



BLUFFDALE CITY COUNCIL MEETING AGENDA
Tuesday, November 26, 2013

Notice is hereby given that the Bluffdale City Council will hold a meeting Tuesday, November 26, 2013 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.

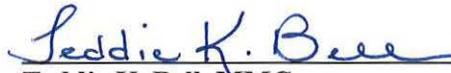
1. Roll Call, Invocation and Pledge.*
2. **PUBLIC FORUM** – (4 minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).
3. **CONSENT AGENDA:**
 - 3.1 Approval of the November 12, 2013 meeting minutes.
 - 3.2 Approval of a resolution approving a Master Utility Agreement with UDOT for the SR-154/Redwood Road Interchange Project.
 - 3.3 Approval of a resolution approving a Master Utility Agreement with UDOT for the 1-15, The Point Project.
 - 3.4 Approval of a resolution approving a Cooperative Agreement with UDOT to perform environmental assessment for the Porter Rockwell Boulevard Project.
 - 3.5 Approval of a resolution authorizing a franchise agreement between the City of Bluffdale and Veracity Networks.
 - 3.6 Final acceptance of the AUB water line and release of warranty bond.
 - 3.7 Preliminary acceptance of the Sage Estates, Phase 2D, Subdivision, and commencement of warranty period.
4. **PUBLIC HEARING:** Consideration and vote on a proposed amendment to the Falls at Boulden Ridge Phase 1 Subdivision (located at approximately 15000 South Castle Valley Dr.) in order to reduce the trail easement, public utility easement and rear setbacks for lots 122 through 134 and to adjust the property line between lot 134 and Parcel C, Scenic Development, Inc., applicant – staff presenter – Grant Crowell.
5. Mayor's Report.
6. City Manager's Report and Discussion.

PLANNING SESSION

7. Please Note: The planning session is for identifying future items and other council discussion in accordance with Utah Code 52-4-201(2) (a). While the meeting may be open to the public, there will not be any opportunity for public input during the planning session.
8. 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).
9. Adjournment.

Dated this 20th day of November, 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

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
Bruce Kartchner
Noell Nelson
Ty Nielsen
Heather Pehrson

Others: Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Michael Fazio, City Engineer (left meeting at 7:45 p.m.)
Blain Dietrich, Public Works Operations Manager
Teddie Bell, City Recorder

Excused: Alan Jackson

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

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

1. Roll Call, Invocation, and Pledge.

All Members of the City Council were present with the exception of Bruce Kartchner who arrived later and Alan Jackson who was excused.

Mayor Timothy introduced two scouts in attendance. Scout Connor Sorenson offered the invocation. Scout Nicholas Sorenson led the Pledge of Allegiance.

2. PUBLIC FORUM.

There were no public comments.

3. CONSENT AGENDA:

3.1 Approval of the November 12, 2013, Meeting Minutes.

3.2 Approval of a Resolution Approving a Master Utility Agreement with UDOT for the SR-154/Redwood Road Interchange Project.

3.3 Approval of a Resolution Approving a Master Utility Agreement with UDOT for the I-15, The Point Project.

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- 3.4 Approval of a Resolution Approving a Cooperative Agreement with UDOT to Perform Environmental Assessment for the Porter Rockwell Boulevard Project.
- 3.5 Approval of a Resolution Authorizing a Franchise Agreement between the City of Bluffdale and Veracity Networks.
- 3.6 Final Acceptance of AUB Water Line and Release of Warranty Bond.
- 3.7 Preliminary Acceptance of the Sage Estates, Phase 2D, Subdivision, and Commencement of Warranty Period.

Ty Nielsen moved to approve the consent agenda noting the change to the UDOT Agreement provided in Dropbox. Heather Pehrson seconded the motion. The motion passed with the unanimous consent of the Council. Bruce Kartchner and Alan Jackson were absent from the vote.

- 4. PUBLIC HEARING: Consideration and Vote on a Proposed Amendment to The Falls at Boulden Ridge Phase 1 Subdivision (located at approximately 15000 South Castle Valley Drive) in Order to Reduce the Trail Easement, Public Utility Easement and Rear Setbacks for Lots 122 through 134 and to Adjust the Property Line between Lot 134 and Parcel C, Scenic Development, Inc., Applicant – Staff Presenter – Grant Crowell.

