



**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, January 28, 2015**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, January 28, 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 by telephonic conference call.

The Agenda will be as follows:

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

1. Roll Call, Invocation and Pledge.*
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 an Encroachment Agreement between Herriman City and the City of Bluffdale to co-locate a secondary water line within an existing culinary water line easement.
4. Presentation of the Bluffdale City Police Department Fourth Quarter Statistical Report, Corporal Shane Taylor.
5. Presentation of the Bluffdale City Fire Department Semi-Annual Statistical Report, Chief John Roberts.
6. Consideration and vote on a proposed ordinance amending portions of 11-16-19 and 12-5-3 of the Bluffdale City Code, along with related definitions and provisions to modify requirements for developing on private rights of way. Bluffdale City applicant, staff presenter, Grant Crowell.
7. Consideration and vote on a resolution designating the appointment of a Mayor Pro Tempore for 2015, Mayor Derk Timothy.
8. Consideration and vote on a resolution designating a representative for the City of Bluffdale at the Association of Municipal Councils, Mayor Derk Timothy.
9. Consideration and vote on a resolution designating the appointment of Members on the Bluffdale City Tree Board, Mayor Derk Timothy.
10. Consideration and vote for adoption of a resolution providing for the creation of a Local Building Authority by Bluffdale City, Utah; and related matters, presenter, Matt Dugdale, George K. Baum & Company.
11. Training on Open & Public Meeting Laws, staff presenter, Vaughn Pickell.
12. Mayor's Report.

13. City Manager's Report and Discussion.

PLANNING SESSION

14. **BLUFFDALE HEIGHTS PLANNING SESSION:** Discussion regarding Bluffdale Heights Phase 4, presenter, Ken Milne.
15. 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.
16. 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).
17. Adjournment.

Dated this 23rd day of January, 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


Teddie K. Bell, MMC
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.

Agenda Item 3.1



Legal Department
14350 South 2200 West
Bluffdale, UT 84065
(801) 254-2200 Fax (801) 253-3270

To: Mayor, City Council, and City Manager
From: Vaughn R. Pickell, AICP, City Attorney
Date: January 23, 2015
Re: Encroachment Agreement with Herriman City

Mayor, Council, and Manager:

Herriman City is constructing a secondary water line and pump station in Herriman near the Welby Jacob Canal. Herriman's line will co-locate in an easement Bluffdale owns for a culinary water line. Herriman has proposed an agreement to memorialize the relationship. I have reviewed the proposed agreement and find it acceptable.

A possible motion could be as follows:

I move to **approve/deny** the encroachment agreement with Herriman City, finding that such will promote public health, safety, and welfare by protecting the City's water line.

Sincerely,

Vaughn R. Pickell, AICP
City Attorney

WHEN RECORDED, PLEASE RETURN TO:

Bluffdale City Attorney
14350 South 2200 West
Bluffdale, Utah 84065

Encroachment Agreement

This Encroachment Agreement (“Agreement”) is entered into this _____ day of _____, 2015, by and between the City of Bluffdale (“Bluffdale”), whose address is 14350 South 2200 West, Bluffdale, Utah 84065, and Herriman City, a Utah municipality (“City”), whose address is 13011 South Pioneer Street, Herriman, Utah 84096.

Recitals

- A. Bluffdale holds an easement and right-of-way (“Easement”) that is described on attached exhibit “A.”
- B. The City has requested permission to encroach on the Easement to install and maintain a 20 inch secondary water line.
- C. Bluffdale is willing to agree and allow the encroachment, upon the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Bluffdale hereby agrees and consents to an encroachment upon the Easement for the purpose of installing, constructing, operating, maintaining, inspecting, repairing, and replacing a 20 inch secondary water line upon the Easement as shown on attached exhibit ‘B’ (referred to as “Encroachment Improvements”)
2. Cost to construct, install, and maintain the Encroachment Improvements shall be the sole responsibility of the City, and City shall not expand, enlarge, or change the location thereof in any way without the prior written permission from Bluffdale.
3. The City shall construct, install, use, maintain, repair, and replace the Encroachment Improvements in such a manner as not to damage or obstruct the Bluffdale structures, equipment, facilities or interfere with the installation, construction, operation, maintenance, inspection, repair or replacement of Bluffdale structures or improvements.

4. The provisions of this Agreement shall run with the land and be in perpetuity and shall be binding upon any person or entity having or acquiring any right, title, and interest in or to any portion of the Easement or property associated therewith.

5. This Agreement shall not be assigned or transferred by either party without the prior written consent of the other party.

6. The City shall cause this Agreement to be recorded.

7. This Agreement shall be enforced and governed under the laws of the state of Utah and jurisdiction for any action based on this Agreement shall be in the District Court of Salt Lake County, State of Utah.

8. The City agrees to indemnify and hold Bluffdale harmless from any and all claims, injuries, death, loss, or damage arising from installation, operation, existence or maintenance of Encroachment Improvements.

9. This written Agreement, including exhibits, constitutes the entire agreement between the parties and may be amended only by written agreement, properly executed by the parties.

10. The parties shall perform those acts and/or sign all documents required by this Agreement and which may be necessary to effectuate the terms of this Agreement.

HERRIMAN CITY

By _____

ATTEST:

Jackie Nostrom, City Recorder

CITY OF BLUFFDALE

Mark E. Reid
City Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

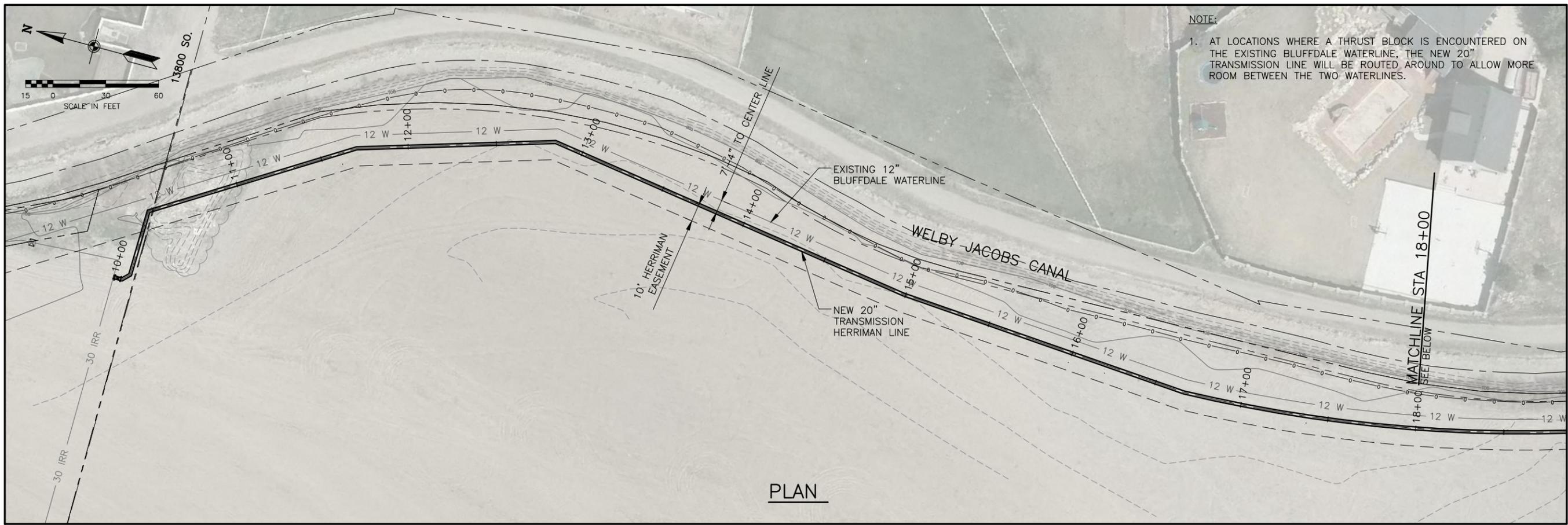
On _____, 2015, personally appeared before me, a notary public,
_____ and _____ the Mayor and Recorder , respectfully of Herriman
City, personally known or proved to me to be the person whose name is subscribed to the above
instrument, who acknowledged to me that he executed the above instrument on behalf of
Herriman City.

Notary Public
Residing in: _____

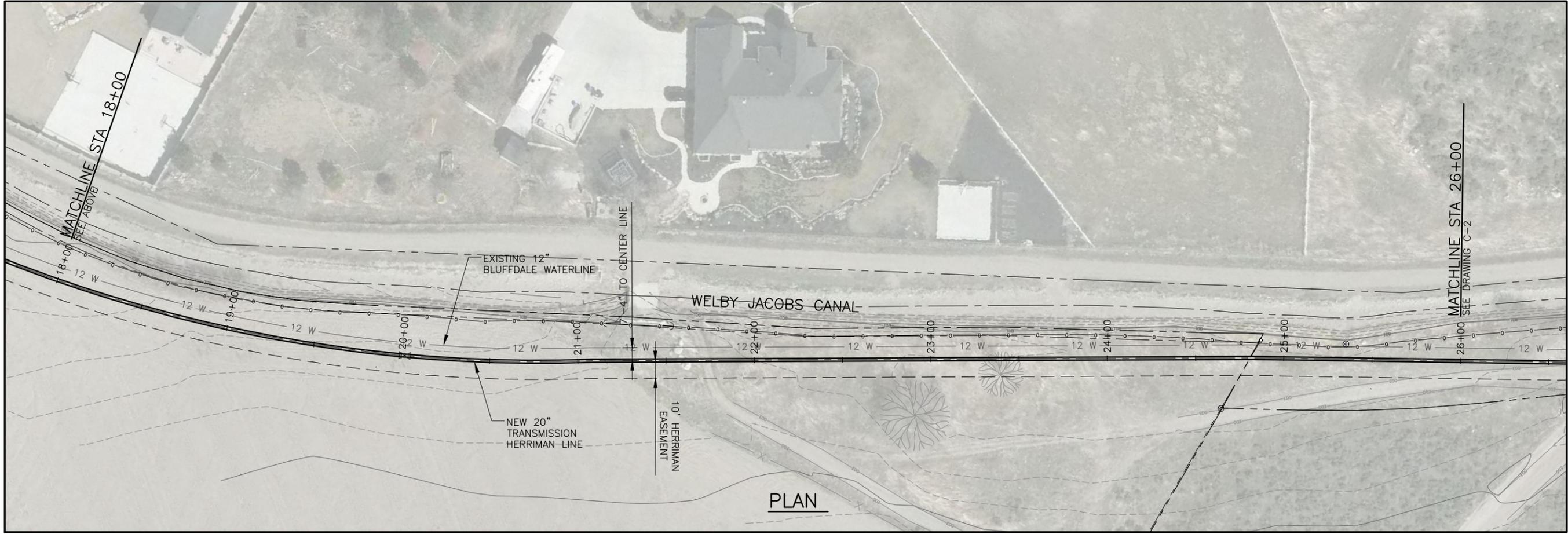
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On _____, 2015, personally appeared before me, a notary public, Mark
E. Reid, the City Manager of the City of Bluffdale, personally known or proved to me to be the
person whose name is subscribed to the above instrument, who acknowledged to me that he
executed the above instrument on behalf of the City of Bluffdale.

Notary Public



PLAN



PLAN

90% REVIEW

NO.	DATE	REV. BY	DESCRIPTION

4000 WEST SECONDARY PUMP STATION

HERRIMAN CITY
HERRIMAN, UT

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

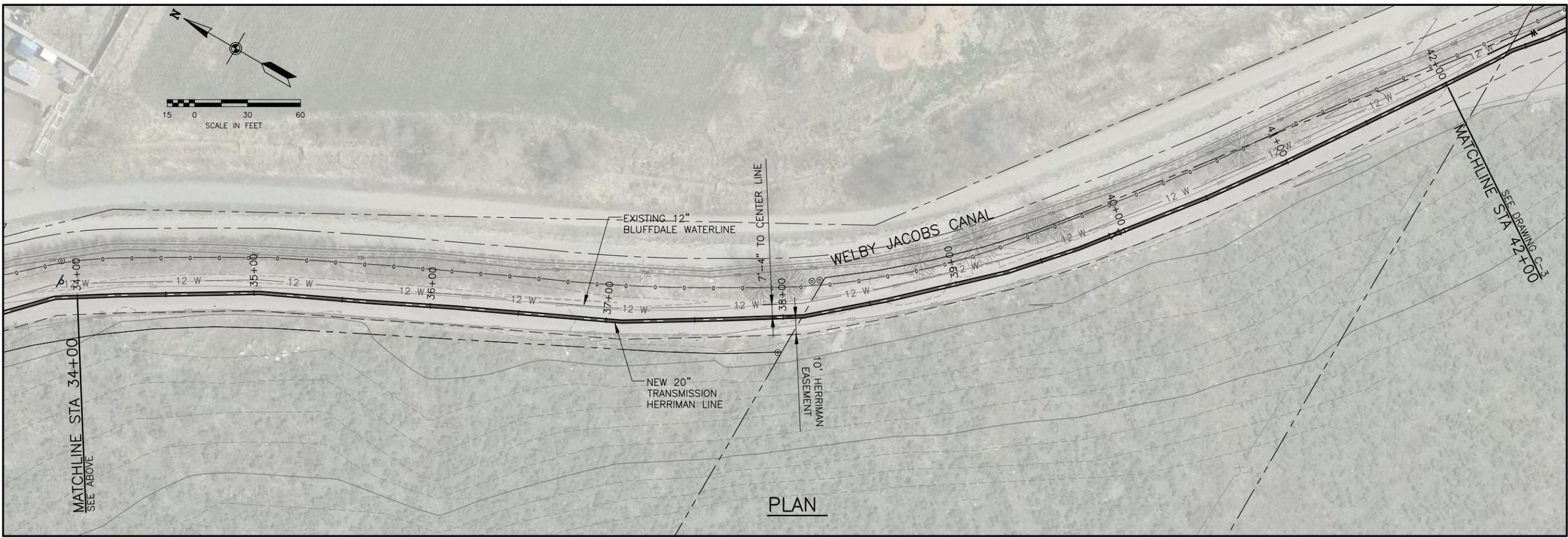
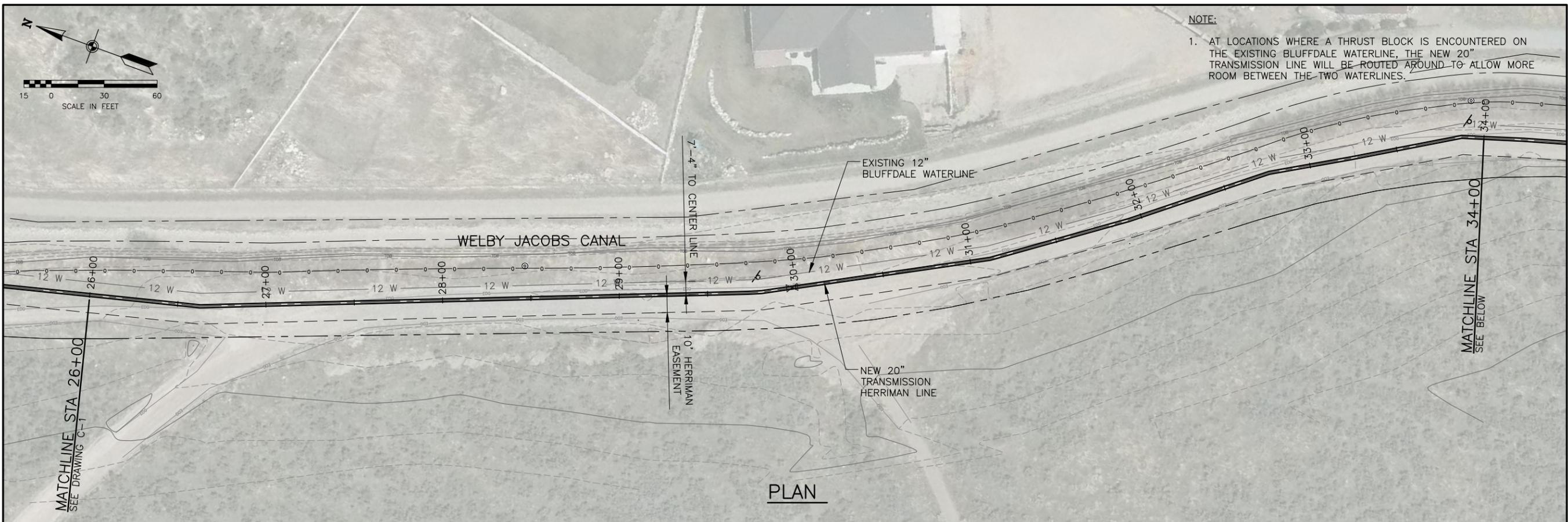
DESIGN	REVIEW
DESIGN E. NEIL	CHECKED E. NEIL
DRAWN S. RIGGS	APPROVED B. MAYERS

