



*****AMENDED BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, May 27, 2015**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, May 27, 2015 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at 6:00 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 WORK SESSION 6:00 P.M.

1. Assessment/Programming Interviews with Elected Officials by Jim Child, JRCA.

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

2. Roll Call, Invocation, Pledge of Allegiance*
3. **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).
4. **CONSENT AGENDA** –
 - 4.1 Approval of the May 13, 2015 meeting minutes.
 - *** 4.2 Preliminary acceptance of the Deer Orchard Cove Subdivision improvements and beginning the warranty period effective May 28, 2015.
5. **PUBLIC HEARING** - Consideration and vote on proposed amendments to Chapter 11-35 of the Bluffdale City Code in order to add preschool/daycare centers as a conditional use in the L-I (Light Industrial) Zone, Kamber Berger, applicant, staff presenter, Alan Peters.
6. Consideration and vote on a proposed amendment to Title 11 of the Bluffdale City Code in order to allow equine veterinary services as part of public or private horse arenas and review the minimum acreage requirement for the facilities, South Mountain Equine Veterinary Services, applicant, staff presenter, Alan Peters.
7. Presentation and discussion regarding the City website, staff presenter, Natalie Hall.
8. Mayor's Report
9. City Manager's Report and Discussion

WORK SESSION

10. Presentations and discussion regarding "Old West Days" and the Arena Committee, presenters, Connie Pavlakis and Troy Shinsel.

11. Presentations and discussion on the Final Budget for the 2015-2016 Fiscal Year, staff presenters, Blain Dietrich and Michael Fazio.

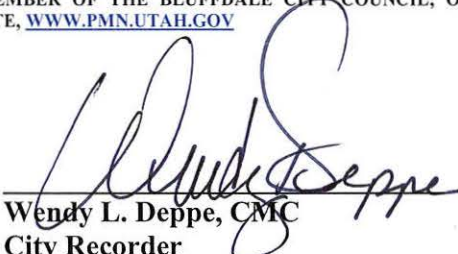
PLANNING SESSION

Please Note: The planning session is for identifying future items and other council discussion in accordance with Utah Code § 52-4-201(2)(a). While the meeting may be open to the public, there will not be any opportunity for public input during the planning session.

12. 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).
13. Adjournment

Dated this 26th day of May, 2015

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


Wendy L. Deppe, CMC
City Recorder

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

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Present: Mayor Derk Timothy
Alan Jackson (arrived at 6:12 p.m.)
Bruce Kartchner
Ty Nielsen
Heather Pehrson (arrived at 6:16 p.m.)
Justin Westwood

Staff: Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Michael Fazio, City Engineer
Blain Dietrich, Public Works Operations Manager
Alan Peters, Associate City Planner
Jennifer Robison, Associate City Planner
Natalie Hall, Emergency Program Manager
Stephanie Thayer, Accountant/HR Administrator
Wendy Deppe, City Recorder

Others: Jim Child, JRCA Architects
Laura Garner, Bluffdale Arts Advisory Board
Troy Shinsel, Arena Committee Chair
Jack Anderson, Arena Committee Member
Connie Pavlakis, Planning Commission Vice Chair/Arena Committee Liaison
Connie Robbins, Arena Committee Member

BLUFFDALE CITY COUNCIL WORK SESSION

1. Assessment/Programming Interviews with Elected Officials by Jim Child, JRCA.

Mayor Derk Timothy called the Work Session to order at 6:08 p.m.

Jim Child, JRCA, provided a brief background of the evaluation that had taken place thus far in the planning of the proposed City Hall. The desired architectural options, spacing between curtains, the capacity of rooms, the number of employees needing to be accommodated, use of the multi-purpose room, the possibility of combining the Court Chambers with the Council Chambers, and an access way into the Council Chambers were discussed. Various events the Council envisioned taking place in the multi-purpose room were identified.

Bruce Kartchner commented that the Justice Court comprises more than 25% of the total space in the building yet it is not used 25% of the time. It frustrated him to spend that much money on something that is not multi-use. The possibility of having multiple uses for the space was discussed. Mr. Child stated that a portion could be closed off and used for other meetings while court is in session.

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Alan Jackson liked Vernal City's building and the large size of their multi-purpose room. He felt that if the City plans for events and provides an opportunity, it will get used. The possibility of whether to have windows in the multi-purpose room was discussed. The Mayor's personal preference was for it to be interior and free up the exterior window areas for work spaces and offices.

Bruce Kartchner asked why it would be desirable for the conference room to open directly onto the park. Heather Pehrson thought that doing so would take advantage of the fact that it was built in the park. Mr. Child commented that typically it is desirable to have services that provide a public function on the main level for convenience. These may include the Council Chambers, the Multi-Purpose Room, and Finance and Billing.

Mayor Timothy stated that it will be a public building that facilitates the public interfacing with City government. He asked if it was feasible for the average person to deal with most of what they came for in a main area where services are conveniently located. Mr. Child stated that he took that into consideration when designing the building.

Height issues were discussed. Mr. Child stated that for areas such as the Council Chambers, they will want the height to be greater, particularly in the center sections. Cost issues were discussed. Mayor Timothy commented on the basement and trying to convert it into a future community space and stated that he wanted to do what makes the most sense in terms of ceiling height and space. Various options were discussed.

