

**BLUFFDALE CITY
CITY COUNCIL,
LOCAL BUILDING AUTHORITY AND
REDEVELOPMENT AGENCY BOARD**
COMBINED MEETING AGENDA
City Council Chambers
Wednesday, June 22, 2022, at 6:00 p.m.



Mayor Natalie Hall
Councilmember Wendy Aston
Councilmember Traci Crockett
Councilmember Jeff Gaston
Councilmember Mark Hales
Councilmember Dave Kallas

Notice is hereby given that the Bluffdale City Council, Local Building Authority and Redevelopment Agency Board will hold a combined meeting on Wednesday, June 22, 2022, at Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. The meeting will begin at **6:00 PM** or as soon thereafter as possible. This meeting will also be broadcast live to the public at: www.bluffdale.com. The public may comment at the meeting or by emailing comments to councilmeetingcomment@bluffdale.com by **4:00 PM** the day of the meeting. Emailed comments will be submitted to the City Council but will not be read at the meeting. Notice is further given that access to this meeting by the City Council may be by electronic means.

In the event the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate.

BLUFFDALE CITY COUNCIL WORK SESSION 6:00 P.M. (The work 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 work session).

1. **Call to Order:** (Roll Call).
2. **Discussion/Presentation Items:**
 - 2.1 Discussion relating to Google Fiber. (*Staff presenter Michael Fazio*)
 - 2.2 Discussion on existing and potential development projects. (*Shivam Shah, Next Step Warehouse*)
 - 2.3 Discussion relating to the Final Budget Adjustment for the 2021-2022 Fiscal Year Budget. (*Staff presenter Bruce Kartchner*)
3. **Council Discussion:**
4. **Adjournment.**

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

1. **Call to Order:** (Roll Call, Invocation, Pledge of Allegiance*).
2. **Minute and Agenda Approval:**
 - 2.1 May 11, 2022, City Council, LBA & RDA Combined Meeting Minutes.
 - 2.2 Approval of this meeting's agenda.
3. **Mayor and Council Reports:**
4. **Public Comment:** (This is a time and place for any person who wishes to comment on items *not* scheduled on the agenda for public hearing. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record or by emailing councilmeetingcomment@bluffdale.com. Comments should be limited to not more than four (4) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be

asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.)

5. **Presentation Items:**

5.1 None.

6. **Consent Agenda:** (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately. No public comment will be permitted.)

6.1 None.

7. **Action or Discussion Items; Items Continued from Previous Meeting:** (These items are considered by the City Council individually. No public comment will be permitted.)

7.1 **Resolution No. 2022-29** – Extending the temporary reduction of the Transportation Impact Fee. (*Staff presenter Grant Crowell*)

8. **Public Hearing Items:** (Public comments must abide by the requirements listed above).

8.1 **Resolution No. 2022-25** - Adopting a Final Budget Adjustment for the 2021-2022 Fiscal Year Budget. (*Staff presenters Bruce Kartchner and Stephanie Thayer*) [**LBA & RDA Public Hearings held in conjunction**]

8.2 **Resolution No. 2022-28** - Adopting a Tentative Operating or Final Budget for the 2022-2023 Fiscal Year Budget. (*Staff presenters Bruce Kartchner and Stephanie Thayer*) [**LBA & RDA Public Hearings held in conjunction**]

8.3 **Resolution No. 2022-26** - Adopting the proposed tax rate for Salt Lake County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2022-2023. (*Staff presenters Bruce Kartchner and Stephanie Thayer*)

8.4 **Resolution No. 2022-27** - Adopting the proposed tax rate for Utah County for the purpose of levying taxes within the City of Bluffdale for the Fiscal Year 2022-2023. (*Staff presenters Bruce Kartchner and Stephanie Thayer*)

8.5 **Ordinance No. 2022-14** - Adopting an amended Consolidated Fee Schedule for Administrative, Service and Development Fees, including Water Rates charged by the City of Bluffdale. (*Staff presenters Bruce Kartchner and Stephanie Thayer*)