20" TRANSMISSION LINE PLAN-1

CIVIL

DATE: JUNE 2014

PROJECT NUMBER 217-13-02



90% REVIEW

NO.	DATE	REV. BY	DESCRIPTION

4000 WEST SECONDARY PUMP STATION
HERRIMAN CITY, HERRIMAN, UT

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

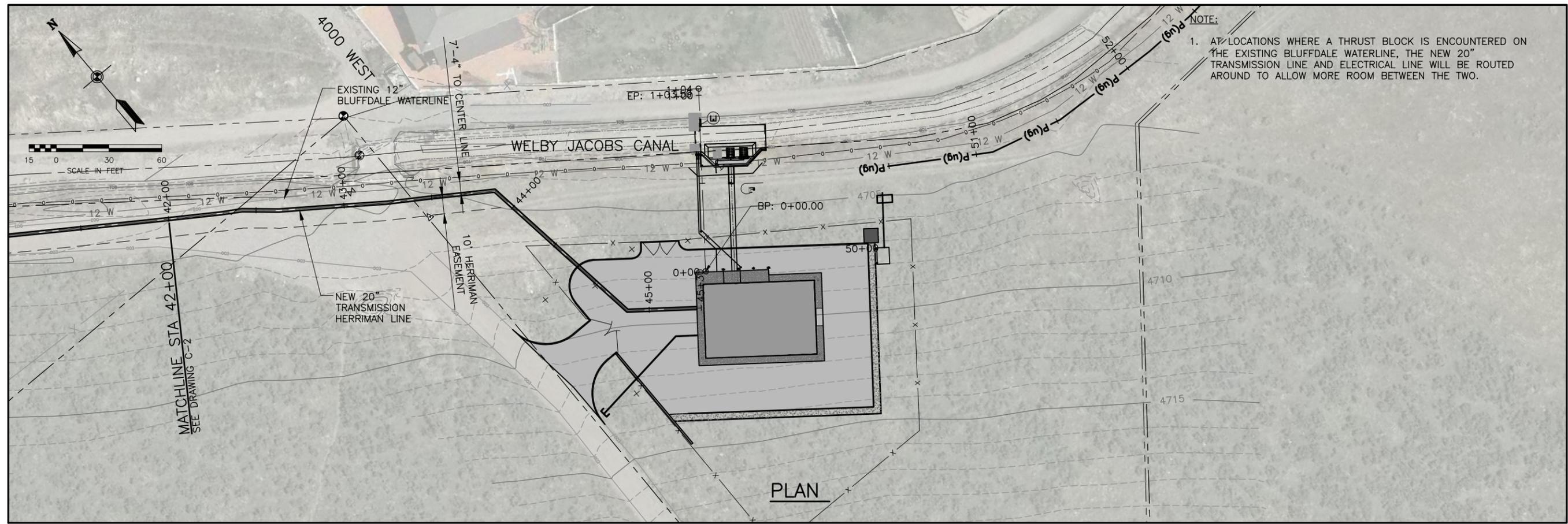
DESIGN	REVIEW
DESIGN E. NEIL	CHECKED E. NEIL
DRAWN S. RIGGS	APPROVED B. MATERS

20" TRANSMISSION LINE PLAN-2

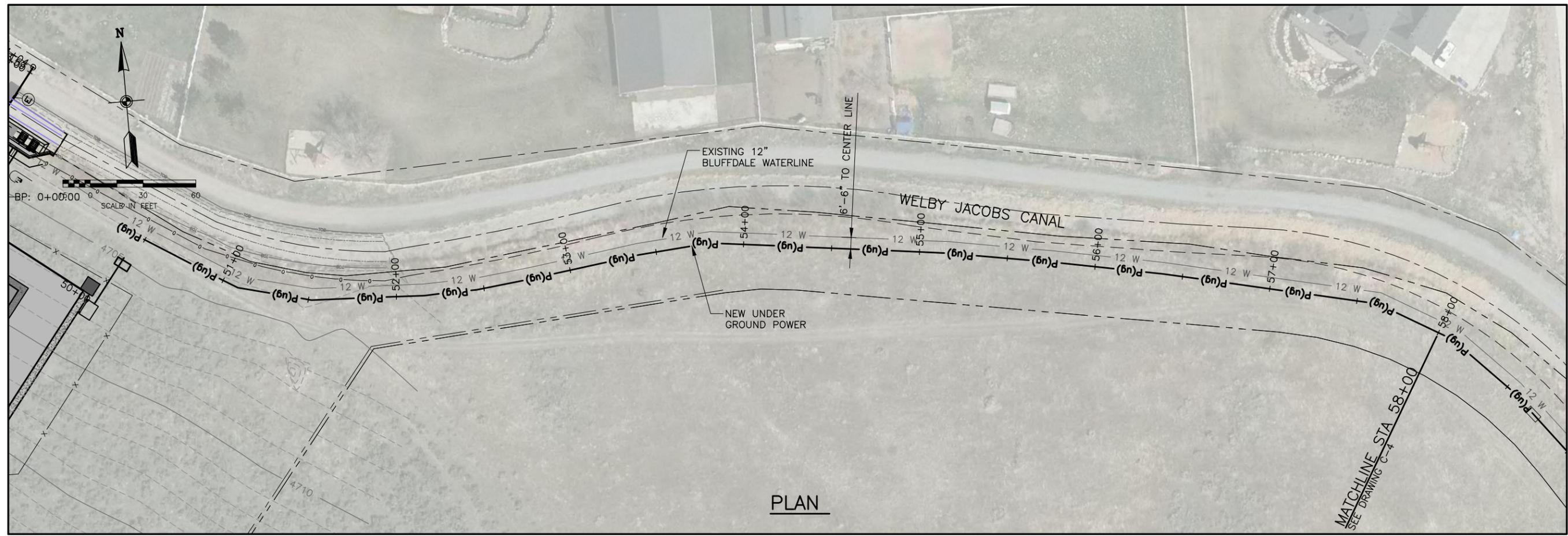
CIVIL

DATE: JUNE 2014

PROJECT NUMBER: 217-13-02



NOTE:
 1. AT LOCATIONS WHERE A THRUST BLOCK IS ENCOUNTERED ON THE EXISTING BLUFFDALE WATERLINE, THE NEW 20" TRANSMISSION LINE AND ELECTRICAL LINE WILL BE ROUTED AROUND TO ALLOW MORE ROOM BETWEEN THE TWO.



Bowen Collins & Associates, Inc.
 CONSULTING ENGINEERS

90% REVIEW

NO.	DATE	REV. BY	DESCRIPTION

4000 WEST SECONDARY PUMP STATION
 HERRIMAN CITY, HERRIMAN, UT

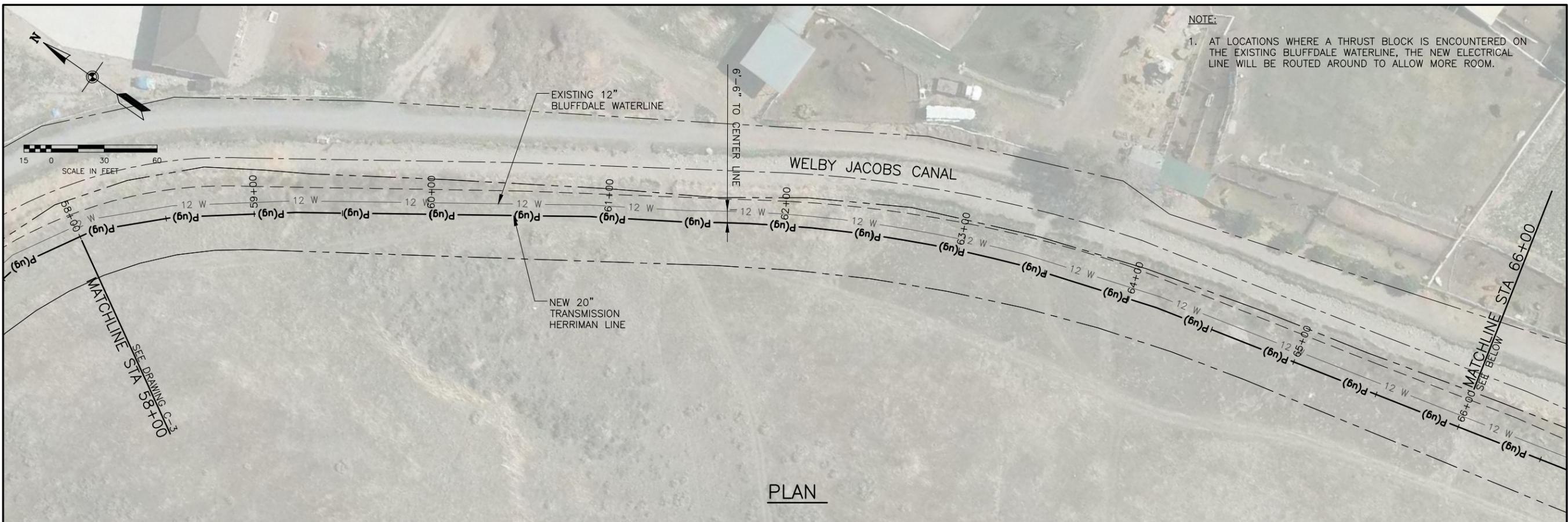
VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN: E. NEIL
 CHECKED: E. NEIL
 APPROVED: B. MATERS

POWER AND 20" TRANSMISSION LINE PLAN-3

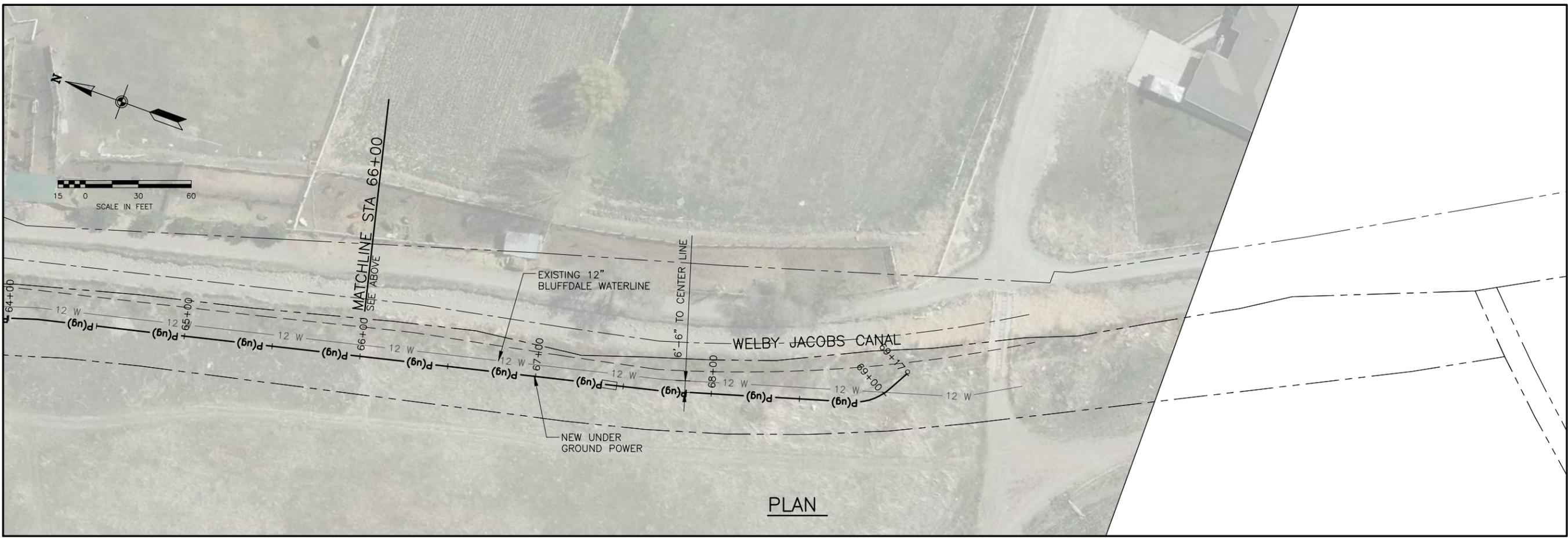
DATE: JUNE 2014
 PROJECT NUMBER: 217-13-02

DRAWING NO. **C-3**
 SHEET **3** OF **XX**



PLAN

NOTE:
 1. AT LOCATIONS WHERE A THRUST BLOCK IS ENCOUNTERED ON THE EXISTING BLUFFDALE WATERLINE, THE NEW ELECTRICAL LINE WILL BE ROUTED AROUND TO ALLOW MORE ROOM.



PLAN

90% REVIEW

NO.	DATE	REV. BY	DESCRIPTION

4000 WEST SECONDARY PUMP STATION
 HERRIMAN CITY, HERRIMAN, UT

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN	REVIEW
DESIGN E. NEIL	CHECKED E. NEIL
DRAWN S. RIGGS	APPROVED B. MAYERS