City Planner/Economic Development Director, Grant Crowell, presented the staff report and stated that there is no Phase 1 associated with The Falls at Boulden Ridge plat, which was recorded in 2007. Since then a couple of issues have arisen. The proposed changes were described as set forth in the staff report. Mr. Crowell noted that the changes consist of housekeeping items and do not affect the lot count or PRD approval. The Planning Commission forwarded a positive recommendation to the City Council.

Mayor Timothy opened the public hearing. There were no public comments. The public hearing was closed.

Ty Nielsen moved to approve the proposed amendment to The Falls at Boulden Ridge Phase 1 Subdivision located at approximately 15000 South Castle Valley Drive subject to the following findings:

- 1. That this application conforms to the City of Bluffdale subdivision ordinance requirements regarding plat approval.
- 2. That the proposed changes to the subdivision plat do not violate the conditions of approval of the original preliminary or final plat approvals for the Falls at Boulden Ridge.

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- 3. That the proposed plat amendment will not be detrimental to the health, safety, or general welfare of persons or property within the area.**

Bruce Kartchner seconded the motion. Vote on motion: Noell Nelson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Heather Pehrson-Aye. The motion passed unanimously.

5. Mayor's Report.

Mayor Timothy reported that staff recently met with the Aclaime developer, Dave Tolman. A few changes were proposed to some of the parcels. The City was currently in negotiations with the right-of-way for Porter Rockwell Boulevard, which will curve into 14600 South. A presentation was being prepared to be mailed to Members of the City Council. The Mayor thought it would be beneficial to hold a joint meeting with the Planning Commission and the City Council to ensure that all are in agreement.

Heather Pehrson asked if the desire was to meet prior to the December 17 meeting. The Mayor confirmed that that was the case and stated that the City also has an incentive to move along for the purpose of the right-of-way for the curve in conjunction with talks with UDOT. Mr. Crowell stated that zoning text changes will already be in the works for the Mixed Use Zone that are being noticed for the Planning Commission and City Council Meetings. He thought it would make more sense for both bodies to understand the big picture.

The Mayor recommended the Council move forward quickly since the City has some interest in the curve. The developer is unable to do much planning until that curve is decided. He promised the developer that the City will move quickly so that they can be aware of the alignment and continue their funding process.

6. City Manager's Report and Discussion.

City Manager, Mark Reid, reported that he recently forwarded the Council Members an email containing statistics from the Jordan School District. He reported that there are 835 students at Bluffdale Elementary, 369 students at South Hills Middle School, and 369 at Riverton High School. There are 128 students in Kindergarten, 30 in the ALPs program in Riverton, 23 in another ALPs program at Oquirrh Hills, 17 at Valley High School, and 58 at a charter school. Mr. Reid clarified that a charter school is a public school. If it is within the Jordan School District the district makes every effort to track it.

Mr. Reid stated that there are 1,959 Bluffdale residents enrolled in the Jordan School District, 65,000 households in the district, and a total of 52,000 students. This equates to .8 students per household. It was reported that currently there are nine students from Sage Estates and 16 from Independence.

Mr. Reid stated that the Council was provided with a Criteria Ratings Matrix. The City is in the process of evaluating the Architectural Study to determine the best method and size of a new City Hall.

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It was reported that a Service Provider Luncheon is scheduled in Herriman. Those wishing to attend were asked to notify staff.

The Santa and Lights event was scheduled for the following Saturday, November 30 at 5:30 p.m. Those participating in the parade will be given fast passes to avoid waiting in the long lines afterward. Lighting issues were discussed. Public Works Operations Manager, Blain Dietrich, stated that some lights from Old West Days will be on the stage to help increase the amount of light. Free hot chocolate and cookies will be served to those who attend. The entertainment will include a fire and singing groups from the high school.

Mr. Reid reported on the City Employee Pot Luck Breakfast scheduled to take place the following morning at 7:30 a.m. The Council Members were invited to attend.

Mr. Reid stated that the budget included funding to purchase items to help facilitate the City starting up its own police force. He explained that as any entity proceeds with their own police force there are major start up costs involved. The City has purchased items as they are able. \$50,000 to \$70,000 was budgeted to toward that goal this year. One of the programs staff talked to Precinct Commander Shane Taylor about was a Reserve Officer Program, which varies from city to city. Some cities require reserve officers be off-duty officers. As a result, they are paid over time. That alternative seemed more costly than hiring additional officers. Other reserve programs involve hiring new or retired officers who want additional hours, experience, and training or who have retired and want to work part-time. In that instance the City would pay a salary but no benefits.