Laura Garner described what the Bluffdale Arts Advisory Board (BAAB) would need such as an outside entrance and an elevator. A storage area would also be desirable since currently they are paying nearly \$2,000 per year for storage. City Manager, Mark Reid, stated that another option was to bond for more than was originally discussed to provide additional furnishings in the basement. His original intent was to keep the cost at under \$5 million and have a concrete basement. Heather Pehrson was interested in the price to finish 2,000 square feet in the basement and do only what would be required to legally allow citizens to access the basement.

It was noted that the Visioning Workshop with the public was scheduled for Tuesday, June 16, 2015, from 6:00 p.m. to 8:00 p.m.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

Mayor Derk Timothy called the Regular Business Meeting to order at 7:00 p.m.

2. Roll Call, Invocation, and Pledge.

All Members of the City Council were present.

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Troy Shinsel offered the invocation.

Mayor Timothy led the Pledge of Allegiance.

3. PUBLIC FORUM.

There were no members of the public wishing to speak.

4. CONSENT AGENDA:

4.1 Approval of the May 13, 2015, Meeting Minutes.

4.2 Preliminary Acceptance of the Deer Orchard Cove Subdivision Improvements and Beginning the Warranty Period Effective May 28, 2015.

Bruce Kartchner moved to pass the consent agenda. Heather Pehrson seconded the motion. The motion passed with the unanimous consent of the Council.

5. PUBLIC HEARING – Consideration and Vote on Proposed Amendments Chapter 11-35 of the Bluffdale City Code in Order to Add Preschool/Daycare Centers as a Conditional Use in the L-1 (Light Industrial) Zone, Kamber Berger, Applicant, Staff Presenter, Alan Peters.

Associate City Planner, Alan Peters, presented the staff report and stated that the request is for an amendment to the zoning ordinance to allow preschool and daycare centers in the Light Industrial Zone. Currently preschools are allowed as a permitted use in the Heavy Commercial and Regional Commercial Zones and are a conditional use in the General Commercial and Neighborhood Commercial Zones. Preschools are allowed in the Mixed Use and daycares are allowed in the Gateway Redwood Zone. Either are allowed as a home occupation in any residential zone. Mr. Peters explained that there are only three zones (I-1, Sand and Gravel, and Civic Institutional) currently, which do not allow these types of uses.

Mr. Peters reported that the Bergers own property on Heritage Crest Way in the Light Industrial Zone where they hope to open a preschool. They currently run a preschool out of their home as a home occupation. They are expanding and would like to stay in Bluffdale. The General Plan states that the Light Industrial Area should create a balanced land use pattern that supports commercial, residential, and industrial uses. Staff recommended approval based on the findings set forth in the staff report.

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

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Heather Pehrson moved to amend Chapter 11-35 of the Bluffdale City Code to add preschools/daycare centers as a conditional use in the L-1 Zone based on the following:

Findings:

- 1. The proposed amendment supports Bluffdale’s General Plan.**
- 2. The Conditional Use approved process will specifically address potential impacts of daycare or preschools in the Light Industrial Zone.**
- 3. The proposed amendments will not be detrimental to the health, safety, or general welfare of persons of property within the community.**

Ty Nielsen seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

6. Consideration and Vote on a Proposed Amendment to Title 11 of the Bluffdale City Code in Order to Allow Equine Veterinary Services as Part of Public or Private Horse Arenas and Review the Minimum Acreage Requirement for the Facilities, South Mountain Equine Veterinary Services, Applicant, Staff Presenter, Alan Peters.

Mr. Peters presented the staff report and stated that the matter was a request made by the Barbour family who are currently under contract to purchase the subject property. The matter was previously reviewed and approved for a conditional use by the Planning Commission for a horse arena. The approval had since expired and the Barbour Family expressed interest in developing it. In A-5 it is an accessory use and a conditional use in the R-1-43 and R-1-87 zones with a minimum of five acres.

It was proposed that “equestrian facility” be added to the list of uses. It was noted that this does not apply to private residential equestrian facilities. In response to a question raised by Ty Nielsen, Mr. Peters explained that the veterinary services would be offered to the public and not limited to those who board at the facility. It was also recommended that the five-acre requirement be reduced to four acres or less.

The applicant also requested a caretaker’s dwelling. They hoped to build an office and night watch apartment. Their plans were for it to be under 1,000 square feet with a bedroom, kitchen, and bathroom. Mr. Peters referenced the definition of “caretaker dwelling” in the ordinance, which is described as a dwelling located on the same site as the principle use and is to be occupied by an individual or family who is employed on the site.

Bruce Kartchner was concerned with allowing the accessory dwelling since the R-1-43 and R-1-87 zones do not allow a second home on the same lot, which is effectively what the request would

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entail. He was also concerned that an incentive was being created for someone to take a business that is normally found in commercial areas and bring it into a residential neighborhood. It didn't make sense to him to do that since there is excess capacity in the commercial districts. He saw no need to encourage or incentivize that kind of business in a residential area.

Mayor Timothy commented that in residential areas with zoning of greater than one acre, if someone requested a zone change to R-1-43 it would be very difficult to deny them. He felt it was almost a benefit in terms of the rural atmosphere and open space to allow it. Bruce Kartchner stated that basically what is being requested is a change to General Commercial. The Mayor remarked that commercial brings much more with it than is included in the proposal.