CIVIL

POWER LINE PLAN-4

DATE: JUNE 2014 PROJECT NUMBER 217-13-02

Agenda Item 4

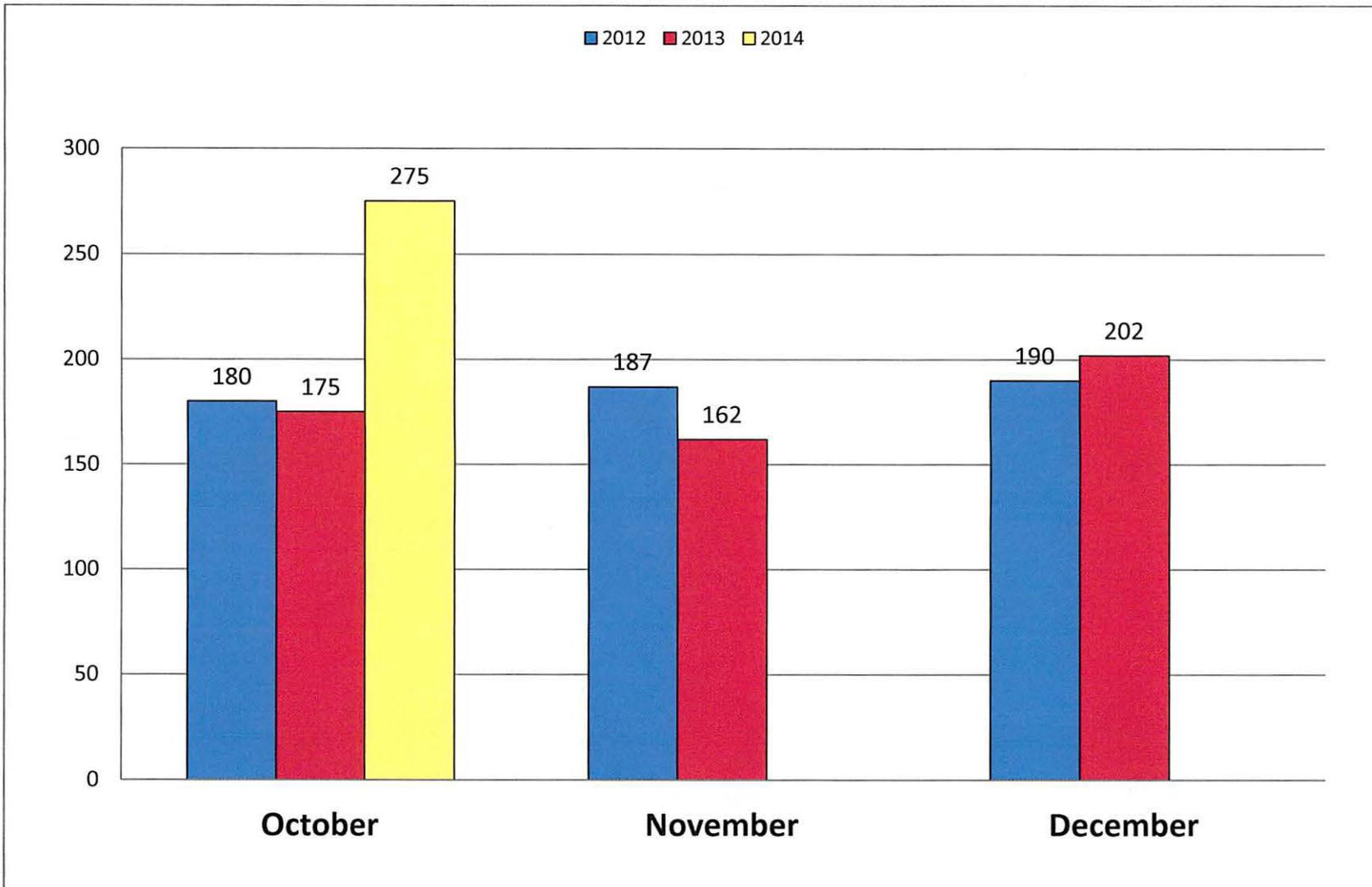


Bluffdale Police

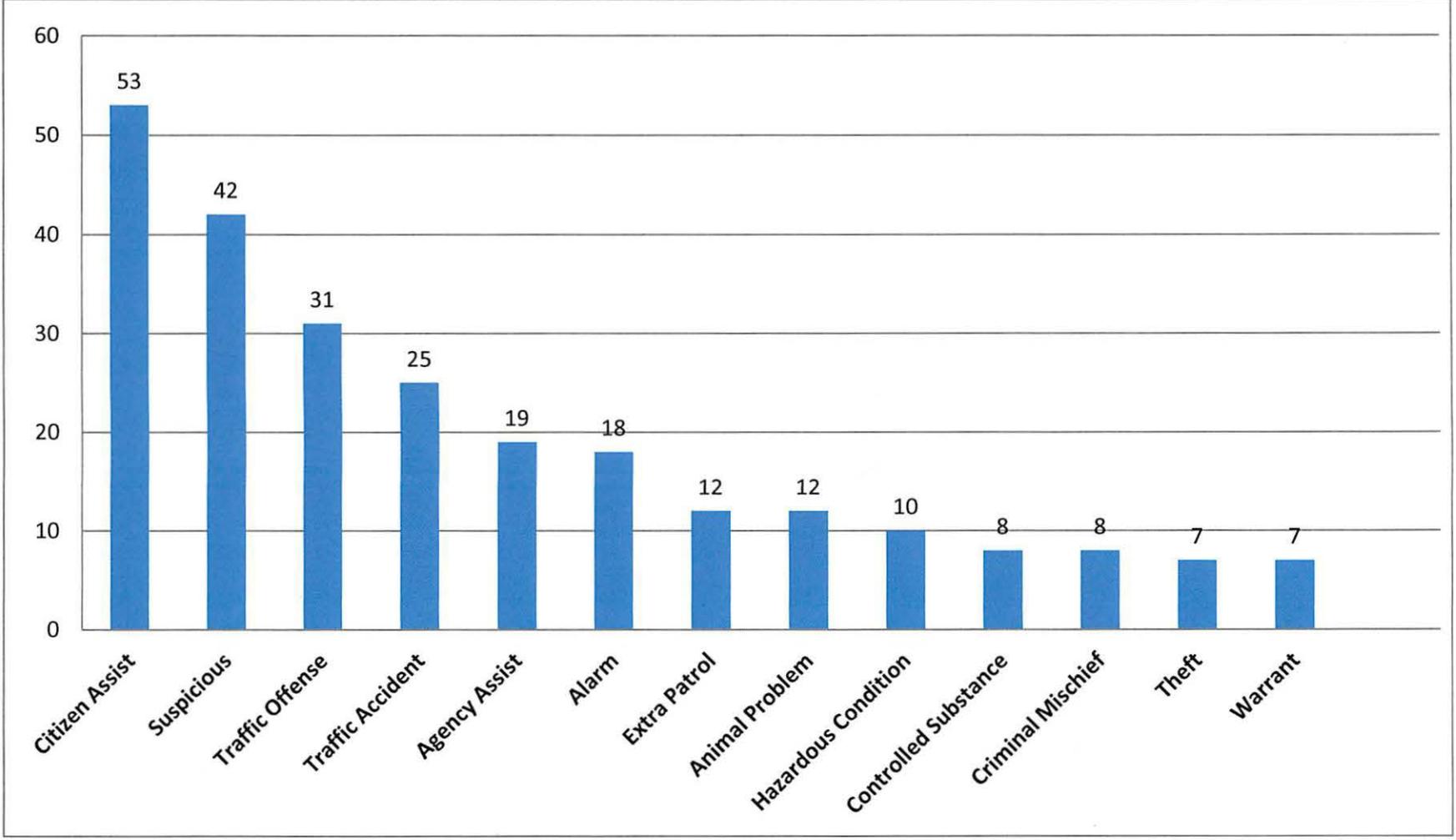
Monthly Statistics / Information

October 2014

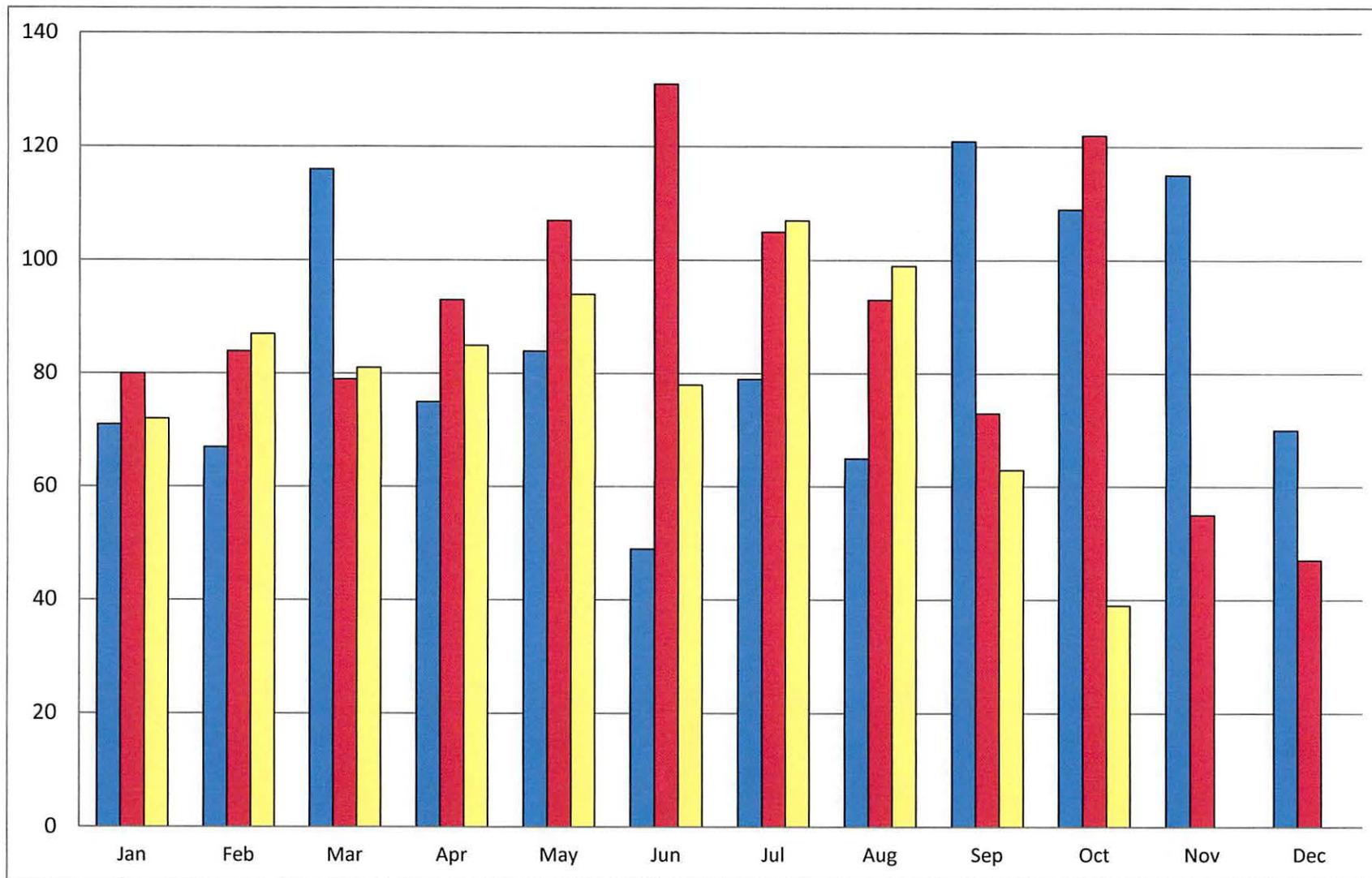
Bluffdale Police Department 4th Quarter Stats - Total Incidents



Bluffdale Police Department Stats for October 2014

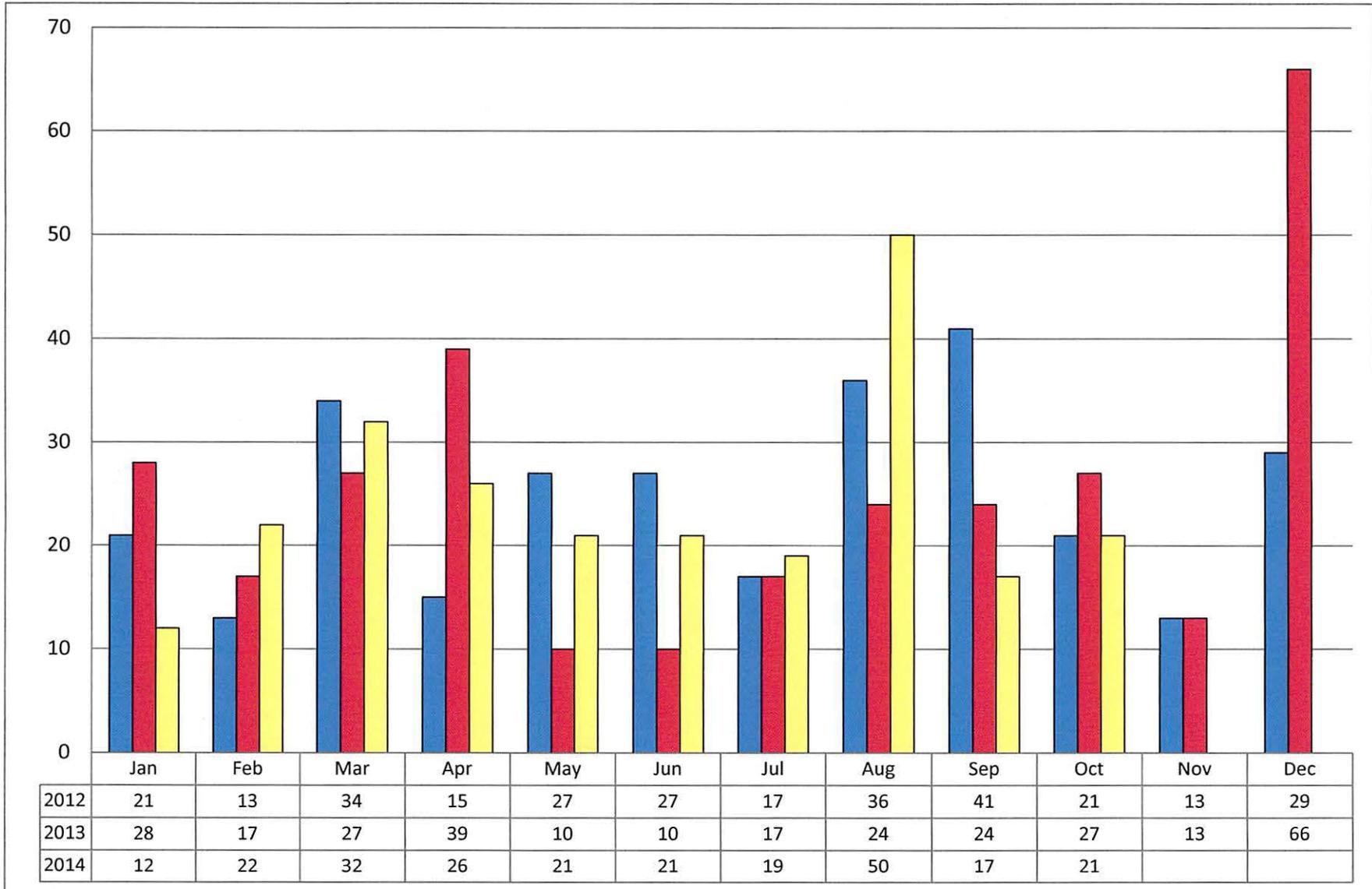


Bluffdale Police Department Total Traffic Citations



Totals
2012 - 1021 / 2013 - 1069 / 2014 - 766

Bluffdale Police Department Total Arrests



Totals
2012 - 294 / 2013 - 302 / 2014 - 220

Bluffdale Police Department

Fastest CAD Call Response Times, by Nature

<u>Nature</u>	<u>Date Reported</u>	<u>Response Time</u>	<u>Officer</u>
ACCI PI 26	10/21/15	0:00:02	HARWARD
ACCI PI 26	10/22/14	0:01:57	MORGAN
ACCI PI 26	10/25/14	0:03:28	ROSEN
ACCI PI 26	10/26/14	0:02:41	HARWARD
ACCI UNKN 26	10/03/14	0:32:56	MORGAN
ASSA IP 26	10/24/14	0:17:31	HARWARD
ASSI FIRE 26	10/23/14	**.*.*.*	TAYLOR
ASSI MEDI 26	10/12/14	0:10:44	ROSEN
ASSI MEDI 26	10/13/14	0:04:46	DALTON
ASSI MEDI 26	10/15/14	0:11:34	OLDHAM
ASSI MEDI 26	10/18/14	0:09:08	MORGAN
ASSI MEDI 26	10/21/14	**.*.*.*	OLDHAM
ASSI MEDI 26	10/21/14	0:09:27	Harward
ASSI MEDI 26	10/31/14	**.*.*.*	DALTON
ASSI MEDI 26	10/31/14	0:06:47	MORGAN
ASSI MEDI DD	10/06/14	**.*.*.*	DAVILA
BURGLARY IP 26	10/31/14	0:07:37	MORGAN
DIST 26	10/20/14	0:16:00	ROSEN
DIST 26	10/25/14	0:03:45	OLDHAM
DIST 26	10/31/14	0:04:21	MORGAN
DIST FAMI 26	10/11/14	0:01:53	OLDHAM
DIST FAMI 26	10/27/14	0:22:35	DALTON
DIST WEAP 8	10/27/14	**.*.*.*	MORGAN
FIRE BRUS DD	10/27/14	**.*.*.*	MORGAN
FIRE VEHI DD	10/03/14	0:26:42	ROSEN
MEDICAL DD	10/05/14	0:11:14	MORGAN
MISS CHIL 26	10/19/14	0:10:27	MORGAN
MISS CHIL 26	10/23/14	0:00:01	TAYLOR
THRE SUIC 26	10/16/14	0:27:56	NELSON
THREAT GUN	10/03/14	0:27:40	MORGAN
AVG. ALL CALLS		0:11:00	

TOTAL REPORTED: 30

Notes: Response: From address accept to first unit on scene

**.*.* = Not possible to calculate elapsed time

Report Includes: All dates between "00:00:00 10/01/14 and 00:00:00 11/01/14"

Priorities Matching "1". All Units matching "181*" All agencies/zones matching "BDPD".



SARATGOGA SPRINGS/ BLUFFDALE POLICE DEPARTMENT

Chief Andrew Burton

"Commitment to Service"

BLUFFDALE DIVISION MONTHLY SUMMARY

October 2014

Bluffdale Officers received (275) incidents assigned to them this month. Among the cases involving Investigations/Patrol Units were; (4) burglaries, (7) vehicle burglaries, (2) cases involving thefts and frauds, (1) cases involving domestic violence, (0) vehicle theft, (0) sex offenses, (0) mental subject, (1) weapons offenses, (0) child abuse cases, (6) criminal mischief cases, (3) missing person, (0) death investigation, (0) robbery, (0) stalking cases and (1) assault cases.

Investigations are continuing to follow up on (103) active cases. Also, (8) cases have been screened with the District Attorney and the City Attorney and (10) cases were closed with arrests being made. Case load for October was a particularly busy month for Suspicious Calls (37) Alarms (14), Traffic Offenses (47) and Traffic Accidents (22)

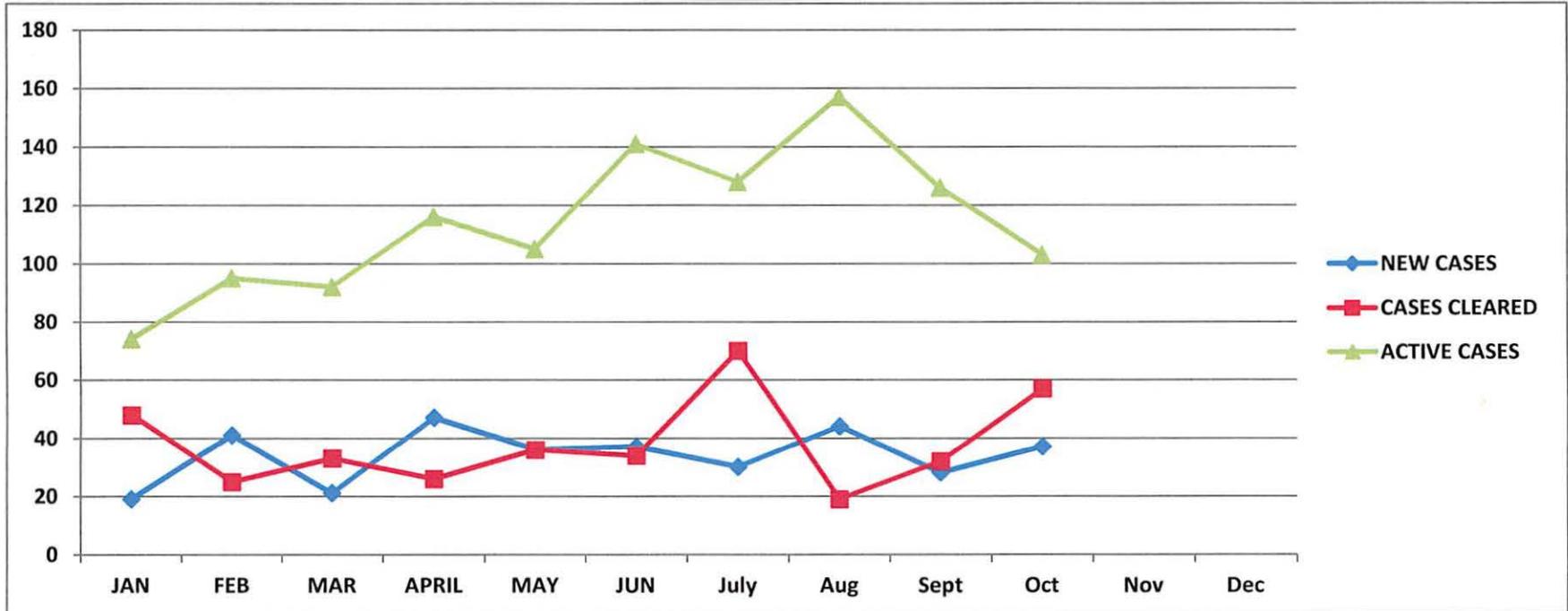
VOLUNTEERS IN POLICE SERVICES

Volunteers In Police Services helped with the Courts and patrolling the City of Bluffdale during the month of October 2014.



