*****AMENDED BLUFFDALE CITY COUNCIL**
MEETING AGENDA
Wednesday, September 9, 2015

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, September 9, 2015 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at 7:00 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 REGULAR BUSINESS MEETING 7:00 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 August 26, 2015 meeting minutes.

4. Consideration and vote on a resolution authorizing the City Manager to enter into an agreement with Civic Plus for design of the City's Website, staff presenter, Natalie Hall.

5. Consideration and vote on an ordinance amending Section 12-5-3 of the Bluffdale City Code relating to the maximum number of building permits that may be issued on a single point of ingress and egress, David Tolman, applicant, staff presenter, Vaughn Pickell.

6. Mayor's Report

7. City Manager's Report and Discussion

PLANNING SESSION

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

8. Discussion relating to the appointment of a JVWCD Trustee Member.

9. ***Discussion regarding the installation of a signal light at the 14600 South and UPR underpass.

10. 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).

11. Adjournment

Dated this 8th day of September, 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.

BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, September 9, 2015

Present: **Mayor Derk Timothy**
Alan Jackson
Bruce Kartchner (arrived at 8:11 p.m.)
Mark Lemery
Ty Nielsen
Justin Westwood

Staff: **Mark Reid, City Manager**
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Michael Fazio, City Engineer
Natalie Hall, City Emergency Manager
Wendy Deppe, City Recorder

Others: **David Tolman, Aclaime**
James L. Wingate, City Council Candidate

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

Mayor Derk Timothy called the meeting to order at 7:00 p.m.

1. Roll Call, Invocation, and Pledge.

All Members of the City Council were present with the exception of Bruce Kartchner, who arrived later.

Ty Nielsen offered the invocation and 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 August 26, 2015, Meeting Minutes.

Ty Nielsen moved to approve the consent agenda. Justin Westwood seconded the motion. The motion passed with the unanimous consent of the Council. Bruce Kartchner was not present for the vote.

4. Consideration and Vote on a Resolution Authorizing the City Manager to Enter into an Agreement with Civic Plus for Design of the City's Website, Staff Presenter, Natalie Hall.

City Emergency Manager, Natalie Hall, presented a brief history of the City's website. She reported that after the website was created there was no one available to update and maintain it. Because of this, Denver Timothy, updated the site and donated over 300 hours of his time over a period of 2 ½ years. The City is now to the point that they can no longer ask someone to donate their time to create and maintain a website. A committee was established to address the website issue and proposals for service were received.

The proposals submitted included the cost of a redesign every four years. Every year after the first year an annual fee would be paid for training, the server, security, and maintenance of the website. Proposals were submitted by Vision Internet, Civic Line, and Civic Plus. Civic Plus was selected to provide website services to the City. Some of the features offered include an Agenda Center, an Alert Center for texts and emails, an Archive Center, Bid Links Identifier, Bid Postings, a Blog, Business/Resource Directory, Citizen Request Tracker, Community Voice, and Content Creation. The website will also provide the opportunity for users to set reminders for City events.

Representatives from Civic Plus will conduct surveys and ascertain the City's needs, explore the current website, and find out where people are clicking the most. This information will be obtained before beginning work on a new design. The process takes three to six months to complete. In response to a comment, Ms. Hall stated that no local companies were able to provide service. Staff was informed that every four years technology changes so they want to be able to incorporate the new technology.

Alan Jackson felt the City could find a volunteer to provide the service but was in favor of the action taken because of the technology aspect. He was also pleased with the price. Ty Nielsen agreed and did not want to discourage volunteers from contributing their expertise in various areas.

Mayor Timothy clarified that his son, Denver Timothy, was not a volunteer and was paid for his service.

Ty Nielsen moved to approve a resolution authorizing the City Manager to enter into an agreement with Civic Plus for the design of the City's website. Justin Westwood seconded the motion. Vote on motion: Alan Jackson-Aye, Mark Lemery-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously. Bruce Kartchner was not present for the vote.

