



*****AMENDED BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, June 10, 2015**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, June 10, 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 May 27, 2015 meeting minutes.
4. Consideration and vote on a resolution regarding Bluffdale City Council's support of HB 362 (2015) authorized 0.25% Local Option General Sales Tax dedicated to Transportation.
5. Consideration and vote on Preliminary and Final Subdivision Plat Application for Plat E-6 for 32 Residential Townhomes and associated streets at approximately 15160 South 1020 West within the Independence Master Planned Community, DAI applicant, staff presenter, Grant Crowell.
6. Consideration and vote on a resolution authorizing the Settlement Development Agreement between the City of Bluffdale and L&B Resources, LLC, staff presenter, Grant Crowell.
7. Consideration and vote on a resolution approving the Request for an Individualized Determination of Building Impact Fees by Stewart Lamb, Kilgore Companies, staff presenter, Grant Crowell.
8. Consideration and vote on a resolution authorizing the City Manager to enter into an agreement with the successful bidder for the construction of the Park Pavilion in the City Park for the bid amount, plus 10% contingency, staff presenter, Michael Fazio.
9. ***Consideration and vote on a resolution adopting the Certified Tax Rate for Salt Lake County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2015-2016, staff presenter, Mark Reid.
10. ***Consideration and vote on a resolution adopting the Certified Tax Rate for Utah County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2015-2016, staff presenter, Mark Reid.
11. Presentation and discussion on the FY2016 Final Budget for the Bluffdale Arts Advisory Board (BAAB), presenter, Laura Garner.

12. Presentation and discussion regarding the Consolidated Fee Schedule and continued budget items for the FY2016 Final Budget, staff presenter, Stephanie Thayer.
13. Presentation and discussion regarding water conservancy measures, including the recommended water conservation guidelines set forth by the Jordan Valley Water Conservancy District, staff presenter, Natalie Hall.
14. Mayor's Report
15. City Manager's Report and Discussion

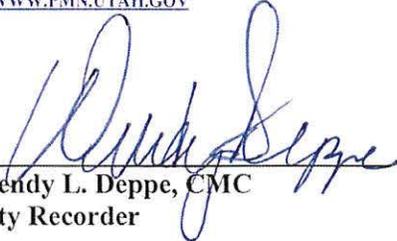
PLANNING SESSION

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.

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 9th day of June, 2015

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


Wendy L. Deppe, CMC
City Recorder

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

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Present: Mayor Derk Timothy
Alan Jackson
Ty Nielsen
Heather Pehrson
Justin Westwood

Staff: Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Michael Fazio, City Engineer
Stephanie Thayer, Accountant/HR Administrator
Natalie Hall, Emergency Program Manager
Wendy Deppe, City Recorder

Excused: Bruce Kartchner

Others: Laura Garner, Bluffdale Arts Advisory Board
Stewart Lamb, Kilgore Companies
Ken McCabe, City Council Member Candidate
Nancy Lord, City Council Member 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 was excused.

City Engineer, Michael Fazio, offered the invocation.

Alan Jackson led the Pledge of Allegiance.

2. PUBLIC FORUM.

There were no members of the public wishing to address the Council.

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3. CONSENT AGENDA:

3.1 Approval of the May 27, 2015, Meeting Minutes.

Ty Nielsen moved to approve the consent agenda. Alan Jackson seconded the motion. The motion passed with the unanimous consent of the Council.

Ty Nielsen moved to discuss agenda item number 13 next. Heather Pehrson seconded the motion. The motion passed with the unanimous consent of the Council.

The Council next addressed agenda item number 13 after which they continued with the agenda as written.

4. Consideration and Vote on a Resolution Regarding Bluffdale City Council's Support of HB 362 (2015) Authorized 0.25% Local Option General Sales Tax Dedicated to Transportation.

Mayor Timothy explained that the Legislature passed HB 362, which authorizes the County to approve a General Sales Tax with voter approval. The City would support the County who would include it as a ballot measure on the coming 2015 ballot. The tax would address local, statewide, and transportation needs. The Mayor commented that there were compelling reasons for it. For example, the money would be available sooner than it would otherwise. In addition, much of the General Fund is used to work on roads. He noted that the shortfall between what is received by the City in Class C Funds and what is spent is significant.

Mayor Timothy explained that the intent of the General Sales Tax is to act as a user fee rather than come out of the General Fund. The Mayor noted that the City has made great strides in the quality of its roads over the past five or six years. There had been discussion about the condition of the City's roads and getting them above 60 RSL. If the roads deteriorate below a certain level, the condition will determine the cost to refurbish them.

