



**BLUFFDALE CITY COUNCIL
SPECIAL MEETING AGENDA
Saturday, August 3, 2013**

Notice is hereby given that the Bluffdale City Council will hold a special meeting Saturday, August 3, 2013 at the Bluffdale Fire Station, 14350 South 2200 West, Bluffdale, Utah, scheduled to begin promptly at **6:00 a.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and/or the City Council may be by electronic means by telephonic conference call.

The Agenda will be as follows:

1. Roll Call.
2. Consideration and vote on a resolution authorizing execution of an agreement between the City of Bluffdale and Barcelona Properties, LLC, pertaining to conditional acceptance of infrastructure in Plat C – staff presenter – Michael Fazio.
3. Consideration and vote on conditional preliminary acceptance of infrastructure in the Independence at the Point Subdivision, Plat C – staff presenter – Michael Fazio.
4. Adjournment.

Dated this 31st day of July, 2013

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

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 254-2200. TTY 7-1-1.

**BLUFFDALE CITY COUNCIL
SPECIAL MEETING MINUTES
Saturday, August 3, 2013**

Present:

**Mayor Derk Timothy
Alan Jackson
Bruce Kartchner
Noell Nelson
Ty Nielsen**

Others:

**Michael Fazio, City Engineer
Jennifer Robison, Associate City Planner**

BLUFFDALE CITY COUNCIL BUSINESS MEETING

1. Roll Call.

Mayor Derk Timothy called the meeting to order at 6:08 a.m.
All Members of the City Council were present with the exception of Council Member Pehrson.

Mayor Timothy introduced Yamato Mau, a visiting exchange student from Japan. She is from the city of Hachioji, Japan. The Mayor displayed a tapestry center piece representing their new City Hall, which he plans to frame and display in our city building. He then read a letter he had received from the Mayor of Hachioji. He will send a letter of appreciation to the Mayor in behalf of the City Council. He welcomed Yamato to Bluffdale.

2. Consideration and vote on a resolution authorizing execution of an agreement between the City of Bluffdale and Barcelona Properties, LLC, pertaining to conditional acceptance of infrastructure in Plat C – staff presenter – Michael Fazio.

City Engineer, Michael Fazio addressed the Council. He explained the LaPorte Group, owner and developer of Independence Plat C, is requesting the City accept the civil infrastructure improvements for this plat and consider making an exception to the city requirements of having the street lights energized, due to a request by their subcontractor wanting all circuitry to be built before placing transformers. Originally it was represented to the City that Rocky Mountain Power would not provide the transformer to energize the street lights until all circuitry, including the apartment's parking lot lights and circuits are completed. The parking lot lights and circuits can't be completed until the City issues LaPorte building permits and the building permits can't be issued until the subdivision's improvements are accepted and the plat is recorded, which is a catch 22 situation.

He further stated the only other outstanding items are three ADA ramps which are to be completed by Monday. It is his recommendation that we give conditional preliminary approval until such time as all punch list items have been completed; then they will begin the warranty period.

Mayor Timothy stated item number two on the agenda, is the agreement pertaining to preliminary acceptance of the infrastructure and it will be minus the ADA ramps, if approved we would need to add in the agreement acceptance after completion of the ramps. He questioned the Council what their desire was. Michael Fazio noted the agreement has a catch-all that states all the punch list items must be completed.

Bruce Kartchner questioned why Council was informed that Rocky Mountain Power would not do it and now we are being told that it is not Rocky Mountain Power, it is the subcontractor. He questioned why the developer could not tell a subcontractor to do it anyway.

Alan Jackson's understanding is that Rocky Mountain Power wouldn't install the power until that plat was recorded. Michael said that was our original understanding, yesterday we were told that it was the subcontractor's opinion that it would be safest to build all of the circuitry before energizing the transformers.

Bruce Kartchner had stated, on Tuesday at council meeting, if the power was the only issue he would be in favor of having a special meeting, but if it was more they should wait until the next regularly scheduled meeting like everyone else. He felt frustration on approving things subject to, when there is a laundry list of other items that need to be done. This new information today with respect to Rocky Mountain Power and the subcontractor has left him feeling we have been manipulated.

Alan Jackson agreed that not getting correct information and feeling manipulated bothers him, but he has confidence that Michael Fazio and the rest of staff will make sure any unfinished items will be completed prior to approval and the beginning of the warranty period.

Bruce Kartchner expressed it is frustrating when developers come in and they are not ready. We have tried to be responsive and flexible to help these developers move along, Council came in special at 6:00 a.m. on a Saturday morning, he would expect the developers to show a little more respect. Alan Jackson and Ty Nielsen were in agreement.

Mayor Timothy questioned Council's feelings on the ADA ramps before the initiation of the agreement or in conjunction with. Alan Jackson and Bruce Kartchner felt the agreement covered it. The Mayor thought if it was in conjunction with the agreement it was sufficient, but if before the agreement some language needed to be added.

Ben Logue, Manager for Barcelona Management Group, LLC addressed Council, he apologized stating they had the choice of going with Rocky Mountain Power to install the lines or a subcontractor and he chose the subcontractor, it was his mistake. He called Michael as soon as he found out it was the subcontractor, who is working in conjunction with Rocky Mountain Power. Mr. Logue also assured Council the ADA ramps would be placed on Monday.

Ed Ivo, Project Supervisor, stated Ram Construction needed to connect the storm drains that would be directly beneath the ADA ramps. If he put them in before the storm drains were

connected he would have to tear them out. He felt it was wrong to pour the ramps and then tear them out to connect the storm drains.

Mayor Timothy clarified with Mr. Logue, the subcontractor was putting in the transformers internally for Rocky Mountain Power. He then called for any comments and a motion. Ty Nielsen asked for clarification if we are approving together or separate.

Bruce Kartchner moved to pass a resolution authorizing execution of an agreement between the City of Bluffdale and Barcelona Properties, LLC, pertaining to conditional acceptance of infrastructure in Plat C. Ty Nielsen seconded the motion.

Vote on the motion: Alan Jackson – Aye, Bruce Kartchner – Aye, Noell Nelson – Aye, Ty Nielsen – yes. The motion passed unanimously.

3. Consideration and vote on conditional preliminary acceptance of infrastructure in the Independence at the Point Subdivision, Plat C – staff presenter – Michael Fazio.

Ty Nielsen motioned to accept conditional preliminary acceptance of infrastructure in the Independence at the Point Subdivision, Plat C.

Bruce Kartchner made a friendly amendment to state it is subject to the previously accepted agreement. Ty Nielsen accepted the amendment. Alan Jackson seconded the motion.

Vote on the motion: Alan Jackson – Aye, Bruce Kartchner – Aye, Noell Nelson – Aye, Ty Nielsen – Aye. The motion passed unanimously.

4. Adjournment.

The City Council Meeting adjourned at 6:30 a.m.



Teddie K. Bell, MMC
City Recorder

Approved: August 27, 2013