Mr. Reid stated that the desire would be to have an extra vehicle available for reserve officers. When the City first contracted with Saratoga Springs for police services three years ago, they were leasing two Ford Explorers. For the first two years the vehicles were used 24 hours per day. Since then the City has obtained other cars and currently they have one car per officer. The intent was to replace the two older Ford Explorers. The City did not want to commit to a new car three-year rotation that most police forces do until Bluffdale has its own police force. They do, however, want to have enough vehicles to make it through the first year without having to buy a new car for every officer. Mr. Reid stated that in the beginning it will be necessary to hire officers to serve as backup, which is currently provided by Saratoga Springs.

Mr. Reid stated that staff learned about the potential sale of a 2006 Dodge Charger from Monticello with 53,000 miles and all of the police lights and sirens with the exception of the overhead and radio. Minimal cost would be required to prepare the car for service. It is white, which will make it easy to add graphics to. For a cost of \$10,000 the City can purchase the car and have it in service. Mr. Reid stated that the vehicle would replace one of the Ford Explorers, which would go into the Reserve Officer Program.

Officer Taylor described the Reserve Program and how it will benefit the citizens. He stated that reserve officers are paid \$17 to \$20 per hour. Full-time officers have benefits and are paid overtime. Their basic pay rate is \$22 with a wage of over \$30 paid for overtime. He expected the

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program to save the City money and provide the additional support needed by bringing reserves in to help.

Officer Taylor stated that the vehicle will come fully equipped. A \$2,500 light bar was recently donated that will be sold with the car. All that will need to be added are the Bluffdale graphics and the radio. The camera can be added later or taken from the Ford Explorer since it is not needed for the reserve program. Mr. Reid stated that the Ford Explorers have provided a good service but should be replaced to ensure that the officers are able to provide reliable service.

In response to a comment made by Noell Nelson, Mr. Reid stated that State Surplus has 15 to 20 cars similar to the Dodge Charger but they cost more and have twice the miles. Mayor Timothy suggested the camera be included, since he felt it would be needed by reserve officers. Officer Taylor stated that camera costs vary. He agreed to conduct research and report back to the Council. Mr. Reid recalled that the cameras the City has were purchased with grant funds and he was not aware of the price. The cost was expected to be less than \$500. The consensus of the Council was to proceed with the purchase. Mayor Timothy stated that the car could also be used for backup in the event another car is out of service.

PLANNING SESSION

7. Planning Session.

Bruce Kartchner stated that he was tasked with looking at various options to continue the City's efforts to go paperless. At least one new Council Member will be coming on board and as technology changes, updates will be needed periodically. He suggested the Council consider a device called a Chrome Book that is Cloud based. He discovered through research that its ability to annotate PDFs is limited. He concluded that the following three options are the most viable:

1. The iPads currently being used by the Council.
2. Laptops. This option was thought to be too costly.
3. A Transformer Book T 100, which is a laptop with a case that is locked into place. It runs a full version of windows and will accommodate files that the Council needs to view. The cost is less than \$450.

Bruce Kartchner preferred the tablet because it has an HDMI out, a USB, Bluetooth among other features. It also provides the option to add memory, if desired. Other options and features were discussed as well as ways it could be utilized to best serve the City. For the cost, Bruce Kartchner was surprised by the Transformer Book options. He stated that it comes with a one-year warranty. A two-year warranty is available for \$40.

Ty Nielsen liked the iPad and found that it works well with his other devices. Bruce Kartchner stated that while the Council has gone paperless, the Planning Commission has not. Mr. Crowell remarked that there are several Planning Commission Members who do not embrace technology.

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Bruce Kartchner suggested the Council perhaps mandate that they go paperless. Mayor Timothy stated that the time savings for staff alone to assemble and deliver packets has been a huge savings.

Heather Pehrson asked about the UDOT Open House and asked if a final design was determined for the interchange. The Mayor stated that UDOT will build it the way the City wants as long as Bluffdale is paying for it. Mr. Reid stated that he and City Engineer, Michael Fazio, would be attending a meeting the following day where the matter will be discussed. He observed that there have been other projects where UDOT has put money toward studies, such as Porter Rockwell Boulevard in Herriman, where UDOT gave Herriman City quite a bit of money to improve it. He stated that often there are amenity monies available.