The Mayor stressed the importance of the City accepting the proposed resolution because they would like to support the County in putting the matter on the ballot. City Manager, Mark Reid, explained that spending money on road maintenance will save millions in refurbishing costs. He noted that the funds generated will be for maintenance. He remarked that there has been no increase in sales taxes since the 1980s but costs have continued to increase. Additionally, the amount received for maintenance comes from the gas tax and has not been enough to properly maintain the roads. The cities have recognized that there isn't enough money to maintain the roads and the needed funds should come from gas and sales taxes. There had been an effort to examine both sides and keep up with inflation.

Mayor Timothy referenced the 2040 plan proposed by the Wasatch Front Regional Council and stated that with the roads that will be required by 2040 and the funding sources for transportation,

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there will be a shortfall of billions of dollars. The proposed tax won't address the shortfall but is a step in the right direction. Mr. Reid stated that it will be one-quarter of one-quarter increase in sales tax. The funds will be targeted and must be spent on road maintenance.

Heather Pehrson gave a history of the Gas Tax and the low revenue Bluffdale City received from it. She was disappointed that it was tied to the sales tax and stated that this would require the City to take from Salt Lake County. She also pointed out that UTA will receive \$20 million per year from HB 362. She felt that as leaders they should fight for UTA services in Bluffdale and recognized the need particularly at The Bluffs apartments and the proposed lower income housing for the Independence community.

Mayor Timothy stated that a few years ago the issue came up with the Conference of Mayors. They all understood the shortfall every city in the county has with maintaining roads. In essence, they are using property taxes to maintain roads rather than as a usage tax. They were told what needed to be done to get the Legislature to pass the bill. In the end, the Legislature wasn't willing to give cities a portion of the proceeds unless the state and transit components were included. Over the next year the Council of Government (COG) and Conference of Mayors worked on drafting something the Legislature would accept. It still, however, did not include transit. Until the League got involved and added the transit component, the Legislature wasn't on board. His feeling was that they have to take the bad with the good. The Mayor reported that the additional funding that is available to the County and State will help the local pieces they are always fighting for.

Mr. Reid stated that staff had met with UTA over the past few weeks to discuss possible future bus stops in Bluffdale. He noted that UTA is aware of the need in Bluffdale. TRAX service was also in the works for the future. Justin Westwood was disappointed in the amount Bluffdale receives. Ty Nielsen did not like the idea of raising taxes, especially the Gas Tax since gas is already heavily taxed. Alan Jackson supported the matter being decided by the citizens.

Alan Jackson moved to approve a resolution of the Bluffdale City Council for the City of Bluffdale, Utah, supporting HB 362 (2015) authorized 0.25% Local Option General Sales Tax dedicated to Transportation encouraging the County of Salt Lake to submit the proposal to voters in November 2015 and encouraging voters to support the proposal. Heather Pehrson seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

5. Consideration and Vote on Preliminary and Final Subdivision Plat Application for Plat E-6 for 32 Residential Townhomes and Associated Streets at Approximately 15160 South 1020 West within the Independence Master Planned Community, DAI Applicant, Staff Presenter, Grant Crowell.

City Planner/Economic Development Director, Grant Crowell, presented the staff report and stated that Plat E-5 to the west is very similar to E-6, which was being discussed tonight. Approval would

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allow the disposition of the land to follow the site plan design. The Council and staff addressed clarifying questions about the charter school, corridor preservation, and elevation changes.

Ty Nielsen moved to approve the preliminary and final subdivision plat application for Plat E-6 for 32 residential townhomes and associated streets at approximately 15160 South 1020 West within the Independence Master Planned Community. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

6. Consideration and Vote on a Resolution Approving the Settlement Development Agreement Between the City of Bluffdale and L&B Resources, LLC, Staff Presenter, Grant Crowell.

Mr. Crowell indicated that the above matter is a culmination of a negotiation on a historical land use dispute regarding a building permit issued years ago. Negotiations were discussed in closed session. Outside counsel was hired and an agreement reached with the property owners who are now ready to move forward.

Alan Jackson would have liked to add the attorneys' fees in the agreement. Mr. Crowell stated that a provision of note was included. Because they are a local contractor in the concrete industry, if they happen to participate in the bidding process and are successful, some of the cash payments could be offset.

Ty Nielsen moved to approve a resolution authorizing a Settlement Development Agreement between the City of Bluffdale and L&B Resources, LLC. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

7. Consideration and Vote on a Resolution Approving the Request for an Individualized Determination of Building Impact Fees by Stewart Lamb, Kilgore Companies, Staff Presenter, Grant Crowell.

