark Reid, City Manager**
 Bruce Kartchner, Administrative Services Director
 James Dunkelberger, City Attorney
 Grant Crowell, Community and Economic Development Director
 Dan Tracer, Assistant City Engineer
 Matt Evans, Fire Chief
 Shane Paddock, Public Works Director
 Courtney Petersen, AV Technician
 Amanda Luker, Communications Specialist
 Tami Timothy, City Recorder

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

1. Call to Order.

In the absence of Mayor Hall, Mayor Pro Tem Mark Hales called the meeting order at 7:00 p.m.

All members of the City Council were present with the exception of Mayor Hall and Jeff Gaston who were excused.

Herriman City Council Member, Sherrie Ohrn offered the Invocation and led the Pledge of Allegiance.

2. Minutes and Agenda Approval.

2.1 June 28, 2023, City Council Meeting Minutes.

2.2 July 12, 2023, City Council Meeting Minutes.

2.3 Approval of this Meeting's Agenda.

Council Member Kallas moved to APPROVE items 2.1, 2.2, and 2.3, with the amendment that the Agenda item misnumbered 4 be changed to 3. The motion was seconded by Council

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Member Crockett. The motion passed with the unanimous consent of the Council.

3. Mayor and Council Reports.

There were no Mayor or Council Reports.

4. Presentation Items.

**4.1 Jordan Valley Water Conservancy District Proposed Tax Rate Increase.
(Presenter Sherrie Ohrn).**

Herriman City Council Member, Sherrie Ohrn thanked the Council for inviting her to make a presentation on a proposed tax rate increase for the Jordan Valley Water Conservancy District (“JVWCD”). The JVWCD is responsible for informing member agencies of tax increases so that they and the public are aware of a tax hearing they can attend. The public tax hearing will take place August 9, 2023, at 6:00 p.m. at the JVWCD Offices located at 8215 South 1300 West in West Jordan. The proposed tax increase this year is 9.3%. For homes valued at \$700,000, the average annual property tax increase will be \$11.17, or about \$1.00 per month. The funding will go toward capital projects and is one leg of a three-legged stool that makes up their revenue sources. The increase will improve their bond rating to keep rates low and allow them to have greater capacity for bond money.

Council Member Kallas asked for clarification that the funding is for capital projects in general and not a specific project. Ms. Ohrn specified that they have a capital projects schedule that they adhere to. For instance, ongoing treatment plant upgrades represent almost \$70 million in improvements to the facility and there are new storage reservoirs and aqueducts. Large seismic improvement projects are underway because much of the infrastructure was built in the 1970s before seismic requirements were established. These investments are important for maintaining water in case of an earthquake.

Ms. Ohrn recently visited Riverton and their City Council was concerned about the fairness of current residents paying more in taxes to pay for new growth. She agreed and points out that the capital projects currently underway are for current capacity and not for new growth. New land

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being annexed into the district is assessed at Block 2 water rates. Their rates are a little more than double everyone else's rates, which was done rather than charging impact fees for the new growth. Ms. Ohrn confirmed that this is their permanent rate.

5. Public Comment.

There were no public comments.

6. Consent Agenda.

6.1 Resolution No. 2023-39 – Salt Lake County Vote Center Contract.

Council Member Kallas moved to APPROVE Resolution No. 2023-39 – Salt Lake County Vote Center Contract. The motion was seconded by Council Member Aston. The motion passed with the unanimous consent of the Council.

7. Action or Discussion Items; Items Continued from Previous Meeting.

There were no action or discussion items.

8. Public Hearing Items.

There were no public hearing items.

LOCAL BUILDING AUTHORITY (“LBA”) OF THE CITY OF BLUFFDALE BOARD MEETING

1. Call to Order.

Chair Hales called the meeting to order and acknowledged the presence of Trustees Wendy Aston, Dave Kallas, and Traci Crockett.

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2. LBA Resolution No. 2023-04 – Consideration and Vote Awarding Public Works Building Contract. (Staff Presenters Shane Paddock and Bruce Kartchner.)

City Manager, Mark Reid summarized the process of requesting bids. They did a pre-evaluation to develop a list of pre-qualified contractors. Five contractors were qualified and four of the five submitted bids. Three of the four were within a small percentage of each other with the fourth being significantly higher.

Public Works Director, Shane Paddock thanked the City Council for the opportunity to give the presentation. He reported that five contractors were pre-qualified, and one, Hughes Construction, withdrew as they were overextended. The bid opening took place on June 29. Bidders were given one month to submit bids. The City received a lot of good questions from the contractors, and Mr. Paddock felt they did a good job of answering those questions. All bidders had access to the questions and answers. Hogan & Associates Construction was the low bidder. Three of the bidders were very close and did their due diligence. Mr. Paddock recommended awarding Hogan & Associates Construction the building contract.

Administrative Services Director, Bruce Kartchner discussed financial details and stated that the bid came in higher than originally anticipated. They recommended the City Council use the \$5 million grant from the Utah Department of Transportation (“UDOT”) for the Porter Rockwell Boulevard Exchange toward this project to reduce the amount of debt the City will need to accrue.