BLUFFDALE POLICE DEPARTMENT
MONTHLY CASE STATISTICS

October 2014



2014	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
New Cases	19	41	21	47	36	37	30	44	28	37		
Cases Cleared	48	25	33	26	36	34	70	19	32	57		
Active Cases	74	95	92	116	105	141	128	157	126	103		

TOTALS	2013-Year End	2014-Year End	2015-Year End	2016-Year End
New Cases	287			
Cases Cleared	203			
Active Cases	488			

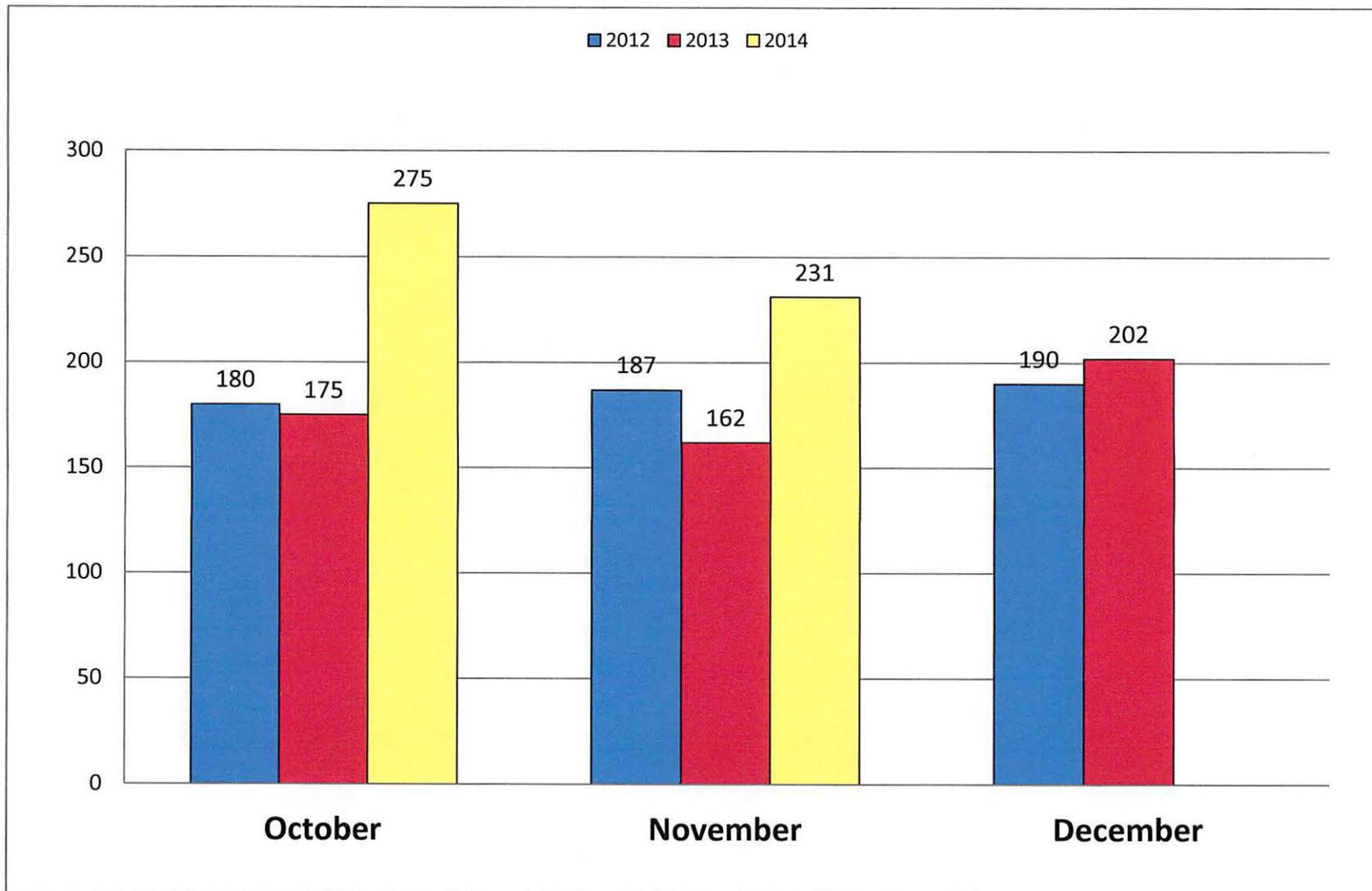


Bluffdale Police

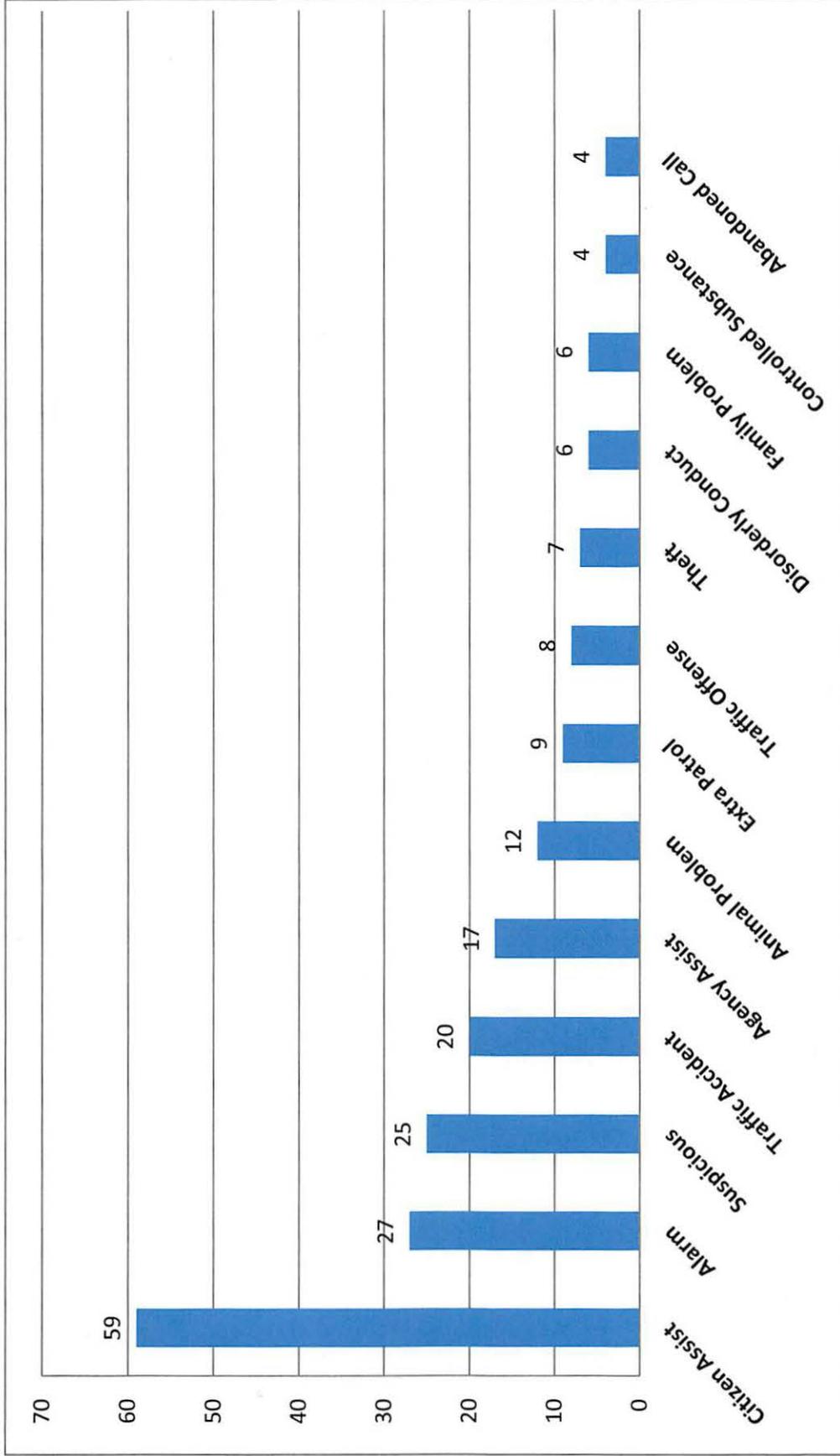
Monthly Statistics / Information

November 2014

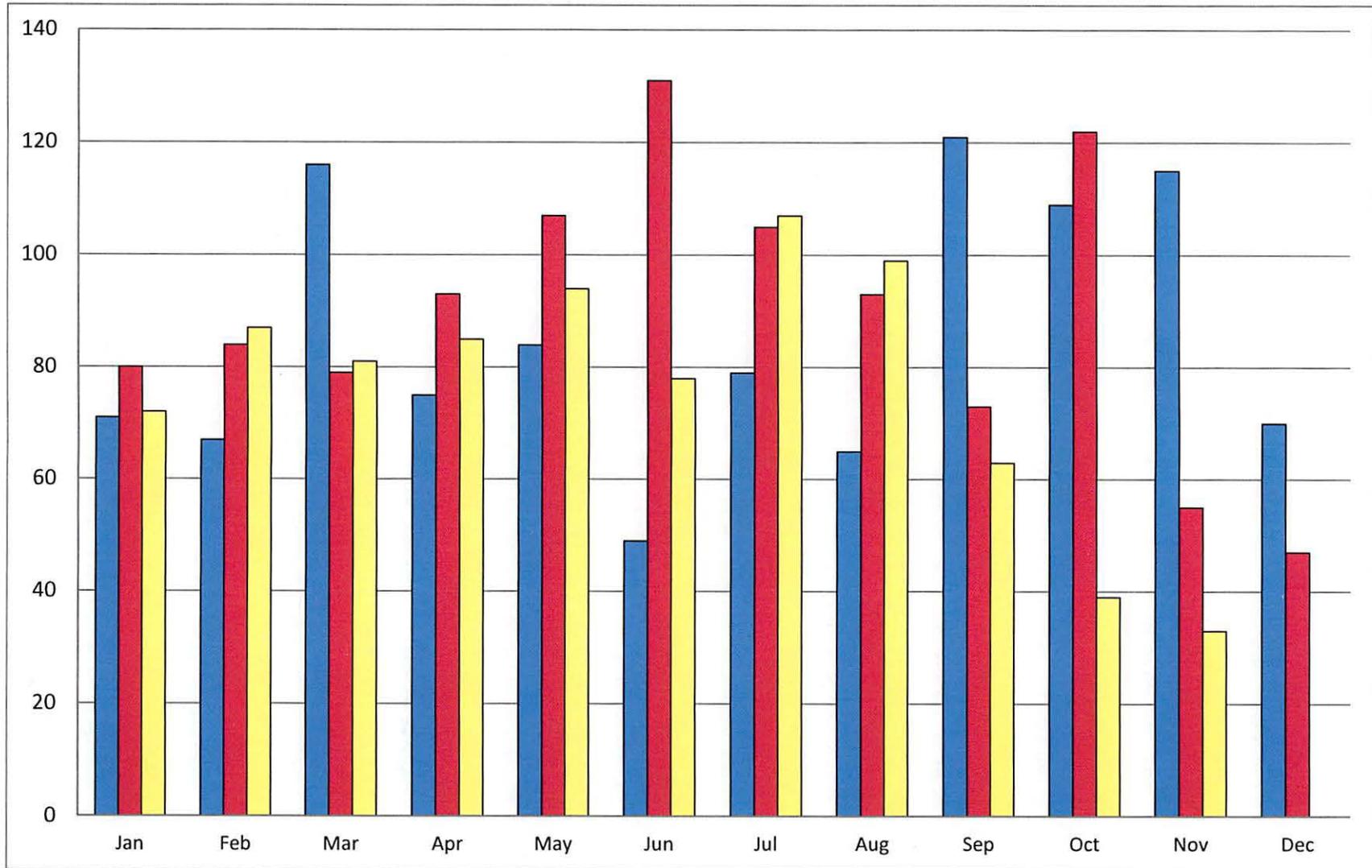
Bluffdale Police Department 4th Quarter Stats - Total Incidents



Bluffdale Police Department Stats for November 2014

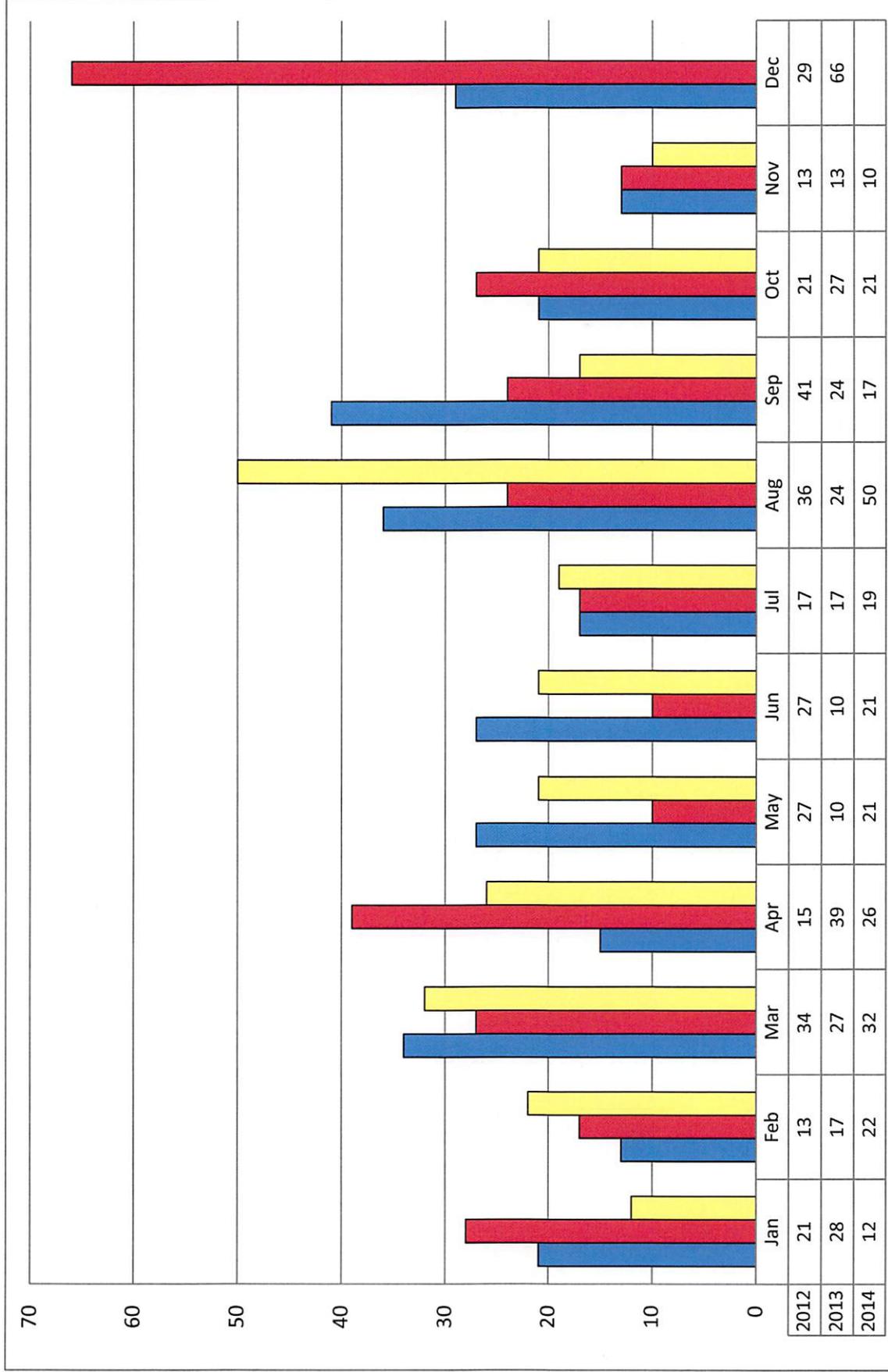


Bluffdale Police Department Total Traffic Citations



Totals
2012 - 1021 / 2013 - 1069 / 2014 - 766

Bluffdale Police Department Total Arrests



Totals
2012 - 294 / 2013 - 302 / 2014 - 220

Bluffdale Police Department

Fastest CAD Call Response Times, by Nature

<u>Nature</u>	<u>Date Reported</u>	<u>Response Time</u>	<u>Officer</u>
ACCI PI 26	11/01/14	0:05:10	MORGAN
ASSA IP 26	11/09/14	0:06:16	ROSEN
ASSI FIRE 26	11/28/14	**:**:**	MORGAN
ASSI MEDI 26	11/12/14	0:07:41	OLDHAM
ASSI MEDI 26	11/17/14	**:**:**	NELSON
ASSI MEDI 26	11/22/14	**:**:**	ROSEN
ASSI MEDI 26	11/26/14	**:**:**	OLDHAM
ASSI MEDI DD	11/10/14	0:10:21	MORGAN
DIST 26	11/05/14	0:10:39	MORGAN
DIST 26	11/07/14	0:02:48	OLDHAM
DIST 26	11/08/14	0:05:29	OLDHAM
DIST FAMI 26	11/17/14	0:03:27	TAYLOR
DIST FAMI 26	11/18/14	0:03:21	ROSEN
DIST FAMI 26	11/24/14	0:09:12	MORGAN
DIST WEAP 26	11/21/14	**:**:**	ROSEN
DOME VIOL IP 26	11/16/14	0:08:20	MORGAN
DOME VIOL IP 26	11/16/14	0:17:03	MORGAN
DOME VIOL IP 26	11/23/14	0:03:29	OLDHAM
DOME VIOL IP 26	11/25/14	0:03:25	DALTON
FIRE INVES DD	11/28/14	0:05:11	MORGAN
FIRE VEH COM DD	11/26/14	0:00:07	HARWARD
MEDICAL DD	11/06/14	0:00:10	DALTON
MEDICAL DD	11/09/14	**:**:**	OLDHAM
MEDICAL DD	11/10/14	**:**:**	DALTON
AVG. ALL CALLS		0:06:00	

TOTAL REPORTED: 24

Notes: Response: From address accept to first unit on scene

::** = Not possible to calculate elapsed time

Report Includes: All dates between "00:00:00 11/01/14 and 00:00:00 12/01/14"

Priorities Matching "1". All Units matching "18I*" All agencies/zones matching "BDPD".