Mr. Crowell reported that recently the Council approved a site plan that authorized the construction of a new building for Kilgore Companies on the south side of the City. There was concern expressed about the total fee assessment. The ordinance specifies that the City may modify the site based on specific circumstances. Mr. Crowell noted that the storm drainage does not flow into any City system or the river and has no impact. He noted that the main request pertained to the Transportation Impact Fees.

Stewart Lamb was present on behalf of Kilgore Companies and asked the Council to determine the impact being assessed. He stated that they pay exorbitant fees to UDOT and are unique. He stated that they pay very high fees to the State of Utah in terms of registration fees and taxes as well. The fact that they have an existing shop should also be taken into consideration. Mr. Lamb stated that

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they are enhancing the City's tax base and bringing jobs to the community, however, the Capital Facilities Plan does not give credit for existing land uses. He urged the Council to consider the unique situation and determine how much impact there will be. Mr. Lamb felt that only 30% of their impact would actually be on City roads.

It was clarified that the business is accessed from the frontage road, which is a UDOT road that Bluffdale is responsible to maintain. The Mayor considered that detail to be troubling because the road is being destroyed by the construction and trucking industry. Mr. Reid stated that it costs the City millions to maintain. Mr. Lamb felt that a balance should be reached. Mr. Reid explained that the impact fee should not cover anything pertaining to maintenance. It is intended to widen and increase capacity. The impact being discussed is the fact that because of the congestion and additional traffic, it may be necessary to realign the road to Porter Rockwell Boulevard, which is an impact. It was noted that that work has to be done by Bluffdale City.

Ty Nielsen gave an example and stated that while he has no streetlights at his home, his fees help pay for the rest of the City. Even though Mr. Lamb doesn't see a benefit specific to his property, it benefits the community. City Attorney, Vaughn Pickell, stated that impact fees are for facilities that are required as a result of growth. Mr. Lamb thought no consideration was being given to how they will increase jobs in the community. Mr. Pickell explained that job creation is not part of the impact fee calculation.

Alan Jackson explained that the impact fee is intended to cover the impact. He noted that the facility will not be connected to a storm drain and there won't be any impact on the storm drain system. Mr. Lamb stated that they pay a lot every year to improve roads and will pay even more in the future. The Mayor explained that the impact the City sees is from growth due to increased traffic on the road and the fact that they need to divert traffic from the intersection at the frontage road and 14600 South to Porter Rockwell Boulevard, which is where the future light will be. He acknowledged that the applicants probably pay a great deal in taxes but those funds won't come to Bluffdale City or help repair the roads that are being impacted.

Mayor Timothy had no objection to the storm drain request because the facility will have no impact. Alan Jackson agreed that in terms of the Transportation Impact Fee the facility will definitely have an impact. Mr. Lamb claimed that the City read the plans wrong when the fee was calculated. Page 58 of the packet was referenced, which contained the impact fee charged. The assumption was based on the use of the space rather than the space overall. Staff felt that because there was no water connection, the Water Impact Fee could be waived. They did, however, charge the Storm Drain and Transportation Impact Fees. Alan Jackson and Heather Pehrson supported refunding the Storm Drain Impact Fee.

Mayor Timothy felt that transportation was difficult to prove in terms of impact. Alan Jackson felt that in this case there is definitely an impact. To him it was a question of determining the extent of the impact. Mr. Lamb felt that the fact that they have an operation and employees at the current location was part of Mr. Ventura's analysis. He concurred that they are creating a larger building

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and more jobs. He thought that a fee of \$30,000 was reasonable. Mr. Lamb stated that he pays a great deal in taxes for road impacts and the fact that much of that does not come directly to Bluffdale City is out of his control.

Heather Pehrson observed that City residents never dispute their impact fees. Only businesses fight it, which places the burden on residents. The cost, however, has to be paid. Mr. Lamb respected her opinion. He stated that they generate a tremendous amount of sales taxes in Bluffdale. Mayor Timothy's understanding was that the sales taxes were generated in Sandy City since that is where there business license was issued. Mr. Lamb stated that they carry multiple business licenses and they have one in Bluffdale. They also pay fees to the State of Utah. He did not know why those monies don't come to Bluffdale City but did not think he should be penalized for that and claimed that he shares the burden of road maintenance.

Mr. Lamb did not consider \$77,000 to be a fair cost to be imposed. Mr. Crowell stated that in other cases they have tried to translate requests into trip generation. It was concluded that more information from staff would be needed for the Council to make a decision tonight about Transportation Impact Fees. Alan Jackson was in favor of reducing the fee because he understands that they don't have as much impact. He also felt it should be based on something that is quantifiable.