Alan Jackson felt that the only difference between this proposal and allowing a home-based business was the caretaker facility. Bruce Kartchner agreed and stated that it goes against what he believes is the direction and vision of the Council. Mayor Timothy stated that with it being a conditional use, it gives the neighbors an opportunity to give input and express opposition.

Ty Nielsen commented on the City's environment and felt that the proposed zoning represents a favorable characteristic of Bluffdale City. Alan Jackson thought the proposed use was actually better in a residential area, particularly on this piece of property and the fact that it is just under five acres in size.

Bruce Kartchner observed that if approved, the result will be to take a residential piece of property and turn it into a commercial piece of property while the owner is still paying residential taxes. As a result, property taxes the City relies on to support basic City functions are reduced significantly because it is not taxed appropriately as commercial. He felt that the incentives were to allow the caretaker dwelling and veterinary services. He was personally aware of a very good veterinary facility in South Jordan that is in a commercial area. He was aware of several properties in Bluffdale now that could be converted into a fine veterinary facility. It was noted that there will be multiple veterinarians working at the facility.

Mayor Timothy was of the opinion that the use fits in the proposed location. Justin Westwood felt that the specificity of the zoning overrides the commercial being operated in a residential zone. Enforcement issues and current violations were discussed.

Ty Nielsen moved to amend Title 11 of the Bluffdale City Code to allow Equine Veterinary Services as part of a public or private horse arena and review the minimum acreage requirement for the facility stating that the review would be four acres and limiting the secondary veterinary housing to 1,000 square feet. Approval was based on the following:

Findings:

- 1. That the proposed amendments accomplish goals of Bluffdale's General Plan regarding rural character and animal rights.**

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2. **That the proposed amendments will not be detrimental to the health, safety, or general welfare of persons of property within the community.**

Alan Jackson seconded the motion.

Bruce Kartchner made a friendly amendment to reduce the size of the caretaker unit to 500 square feet. Ty Nielsen accepted the friendly amendment. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Nay, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed 4-to-1.

7. **Presentation and Discussion Regarding the City Website, Staff Presenter, Natalie Hall.**

Emergency Program Manager, Natalie Hall, commented on the City's website and stated that the original website was created and maintained by an employee who left the City in 2012. Due to budget constraints there was no one to maintain it. Mayor Timothy's son, Denver, came forward and volunteered to maintain the site. He soon realized there were no document storage options and recreated a new website for the City. Ms. Hall also volunteered to help maintain the site. Work done to this point was described. Ms. Hall stated that ultimately a new site needs to be developed and redesigned.

Ty Nielsen stated that his impression of the website was that there was a lack of color and it was difficult to read. Ms. Hall stated that it takes approximately 300 hours to create a website and is a significant expense. Mr. Reid stated that there had been a lot of work behind the scenes by Denver to get it to be functional. Should the City decide to redo the whole site, it would take a number of months to accomplish. In the meantime, they have the ability to use it as it is and improve on it. The budget included \$5,000 for maintenance and \$30,000 for the creation of a new website.

Ms. Hall provided comparisons from other cities and described the cost many pay for their websites. She noted that they are complicated to maintain but they are important. She stated that Civic Plus is a company that is used by many municipalities and businesses. They charge \$20,000 per year and design the site initially and give it an updated design every other year. An in-house person would be needed to input and update the website.

Bruce Kartchner stressed the importance of specifying what is to be accomplished and how much they want to spend. He reported that his company pays \$400 or \$500 initially to create a website from a template and then \$90 per month for hosting. The Council expressed a preference to in-house hosting rather than outsourcing it. Mayor Timothy commented that a less expensive website won't allow documents to be searchable. The proposed website will store all documents and make them searchable.

Mr. Reid asked if it would be easy to find someone to maintain the website. Ms. Hall stated that she has over 20 pages of additions and updates to make to the website. The Mayor stated that the desire

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was for every staff member to be able to update their own page, which was different than what was agreed to previously. Heather Pehrson thought it was unfair to allow staff to work an exorbitant number of hours without proper compensation and suggested the City contract for website services. Alan Jackson disagreed and stated that there are people in the City who help with the website for free.

Council Member Pehrson stated that Denver Timothy no longer wants to maintain the website. The Mayor stated that he won't allow him to do it any longer and was willing to pay him out of his own pocket at the conclusion of the most recent meeting on the matter. Alan Jackson thought that perhaps there was someone in the City who would be willing to take on the website.

Ms. Hall stressed the importance of the City marketing itself through a website that is high functioning, easily searchable, updatable, and maintainable. Heather Pehrson thought the City should take the next step and pay someone to provide a professional service that can be used rather than volunteers. She thought it was unethical to ask volunteers to provide such a service. Mayor Timothy stated that the purpose of tonight's discussion was to provide direction on what should be done in the immediate future and give Ms. Hall direction.

Alan Jackson suggested that the Council decide what they want the website to do and then determine how to get there. The Council was asked to look at the current website and give feedback and suggestions. Staff can then see if they can incorporate those in the short term. The Mayor thought that would be a good way to test the current website.