SARATOGA SPRINGS/ BLUFFDALE POLICE DEPARTMENT

Chief Andrew Burton

"Commitment to Service"

BLUFFDALE DIVISION MONTHLY SUMMARY

November 2014

Bluffdale Officers received (231) incidents assigned to them this month. Among the cases involving Investigations/Patrol Units were; (3) burglaries, (3) vehicle burglaries, (4) cases involving thefts and frauds, (4) cases involving domestic violence, (1) vehicle theft, (5) sex offenses, (1) mental subject, (3) weapons offenses, (0) child abuse cases, (1) criminal mischief cases, (2) missing person, (0) death investigation, (0) robbery, (0) stalking cases and (0) assault cases.

Investigations are continuing to follow up on (100) active cases. Also, (4) cases have been screened with the District Attorney and the City Attorney and (4) cases were closed with arrests being made. Case load for November was a particularly busy month for Suspicious Calls (25) Alarms (21), Traffic Offenses (28) and Traffic Accidents (16)

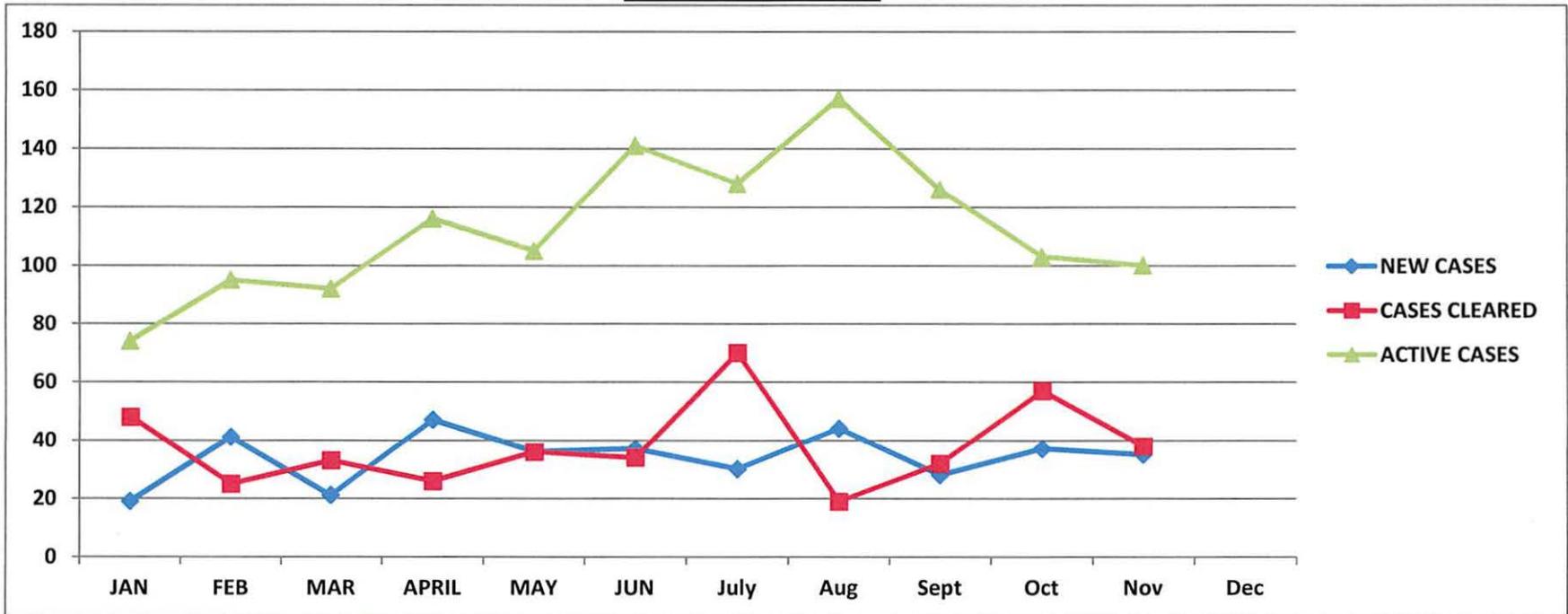
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Cases Cleared	48	25	33	26	36	34	70	19	32	57	38	
Active Cases	74	95	92	116	105	141	128	157	126	103	100	

TOTALS	2013-Year End	2014-Year End	2015-Year End	2016-Year End
New Cases	287			
Cases Cleared	203			
Active Cases	488			

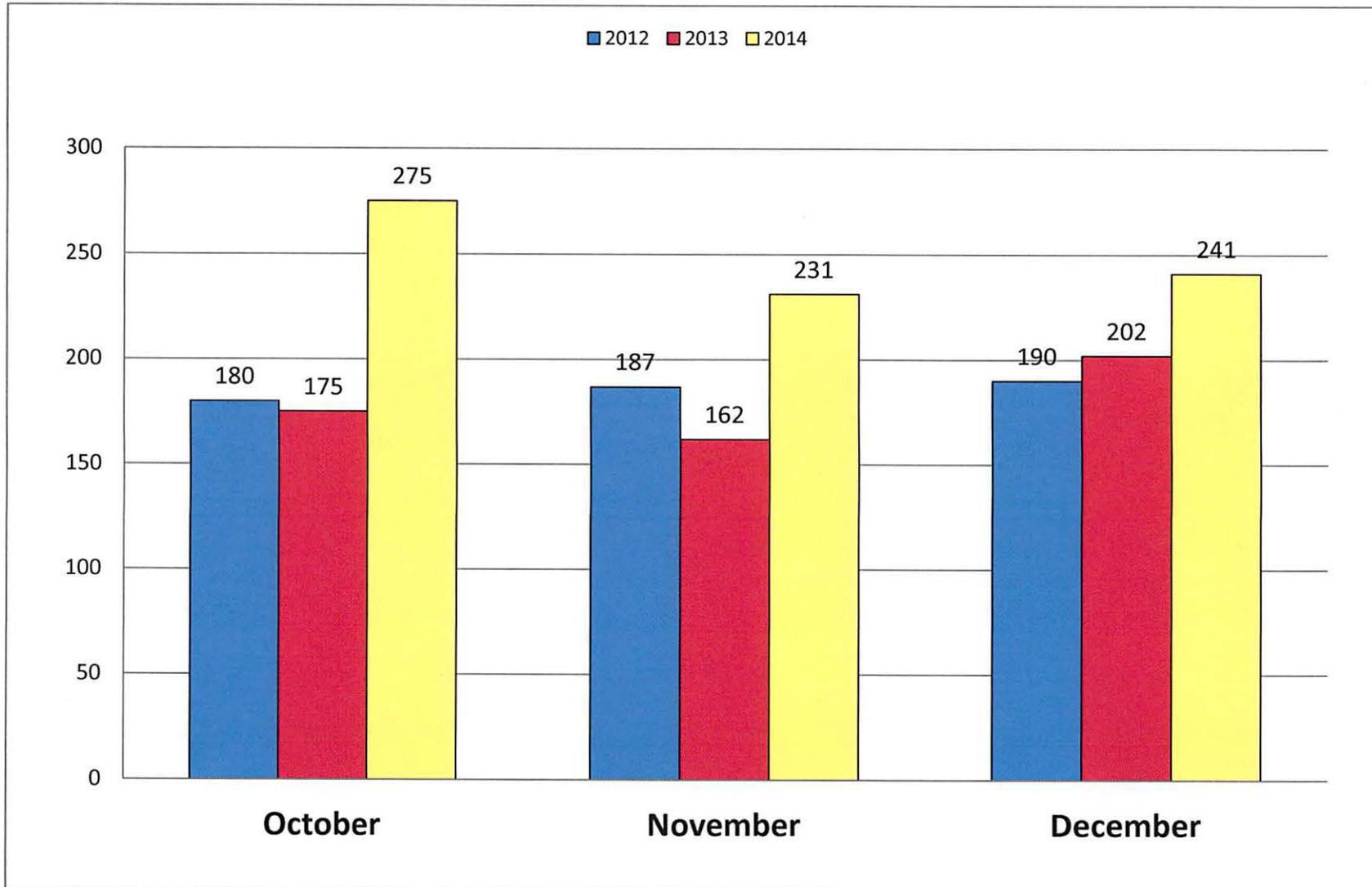


Bluffdale Police

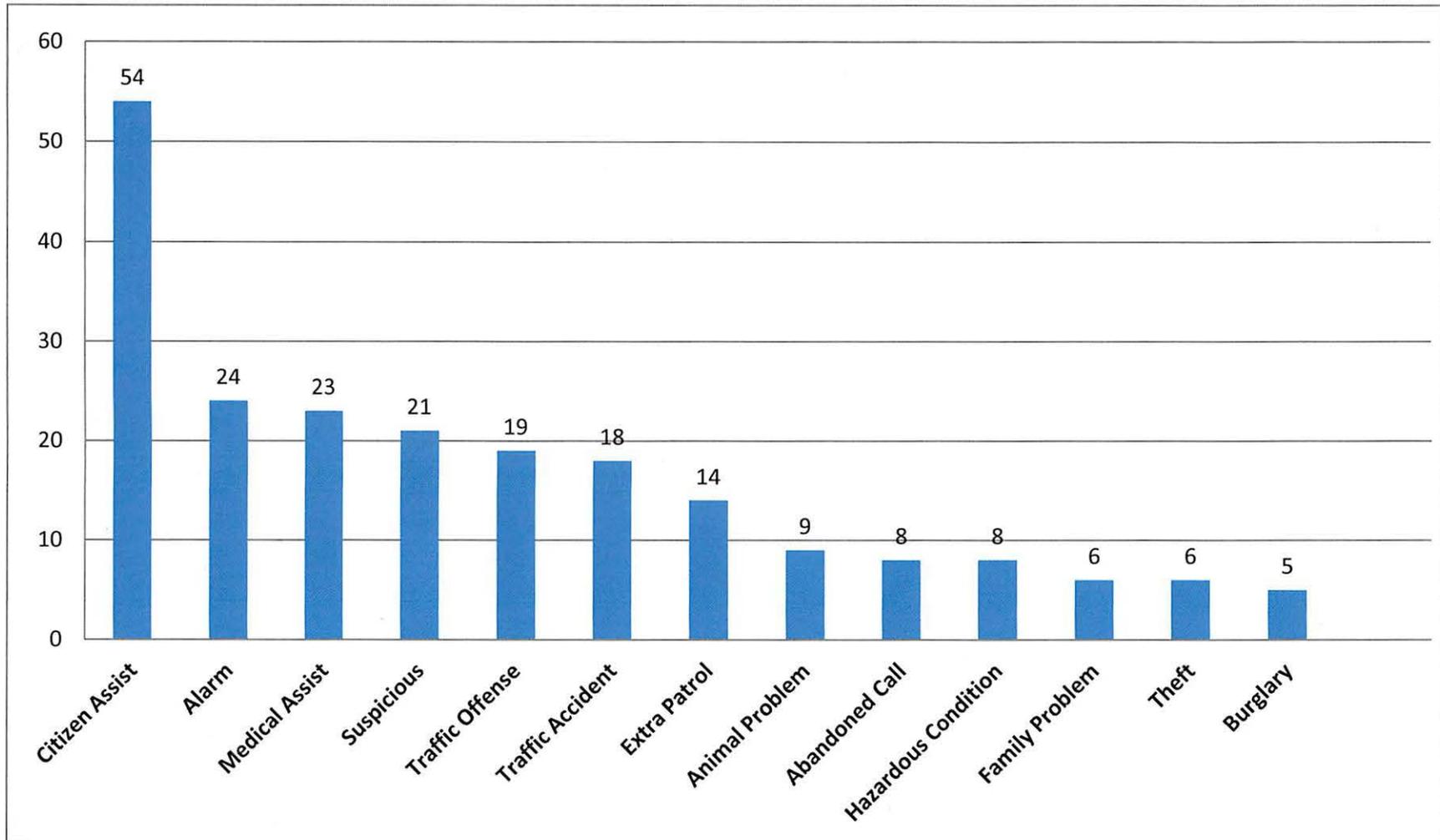
Monthly Statistics / Information

December 2014

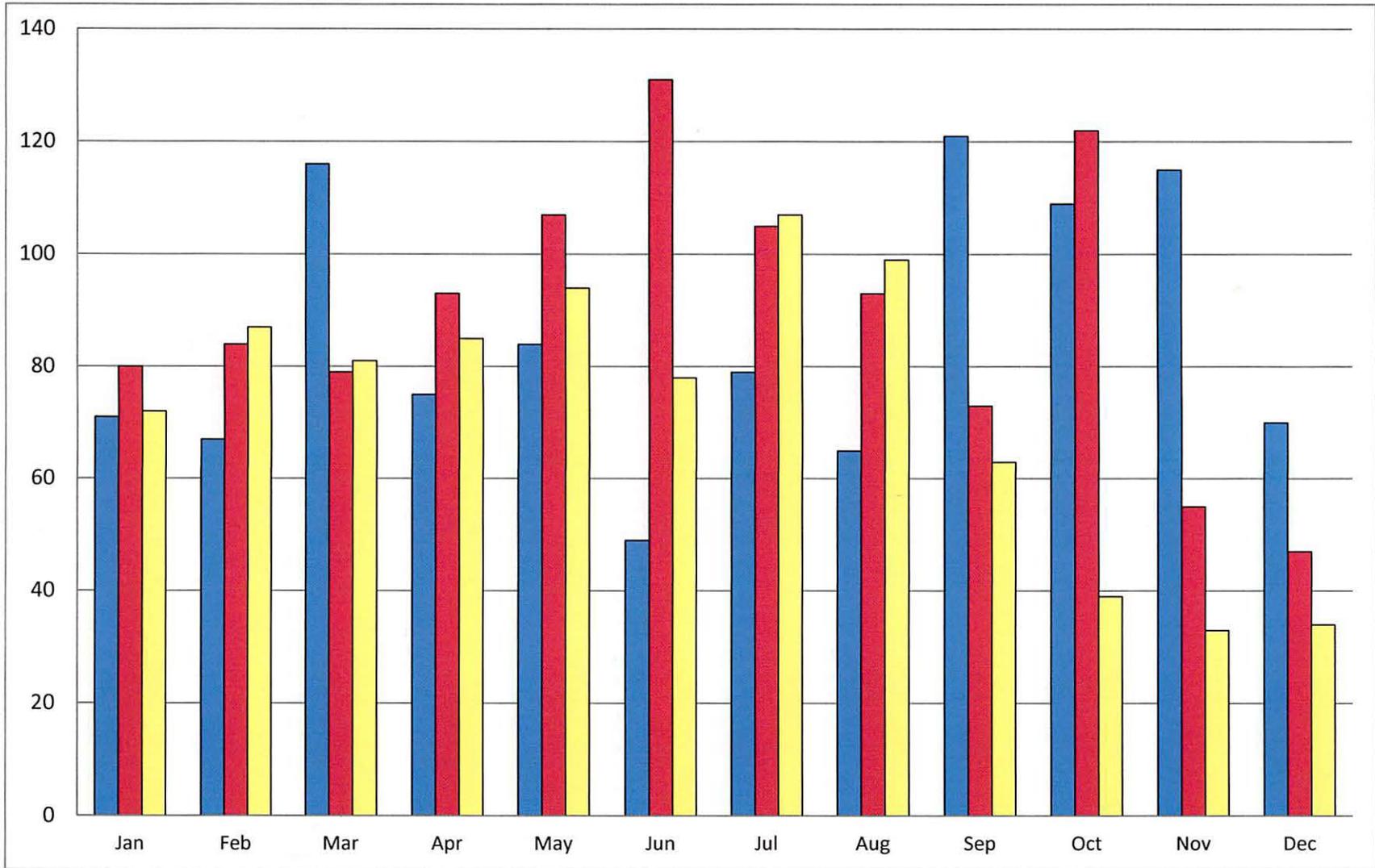
Bluffdale Police Department 4th Quarter Stats - Total Incidents