Mr. Lamb thought it was healthy for their business to generate economic benefits and jobs in the community. He felt the City was imposing a cost to pay for his trips to get into the community. Heather Pehrson considered the fee to be defensible and allowable under state law. Mayor Timothy's understanding was that Mr. Lamb considers his impact to be less because he doesn't access Bluffdale City roads because he is close to major UDOT facilities. If the facility were internal to the City to the point that his impact was more than average he likely would not approach the City and want to pay more. The Mayor explained that roads are very expensive and someone has to pay for widening, realignments, and new roads. He stated that in the past the Council has been willing to adjust impact fees but for a calculated defensible reason. It was Mr. Lamb's opinion that HB 362 makes roads more expensive.

It was clarified that the applicants paid the Storm Drain and Transportation Impact Fees but did not pay the Water Impact Fee. The decision was made to approve the request to refund the Storm Drain Impact Fees minus the Transportation Impact Fees.

Alan Jackson moved to approve a resolution approving a request for an Individualized Determination of Impact Fees by Stewart Lamb, Kilgore Companies, as it relates only to Storm Water Impact Fees with that money being refunded to the applicant. Justin Westwood seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

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Ty Nielsen moved to address agenda item number 11 before agenda item number 8. Heather Pehrson seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

The Council next addressed agenda item number 11 after which they addressed the agenda items in order.

8. Consideration and Vote on a Resolution Authorizing the City Manager to Enter into an Agreement with the Successful Bidder for the Construction of the Park Pavilion in the City Park for the Bid Amount, Plus a 10% Contingency, Staff Presenter, Michael Fazio.

City Engineer, Michael Fazio, reviewed the bid results and identified the low bidder as J. Lyne Roberts & Sons out of Santaquin. The low bid exceeded the budgeted amount by \$16,000. Mr. Reid stated that when the City goes out to bid they prepare an engineer's estimate. This amount is included in the budget for the following year. Possible options were discussed. The option of the City completing the concrete portion was discussed. Mr. Reid stated that the desire was to have it up and running before Old West Days. He expressed concern that there was basically only one bidder on the project.

Ty Nielsen moved to adopt a resolution authorizing the City Manager to enter into an agreement with the successful bidder for the construction of the Park Pavilion in the City Park as referred to in the resolution. Alan Jackson seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

9. Consideration and Vote on a Resolution Adopting the Certified Tax Rate for Salt Lake County for the Purpose of Levying Taxes within the City of Bluffdale for the Fiscal Year 2015-2016, Staff Presenter, Mark Reid.

10. Consideration and Vote on a Resolution Adopting the Certified Tax Rate for Utah County for the Purpose of Levying Taxes within the City of Bluffdale for the Fiscal Year 2015-2016, Staff Presenter, Mark Reid.

The above two agenda items were discussed together but were voted on separately.

Mr. Reid stated that the items were originally on the agenda for the next meeting but clarification was received indicating that it must be adopted by June 22, which is two days before the next Council Meeting. He explained that the Certified Tax Rate (CTR) for Salt Lake County is set by the State Auditor's Office and based on their evaluations in the City. The CTR to be adopted this year for fiscal year 2016 would generate a specific dollar amount, which also has to be adopted into the budget to show the amount of property tax the City has budgeted for next year.

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Accountant/HR Administrator, Stephanie Thayer, reported that for Salt Lake County the Certified Tax Rate is set by the Salt Lake County Auditor's Office and is .001309. For Utah County it is .004451. The total dollar amount to be generated was \$763,573 for both counties. Mr. Reid explained that if a city's valuation increases the certified tax rate is decreased to generate the same amount of revenue. He noted that growth typically kicks in the second year after buildings are completed.

Ty Nielsen moved to adopt a resolution approving the Certified Tax Rate for Salt Lake County of .001309 for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2015-2016. Justin Westwood seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

Ty Nielsen moved to adopt a resolution approving the Certified Tax Rate for Utah County of .004451 for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2015-2016. Justin Westwood seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

11. Presentation and Discussion on the FY2016 Final Budget for the Bluffdale Arts Advisory Board (BAAB).

Bluffdale Arts Advisory Board Chair, Laura Garner, distributed and discussed the 2013-2014 Income and Expenses handout to the Council. Events that occurred throughout the year were described. A question was raised about the ZAP Tax and when it was refunded to the City. Ms. Garner verified that it had been refunded and would verify the amount with Mr. Reid. Mr. Reid recommended Ms. Garner meet with Stephanie Thayer to determine the rollover amount.

Ms. Garner reported that the BAAB's production of the Wizard of Oz included a cast of 192. The Mayor commented on the high quality of the plays. Ms. Garner stated that the most the BAAB can receive without conducting an audit is \$10,000. She noted that an audit is expensive. Storage issues and costs were discussed. The Council expressed appreciation to Ms. Garner for her efforts on behalf of the Bluffdale Arts Advisory Board.

