

**BLUFFDALE CITY  
CITY COUNCIL,  
LOCAL BUILDING AUTHORITY AND  
REDEVELOPMENT AGENCY BOARD**  
COMBINED MEETING AGENDA- Amended  
City Council Chambers  
Wednesday, June 12, 2024, at 6:00 p.m.



Mayor Natalie Hall  
Councilmember Wendy Aston  
Councilmember Steve Austin  
Councilmember Traci Crockett  
Councilmember Alan Lord  
Councilmember Greg Wilding

Notice is hereby given that the Bluffdale City Council, Local Building Authority and Redevelopment Agency will hold a meeting on Wednesday, June 12, 2024, at Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. The meeting will begin at **6:00 PM** or as soon thereafter as possible. This meeting will also be broadcast live to the public at: [www.bluffdale.gov](http://www.bluffdale.gov). The public may comment at the meeting or by emailing comments to [councilmeetingcomment@bluffdale.gov](mailto:councilmeetingcomment@bluffdale.gov) 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 6:00 P.M.**

1. **Call to Order:** (Roll Call, Invocation, Pledge of Allegiance\*).
2. **Minute and Agenda Approval:**
  - 2.1 May 22, 2024, City Council Meeting Minutes.
  - 2.2 Approval of this meeting's agenda.
3. **Mayor and Council Reports:**
4. **Presentation Items:**
  - 4.1 Utah Taxpayers Association Overview (*Presenter Rusty Cannon, President*)
  - 4.2 Fraud Risk Assessment – Fiscal Year 2024, City of Bluffdale. (*Staff Presenter Bruce Kartchner*)
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.gov](mailto:councilmeetingcomment@bluffdale.gov). Comments should be limited to not more than three (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 2024-39-** Reappointing board members to Bluffdale Arts Advisory Board
  - 6.2 **Resolution 2024-44-** Authorizing Interlocal Agreement with Salt Lake County Sheriff for prisoner transportation services
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.)

- 7.1 **Resolution 2024-40**- Appointing Mark Reid as Budget Officer (*Staff Presenter Bruce Kartchner*)
- 7.2 **Ordinance 2024-14**- Adopting City Code Establishing an Administrative Code Enforcement Program (*Staff Presenter Fred Donaldson*)
- 7.3 **Ordinance 2024-16**- Proposed Amendments to Consolidated Fee Schedule Adopting Administrative Code Enforcement Program Fees (*Staff Presenter Fred Donaldson*)
8. **Public Hearing Items:** (Public comments must abide by the requirements listed above).
  - 8.1 **Ordinance 2024-15**- Proposed amendments to the Bluffdale City Zoning Map (to RC zone) and General Plan Use Map (to commercial land use) for 0.89 acres located at 600 West 14600 South, The WILL Group, Applicant. (*Staff Presenter, Ellen Oakman*)
  - 8.2 **Public Hearing** - Consideration of compensation increase for executive municipal officers as required by SB 91 (2024). (*Staff Presenters Fred Donaldson and Bruce Kartchner*)
  - 8.3 **Resolution 2024-41** - Adopting the final tax rate for Salt Lake County for the purpose of levying taxes within the City of Bluffdale General Fund for the Fiscal Year 2024-2025. The General Fund **does not** have a tax increase. (*Staff Presenters Bruce Kartchner and Stephanie Thayer*)
  - 8.4 **Resolution 2024-42** - Adopting the final tax rate for Utah County for the purpose of levying taxes within the City of Bluffdale General Fund for the Fiscal Year 2024-2025. The General Fund **does not** have a tax increase. (*Staff Presenters Bruce Kartchner and Stephanie Thayer*)
  - 8.5 **Resolution 2024-43** – Adopting a final operating budget for the 2024-2025 Fiscal Year Budget (*Staff Presenters Bruce Kartchner and Stephanie Thayer*) **[Fire and Police Protection Fund, LBA, & RDA Public Hearings held in conjunction]**
  - 8.6 **Resolution 2024-45** – Adopting a tentative or final operating budget for the Fire and Police Protection Fund for the 2024-2025 Fiscal Year Budget (*Staff Presenters Bruce Kartchner and Stephanie Thayer*) **[Hearing held in conjunction with the General Fund]**

#### **LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING**

- a. **Call to Order:** (Roll Call)
- b. **Public Hearing Items:** (Public comments must abide by the requirements listed above).
  - i. **LBA Resolution No. 2024-47** - Adopting a Tentative or Final Operating Budget for the 2024-2025 Fiscal Year Budget. (*Staff Presenters Bruce Kartchner and Stephanie Thayer*) **[LBA Public Hearing held in conjunction with the City Budget Hearing]**
- c. **LBA Resolution 2024-46** Reading of a Statement: “The Local Building Authority of Bluffdale, Utah hereby intends to issue a lease revenue bond. The purpose of the said bond is to provide funds to (a) finance a portion of the costs of acquisition and construction of the new public works building and all related improvements (the “Project”); (b) fund any required debt service reserve fund; (c) pay costs associated with the issuance of the Bonds. The estimated amount of the bond is \$16,000,000.. (*Staff Presenter Bruce Kartchner*)
- d. **LBA Resolution 2024-48**- Authorizing the issuance and sale by the Local Building Authority of Bluffdale, Utah of not more than \$16,000,000 aggregate principal amount of its Leas Revenue Bonds, Series 2024; and related matters (*Staff Presenter Bruce Kartchner*)
- e. **LBA Discussion:**
- f. **Adjournment.**

#### **BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING**

- a. **Call to Order:** (Roll Call)
- b. **Public Hearing Items:** (Public comments must abide by the requirements listed above).
  - i. **RDA Resolution No. 2024-49** - Adopting a Tentative or Final Operating Budget for the 2024-2025 Fiscal Year Budget. (*Staff Presenters Bruce Kartchner and Stephanie Thayer*) **[RDA Public Hearing held in conjunction with the City Budget Hearing]**

c. **RDA 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.gov](http://www.bluffdale.gov)), delivered to each member of the Bluffdale City Council; and posted on the Utah State Public Notice website ([www.utah.gov.pmn](http://www.utah.gov.pmn)).

Published and posted on **June 7, 2024**.



**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.