Bluffdale Police Department Stats for December 2014

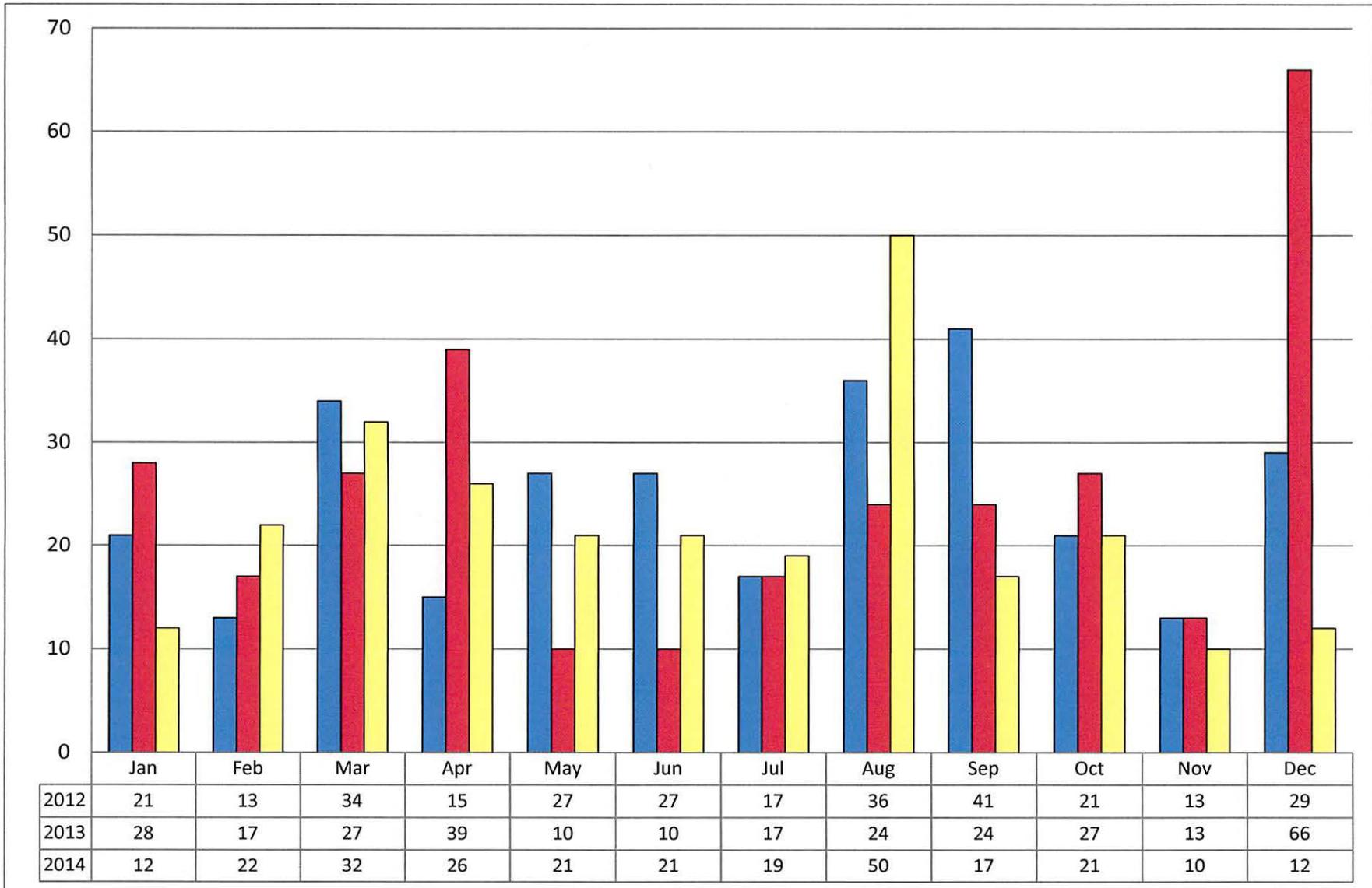


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ACCI PI 26	12/03/14	0:12:52	DALTON
ASSI FIRE 26	12/08/14	0:01:48	MORGAN
ASSI FIRE 26	12/12/14	0:01:10	NELSON
ASSI FIRE 26	12/15/14	**:**:**	OLDHAM
ASSI FIRE 26	12/24/14	**:**:**	ROSEN
ASSI FIRE 26	12/31/14	**:**:**	DALTON
ASSI MEDI 26	12/02/14	**:**:**	ROSEN
ASSI MEDI 26	12/10/14	0:06:05	OLDHAM
ASSI MEDI 26	12/11/14	**:**:**	TAYLOR
ASSI MEDI 26	12/12/14	0:04:32	DALTON
ASSI MEDI 26	12/16/14	0:12:14	OLDHAM
ASSI MEDI 26	12/20/14	**:**:**	OLDHAM
DIST 26	12/03/14	0:04:18	MORGAN
DIST 26	12/29/15	0:10:26	DALTON
DIST FAMI 26	12/16/14	0:07:11	JUDSON
DOME VIOLATION 26	12/26/14	0:09:32	DALTON
DRUG OFFE IP 26	12/15/14	0:28:56	OLDHAM
FIRE RESI DD	12/05/14	0:03:20	OLDHAM
FIRE RESI DD	12/20/14	0:01:38	OLDHAM
MEDICAL DD	12/02/14	**:**:**	ROSEN
MEDICAL DD	12/14/14	0:06:11	ROSEN
MEDICAL DD	12/28/14	0:10:41	POTTS
MISS CHIL 26	12/18/14	0:06:38	HARWARD
THRE SUIC 26	12/17/14	0:07:15	DALTON
AVG. ALL CALLS		0:07:30	

TOTAL REPORTED: 25

Notes: Response: From address accept to first unit on scene

::** = Not possible to calculate elapsed time

Report Includes: All dates between "00:00:00 12/01/14 and 00:00:00 01/01/15"

Priorities Matching "1". All Units matching "181*" All agencies/zones matching "BDPD".



SARATOGA SPRINGS/ BLUFFDALE POLICE DEPARTMENT
Chief Andrew Burton

"Commitment to Service"

BLUFFDALE DIVISION MONTHLY SUMMARY
December 2014

Bluffdale Officers received (241) incidents assigned to them this month. Among the cases involving Investigations/Patrol Units were; (5) burglaries, (0) vehicle burglaries, (6) cases involving thefts and frauds, (5) cases involving domestic violence, (2) vehicle theft, (0) sex offenses, (0) mental subject, (0) weapons offenses, (0) child abuse cases, (1) criminal mischief cases, (1) missing person, (0) death investigation, (0) robbery, (0) stalking cases and (0) assault cases.

Investigations are continuing to follow up on (63) active cases. Also, (3) cases have been screened with the District Attorney and the City Attorney and (2) cases were closed with arrests being made. Case load for December was a particularly busy month for Suspicious Calls (11) Alarms (18), Traffic Offenses (39) and Traffic Accidents (15)

VOLUNTEERS IN POLICE SERVICES

Volunteers In Police Services helped with the Courts and patrolling the City of Bluffdale during the month of December 2014.



BLUFFDALE POLICE DEPARTMENT
Investigations Division Monthly Summary
 December 2014

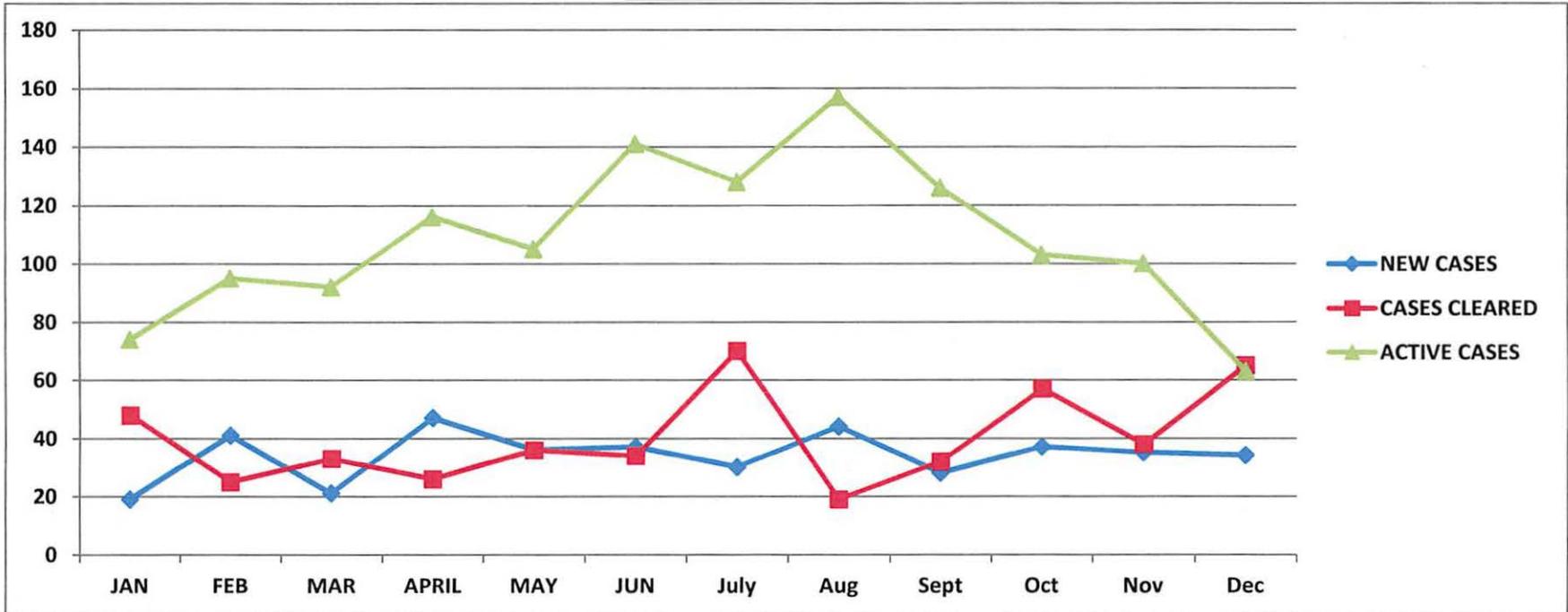
INVESTIGATOR	New Assigned Cases	Cases Completed	Cleared by Arrest	Authored Warrants	Cases Screened	Active Cases	School Education	Composite Drawings	Photo Line-up	Call Outs
Taylor	20	24	1	0	0	11	0	0	0	1
Stidham	14	41	1	0	3	33	0	0	1	0
Rosen-CIT/SRO	0	0	0	0	0	19	0	0	0	0
Monthly Total	34	65	2	0	3	63	0	0	1	1
Previous Month	35	38	4	3	4	100	0	0	0	1
Year-to-date	409	483	87	25	82	1441	58	0	3	28
2010 End of year (6 months)	245	75	31	11	24	137				27
2011 End of year	469	489	117	33	137	83				104
2012 End of year	350	306	79	13	75	222				28
2013 End of year	287	203	65	19	66	488				14
2014 End of year	409	483	87	25	82	1441				28



BLUFFDALE POLICE DEPARTMENT

MONTHLY CASE STATISTICS

December 2014



2014	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
New Cases	19	41	21	47	36	37	30	44	28	37	35	34
Cases Cleared	48	25	33	26	36	34	70	19	32	57	38	65
Active Cases	74	95	92	116	105	141	128	157	126	103	100	63

<u>TOTALS</u>	2013-Year End	2014-Year End	2015-Year End	2016-Year End
New Cases	287	409		
Cases Cleared	203	483		
Active Cases	488	1441		

Agenda Item 5

Bluffdale Fire Department



**Medical Statistics Year
End Report
1/1/2014 – 12/31/2014**

Medical Statistics Year 2014

Medical Runs By City	# of Runs	% of Runs
BLUFFDALE	213	73.45%
DRAPER	39	13.45%
HERRIMAN	2	0.69%
LEHI	2	0.69%
RIVERTON	33	11.37%
WEST VALLEY CITY	1	0.34%
TOTAL	290	100%

Medical Statistics Year 2014

Most Calls by Time Period and by Day of Week on Average

Time Period	Sun	Mon	Tues	Wed	Thur	Fri	Sat	Total	%
0000 - 0400	6	0	3	0	1	2	2	14	4.83%
0400 - 0800	1	5	1	3	3	3	3	19	6.55%
0800 - 1200	0	11	9	10	8	6	4	48	16.55%
1200 - 1600	9	10	9	9	12	10	16	75	25.86%
1600 - 2000	8	5	16	11	14	19	12	85	29.31%
2000 - 2400	9	5	2	8	6	6	13	49	16.90%
Total	33	36	40	41	44	46	50	290	100%

Medical Statistics Year 2014

Call Type and Number of Calls Reported by Dispatch

Dispatch Reason	# of Times	% of Times	Dispatch Reason	# of Times	% of Times
Traffic/Transportation Accident	77	26.55%	Stroke/CVA	5	1.72%
Unconscious/Fainting	25	8.62%	Abdominal Pain	3	1.03%
Traumatic Injury	20	6.90%	Heart Problems	3	1.03%
Fall Victim	17	5.86%	Anaphylactic Reaction	2	0.69%
Breathing Problem	15	5.17%	Back Pain (Non-Traumatic)	2	0.69%
Seizure/Convulsions	14	4.83%	Medical Alarm	2	0.69%
Psychiatric Problems	13	4.48%	Auto vs. Pedestrian	1	0.34%
Sick Person	13	4.48%	CO Poisoning/Hazmat	1	0.34%
Ingestion/Poisoning	12	4.14%	Eye Problem / Injury	1	0.34%
Unknown Problem/Man Down	12	4.14%	Headache	1	0.34%
Chest Pain	11	3.79%	Heat/Cold Exposure	1	0.34%
Choking	8	2.76%	Other	1	0.34%
Assault	7	2.41%	Pregnancy/Childbirth	1	0.34%
Cardiac Arrest	7	2.41%	Stab/Gunshot Wound	1	0.34%
Diabetic Problem	7	2.41%	Standby	1	0.34%
Hemorrhage/Laceration	6	2.07%			

Medical Statistics Year 2014

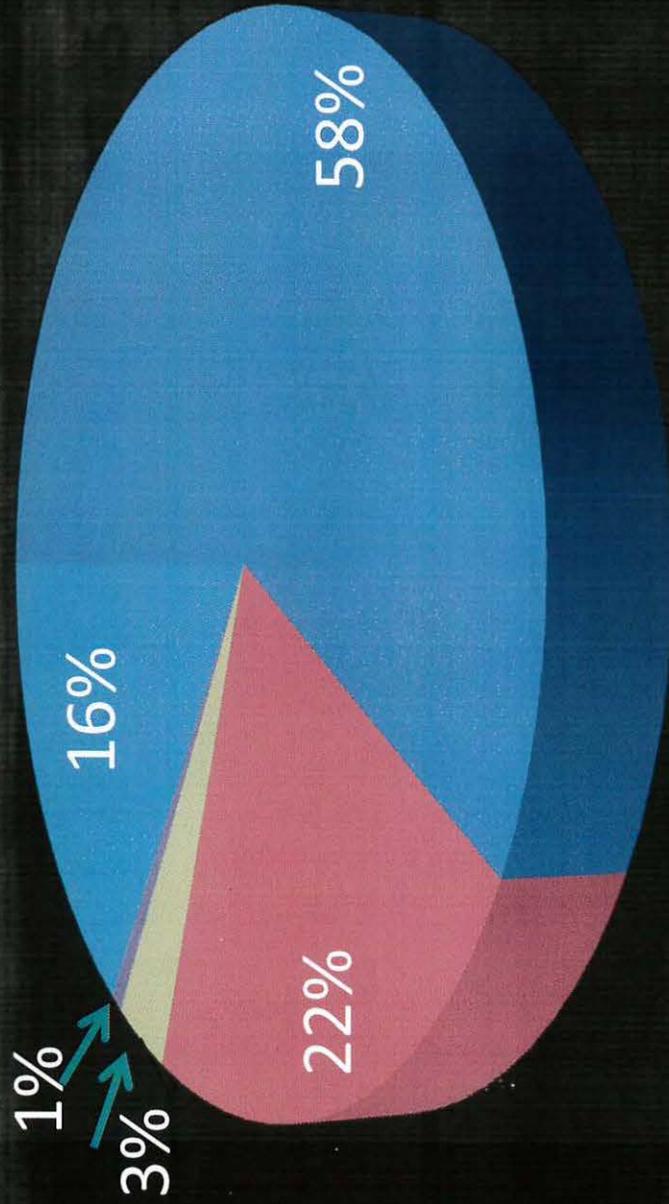
Minutes from Dispatched to En-route



Medical Statistics Year 2014

Minutes from En-route to Arrived on Calls

Minutes	Calls
0 - 5	169
6-10	64
11-15	9
> 15	2
Unknown	46



Medical Statistics Year 2014

Average Medical Call Run Times	
Enroute	01:28
To Scene	04:42
At Scene	15:58
To Destination	12:59
Back in Service	28:04
Total	1:03:11