5. Consideration and Vote on an Ordinance Amending Section 12-5-3 of the Bluffdale City Code Relating to the Maximum Number of Building Permits that May be Issued on a Single Point of Ingress and Egress, David Tolman, Applicant, Staff Presenter, Vaughn Pickell.

City Attorney, Vaughn Pickell, reported that last time the Council met revised language was passed that provided that any subdivision plat approved prior to the date set forth would be grandfathered in. An updated version of the ordinance was made available to the Council and provides that 120 residential units may be granted building permits if emergency access with a locked crash gate that can provide access to emergency personnel is also provided.

The Council did not recall adding the crash gate. Mayor Timothy felt that the question was with Sections 1-A and 1-B dealing with two points of ingress and egress. Mr. Pickell clarified that the sunset rule would not be needed. Alan Jackson did not like the proposed solution but was aware of no other option. He hoped something could be done with the property before families start moving in. Mayor Timothy stated the City was postponed from purchasing the properties, which should be taken into consideration. He expressed concern for past and future developments. The Council discussed possible issues by allowing 120 lots.

Mayor Timothy expressed concern about developing an ordinance for one development and stated that it is outside of what the Council would normally agree to.

Alan Jackson moved to table agenda item number five until such time as Bruce Kartchner arrives and can be a part of the conversation. Justin Westwood seconded the motion. Vote on motion: Alan Jackson-Aye, Mark Lemery-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously. Bruce Kartchner was not present for the vote.

The Council next addressed other agenda items and then returned to the discussion after Council Member Kartchner arrived.

Bruce Kartchner was updated on the previous discussion and the position of each Council Member. He stated that the original number was somewhat arbitrary in nature. Each change has occurred because of the need of a specific development. Alan Jackson stated that ordinances are frequently changed for one user.

With regard to 1000 West, Mr. Reid stated that it seems like staff has been dragging their feet and not making progress. Multiple meetings were held on the matter and once staff received direction from the Council to proceed, it seemed imminent that the agreement with the other developer was at hand, however, they were told to hold off. Staff continued to ask the question and was never given direction to proceed. Mr. Reid assured the Council that staff has being moving as expeditiously as possible. The road, bridge, and roundabout are all nearly designed. The agreements with the property owners have moved very rapidly. Mr. Reid did not think any of the agreements could have come any faster than they have.

Mr. Tolman stated that they were aware of the ordinance but negotiated a major plan change and a new development agreement. The development agreement stated specific things that they relied on by them. He stated that they want to be cooperative. It was agreed that the first homes would come on line around April. He appreciated the work of staff but was concerned about the level of commitment. Mr. Tolman stated that the development agreement states that if there is a conflict between the ordinance and the new development agreement and plan, that the new development agreement and plan take precedence. He acknowledged that 120 homes with one access was excessive and expressed concern with the Newmans due to the conclusion of the family matriarch.

Mr. Tolman reported that he spoke with South Valley Sewer who tore out the asphalt that was there. It is going to be put back in along with an asphalt connection. He tried to reach Mark Newman earlier in the week to ask if the gate could be taken down. He did not personally think it was a safe situation. The potential of a crash gate was discussed. Mr. Tolman stated that it is possible.

Mr. Reid stated that he has been pushing to have Newman Construction build 1000 West from 14600 South to the Rocky Mountain Power easement and connect to DAI. He asked Mr. Tolman what his timeline would be to build from DAI to their segment. Mr. Tolman stated that it will be completed by the 15th of October. Justin Westwood was hesitant to proceed due to the lack of communication between Mr. Tolman and the Newmans.

Bruce Kartchner moved to approve the ordinance amending Section 12-5-3 of the Bluffdale City Code relating to the maximum number of building permits that may be issued on a single point of ingress and egress and use the version with the crash gate and include the findings contained in the ordinance and other findings that the crash gate provides adequate safety from the secondary access standpoint. Alan Jackson seconded the motion.

Mayor Timothy pointed out that the City needs the road and will maintain a good relationship in order to be successful. Mr. Tolman reported that he spoke with East Jordan Canal and confirmed that the requirements can be met.