The Council next discussed agenda item number 8 after which the agenda items were addressed in order.

12. Presentation and Discussion Regarding the Consolidated Fee Schedule and Continued Budget Items for the FY2016 Final Budget, Staff Presenter, Stephanie Thayer.

Mr. Reid reported that this was a last minute addition to be made for the next Council Meeting, however, they found that with some items that were to be added they would like to give the Council time to review them. The proposed Consolidated Fee Schedule was to be approved at the next meeting.

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Ms. Thayer reviewed the proposed changes to the Consolidated Fee Schedule. The first modification pertained to the late fee, which would not be charged on balances of less than \$10. The change was proposed because it did not seem to make sense to charge late fees on small balances. Mayor Timothy asked if the late fee waiver would have to be done manually or if it could be done automatically in the system. Mr. Reid stated that it would have to be done manually. The Mayor asked if it would be possible for the software to make the change to avoid staff having to monitor it. Mr. Reid agreed to look into it and noted that currently, the \$8 late fee is applied automatically.

Ms. Thayer reported that the next change was made to Business Licensing. The fee for On Premise Beer Retailer/Recreation was removed along with the fee for Private Clubs. Mr. Reid noted that there are no longer any private clubs in Bluffdale. Ms. Thayer stated that the water rates would be inserted into the fee schedule. Mr. Reid reported that Jordan Valley Water Conservancy District has adopted a rate increase for Bluffdale of just over 4%. A few months ago Assistant City Engineer, Matt Chadwick, reviewed the Water Conservation Program.

Ms. Thayer next identified an addition under Animal Control for noticing fees, which would be the actual cost. Staff and the Council discussed the proposed water tiers. Mr. Reid agreed to generate a map of the top two tier users in the City and show where they are located.

The budget was next discussed. Mr. Reid stated that the major budget items were presented. The hope was that they would pass the final budget at the next meeting. The intent tonight was to review items needing additional discussion. The Mayor's major concerns were in the Parks Department. He thought the purchase of the Mini X may be justifiable after discussing the matter with employees and understanding how much it is used. If that purchase were pursued he would likely recommend the backhoe be removed from the budget.

Mr. Reid reported that staff investigated the cost of redoing the website and were given a quote of \$20,000. The ongoing cost would be much lower than that. He stated that the \$30,000 budgeted for this year could be reduced to \$20,000.

Mr. Reid indicated that the current budget includes the backhoe, the Mini X, and the skid steer. He spoke to staff about the backhoe and was told that it works fine but is getting older. With regard to the skid steer, Mr. Reid reported that it is part of a lease program at a cost of \$15,000. Requests had been made over the last three years to replace it. It was noted that the current skid steer was purchased used. The Council made the decision to remove the two cabs for the mules, the in-field groomer, and the backhoe from the budget.

With regard to garbage collection, Heather Pehrson supported providing green waste for free or at a low cost, similar to the recycling cans, to help encourage conservation. Mayor Timothy explained that when the City's green waste truck goes to the dump they still are charged the tipping fee. He questioned what the tipping fee is for green waste compared to recycling. Mr. Reid offered to

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prepare an analysis and email it to the Council Members in time for them to review it prior to the next meeting.

Mr. Reid explained that there will be less capacity to fund equipment in the coming years because they will be paying on the City Hall. That will be a significant expense that they don't have now. Effort was made to put money into the Capital Projects Fund to show that they generate enough revenue to pay for a City Hall. As part of that, however, they have used that and the Capital Projects money to purchase new equipment and build projects. The City will have less money in the future to complete projects and purchase equipment because they will be paying for the bond.

Mayor Timothy commented on the green waste can and stated that horse owners like it because they use it to for their horse manure. He noted that horse manure is very heavy so the other garbage can users are supplementing the cost. Reducing green waste will result in a more significant imbalance. Mr. Reid stated that in exploring the green waste program with Ace, they would not allow horse manure.

Alan Jackson felt that if the decision were made to allow games on the baseball field as they have in the past, they should make sure that citizens are allowed to use it. He recalled that when the field was rented out to leagues in the past, people used it from outside the community. Mr. Reid stated that the Summit Academy Girls Softball Team used it a great deal, which was one of the trades made to support the school.

Ambulance fees were discussed. Mr. Reid stated that one option was to sell the ambulance and engage Gold Cross to provide that service. Mayor Timothy stated that this year the City had a problem with VECC dispatching the City's engine to medical emergencies. Frequently Bluffdale's firemen were prepping patients for the UFA ambulance. The Mayor asked Chief Roberts to insist that if they did not dispatch Bluffdale's ambulance with their engines, they would not respond. The UFA directed the reprogramming of how dispatch was to occur without the City's input.