Number of Times Running Lights and Sirens

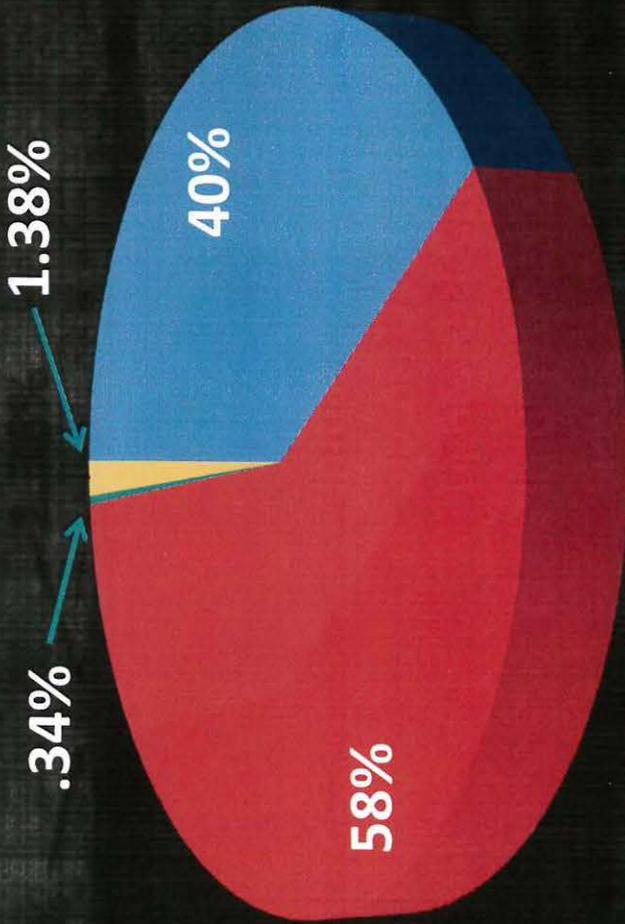
Response Code

116 ■ No Lights and Sirens

169 ■ Lights and Sirens

1 ■ Initial No Lights or Sirens, Upgraded to Lights and Sirens

4 ■ Initial Lights and Sirens, Downgraded to No Lights or Sirens



Medical Statistics Year 2014

Number of Ambulance Transports by Hospital

Destination	# of Runs	% of Runs
Not Transported	152	52.41%
Riverton IHC	76	26.21%
Not Applicable	25	8.62%
IMC	18	6.21%
Jordan Valley	11	3.79%
Lone Peak	4	1.38%
Primary Childrens	4	1.38%
Total	290	100%

Patient Outcome After Receiving Call Year 2014

Response Disposition	#	%
Treated, Transported by EMS (ALS)	98	33.79%
Cancelled	70	24.14%
Treated and Released	41	14.14%
Patient Refused Care	28	9.66%
No Treatment Required	17	5.86%
Treated, Transported by EMS (BLS)	13	4.48%
No Patient Found	7	2.41%
Agency Assist	5	1.72%
Treated, Transported by Law Enforcement	3	1.03%
Treated, Transported by Private Vehicle	3	1.03%
Standby Only - No Patient Contacts	2	0.69%
Dead at Scene	2	0.69%
Treated, Transferred Care	1	0.34%
Total	290	100.00%

Bluffdale Fire Department



Fire Statistics Year End

Report

1/1/2014 – 12/31/2014

Type of Fire Calls Bluffdale Responded to Year 2014

Situation	Total
Good Intent Call	71
False Alarm & False Call	34
Fire	26
Hazardous Condition(No fire)	16
Service Call	9
Rescue & Emergency Medical Service Incident	5
Special Incident Type	1
Grand Total	162

Actual Fire Calls Bluffdale Responded to Year 2014

Incident Type	Count
Fire	
Building fire (111)	10
Brush or brush-and-grass mixture fire (142)	5
Off-road vehicle or heavy equipment fire (138)	2
Natural vegetation fire, other (140)	2
Outside rubbish fire, other (150)	2
Outside rubbish, trash or waste fire (151)	2
Fires in structure other than in a building (112)	1
Passenger vehicle fire (131)	1
Grass fire (143)	1
Grand Total	26

Hazardous Calls Bluffdale Responded to Year 2014

Incident Type	Count
Hazardous Condition (No Fire)	
Gas leak (natural gas or LPG) (412)	6
Electrical wiring/equipment problem, other (440)	6
Gasoline or other flammable liquid spill (411)	2
Power line down (444)	1
Attempted burning, illegal action, other (480)	1
Grand Total	16

Mutual Aid Calls Given/Received for Year 2014

Given	Incidents
Unified Fire Authority	41
South Jordan	1
South Salt Lake	1
Total	43
Received	Incidents
Unified Fire Authority	7
South Jordan	1
Total	8

Agenda Item 7

**THE CITY OF BLUFFDALE, UTAH
A UTAH MUNICIPAL CORPORATION**

RESOLUTION NO. 2015-___

**A RESOLUTION DESIGNATING _____
THE MAYOR PRO TEMPORE FOR 2015**

WHEREAS, the City Council desires to designate Council Member _____
to be Mayor Pro Tempore for the calendar year 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL:

Section 1. Councilmember _____ is designated to act as Mayor Pro
Tempore for the calendar year 2015.

Section 2. This Resolution shall become effective immediately upon its passage and
authorizes and directs the Mayor to execute and cause to be delivered the same.

PASSED ADOPTED AND APPROVED the 28th day of January, 2015.

By: _____
Mayor Derk P. Timothy

ATTEST:

Teddie K. Bell, City Recorder

Voting by the City Council:	Aye	Nay
Council Member Jackson	_____	_____
Council Member Kartchner	_____	_____
Council Member Nielsen	_____	_____
Council Member Pehrson	_____	_____
Council Member Westwood	_____	_____

Agenda Item 8

Agenda Item 9

**THE CITY OF BLUFFDALE, UTAH
A UTAH MUNICIPAL CORPORATION**

RESOLUTION NO. 2015-____

**A RESOLUTION CONFIRMING APPOINTMENT OF PERSONS
TO CITY TREE BOARD**

WHEREAS, the City Council desires to confirm the appointment of persons to City Tree Board, for the terms of office indicated.

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL:

Section 1. The appointment of Jana Christensen as a member of the Tree Board, for a term of office to expire on 1 February 2017, is hereby confirmed.

Section 2. The appointment of Bruce Kartchner as member of the Tree Board, for a term of office to expire on 1 February 2017, is hereby confirmed.

Section 3. The appointment of Ty Nielsen as member of the Tree Board, for a term of office to expire on 1 February 2018, is hereby confirmed.

Section 4. The appointment of Nancy Neilson as member of the Tree Board, for a term of office to expire on 1 February 2018, is hereby confirmed.

Section 5. This Resolution shall become effective immediately upon its passage and authorizes and directs the Mayor to execute and cause to be delivered the same.

PASSED ADOPTED AND APPROVED by the City Council of Bluffdale, Utah, the 28th day of January, 2015.

By: _____
Mayor Derk P. Timothy

ATTEST:

Teddie K. Bell, City Recorder

Voting by the City Council:

Aye

Nay

Council Member Jackson

Council Member Kartchner

Council Member Nielsen

Council Member Pehrson

Council Member Westwood

Agenda Item 10

Bluffdale, Utah

January 28, 2015

The City Council (the “Council”) of the City of Bluffdale, Utah (the “Issuer”), met in regular public session at the regular meeting place of the Council in Bluffdale City, Utah, on January 28, 2015 at the hour of 7:00 p.m., with the following members of the Council being present:

Derk P. Timothy	Mayor
Heather Pehrson	Councilmember
Ty Nielsen	Councilmember
Bruce M. Kartchner	Councilmember
Alan Jackson	Councilmember
Justin M. Westwood	Councilmember

Also present:

Mark Reid	City Manager
Vaughn Pickell	City Attorney
Teddie K. Bell	City Recorder

Absent:

constituting all members thereof.

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, a Certificate of Compliance With Open Meeting Law with respect to this January 28, 2015, meeting was presented to the City Council, a copy of which is attached hereto as Exhibit A.

Thereupon, Councilmember _____ introduced the following resolution in writing, which was thereupon read and moved for its adoption. Councilmember _____ seconded the motion to adopt said resolution and the motion and resolution were adopted on the following recorded vote:

Those voting AYE:

Those voting NAY:

The resolution was then signed by the Mayor in open meeting and recorded by the City Recorder in the official records of the City of Bluffdale, Utah. The resolution is as follows:

RESOLUTION NO. _____

A RESOLUTION PROVIDING FOR THE CREATION OF A LOCAL BUILDING AUTHORITY BY THE CITY OF BLUFFDALE, UTAH; AUTHORIZING OFFICIAL ACTION; AND PROVIDING AN EFFECTIVE DATE; DECLARATION OF OFFICIAL INTENT OF THE CITY COUNCIL OF BLUFFDALE, UTAH TO REIMBURSE ITSELF FROM THE PROCEEDS OF BONDS FOR CERTAIN CAPITAL EXPENDITURES ADVANCED BY THE CITY FOR A NEW CITY HALL AND RELATED IMPROVEMENTS; ESTABLISHING THE MAXIMUM PRINCIPAL AMOUNT OF SUCH EXPENDITURES; AND AUTHORIZING INCIDENTAL ACTION; AND RELATED MATTERS.

WHEREAS, Bluffdale City, Utah (the “City”), is a body politic and political subdivision existing as such by virtue of the Constitution and laws of the State of Utah; and

WHEREAS, the City desires to create a building authority in the form of a nonprofit corporation (the “Authority”), and pursuant to the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (the “Building Authority Act”) for the purpose of acquiring, improving, or extending one or more projects as defined in the Building Authority Act, and to finance their costs on behalf of the City in accordance with the procedures and subject to limitations of the Building Authority Act in order to accomplish the public purposes for which the City exists; and

WHEREAS, it is in the best interests of the citizens of the City that the creation of the Authority be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, it is necessary to authorize the establishment of the Authority under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the City may incur significant costs for a new city hall and related improvements (the “Project”); and

WHEREAS, the City has determined that it may finance all or a portion of the cost of the Project with the proceeds of obligations of the City or a related entity the interest on which is excludable from gross income for federal income tax purposes (“tax-exempt bonds”); and

WHEREAS, no costs of the Project to be reimbursed were paid more than 60 days prior to the date of this Resolution, other than preliminary expenditures (not exceeding 20% of the aggregate issue price of the tax-exempt bonds issued to finance the Project), provided that such preliminary expenditures shall not include costs of land acquisition or site preparation or other costs of construction or acquisition of the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the City Council and by other officers of the City directed toward the creation and establishment of the Authority, are hereby ratified, approved and confirmed.

2. It is hereby found and determined by the City Council that the creation of the Authority as a nonprofit corporation under the provisions of the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended and under the Act is appropriate to the general welfare, order and security of the City and is in the best interests of the citizens of the City, and the organization of the Authority pursuant to the Act is hereby approved.

3. The Articles of Incorporation and the Bylaws of the Authority in the form presented to this meeting and attached hereto as Exhibits B and C, respectively, are hereby authorized and approved and the City Council is hereby authorized and directed to (i) execute and file Articles of Incorporation in substantially the form attached as Exhibit B, (ii) hold an organizational meeting for such corporation, (iii) adopt bylaws in substantially the form attached as Exhibit C, (iv) elect officers for such corporation, and (v) take all other action necessary and appropriate to properly organize said corporation under the laws of the State of Utah.

4. The governing board of the Authority shall at all times be comprised of the members of the City Council of the City.

5. The appropriate officers of the City are hereby authorized and directed to take all other action necessary or appropriate to effectuate the provisions of this Resolution.

6. The City hereby declares its intention and reasonable expectation to use proceeds of tax-exempt bonds to reimburse itself for expenditures for costs of the Project. The bonds are to be issued, and the reimbursements made, by the later of 18-months after the payment of the costs or after the Project is placed in service, but in any event, no later than three years after the date the original expenditure was paid. The maximum principal amount of the bonds which will be issued to finance the Project is not expected to exceed \$9,000,000.

7. The costs of the Project consists entirely of capital expenditures or costs of issuance of the bonds, and no cost of the Project to be reimbursed with the proceeds of the bonds is a cost of working capital.

8. The appropriate officers of the City are hereby authorized and directed to take or approve the taking of such actions as may be necessary or appropriate in order to preserve the ability of the City to facilitate the financing of the Project in accordance with the federal tax regulations and this Resolution.

9. The City will not, at any time within one year after any allocation of proceeds of the bonds to reimburse any expenditure, use the reimbursed funds to create a sinking fund for any issue of tax-exempt bonds, or to otherwise replace the proceeds of any issue of tax-exempt bonds.

10. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

11. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

12. This Resolution shall become effective immediately after the adoption thereof.

PASSED AND ADOPTED by the City Council of the City of Bluffdale, Utah,
this January 28, 2015.

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Recorder

After the conduct of other business not pertinent to the foregoing, the meeting was on motion duly made and seconded, adjourned.

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Teddie K. Bell, the duly qualified and acting City Recorder of the City of Bluffdale, Utah (the "Issuer"), do hereby certify, according to the records of the Issuer in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the January 28, 2015, public meeting held by the Issuer as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the Issuer's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to The Salt Lake Tribune at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2015 Annual Meeting Schedule for the Issuer (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Issuer to be held during the year, by causing said Notice to be (i) posted on _____, at the principal office of the Issuer, (ii) provided to at least one newspaper of general circulation within the geographic jurisdiction of the Issuer on _____ and (iii) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my signature this 28th day of January, 2015.

(SEAL)

By: _____
City Recorder

SCHEDULE 1
NOTICE OF MEETING



**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, January 28, 2015**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, January 28, 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 by telephonic conference call.

The Agenda will be as follows:

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

1. Roll Call, Invocation and Pledge.*
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 an Encroachment Agreement between Herriman City and the City of Bluffdale to co-locate a secondary water line within an existing culinary water line easement.
4. Presentation of the Bluffdale City Police Department Fourth Quarter Statistical Report, Corporal Shane Taylor.
5. Presentation of the Bluffdale City Fire Department Semi-Annual Statistical Report, Chief John Roberts.
6. Consideration and vote on a proposed ordinance amending portions of 11-16-19 and 12-5-3 of the Bluffdale City Code, along with related definitions and provisions to modify requirements for developing on private rights of way. Bluffdale City applicant, staff presenter, Grant Crowell.
7. Consideration and vote on a resolution designating the appointment of a Mayor Pro Tempore for 2015, Mayor Derk Timothy.
8. Consideration and vote on a resolution designating a representative for the City of Bluffdale at the Association of Municipal Councils, Mayor Derk Timothy.
9. Consideration and vote on a resolution designating the appointment of Members on the Bluffdale City Tree Board, Mayor Derk Timothy.
10. Consideration and vote for adoption of a resolution providing for the creation of a Local Building Authority by Bluffdale City, Utah; and related matters, presenter, Matt Dugdale, George K. Baum & Company.
11. Training on Open & Public Meeting Laws, staff presenter, Vaughn Pickell.
12. Mayor's Report.

13. City Manager's Report and Discussion.

PLANNING SESSION

14. **BLUFFDALE HEIGHTS PLANNING SESSION:** Discussion regarding Bluffdale Heights Phase 4, presenter, Ken Milne.
15. 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.
16. 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).
17. Adjournment.

Dated this 23rd day of January, 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


Teddie K. Bell, MMC
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.

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

**BLUFFDALE CITY, UTAH
RESOLUTION NO. 2014-63**

A RESOLUTION APPROVING THE 2015 ANNUAL MEETING SCHEDULE

WHEREAS, the City Council desires to approve the 2015 annual meeting schedule required by state statute;

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL:

Section 1. Meetings of the Bluffdale City Council. The Bluffdale City Council generally will meet on the second and fourth calendar Wednesday of each month, with meetings to begin generally at 7:00 p.m., at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah on the following dates:

January 14, 28	May 13, 27	September 9, 23
February 11, 25	June 10, 24	October 14, 28
March 11, 25	July 8, 22	November 18
April 8, 22	August 26	December 9

The City Council, meeting in its ex officio capacity as Board of Directors of the Bluffdale City Redevelopment Agency, will meet on an “as needed” basis, on the foregoing Wednesdays for which more specific published notice is given.

Section 2. Meetings of the Bluffdale Planning Commission. The Bluffdale City Planning Commission generally will meet on the first and third calendar Wednesday of each month, with meetings to begin generally at 7:00 p.m., at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah on the following dates:

January 7, 21	May 6, 20	September 2, 16
February 4, 18	June 3, 17	October 7, 21
March 4, 18	July 1, 15	November 4
April 1, 15	August 5, 19	December 2

Section 3. Meetings of the Bluffdale Board of Adjustment. The Bluffdale City Board of Adjustment will meet on as “as needed” basis, with meetings to begin generally at 7:00 p.m., at the Bluffdale Fire Station, 14350 South 2200 West, Bluffdale, Utah.

Section 4. Public Hearings. Public Hearings before the foregoing deliberative bodies will generally begin at 7:00 p.m. or at such other times as published or posted in the official “notices” of such public hearings.

Section 5. Other Meetings. The foregoing legislative and administrative bodies may hold such other meetings, study sessions, work sessions, budget meetings, and other meetings, at such times and locations for which specialized notice thereof is given, as required by state statute.

Section 6. Public Notification. The City Recorder is directed and authorized to cause a photocopy of this Resolution to be sent to a newspaper of general circulation within the community.

Section 7. Effective Date. This Resolution shall become effective immediately upon its passage and authorizes and directs the Mayor to execute and cause to be delivered the same.