Vote on motion: Bruce Kartchner-Aye, Alan Jackson-Aye, Mark Lemery-Aye, Ty Nielsen-Aye, Justin Westwood-Nay. The motion passed 4-to-1.

6. Mayor's Report.

Mayor Timothy reported that throughout the year there are numerous volunteers who serve in various capacities. He stressed the value of their service. He indicated that the Volunteer Appreciation Dinner was scheduled for Thursday, September 17, at 6:30 p.m. in the Fire Station. Texas Roadhouse will be catering the event. He encouraged all Council Members to attend.

7. City Manager's Report and Discussion.

City Manager, Mark Reid, updated the Council on the City Hall Building and reported that four entities are being brought in on Friday. Mayor Timothy suggested it be noticed in the event a quorum is present. Mr. Reid reported that the eight firms were narrowed down to four, which were

identified as Hughes, Hogan, R&O, and Wadman. Meetings were to be held every hour on the hour from 9:00 a.m. until 1:00 p.m.

With regard to the area where the sod is being removed, Mr. Reid asked that money set aside for Parry Farms Park to be used to level an area to place the sod. Based on the amount of construction and dirt work that is necessary, a major project has been taken on to create a level area for a soccer field. A bulldozer and front end loader were leased to perform the work. A contractor is interested in obtaining the dirt and will haul the excess dirt from the site.

Mr. Reid indicated that a SWAT training exercise was recently conducted at Sage Hills Elementary School in Saratoga Springs. Mark Lemery reported that he attended as an observer. Mr. Reid commented on the difficulty that sometimes occurs trying to get backup between Saratoga Springs and Bluffdale because of traffic and distance. Council Member Lemery stated that the actual call was timed to give a realistic response. It took 20 to 25 minutes for the SWAT team to arrive. In the simulated exercise, one of the officers was shot in the leg. Details of the exercise were described. Council Member Lemery commented that the exercise was very useful.

Mr. Reid reported that Sergeant Taylor, the City's Precinct Commander, has been asked to go into SWAT Sniper Training. Saratoga is in the process of purchasing two sniper rifles. Mr. Reid suggested that Bluffdale purchase its own and encourage the training of other officers. Saratoga has found a Savage 308 for $1,400 and Sergeant Taylor would like a Tikka 308. It was originally $1,500 but he was able to get the cost down to $850. The idea was to obtain the equipment to assist in the City's effort to self-provide.

Mr. Reid reported that in the past the City has purchased vehicles that have come off lease from Vernal City. Those cars are starting to come in and include 2013 Dodge Chargers that are fully equipped with police safety equipment. The City was quoted a price of $25,000 fully equipped for a two-year old vehicle with only 20,000 miles. He reported that there are six new 2014 Dodge Chargers that can possibly be acquired for the same price. Negotiations were underway to have the equipment moved from the Vernal cars to the new ones. Mr. Reid suggested the Council consider purchasing all six cars recognizing that they will be under warranty for three years from the date of

purchase or 36,000 miles. He stated that the City typically puts 18,000 to 20,000 per year on police vehicles.

Mr. Reid expected the City Hall to be complete by October 2016 and by July 2016 the City could potentially be ready to self-provide. He recommended the City transfer $400,000 from the General Fund to Reserves to cover the annual payment on the City Hall. During the budget process the motion was to transfer as much as possible and bring the cost down to 10% in the General Fund and transfer the excess to Capital Projects. That transfer was expected to be approximately $1.4 million. About $900,000 would include the transfer if they stay at the same percentage.

Mr. Reid reported that the City has room to park the new vehicles if they are acquired. Currently every officer has a vehicle and all are owned by the City with the exception of two trucks. One is a 2009 with over 50,000 miles that is designated as a reserve vehicle. The cost of a new vehicle was estimated at $37,000.