Bruce Kartchner was concerned about having a single individual do the website and stated that if something happens to that person the City would be forced to redesign the website. Mayor Timothy stated that actually the opposite is true and anyone who understands HGML could take it over. He stated that his son, Denver, works for major companies and charges far more than the City would likely ever be willing to pay. Mr. Reid suggested the City budget money and see if a bid can be obtained for consulting services from Denver and others. The Mayor stated that if the Council decides to pay Denver for his services, it should be known that he has had nothing to do with it. He wanted to avoid any appearance of nepotism.

Justin Westwood was in favor of having someone professional manage the website. He considered the main functions of the City website to be bill pay, the ability to easily find and search documents, promote events taking place. The goal would be for citizens to be able to easily find information on the website. Ms. Hall concluded that according to the results of the staff survey, a total redesign of the website was needed.

8. Mayor's Report.

Mayor Timothy reported that he recently attended the North Star Academy DARE graduation. Officer Rosen was greatly appreciated for the work he does on the program. The Mayor indicated that he represented the City at the Memorial Day event at the cemetery. In addition, the Bridge

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Open House was held with several members of staff in attendance.

Associate City Planner, Jennifer Robison, described work she did with UDOT on the bridge. She stated that it was a team effort and recalled that originally they were informed by UDOT that they could not have lights or signs. She felt from the beginning that it was a unique opportunity for Bluffdale. After many meetings and negotiations, UDOT agreed to allow a sign to be placed on the parapet with certain standards. She thought this would be a great opportunity for the City to create a gateway on the bridge.

The Mayor reported that the Regional Growth Committee (RGC) recently met on Phase 1. The matter was going on to the Wasatch Front Regional Council the following day for a vote.

Mayor Timothy reported that a Regional Mayor's Meeting was scheduled for Thursday, May 28, 2015, at 11:30 a.m. in Bluffdale City.

9. City Manager's Report and Discussion.

Mr. Reid reported that a public meeting on the New City Hall was scheduled for June 16 from 6:00 p.m. to 8:00 p.m.

It was reported that UTA made their annual visit to Bluffdale and showed maps with possible future routes coming into Independence from the former prison area. UTA understands that it is very important and agreed to help the City promote it. Route issues were discussed. City Planner/Economic Development Director, Grant Crowell, stated that they were considering introducing a transit user survey or a van pool in the market. Mr. Reid stated that they also indicated that if the City was in need of a surplus van they could provide one. Mr. Reid was not sure the City was in need of a 12 to 15 passenger van and recommended they contact the Senior Citizens Center who needs one.

Mr. Reid reported that a second meeting was held with UDOT on Porter Rockwell Boulevard and 14600 South. The meeting was cordial and productive and direction was given to staff. The estimate to upgrade 14600 South was \$12.5 million. The estimate of how much the City has put into Porter Rockwell Boulevard in time, engineering, and impact fees was about \$8 million. Mr. Reid stated that the goal was to meet with the State Transportation Committee in the next month. Staff was working toward obtaining their approval. They discussed funding options, which he found encouraging. Mayor Timothy stated that \$40 million is the estimated cost of the bridge.

Mr. Reid reported that the Magna Chamber of Commerce is going through the process of deciding whether to become a city, along with the rest of the unincorporated county, and invited him and the Mayor to answer questions. They spent an evening with Magna representatives and helped answer questions about how cities obtain funding.

Mayor Timothy announced that he would be hosting the Conference of Mayors the following evening in Bluffdale. He considered it a good opportunity to show off the City.

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City Engineer, Michael Fazio, updated the Council on Loumis Parkway and stated that the scheduled completion is planned for September. He reported that they are currently 60% complete.

WORK SESSION

10. Presentation and Discussion Regarding “Old West Days” and the Arena Committee, Presenters, Connie Pavlakis and Troy Shinsel.

Arena Committee Chair, Troy Shinsel, reported that the Arena Committee has had several discussions and were invited by the Mayor to “think outside the box” when formulating a plan for the arena. Each member had different priorities. He personally wanted to improve safety and have more seating. The Committee hired Jack Anderson to assist with the design.

Mr. Anderson gave a PowerPoint presentation and highlighted the proposed improvements to the Arena. These included additional seating, infrastructure improvements, soil improvements, and the addition of a warm up area. A concessions building would also be added as well as ticketing area. Security fencing was proposed around the perimeter. With regard to the access road, there were two different designs to consider. The first showed the pedestrian path in blue on the outside perimeter of the access road. The various aspects of the plan were described as well as the access and circulation patterns. It was noted that the access is important for the arena but it also allows a trail access to 2700 West and a connection to the park. The approval process was described.

The second option would have a school road inside the pedestrian path. It was noted that both options would require a sidewalk and be closed during events that generate road travel. Mrs. Robison expounded on the importance of the access way being one-way only. She stated that the school was in favor but two board members were opposed.

Mr. Anderson preferred the option of the path on the inside. He reviewed the overall layout of the arena and described the various proposed features. The Bluffdale Arena Budgeting Summary Sheet by Priority was discussed. The various items on the list included concessions, restrooms, a first aid station, a warm up area, roping pens, engineered soil in the arena, fire/rescue access, a loading dock, and associated truck parking.