PASSED, ADOPTED AND APPROVED the 17th day of December, 2014.



By: Derk P. Timothy
Mayor Derk P. Timothy

ATTEST:

Teddie K. Bell
Teddie K. Bell, City Recorder

Voting by the City Council:

Aye

Nay

Council Member Jackson

Absent

Council Member Kartchner

X

Council Member Nielsen

X

Council Member Pehrson

X

Council Member Westwood

X

EXHIBIT B

ARTICLES OF INCORPORATION

ARTICLES OF INCORPORATION

OF

LOCAL BUILDING AUTHORITY

OF

BLUFFDALE CITY, UTAH

We, the undersigned citizens of the State of Utah and of the United States as elected officials of Bluffdale City, Utah (the “City”), have associated ourselves together with the purpose of incorporating as a nonprofit corporation under the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (collectively the “Acts”), and the Constitution and other laws of the State of Utah, and do hereby execute, adopt and acknowledge in duplicate originals the following Articles of Incorporation:

ARTICLE I

NAME OF CORPORATION

The name of the corporation created hereunder shall be the “Local Building Authority of Bluffdale City, Utah” (the “Authority”).

ARTICLE II

PLACE OF BUSINESS

The principal place of business of the Authority shall be located in Bluffdale, Utah, and the initial principal office of the Authority shall be located at the Bluffdale City Offices at 14350 So. 2200 W., Bluffdale, Utah.

ARTICLE III

PERIOD OF DURATION

The Authority is hereby declared to have a perpetual duration unless dissolved as provided in accordance with Article X hereof.

ARTICLE IV

OBJECTS, PURPOSES AND POWERS

The objects and purposes for which the Authority is founded and incorporated are to acquire, improve, or extend one or more projects and to finance their costs on behalf of the City in accordance with the procedures and subject to the limitations of the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended, in order to accomplish the public purposes for which the City exists.

In furtherance thereof, the Authority shall have all of the powers set forth in the Acts and the Constitution and other laws of the State of Utah. The Authority shall not, however, undertake any of the activities set forth in the preceding paragraph without prior authorization therefor by the governing body of the City.

The purpose and essence of the Authority shall be purely civic, benevolent, charitable, and philanthropic. The Authority shall not possess or exercise any power or authority either expressly, by interpretation, or by operation of law that would prevent it at any time from qualifying and continuing to qualify as a corporation described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, nor shall it engage directly or indirectly in any activity which would cause the loss of such qualification. It is hereby expressly declared that this Authority has been organized not for gain, and that no loans, dividends, or other distributions, except for the payment of reasonable compensation for services rendered or reimbursement for reasonable expenses, shall ever be declared or paid to any of its trustees or officers.

The Authority shall have no shareholders and shall not issue shares of stock and none of its property, real or personal, shall ever be used or expended except in carrying into effect the legitimate ends and aims of the Authority.

At no time shall the Authority engage in any activities which are unlawful under the laws of the United States of America, the State of Utah, or any other jurisdiction wherein it conducts its activities. No substantial part of the activities of the Authority shall include the carrying on of propaganda, or otherwise attempting to influence legislation and the Authority shall not participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of any candidate for public office.

ARTICLE V

GOVERNING BOARD

The initial membership of the Governing Board shall be comprised of six trustees. The names and addresses of the persons who are to serve as the initial members of the Governing Board of the Authority are:

<u>Name</u>	<u>Street Address</u>
Derk P. Timothy	14350 So. 2200 W. Bluffdale, UT 84065
Heather Pehrson	14350 So. 2200 W. Bluffdale, UT 84065
Ty Nielsen	14350 So. 2200 W. Bluffdale, UT 84065
Bruce M. Kartchner	14350 So. 2200 W. Bluffdale, UT 84065
Alan Jackson	14350 So. 2200 W. Bluffdale, UT 84065
Justin M. Westwood	14350 So. 2200 W. Bluffdale, UT 84065

The Governing Board shall be comprised of the Mayor and all members of the City Council of the City (the "City Council") as may from time to time serve as Mayor or on such City Council and any change in the Mayor or composition of the membership of the City Council shall automatically and without any action required hereunder operate to change the composition of the membership of the Governing Board. To the extent permitted by law, members of the Governing Board may be removed and replaced by the City Council of the City at any time in its discretion.

ARTICLE VI

REGISTERED OFFICE; REGISTERED AGENT

The address of the initial registered office of the Authority shall be 14350 So. 2200 W., Bluffdale, Utah 84065, and the name of the initial registered agent for the Authority at said address is Mark Reid, City Manager, who by his signature accepts this appointment

By: _____
Registered Agent

ARTICLE VII

DISPOSITION OF PROPERTY

The Governing Board of the Authority shall not sell, transfer, mortgage, convey, or otherwise dispose of all or any major part of the property and assets of the Authority, nor shall the Authority be dissolved, merged, or consolidated with any other corporation

or other legal entity, except on an affirmative vote of a majority of the Governing Board and the approval of the City Council of the City.

The City, having authorized and directed the creation of the Authority, shall at all times during the existence of the Authority have a beneficial interest in the Authority and its assets, properties, and moneys. Whenever notes, bonds, or other evidences of indebtedness issued by the Authority on behalf of the City are satisfied, discharged, and retired, title to all real and personal property financed with the proceeds of such notes, bonds, or other evidences of indebtedness shall be forthwith transferred to the City.

No part of the net earnings of the Authority shall inure to the benefit or be distributable to its trustees, officers, or other persons, except that the Authority shall be authorized to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein.

ARTICLE VIII

BYLAWS

The Governing Board of the Authority shall have the power to make such prudent bylaws not inconsistent with the Constitution and laws of the State of Utah and these Articles of Incorporation as it may deem necessary or proper for the management of the business and affairs of the Authority; provided, however, that all bylaws and any amendments thereto must be approved by the City Council of the City.

ARTICLE IX

AMENDMENTS

These Articles of Incorporation may be amended on approval of a majority vote of the Governing Board of the Authority and a majority vote of the City Council of the City.

ARTICLE X

DISSOLUTION

Upon the dissolution of the Authority, and after paying or making provisions for the payment of all of its liabilities, the Authority shall convey any of its remaining assets to the City; provided, however, that the Authority may not be dissolved unless all outstanding bonds and other obligations of the Authority are paid in full as to principal, interest, and redemption premiums, if any, or unless provision for the payment of the same when due has been made.

ARTICLE XI

INCORPORATORS

The names and addresses of the incorporators of the Authority are:

<u>Name</u>	<u>Street Address</u>
Derk P. Timothy	14350 So. 2200 W. Bluffdale, UT 84065
Heather Pehrson	14350 So. 2200 W. Bluffdale, UT 84065
Ty Nielsen	14350 So. 2200 W. Bluffdale, UT 84065
Bruce M. Kartchner	14350 So. 2200 W. Bluffdale, UT 84065
Alan Jackson	14350 So. 2200 W. Bluffdale, UT 84065
Justin M. Westwood	14350 So. 2200 W. Bluffdale, UT 84065

ARTICLE XII

LIABILITIES FOR DEBTS

The members of the Governing Board and officers of the Authority shall not be personally liable for the debts or any other obligations of the Authority.

DATED this _____, 2015.

(Incorporator)

(Incorporator)

(Incorporator)

(Incorporator)

(Incorporator)

(Incorporator)

EXHIBIT C

BYLAWS

BYLAWS
OF
LOCAL BUILDING AUTHORITY
OF
BLUFFDALE CITY, UTAH

ARTICLE I
OFFICES

The principal corporate office of the Local Building Authority of Bluffdale City, Utah (the “Authority”), shall be located at 14350 So. 2200 W., Bluffdale, Utah.

ARTICLE II
PURPOSE

The objects and purposes for which the Authority is founded and incorporated are to acquire, improve or extend one or more projects and to finance their costs on behalf of Bluffdale City, Utah (the “City”), in accordance with the procedures and subject to the limitations of the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (the “Act”), in order to accomplish the purposes for which the City exists.

In furtherance thereof, the Authority shall have all of the powers set forth in the Act and the Constitution and other laws of the State of Utah. The Authority shall not, however, undertake any of the activities set forth in the preceding paragraph without prior authorization therefor by the City Council of the City.

The purpose and essence of the Authority shall be purely civic, benevolent, charitable, and philanthropic. The Authority shall not possess or exercise any power or authority either expressly, by interpretation, or by operation of law that would prevent it at any time from qualifying and continuing to qualify as a corporation described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, nor shall it engage directly or indirectly in any activity which would cause the loss of such qualification. It is hereby expressly declared that this Authority has been organized not for gain, and that no loans, dividends, or other distributions shall ever be declared or paid to any of its trustees or officers. The Authority shall have no shareholders and shall not issue shares of stock and none of its property, real or personal, shall ever be used or expended except in carrying into effect the legitimate ends and aims of the Authority.

At no time shall the Authority engage in any activities which are unlawful under the laws of the United States of America, the State of Utah, or any other jurisdiction wherein it conducts its activities. No substantial part of the activities of the Authority shall include the carrying on of propaganda, or otherwise attempting to influence legislation and the Authority shall not participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of any candidate for public office.

ARTICLE III

GOVERNING BOARD

Section 1. General Powers. The affairs of the Authority shall be managed by a governing board (the "Governing Board").

Section 2. Number, Tenure, and Qualifications. The number of trustees shall be six and shall consist of the Mayor and the members of the City Council of the City (the "City Council") as may from time to time serve as Mayor or on such City Council, and any change in the office of Mayor or the composition of the membership of the City Council shall automatically and without any action required hereunder operate to change the composition of the membership of the Governing Board. The initial trustees are designated in the Articles of Incorporation, and each shall serve as a member of the Governing Board for a term of four years or until his/her death, incapacity, resignation, or removal from such office or, if applicable, until such officer shall cease to be Mayor or a member of the City Council. Whenever a member of the Governing Board shall cease to be Mayor or a member of the City Council, his/her successor shall, upon his/her election and qualification for office, thereupon become a member of the Governing Board. To the extent permitted by law, members of the Governing Board may be removed and replaced by the City Council at any time in its discretion.

Section 3. Regular Meetings. Regular meetings of the Governing Board shall be held in compliance with the laws of the State of Utah relating to open and public meetings, Title 52, Chapter 4, Utah Code Annotated 1953, as amended (the "Open Meeting Law"), at such times and places as the Governing Board may by resolution designate. No annual meeting is required for the Authority.

Section 4. Special Meetings. Special meetings of the Governing Board may be called by or at the request of the Chair-President of the Governing Board (the "Chair-President") or any two trustees and shall be held in compliance with the Open Meeting Law, at the principal office of the Authority or at such other place as the Chair-President may determine.

Section 5. Notice. Public notice of all meetings of the Governing Board shall be given in accordance with the Open Meeting Law. Notice to the trustees of any regular meeting of the Governing Board shall be deemed given upon the enactment of the resolution scheduling such meeting. Notice to the trustees of any special meeting of the

Governing Board shall be given at least twenty-four (24) hours previously thereto by written notice delivered personally.

Section 6. Quorum. A majority of the then current membership of the Governing Board shall constitute a quorum for the transaction of business at any meeting of the Governing Board; but if fewer than a majority of the trustees of the Governing Board are present at any meeting, a majority of the trustees present may adjourn the meeting from time to time without further notice.

Section 7. Governing Board Decisions. The act of a majority of the trustees present at a meeting at which a quorum is present shall be the act of the Governing Board, unless the act of a greater number is required by law or by these bylaws (the "Bylaws").

Section 8. Compensation. Trustees as such shall not receive any compensation for their services, but by resolution of the Governing Board, expenses of attendance, if any, may be allowed for attendance at any regular or special meeting of the Governing Board. Nothing herein contained shall be construed to preclude any trustee from serving the Authority in any other capacity and receiving compensation therefor.

ARTICLE IV

OFFICERS

Section 1. Officers. The officers of the Authority shall be a Chair of the Governing Board, who shall also serve as President of the Authority (the "Chair-President"), a Vice President, a Secretary-Treasurer, and such other officers as may be elected in accordance with the provisions of this Article. Any two or more offices may be held by the same person, except the offices of Chair-President and Secretary-Treasurer. Upon their election by the Governing Board or other qualification for office, each officer shall serve a term of four years or until his/her death, incapacity, resignation, or removal from such office or, if applicable, until such officer shall cease to be Mayor or a member of the City Council.

Section 2. Election. The officers of the Authority shall be elected by the Governing Board. New offices may be created and filled at any meeting of the Governing Board.

Section 3. Removal. Any officer elected or appointed by the Governing Board may be removed by the Governing Board whenever in its judgment the best interests of the Authority would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

Section 4. Vacancies. A vacancy in any office because of death, resignation, disqualification, or otherwise, may be temporarily filled by another member of the Governing Board for the unexpired portion of the term.

Section 5. Powers and Duties. The several officers shall have such powers and shall perform such duties as may from time to time be specified in resolutions or other directives of the Governing Board. In the absence of such specifications, each officer shall have the powers and authority and shall perform and discharge the duties of officers of the same title serving in nonprofit corporations having the same or similar general purposes and objectives as this Authority. The powers and the duties of the Chair-President of the Governing Board shall be to make application and implementation of policies and procedures for the day-to-day operation of the Authority and for the operation and administration of any real or personal property owned or controlled by the Authority. The Chair-President of the Governing Board shall also implement the policies as adopted by the Governing Board; and provide a liaison between the Authority and the City Council and citizens of the City. In the absence of the Chair-President, the Vice President is hereby authorized by these bylaws to act in his place.

ARTICLE V

COMMITTEES

The Governing Board, in its discretion, may constitute and appoint committees to assist in the supervision, management, and control of the affairs of the Authority with responsibilities and powers appropriate to the nature of the several committees and as provided by the Governing Board in the resolution of appointment or in subsequent resolutions and directives. Each committee so constituted and appointed by the Governing Board shall serve at the pleasure of the Governing Board. In addition to such obligations and functions as may be expressly provided by the Governing Board, each committee constituted pursuant to these Bylaws and appointed by the Governing Board shall from time to time report to and advise the Governing Board on corporate affairs within its particular area of responsibility and interest. The Governing Board may provide by general resolution applicable to all such committees for the organization and conduct of the business of the committees. Such committees as provided in this section of these Bylaws shall not have nor exercise the authority of the Governing Board in the management of the Authority. Any member of such committee may be removed by the Governing Board whenever in its judgment the best interests of the Authority shall be served by such removal.

ARTICLE VI

CONTRACTS, CHECKS, DEPOSITS AND FUNDS

Section 1. Contracts. The Governing Board may authorize any officer or officers, agent, or agents of the Authority to enter into any contract, to execute and deliver any instrument in the name of and on behalf of the Authority and such authority may be general or may be confined to specific instances.

Section 2. Checks, Drafts, or Orders. All checks, drafts, orders for payment of money, notes, or other evidences of indebtedness issued in the name of the Authority shall be signed by such officer or officers, agent, or agents of the Authority, and in such manner as shall from time to time be determined by resolution of the Governing Board. In the absence of such determination by the Governing Board, such instruments shall be signed by the Chair-President or Vice President and countersigned by the Secretary-Treasurer of the Authority.

Section 3. Deposits. All funds of the Authority shall be deposited from time to time to the credit of the Authority in such banks, trust companies, or other depositories as the Governing Board may select.

Section 4. Gifts. The Governing Board may accept on behalf of the Authority any contribution, gift, bequest, or devise for any purpose of the Authority.

ARTICLE VII

BOOKS AND RECORDS

The Authority shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Governing Board and committees.

ARTICLE VIII

SEAL

The corporate seal for the Authority shall be circular in shape with the word “SEAL” in bold face type in the center and with the words “Local Building Authority of Bluffdale City, Utah” on the perimeter of the seal.

ARTICLE IX

WAIVER OF NOTICE

Whenever a notice is required to be given to a member of the Governing Board under the provisions of the statutes of the State of Utah or under the provisions of these Bylaws of the Authority or under the Articles of Incorporation of this Authority, a waiver thereof in writing by each trustee entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE X

MANNER OF OPERATION

Section 1. Operation to be for the Public Good. The Authority shall at all times conduct its operations in a manner consistent with the best interests of the City and the citizens thereof. It is hereby declared that the Authority, having been created pursuant to a resolution duly and regularly adopted by the City Council shall at all times act with the approval of the City Council given by means of a resolution, ordinance, or other official approval of such body.

Section 2. Compliance with Other Requirements of Law. The Authority has been created under and pursuant to the Act and the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, and shall operate in strict accordance therewith. The officers of the Authority shall at all times do such things as are required of corporations created under such acts and as may be necessary and proper to preserve and protect the existence of the Authority thereunder.

Section 3. Compliance with Certain Federal Income Tax Revisions. The Authority has been created with the intent that it would qualify as a corporation described under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, as well as under any similar provision of the Internal Revenue Code subsequently enacted. Accordingly, the Authority shall undertake no action which would result in the Authority failing to qualify as a corporation described under said Section of the Internal Revenue Code subsequently enacted.

The undersigned, being the Secretary-Treasurer of the Authority, does hereby certify that the foregoing Bylaws have been duly adopted as Bylaws of the Authority and are the full and complete Bylaws of the Authority as of this date.

DATED at Bluffdale, Utah, this _____, 2015.

By: _____
Secretary-Treasurer