Mr. Reid updated the Council on 1000 West and reported that staff met with Quality Stone and made an offer. They requested a few minor changes and the document was modified and resubmitted. Staff was awaiting a response. They met with the Newmans and walked the property with Mark and Jeff who liked how the road was staked out and the idea of them building the road. Mr. Reid noted that Shirley Newman has serious health problems and will have a significant say in what happens on the property. Staff expressed a desire to begin construction this fall on the road and finish in the spring.

The Council next returned to their discussion of agenda number five after which the remainder of the agenda was addressed as printed.

PLANNING SESSION

8. Discussion Relating to the Appointment of a JVWCD Trustee Member.

Mayor Timothy reported that the City is part of the Jordan Valley Water Conservancy District and their trustee represents Bluffdale, Riverton, and Herriman. Four years ago they suggested names to

the governor who appointed Trustee Crane. It is again time to suggest names to the governor. The various alternatives were suggested. Mark Lemery expressed an interest in being considered. Bruce Kartchner was concerned that this coming January he may not have the ability to spend the time necessary. Because of that he did not think he would be a good candidate.

Alan Jackson was in favor of Bluffdale submitting its own name. Mr. Reid indicated that when the appointment takes place it is a positive thing. The appointment is an elected official. If the trustee is an elected official at the time of appointment they keep their status regardless of whether their term of office expires. The appointment will be made in December. Council Member Lemery stated that his term will expire and this would be a good way for him to continue to serve the community. In addition, the water sector is a heavy focus in his profession. He reported that he will be closely assisting his counterpart from the Department of Homeland Security within the next few months to assess water from a cyber-security and climate change perspective, which will shift his focus even more toward water.

Mayor Timothy suggested Bluffdale's name be separate and contain two names. He thought Council Member Lemery would be a very good candidate and recommended he write a letter expressing his desire to serve. If no others are willing to put their name forward the Mayor offered to put his name on the list so that it is not rejected with the preference being Council Member Lemery. Mr. Reid informed Council Member Lemery that board meetings are held in the afternoon. Council Member Lemery confirmed that he has a flexible schedule. Mayor Timothy asked Bruce Kartchner to consider the option with a final decision to be made at the next Council Meeting on the final two names to include on the list.

9. Discussion Regarding the Installation of a Signal Light at the 14600 South and UPR Underpass.

Mayor Timothy reported that he received numerous complaints from citizens who are angry about the delay getting under the trestle. A traffic counter was installed that showed that on weekdays from 8:00 a.m. to 9:00 a.m. there are 450 cars. From 5:00 p.m. to 6:00 p.m. there are 725 cars on average. All of the cars are traveling in one direction but cars come often enough from the opposite

direction that they disrupt the flow of traffic. The Mayor suggested that priority be put on the green light going the direction of the traffic to resolve the problem.

He stated that Marjorie Rasmussen from UDOT conducted a traffic study in the middle of the day where she observed that there was no traffic going under the bridge. She claimed there was no need for a signal.

Mr. Reid learned from working on the 13970 South project that the City offering to share the cost typically changes UDOT's position. Possible options were discussed. It was thought that a light would be the least expensive option.

Alan Jackson thought it would be beneficial to know what UDOT's feelings would be about paying for the entire project. If the City offers to participate a determination should be made with respect to what Bluffdale's portion would be. Mayor Timothy felt that the higher the percentage paid by Bluffdale City the more likely it is to get done sooner. Mr. Reid suggested the City offer to contribute 50%.

Bruce Kartchner felt that a light with a roundabout would be problematic from a traffic flow standpoint. The Mayor stated that the light is what would make the roundabout work. Mr. Reid explained that the roundabout being proposed will be very large and accommodate semi-trucks. Concerns were expressed with the proposed roundabout. City Engineer, Michael Fazio, felt that a temporary light may be the best solution. Exponential growth was projected with additional students at the charter school. Alan Jackson voiced support for bundling with the roundabout.

10. 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.

No closed meeting was needed.

11. Adjournment.

BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, September 9, 2015

The City Council Meeting adjourned at 9:13 p.m.

Wendy L. Deppe, CMC
City Recorder

Approved: September 23, 2015