It was noted that with the changes the arena will be able to accommodate 5,000 people. A seating area was proposed as part of Phase 1 and would be constructed while students are off track. The stock area retaining wall would also be built as part of Phase 1. Phase 2 would include infrastructure such as electrical, sewer, water, gas lines, a conduit for PA systems, and an upgrade to the watering system to water the arena and the warm up area. Phases 3 and 4 would involve engineered soil equipment for maintenance as well as a turn chute along the spectator side. Phase 5 would include seating. Phase 6 would consist of building construction. Phase 7 included walks and fencing and Phase 8 was the arena walk through.

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Heather Pehrson reinforced the importance of safety for children. Mr. Anderson outlined the proposed costs for each of the phases with an approximate total of \$420,000 not including Phase 2. The proposed facility was compared to those of other cities. Mr. Anderson stated that with 5,000 seats, they could bring in top class events. Parking issues were discussed. It was noted that 600 parking stalls were allocated to seat 5,000 people. Parking would also be available at the school and the church as well.

Connie Pavlakis commented on ticket pricing and stated that there is room to bring in revenue, which will help recoup the cost of the arena.

Mayor Timothy suggested implementing the phasing and building it as they can. Mrs. Pavlakis stated that security fencing can be rented and concessions can be done without a permanent building, however, what they cannot do without to bring in revenue is seating. With regard to the sound system, it would be wired underground near the bleachers. Much of the main equipment would be located under the bleachers. The staging would always be rented. She explained that the sound system would be used for regular events. She would not want to install a sound system that would be used for concerts.

Mr. Reid stated that it would be sized for City use. Mrs. Pavlakis stated that they would also be bringing in outside revenue because all of the tax revenue generated will benefit the City. Mr. Anderson stated that storage is available beneath the bleachers, between the back of the restrooms and the structure along the entire length.

Bruce Kartchner commented that capital projects always come with annual costs that are not necessarily covered. The capital portion never comes to fruition because it goes toward operations. He noted that every event the City puts on consumes all of the revenue and then some. Heather Pehrson felt that if 2,500 seats are worth it, the added maintenance of the additional 2,500 seats would be worth it. Bruce Kartchner felt that later on if it is determined that the additional 2,500 seats are needed, they could be added. He also did not feel that government should be in the business of competing with private enterprise. Heather Pehrson liked the idea of being able to provide the amenity of a top notch arena and riding facility to residents. For a cost of \$3.9 million, Council Member Kartchner proposed asking citizens if they want to pay for a new arena. He did not think it would be able to produce enough money to cover the cost if they take into account the time value of money.

Mayor Timothy felt that if it is never able to generate revenue and is always an expense to the City, he would be afraid of eventually losing it. He thought that having an arena was something the City needs because it is part of Bluffdale. Bruce Kartchner did not think a \$3.9 million facility was needed. He thought it would be more appropriate to shoot for something between what exists now and a \$3.9 million facility.

Mr. Anderson distributed a copy of the Bluffdale Arena Improvement PowerPoint to the Council and staff. There was no question in Alan Jackson's mind that they should begin immediately to fix

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certain things. Mr. Reid confirmed that \$700,000 was allocated in the budget for the arena. The Council discussed the option of charging user fees and soliciting sponsors. Bruce Kartchner suggested a phased approach where some seating would be added now and the rest later. Heather Pehrson agreed that the seating needs to be improved and was interested in seeing how the phasing would work. Bruce Kartchner was not interested in bonding for it. Mr. Reid questioned whether the City could get a bond because the revenue stream is not strong enough and much of the City's revenue stream is being committed to the New City Hall.

Alan Jackson estimated that for 2,500 seats the cost would be approximately \$800,000 compared to the \$1.6 million for 5,000 seats. Public Works Operations Manager, Blain Dietrich, indicated that the City on its own probably has only 1,700 seats. All of the seats are typically filled for the Demolition Derby. Mr. Dietrich stated that the cost is \$90 to \$100 per seat for the actual bleacher seating. The rest of the cost is the post, beams, concrete, and restrooms. Mr. Reid estimated the total cost as \$350 per seat.

Heather Pehrson supported the idea of building the arena in a manner that it can be used for other events. That allows it to be utilized by the entire City and not just for horse enthusiasts. Mayor Timothy agreed and felt that if the facility is geared only to rodeos and horse events it will never make enough money for it to support itself and eventually it could go away. Bruce Kartchner commented that parks, sports fields, and trails are all designed to be cash consumers yet the City continues to fund them even though they are used by a minority and do not pay for themselves. He saw no reason why this particular facility, which is also used by a minority, should be any different. The Mayor commented that in this case there is an opportunity for funds generation which does not exist with most parks, trails, and open space. Alan Jackson also observed that this is a much larger project.

Mr. Reid stated that only 12 to 14 weeks per year are available for concerts and would need to be coordinated with horse events. Connie Pavlakis commented that four concerts per year would bring in a minimum of \$200,000 in revenue. Bruce Kartchner questioned whether this is the right place for \$4 million facility or whether a different site in the City would be better.

Heather Pehrson asked about the usage of the arena. Mr. Reid stated that it is used every night. He reported that \$700,000 is budgeted this year for the arena. Heather Pehrson felt that if the citizens were asked what they would like to spend money on, it probably wouldn't be this. For that reason she thought it would behoove the City to be able to sell it with the idea of making a profit. Bruce Kartchner did not see it being a profitable venture. The Council discussed the option of charging user fees and soliciting sponsors.