Heather Pehrson asked about the possibility of getting new Council tables. Mr. Reid stated that they were included in last year's budget. The chairs were delivered but the tables were not. Staff had a difficult time finding a table that would work and in the end, the cost was higher than expected. Mr. Reid ordered the tables but the company lost the order. By the time the issue was reviewed again staff found that they didn't like the tables and didn't reorder them. Mr. Reid stated that the matter could be addressed by the Council again in the February budget adjustment, if desired.

It was reported that the City Employee Christmas Party is scheduled for Friday, December 13, at 1:00 p.m. at the City Offices. Those attending were invited to bring a spouse or guest and one \$5 gift per person.

Mayor Timothy described a conversation he had with Howard Stephenson who is a supporter of charter schools. The Mayor identified the charter schools in the City and stated that the numbers they accommodate will meet Bluffdale's needs. He informed Howard Stevenson that the Legislature should make a test case and allow Bluffdale be the test case for having all charter schools in a city and allow the city to sponsor the charter. The Mayor stated that the primary difference from a City funding aspect between a charter school and public school is bussing.

Bruce Kartchner remarked that with respect to bussing, the City could fund the bussing and the citizens would still be better off with charter schools being funded through the state funding mechanism that now exists and not have to deal with the exorbitant costs that Jordan School District continues to impose. The Mayor stated that presently municipalities can have no connection to the school district. The current law makes it virtually impossible to break away from the Jordan School District. To have its own district the City would need a population of 50,000 and 3,000 students, which it does not.

Heather Pehrson asked about the status of the effort to get Bruce Kartchner appointed to the Jordan School District Committee. Bruce Kartchner noted that the district is opposed to elected officials serving on the Committee. Mayor Timothy stated that the committees have been disbanded for the middle schools, high schools, and the building committees.

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8. **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.**

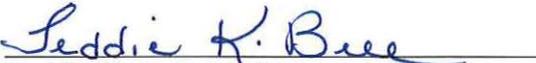
Heather Pehrson moved to go into closed meeting pursuant to Utah Code §52-4-205(1) to discuss property acquisition. Ty Nielsen seconded the motion. The motion passed with the unanimous consent of the Council.

Bruce Kartchner proposed that the new Council Member Elect attend the closed meeting so that he is up to speed going forward.

The Council was in closed session from 8:00 p.m. to 8:20 p.m.

9. **Adjournment.**

The City Council Meeting adjourned at 8:30 p.m.



Teddie K. Bell, MMC
City Recorder:

Approved: December 17, 2013

**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Tuesday, November 26, 2013**

Present:

**Mayor Derk Timothy
Bruce Kartchner
Noell Nelson
Ty Nielsen
Heather Pehrson
Justin Westwood, Councilman Elect**

Others:

**Mark Reid, City Manager
Vaughn Pickell, City Attorney
Grant Crowell, City Planner/Economic Development Director
Blain Dietrich, Public Works Operations Manager
Teddie Bell, City Recorder**

At 8:00 p.m. Mayor Derk Timothy called the meeting to order.

Motion: Heather Pehrson moved to go into closed session pursuant to Code §52-4-205(1) to discuss property acquisition.

Second: Ty Nielsen seconded the motion.

Vote on motion: Noell Nelson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Heather Pehrson-Aye, Noell Nelson-Aye. The motion passed unanimously.

Bruce Kartchner proposed that the new Council Member Elect attend the closed meeting so that he is up to speed going forward.

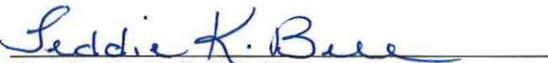
Real property acquisition issues were discussed.

Motion: Bruce Kartchner moved to adjourn to open meeting.

Second: Ty Nielsen seconded the motion.

Vote on motion: Noell Nelson-Aye, Bruce Kartchner-Aye, Ty Nielsen-Aye, Heather Pehrson-Aye, Noell Nelson-Aye. The motion passed unanimously.

The City Council resumed the open portion of the meeting at 8:20 p.m.



Teddie K. Bell, MMC
City Recorder

Approved: December 17, 2013