13. Presentation and Discussion Regarding Water Conservancy Measures, Including the Recommended Water Conservation Guidelines Set Forth by the Jordan Valley Water Conservancy District, Staff Presenter, Natalie Hall.

Emergency Program Manager, Natalie Hall, distributed proposed water rates and reported that a letter was received from Salt Lake County on hazard resolution. The Jordan Valley Water Conservancy District (JVWCD) recommended that sprinkler timers be turned to manual and watering take place only as needed. They also recommended watering between the hours of 8:00 p.m. and 8:00 a.m.

Ms. Hall reported that in 2009 a Conservation Plan was drafted with several recommendations. These included the hiring of a part-time Water Conservation Coordinator, creating additional customer information classes, evaluating the City's water rate structure, establishing conservation program funding, increasing participation in the Water Check program, adopting and enforcing a

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commercial landscape ordinance, expanding conservation education and public information programs, planning and implementing reuse, and participating in Jordan Valley Water Conservancy District's Member Agency Grant Program.

Ms. Hall next described the recommendations from the 2009 Conservation Plan prepared by Gilmore Engineering. She explained that the City is currently updating the Conservation Plan. She distributed the proposed water rate changes and explained that water is costing the City more. By using tiers they are able to encourage conservation. The current and proposed water rates were shown. Mr. Reid observed that Riverton City began purchasing water from the same the City uses. A comparison showed the water rate at which Riverton purchases water, which is lower than Bluffdale's. Bluffdale City pays more for water because Riverton doesn't often use JVWCD water and they haven't experienced as many increases. Riverton also has a flat rate and no tiers. Riverton is charged \$3.91 per 1,000 gallons. Bluffdale has a \$12 base fee while Riverton has a \$2.50 base fee. Mr. Reid noted that Riverton's flat tier is higher than Bluffdale's fourth least conservative tier.

In response to a question raised, Mr. Reid stated that the base rate is to cover certain costs within the system. If the number of customers was multiplied by the \$2.50 that Riverton City charges versus Bluffdale's customers multiplied by the base rate, it would be evident that the variable costs quickly make up for the lower base fee. Within the system there are many miles of pipe that is supposed to help maintain the system. Mayor Timothy explained that there are many areas in Bluffdale where there are fewer homes and connections, yet they have to run the same amount of pipe. As a result, Bluffdale's fixed costs are more per resident than other cities.

Ms. Hall reported that the proposed water rate changes are one way to conserve. Another is to increase participation in the Water Check program. USU has a free Water Check program where they will check every sprinkler and let homeowners know what adjustments need to be made. This free program was advertised in the newsletter. Reference was made to the Jordan Basin Water Reclamation Facility where the goal is to move toward reuse.

Heather Pehrson asked if there was a way to identify big water users and focus the education on them. Mr. Reid stated that the tiered program was developed for heavy users. Those who conserve could reduce their costs by dropping to a lower tier. He noted, however, that some businesses, such as Utah Roses, use a lot of water as part of their operation. Conservation in those cases is not possible. Mr. Reid explained that when the conservation program began in 2009, the rates that were suggested were much higher than the ones shown. The Council at the time elected not to take their recommendation. With five years of 5% rate increases they are currently at \$3.50 per 1,000 gallons.

Mayor Timothy asked if there was a way to get secondary or reuse water to the high water users before making it available in other areas of the City. Mr. Reid prepared a chart showing the locations of high water users and explained that switching someone from culinary to secondary water is not conservation. A change from secondary or culinary to reuse, however, is conservation. Secondary water is less costly than culinary water but it is not actual conservation. It does, however, conserve the City's drinking water, which is more costly. There was discussion about

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developing wells and other sources of water to augment the reuse water so that it is available to more people.

With the City's road projects they have been installing reuse water pipes and taking steps in that direction. Conservation education efforts were described. Mayor Timothy asked if there were future opportunities for Bluffdale City to obtain grants to supplement needed upgrades and changes to items such as toilets. Ms. Hall reported that JWCD offers a grant of up to \$50,000. The City would, however, have to hire a part-time person to manage it.

Mr. Reid stated that he had been working with JWCD to get them to implement a salt program for water softeners to incent people to have a low salt or no salt option, which reduces the TDS level. Reuse water that comes out of their facility, which is basically drinking water quality and free to the City, is more palatable. The Mayor reported that currently the TDS level is about 1,200 coming out of the treatment plant and goes into the Jordan River. Otherwise, it is drinking quality. The canal water is 800 or 900 TDS, which is high. His opinion was that people use more salt than necessary. He felt that the single biggest step they can take in conserving water is to get the TDS level down to where they can reuse all of that water. Mr. Reid explained that the momentum to move toward reuse water took a nosedive when the CUP grant went away. It allowed cities to receive \$1 million for every 1,000 acre-feet of reuse water they use.