Mr. Shinsel expressed concern with the element that comes out at the carnival, fair, or demolition derby. To now invite them in four times a year was worrisome to him. The possibility of generating revenue by renting out horse stalls during events was also mentioned.

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Heather Pehrson stated that surveys were sent out to which 523 people responded. She was interested in seeing the comments about the arena.

Mr. Shinsel stated that the Arena Committee is divided as to whether they need 5,000 seats. Alan Jackson wanted to hear what the committee feels is most urgent to take care of this year. Mayor Timothy felt that upgrading the arena with the 5,000 seats will make its longevity more likely because of the all-encompassing events that will involve the entire City.

Alan Jackson agreed with Heather Pehrson's earlier comment that Bluffdale is becoming less horse-friendly because of Independence. Mayor Timothy simply felt that more people have to be served with the proposed design.

Bruce Kartchner observed that over 45% of the total budget is set aside for bleachers and asked if there was a way to bring that cost down. Heather Pehrson believed that the success of the facility was dependent on making it usable beyond equestrian uses.

Mr. Reid stated that one way to account for the money is to remember that they expect Independence to have 1,900 homes, which will generate \$10 million in Park Impact Fees. Of the \$10 million, the City expects to spend \$8.5 million in Independence on parks. That leaves \$1.5 million to be spent elsewhere. They have the Vintage and the Parry Farms Parks and the \$50,000 arena they are trying to budget for over the next two years. That leaves some money to make improvements to the Rodeo Grounds. It does not, however, leave \$4 million to build an arena. Once the homes have generated all of their impact fees there won't be any more funding coming from that project. He stated that to build this type of facility, all of the citizens have to come together and pay for it through a bond or some other kind of funding mechanism. With a general obligation bond, property taxes will increase to pay for it.

Mr. Shinsel did not want to spend \$3.9 million. He stated that last year rodeo ticket sales were \$9,868. The City contributed \$15,500 from the General Fund. He would be more supportive once the funding is in place. Heather Pehrson likes the plan but wanted the Committee to brainstorm possible solutions.

Mr. Shinsel suggested the Committee be provided with a copy of the proposed plan and budget proposal with the breakdown and meet to discuss it. Alan Jackson suggested Mr. Shinsel somehow convey to equestrian enthusiasts exactly what the Mayor has indicated, which is that if all they want is the arena plan and equipment, they may not have an arena in 10 years. Possible financing options would also be explored along with parking issues.

Connie Pavlakis remarked that the issue with phasing to the number of seats is that the number of seats generates the revenue. When events like concerts are brought in they do merchandising and pay the City a percentage of that revenue. Other ways of generating additional revenue were discussed. Potential sponsor incentives were discussed along with fund raising options.

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Mayor Timothy stated that the proposed budgeted amount of \$700,000 will complete Phases 1 through 4. After that, decisions will need to be made about seating.

It seemed to Connie Pavlakis that there are people in the City with skills who may be willing to give the City a reduced rate on labor. Heather Pehrson's preference was to budget the full amount for Phase 1 and put any excess money toward the next phase.

Bruce Kartchner had a difficult time to committing to spend \$4 million on the arena. He was certain that with concerts, there will be citizens concerned about reduced property values because their property backs that facility.

It was clear to Alan Jackson that this is not the place to spend \$4 million. Mayor Timothy remarked that it will cost much more than \$4 million to build that same facility elsewhere. He felt that \$4 million will give them a nice facility and adequate parking can be made available even if it has to be done on the grass four times per year.

Alan Jackson thought the key component was whether the seating can be phased in. Until that is known he was not sure the matter could proceed further. He expected the bleacher companies to have a system for phasing in the seating. He asked that that information be obtained along with the cost. Mayor Timothy stressed the importance of having a premium seating package.

Bruce Kartchner confirmed that \$1.73 million would not provide much in terms of construction of the arena.

In terms of the budget, Mayor Timothy recommended it be budgeted but not spent until the end result is planned. He felt that if they are not going to improve the arena, there is no reason to construct the trail or the road.

The cost of completing specific phases and the associated costs of each were discussed. Bruce Kartchner estimated it would cost \$250,000 for Phases 1 through 4 without pulling copper or constructing the store. The Council made a decision to pursue Phases 1 and 2 regardless since there is enough in the budget to cover those improvements. The Council agreed that they should proceed with Phases 1 through 4.

Alan Jackson noted that there will be a lot of cement associated with Phase 1. Bruce Kartchner knew of a potential contact to obtain concrete at a reduced cost. Mayor Timothy commented that donations are difficult to get without a long-term plan in place.

Available City equipment to help with the work was discussed. It was recommended that a larger tractor be obtained by the City. With regard to the road, Mr. Reid commented that he had never envisioned the road for the school ever being part of the arena.

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Alan Jackson commented that although the current location may not be ideal for a \$4 million facility, it is probably the only place the City could place one because if they go elsewhere the cost will be even greater. Mayor Timothy agreed and suggested they do the arena blend, the tractor, the concession stand, and restrooms for now. Alan Jackson suggested they start with what has been discussed until more information becomes available on phasing of the seating.

Justin Westwood moved to take a 10-minute recess. Ty Nielsen seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

The City Council took a break from 10:19 p.m. to 10:29 p.m.