In addition to the \$18.5 million, there is an additional \$500,000 in contingencies they wish to include to cover potential changes. There is another \$400,000 to \$500,000 for furnishings and equipment including the lift for heavy vehicles in addition to the building. The overall project cost will be about \$19.5 million. They anticipate taking out debt of \$13.5 to \$14.5 million, which is below the Parameters Resolution that passed at \$16 million. The anticipated loan repayment total will be \$1.1 million split between the Water Department and the General Fund at roughly 50/50. They were working on updating water rate fees and incorporated this payment into the fees going forward. They expect to be able to pay for the General Fund portion from additional property tax revenue they will collect as the Economic Development Areas (“EDA”) expire over the next few

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years. They do not have to take out the debt right now and will time it to get the lowest possible rates. They may have to use unappropriated fund balance to cover the first payment, but after that, they have calculated it out and the additional monies they will receive once the EDAs expire will cover the payment going forward. They were comfortable meeting the financial obligations of the project.

Mr. Reid reported that the additional property tax revenue will go entirely into the Police and Fire Department Fund; however, because they are subsidizing that fund at around \$3 million, that revenue will free up the General Fund to cover the \$500,000 for this project.

Trustee Kallas pointed out that this has been discussed for years. They planned on the EDA expiration and things have gone as planned. He expected a higher cost of \$20 to \$22 million and it is below the parameters resolution. Mr. Paddock mentioned that they will go back to the contractor to see if they can do some value engineering, which would benefit both Hogan and the City.

Trustee Kallas asked about the timeline if they work with Hogan. Mr. Paddock pointed out that they still have due diligence to do on their Stormwater Pollution Prevention Plan (“SWPPP”) reports after which they will have a Pre-Construction Meeting. Their goal is to get started within one month. Trustee Kallas pointed out that the sooner it can start the better as construction costs will increase. Mr. Reid remarked that they have been pleased with Hogan who has worked on multiple municipal projects.

Council Member Kallas moved to APPROVE LBA Resolution No. 2023-04 – Consideration and vote awarding Public Works Building Contract. The motion was seconded by Council Member Crockett. The motion passed with the unanimous consent of the Council.

3. LBA Discussion.

There was no LBA discussion.

4. Adjournment.

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The LBA Meeting was adjourned.

BLUFFDALE CITY COUNCIL REGULAR MEETING (CONTINUED)

9. Staff Reports, Additional Council Discussion, and Calendaring Items.

Mr. Reid reported on the following:

- Bluffdale Old West Days Rodeo will take place Friday and Saturday. Unlike previous years, tickets will be sold for numbered seats, which should cause less contention. Mr. Paddock informed the Council that so far, they have sold 1,118 tickets for Friday and 1,283 tickets for Saturday. Ticket sales will also take place at the gate. A great deal of work went into numbering the seats. Staff has been pleased with the Rodeo Committee's work and Mr. Paddock expects it to be a great success. Their stock contractor, Circle J Rodeo, is returning this year. He will update the Council as to when they should be there to participate in the opening ceremonies.
- Mr. Paddock offered an update on Day Ranch and reported that they are laying sod the following day and a lot of work is underway. They are planting trees in Central Park, the Skate Park is under construction, and crews are working on the Pump Track and another Bike Facility. The goal is to have it completed by August 12 for the opening celebration.
- The Entrepreneurial Fair for mostly elementary students had a number of booths available that have all been filled. It is scheduled to take place from 11:00 a.m. to 2:00 p.m. and there will be demonstrations in the Skate and Bike Parks as well as a Pickleball Tournament on Friday and Saturday. The grass is off-limits for a number of months until it fills in. The butterfly wall is up and running and the pavers are installed with about one-fourth having been sold. An additional date will be offered to allow more people to buy pavers.
- The Badlands 5K/10K Fun Run took place. AV Technician, Courtney Petersen confirmed that the run was a success. There were several volunteers with Mayor Pro Tem Hales serving at a water station. Although this year's run took place in a different month and at a different time with less advertising, a lot of people came out and they received a lot of compliments. Everyone loved the course even though the first 1 ½ miles were uphill. They

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were grateful to FatCats for donating the First Place awards for each division and the overall First Place award. The 5K and 10K First Place Male and Female received pavers for the new park commemorating their wins. The medal and t-shirts turned out great.

- Mr. Reid reminded the Council to contact Communications Specialist, Amanda Luker if they wish to attend the rodeo and she will provide tickets.
- There will be a big summer celebration for the opening of Day Ranch Park on August 12 with a parade. The City Council was planning to enter a float in the parade.
- Battalion Chief, Chris Aston identified the following grants that he secured for the Fire Department:
 - A License Plate Grant in the amount of \$5,000 to purchase reflective coatings;
 - A \$22,000 mental health grant;
 - A \$10,000 State Forest and Fire grant to go toward personal protective equipment. A match is required but acts as a 50% discount on uniforms; and
 - A \$4,700 grant was received for medical supplies from the State. There are two more waiting for diesel exhaust systems and more full-time staffing.

Mr. Reid thanked Chief Aston for his work procuring the funds.

10. Closed Meeting.

There was no Closed Meeting.

11. Adjournment.

Council Member Kallas moved to ADJOURN. The motion was seconded by Council Member Aston. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at approximately 7:31 p.m.



Tami Timothy, City Recorder

Approved: _____ *9.23.2023*