The Council next addressed agenda item number four.

14. Mayor's Report.

Mayor Timothy stated that there have been numerous complaints about speeding in the City. Data was received from Heritage Crest, where the speed limit is 25 mph. Over 80% of the traffic that crossed the tubes exceeded the speed limit. That was one example of where the police need to patrol. He was also concerned about Loumis Parkway and was surprised by how fast vehicles travel there even though it is not yet paved. He recommended there be a heightened awareness of the police presence in the area. Instances of speeding in the City were discussed. Alan Jackson stated that when he drives through South Jordan he makes sure he is not speeding because it is strictly enforced. He was not opposed to increased enforcement to control speeding.

With respect to Porter Rockwell Boulevard, Mayor Timothy stated that the major issue currently is the bridge across the Jordan River. Funding issues were discussed. Because it seemed unlikely that the Wasatch Front Regional Council will ever be able to fund a \$40 million bridge, staff had been in talks with UDOT about funding options. In talking with UDOT and trying to get state-allocated funds, the City will likely have to pursue a jurisdictional transfer. If the City plans to fund the bridge, the Mayor felt that more than just Wasatch Front Regional Council money will be needed. As part of the jurisdictional transfer, the goal will be to have UDOT pay enough to improve 14600 South, widen the trestle, install shoulders, and curb, gutter, and sidewalk so that it meets City standards.

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15. City Manager's Report and Discussion.

Mr. Reid reported that Monday was the last day for City Council candidates to register. The six candidates were identified as Nancy Lord, Ken McCabe, Ty Nielsen, Heather Pehrson, Boyd Preece, and James Wingate. A document was distributed containing their contact information.

Staff recently met with the Architect for the New City Hall and an Open House was scheduled for the following Tuesday from 6:00 p.m. to 8:00 p.m. Various features were to be discussed that would add or subtract costs from a building. The intent was to keep the public engaged. It was noted that mailers were also sent out to inform the public.

Mr. Reid informed the Council that recently staff held a benefits meeting where the changes from Altius to PHP were described. City Employees are currently within their open enrollment period and the benefits are similar to what has been offered in the past. They include dental, vision, and medical coverage. The City pays approximately 80% of the cost and the employee pays the remainder.

Mr. Reid reported that a Utah State Retirement Meeting was scheduled for Friday, June 12, from 7:30 a.m. to 9:30 a.m. They were looking to change Bluffdale City from a contributory to a non-contributory employer. The proposed change primarily affects Tier 1 employees who were part of the Utah State Retirement System prior to 2011. Mr. Reid noted that there are very few contributory employers remaining. The City's decision will not hamper those employees but will affect new employees. It also gives existing employees the opportunity to switch from the older style to the newer style and saves the City money because State Retirement incents employers to participate in the new program.

Mr. Reid reported that the Demolition Derby was scheduled for Saturday, June 13, at 7:00 p.m. He recommended those wishing to attend arrive by 6:00 p.m.

Mr. Reid indicated that no Special Budget Meeting was necessary and the budget could be finalized at the next City Council Meeting. The final budget adjustment for the current budget year would also be presented at the next meeting.

It was reported that the State Transportation Commission will be meeting within the next week. Mr. Reid and the Mayor would be in attendance and planned to discuss Porter Rockwell Boulevard.

Mr. Reid stated that the City was working with George K. Baum on refunding the water project. It was expected to be accomplished within the next few weeks. The decision would rest with Mr. Reid and the Mayor.

Mr. Reid indicated that a Parks Plan Open House was recently held. The survey results were received with the preliminary results presented by Mr. Crowell. Mayor Timothy requested information relative to the Pony Express Monument. He stated that it will require negotiations with

**BLUFFDALE CITY COUNCIL
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Draper City. Mr. Reid stated that staff has looked at the boundary adjustment between Bluffdale and Draper and the most discussed adjustment would have that piece end up in Draper. The boundary resolution with Draper City was to be proposed at the June 24 City Council Meeting.

Officer Rosen was honored with a Medal of Merit due to his involvement in an ASL video that was very well received by the community.

PLANNING SESSION

Alan Jackson reported on a recent meeting with Dalton's Memorial Engraving and stated that he reviewed the engraving options they offer. They have a typical sand blaster and they also do laser engraving. He offered to email the Council Members photos showing examples of their work.