11. Presentations and Discussion on the Final Budget for the 2015-2016 Fiscal Year, Staff Presenters, Blain Dietrich and Michael Fazio.

Mr. Reid reported that the previous week staff presented the preliminary budget that contained a number of items that were projects and equipment. There was also discussion about staffing. No increase in staffing was proposed except for a person to help supervise the building project. Tonight the Council would be introduced to the projects to be accomplished such as the pavilion and the funds that have been requested.

Mr. Dietrich reviewed the Water Operations Fund and Equipment and stated that the backhoe will be replaced. A trade-in of the backhoe had been contemplated and was in the budget a few years ago; however, a decision was made to delay taking action. He thought now would be a good time to trade it in to get the most value out of it. The expected cost of a new one was \$85,000 with the trade-in. The City purchased the backhoe new for \$65,000 and it is nearly 14 years old with about 6,000 hours on it. A new one now costs about \$120,000.

Mr. Dietrich described the Mini Ex as one of the most used pieces of equipment in the Public Works Department. They are seeking to add a second one at a cost of \$75,000 to increase efficiency. They hoped to go one size larger with a slightly longer reach and more lift capacity. He was concerned that his crew would not have what they need in the event of an emergency. Bruce Kartchner asked about the potential of renting one in an emergency. Mr. Dietrich stated that that was possible but they may not be able to get one fast enough if something happens in the middle of the night, for example. He stated that the biggest demand is the day-to-day use.

With regard to the Skid Steer it was included in last year's budgeted but they did not proceed with the purchase. They reviewed the bids from various companies and discussed the governmental lease and assumed the cost would be \$5,000 to \$6,000 per year. The governmental lease costs significantly more than a skid steer now. The lease program at a cost of \$13,000 per year would allow the City to lease with an option to buy. A straight lease would cost about \$12,000 per year. Mr. Dietrich thought the extra cost would be worth it. Leases can go up to six years but the standard is five years. The proposed purchase option is \$1 at the end of the lease. He explained

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that this is a different financing method. In last year's budget he proposed a purchase after which there was discussion about a government lease.

Mr. Reid recalled talking about a lease program last year where the City would pay the rental cost and then turn it back in at the end of the lease to save the cost of the residual value. Mr. Dietrich stated that based on previous lease agreements he estimated it would cost about \$5,700 per year. It, however, ended up being around \$12,000 per year. With the lease option to buy it for \$1 will cost \$13,000 per year. In response to a question raised by Mr. Reid, Mr. Dietrich stated that a skid steer typically costs \$60,000 new and will likely have a residual value of \$20,000 to \$30,000 after five years. Mr. Reid stated that the City would finance \$30,000 through a lease over five years instead of \$60,000 over five years because it would be sold rather than purchased by the City for \$1.

Under LED Capital Projects, Mr. Dietrich reported that last year they had \$250,000 budgeted. They met with Rocky Mountain Power and reviewed whether that was a profitable venture. The payback was 14 years. After discussing the situation with Mr. Dietrich they decided to reduce that to \$100,000. It would cover any damaged lights and replacements would be converted to the LED. They would then work toward converting the City to LED over a longer period of time and spend less each year. Mr. Dietrich explained that with the cost of LED coming down so quickly each year they thought that if they do it more slowly over a period of time they will save money.

With regard to 1300 West – Hidden Valley Road, Mr. Dietrich stated that a decent amount of money needs to be spent there to show that they are performing adequate maintenance. For the Veterans Memorial, \$5,000 was needed to complete it including the benches. That cost did not include the centerpiece. Staff was looking for a scout whose parents serve in different branches of the military and hopefully obtain a centerpiece that way. Alan Jackson stated that they will approve it first without it with the ability to add it later. Bruce Kartchner suggested that at a minimum a piece of granite be added to specify who the memorial is honoring. Mr. Reid suggested a rock monument instead of a bronze statue there.

Mr. Dietrich reported on the camera system and stated that a great deal of effort went into it. They were, however, still struggling with communications between the sites. He stated that Bluffdale has a lot of power lines and they want to do it right so that the cameras are beneficial. Mr. Reid stated that Chief Roberts is asking \$15,000 more for scuba masks.

Mr. Dietrich reported that the Streets Department is seeking a Panel Truck similar to what was obtained for the park where they can keep the parts and equipment they need to do a job. The Parks Department was asking to replace the one panel truck they purchased used from Surplus. They were also requesting a Field Groomer. There was discussion about this a few years ago but it was never purchased. It would be a three-wheeled self-contained motorized vehicle that will save time.

Mr. Dietrich next addressed fencing around the storage area. He stated that with the Arena project they have done a lot of clean up and have parts that may be used in an emergency. The parts were

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to be moved into open storage with surrounding security fencing. Mr. Dietrich stated that the excess parts have been useful to have on hand. He felt that the items being kept have value.

Caps for the Mules were included in the budget to increase safety. He noted that the caps are hard. He prefers hard caps because they are permanent whereas soft caps are typically taken on and off. At the request of Bruce Kartchner, Mr. Dietrich agreed to obtain bids for soft caps.