Mayor Timothy asked about deceased individuals where the branch of military they served in was unknown. Alan Jackson stated that quite a few of the names were narrowed down and he had only 20 remaining out of 230. Staff tried to meet with key people in the community as well. Council Member Jackson stated that in most cases he googled the names and obtained the needed information from their obituary or other sources. If the needed information was not available it may have to be added at a later date since he would not want to mistakenly put the wrong branch. Alan Jackson noted that yearly maintenance will be required at which time names can be added. He reported that the centerpiece will not be completed in time for the dedication. Appreciation was expressed to Council Member Jackson for his time spent on the Memorial.

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

The Council took a break from 10:30 p.m. to 10:35 p.m.

16. **Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character, Professional Competence, or Physical or Mental 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.**

Heather Pehrson moved to go into closed meeting pursuant to Utah Code §52-4-205(1) for the sole purpose of discussing the character, professional competence, or physical or mental health of an individual. Justin Westwood seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

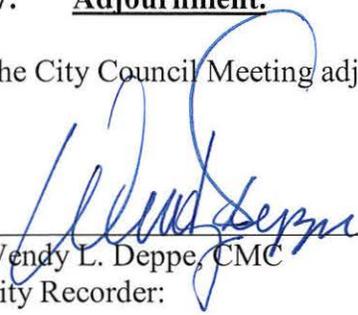
The City Council was in closed session from 10:35 p.m. until 11:02 p.m.

**BLUFFDALE CITY COUNCIL
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Ty Nielsen moved to go out of closed session. Justin Westwood seconded the motion. Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

17. Adjournment.

The City Council Meeting adjourned at 11:03 p.m.



Wendy L. Deppe, CMC
City Recorder:



Approved: June 24, 2015

**CITY OF BLUFFDALE
CLOSED MEETING AFFIDAVIT IN LIEU OF MINUTES**

June 10, 2015

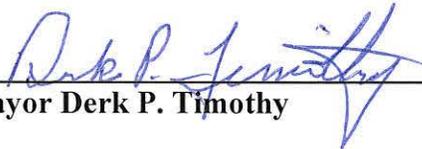
I DO HEREBY AFFIRM, being the presiding official over the Closed Meeting held on **Wednesday June 10, 2015 at 10:35 p.m. to 11:02 p.m.**, that it was held for the sole purpose of discussing:

 X

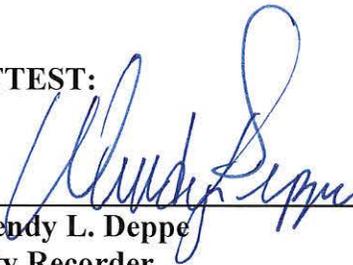
(a) the character, professional competence, or physical or mental health of an individual or individuals; or

(b) the deployment of security personnel, devices, or systems

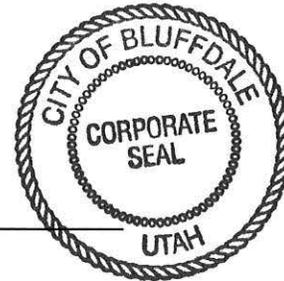
THIS AFFIDAVIT IS SIGNED AND EXECUTED IN ACCORDANCE WITH SECTION 52-4-206(6) OF THE UTAH CODE.



Mayor Derk P. Timothy

ATTEST:


Wendy L. Deppe
City Recorder



**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Wednesday, June 10, 2015**

Present: Mayor Derk Timothy
Alan Jackson
Ty Nielsen
Heather Pehrson
Justin Westwood

Staff: Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Wendy Deppe, City Recorder

Excused: Bruce Kartchner

At 10:35 p.m. Mayor Derk Timothy called the meeting to order.

Motion: Heather Pehrson moved to go into closed meeting pursuant to Utah Code §52-4-205(1) for the sole purpose of discussing the character, professional competence, or physical or mental health of an individual.

Second: Justin Westwood seconded the motion.

Vote on Motion: Vote on motion: Alan Jackson-Aye, Heather Pehrson-Aye, Ty Nielsen-Aye, Justin Westwood-Aye. The motion passed unanimously.

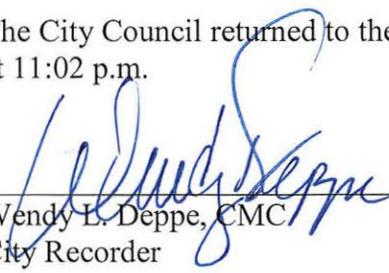
The character, professional competence, or physical or mental health of an individual were discussed.

Motion: Ty Nielsen moved to go out of closed session.

Second: Justin Westwood seconded the motion.

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

The City Council returned to the City Council chambers to resume the open portion of the meeting at 11:02 p.m.


Wendy L. Deppe, CMC
City Recorder



Approved: June 24, 2015