The \$216,000 budgeted for Parry Farms was to finish up and level the grading at the Parry Farms Park and install the sprinkler system where the detention basin is and for the expansion. \$100,000 for grading was left over from last year. Mr. Reid reported that when the water project for Jordan Valley came through the park they agreed to do grading in exchange for taking some dirt. A swath was cut through the area and dirt removed. They have been unable to get back into the park because they are still in the right-of-way. They expect to be finished by July 15. The possibility of hydro seeding was discussed. Parry Farms offered \$40,000 toward helping with improvements so the City wanted to give them as park as quickly as possible.

Mr. Dietrich next addressed the Vintage Park, which is the acreage associated with the townhomes. \$25,000 was set aside for the design and to prepare to move forward. It was noted that the current lease on the five acres with a farmer expired at the end of 2014 and he was told that this next year would be his last. He was given one year's notice.

With regard to the Wells and Water Shares line item under Water Impact Fees, Mr. Dietrich stated that \$400,000 is budgeted. Some shares were purchased last year and they continued to look for good prices on water. Mr. Reid stated that there had been discussions about developing wells. The direction from the Council was that developing a source of water for culinary or secondary use would be positive since the City currently purchases all of its water through Jordan Valley. If they could acquire water to augment the reuse water they could connect to other systems. He noted that using well water is superior to canal water because it can be metered. Two individuals were actually connected to meters with their secondary water that is being used to water the park. The intent was to see how the meters hold up. Mr. Dietrich stated that the meters are accurate.

Mr. Dietrich next addressed the 12-inch meter and stated that the project went out to bid and had been awarded. He did not, however, expect it to fund in June. Mr. Reid asked that the Council give the proposed budget items some thought and be prepared to discuss them at the next meeting.

Mr. Fazio reviewed the 2016 Maintenance Program for Roads and reported that all of the maps were prepared and online. He noted that 60% of all City roads had been addressed. \$100,000 was budgeted for crack and slurry seals. It was noted that some of the roads in Spring View Farms need to be resurfaced. The roads shown in pink on the map were to be done in 2016. Other treatments to be performed were described.

Mr. Fazio reported that the 2700 West road widening is nearly complete. Loumis Parkway was also being widened and paved. Slurry sealing versus crack sealing was discussed. Capital Projects were

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next reviewed. For Noell Nelson Drive, \$2.2 million was being budgeted for a three-lane facility that will connect Noell Nelson Drive from the end of Westgate to 14600 South and all the way to the roundabout.

Mr. Fazio stated that they are moving forward with the Porter Rockwell Boulevard Environmental Assessment which was expected to be completed in June or July. It was reported that the Wood Hollow Drainage is nearly complete. Mr. Fazio noted that the slopes on the side of the ravine were improved. Mayor Timothy asked about the dirt on the new curve of Porter Rockwell Boulevard. Mr. Fazio stated that it can be sold or used as fill for Porter Rockwell Boulevard. \$600,000 was proposed for Corridor Preservation, which is funding that will be received from the County.

Mr. Reid reviewed the Park Impact Fees. It was noted that the rodeo grounds budget was reduced to \$400,000 from \$700,000. The budget for the restrooms was reduced as well. Mr. Reid reported that enough was budgeted for three new Vernal police vehicles. Two Dodge Charters were being purchased for \$27,000 each along with a detective vehicle.

Mr. Reid indicated that Laura Garner would present her budget item at the next City Council Meeting scheduled for June 10, 2015.

PLANNING SESSION

12. Planning Session.

Alan Jackson reported that there was controversy the previous week after he asked Mr. Dietrich to remove the flags in preparation for a bid event for Old West Days. This happened to occur on Memorial Day Weekend. Mr. Reid stated that the flagpoles were finished and they put the flags out to test the lights. The flags are now up and they look great but he recommended they be taken down until the dedication and Ribbon Cutting at the Veteran's Memorial where he will have military personnel raise the flags. Several negative comments were made on social media about the flags being taken down on Memorial Day weekend and many people contacted him by telephone. He stated that it was a misunderstanding and he didn't mean to offend anyone. The hope was that by the time the dedication takes place the marble granite with the names and the benches are in place.

Council Member Jackson stated that he has several names of veterans who lived in Bluffdale but he has no idea what branch of the service they served in. He asked how he could obtain that information. He requested information and received a great deal of new and corrected information. Some information, however, was still needed. Possible ways of obtaining the information were discussed.

Mr. Dietrich asked Alan Jackson if he had found out how difficult it would be to add names once the stone is put in place. He stated that names can be added but it will be more expensive to do so since the work will have to be done on site.

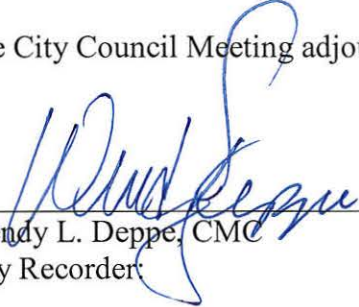
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13. **Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character, Professional Competence, or Health of an Individual, Collective Bargaining, Pending or Imminent Litigation, Strategies to Discuss Real Property Acquisition, Including Any Form of a Water Right or Water Shares, Security Issues, or any Alleged Criminal Misconduct.**

There was no Closed Meeting.

14. **Adjournment.**

The City Council Meeting adjourned at 11:36 p.m.



Wendy L. Deppe, CMC
City Recorder



Approved: June 10, 2015