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

a. **Call to Order:** (Roll Call)

b. **Public Hearing Items:** (Public comments must abide by the requirements listed above).

i. **LBA Resolution No. 2022-04** - Adopting a Final Budget Adjustment for the 2021-2022 Fiscal Year Budget. (*Staff presenters Bruce Kartchner and Stephanie Thayer*) [**LBA Public Hearing held in conjunction with the City Budget Hearing**]

ii. **LBA Resolution No. 2022-05** - Adopting a Tentative Operating or Final Budget for the 2022-2023 Fiscal Year Budget. (*Staff presenters Bruce Kartchner and Stephanie Thayer*) [**LBA Public Hearing held in conjunction with the City Budget Hearing**]

c. **LBA Discussion:**

d. **Adjournment.**

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

a. **Call to Order:** (Roll Call)

- b. **Public Hearing Items:** (Public comments must abide by the requirements listed above).
 - i. **RDA Resolution No. 2022-05** – Adopting a Final Budget Adjustment for the 2021-2022 Fiscal Year Budget. *(Staff presenters Bruce Kartchner and Stephanie Thayer)* **[RDA Public Hearing held in conjunction with the Budget presentation & discussion]**
 - ii. **RDA Resolution No. 2022-06** - Adopting a Tentative Operating or Final Budget for the 2022-2023 Fiscal Year Budget. *(Staff presenters Bruce Kartchner and Stephanie Thayer)* **[RDA Public Hearing held in conjunction with the City Budget Hearing]**
 - c. **RDA Discussion:**
 - i. Discussion relating to Affordable Housing. *(Staff presenter Bruce Kartchner)*
 - d. **Adjournment.**
9. **Staff Reports, Additional Council Discussion, and Calendaring Items:**
10. **Closed Meetings** - if any: (This meeting will be closed to the public for one of the stated purposes found in Utah Code § 52-4-205(1), which is usually for one of the following purposes: discussion of the character, professional competence, or physical or mental health of an individual; discuss collective bargaining; discuss pending or reasonably imminent litigation; discuss the purchase, exchange, sale, or lease of real property, including water rights or water shares).
11. **Adjournment.**

CERTIFICATE OF POSTING

I hereby certify that the foregoing notice and agenda was submitted to the South Valley Journal, the Salt Lake Tribune, and the Deseret News; posted at the Bluffdale City Hall and on the City’s website (www.bluffdale.com), delivered to each member of the Bluffdale City Council; and posted on the Utah State Public Notice website (www.pmn.utah.gov).

Published and posted on **June 16, 2022.**



Wendy L. Deppe, CMC
City Recorder

In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City Hall at least 24 hours in advance of this meeting at 801-254-2200. TTY 7-1-1. *Contact the City Recorder if you desire to give the Invocation or lead the Pledge of Allegiance.

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Present: Mayor Natalie Hall
Wendy Aston
Traci Crockett
Jeff Gaston
Mark Hales
Dave Kallas

Staff: Mark Reid, City Manager
Bruce Kartchner, Administrative Services Director
Courtney Peterson, AV Technician
Amanda Luker, AV Technician
Grant Crowell, Community and Economic Development Director
Ellen Oakman, Associate City Planner
Michael Fazio, City Engineer
Daniel Tracer, Assistant City Engineer
Warren James, Fire Chief
Stephanie Thayer, City Accountant/Human Resources Director
Tami Timothy, Deputy City Recorder
Wendy Deppe, City Recorder

Others: Tyler Jacobsen, Google Fiber
Jeff McKay, Google Fiber
Ashley Church, Google Fiber
Erik Swanson, Planning Commission Member
Shivam Shah, Next Step Warehouse
Matt Kelly, Next Step Warehouse

BLUFFDALE CITY COUNCIL WORK SESSION

1. Roll Call.

Mayor Natalie Hall called the meeting to order at 6:01 p.m.

All members of the City Council were present.

2. Discussion/Presentation Items:

2.1 Discussion Relating to Google Fiber (Staff Presenter, Michael Fazio).

City Engineer, Michael Fazio introduced those in attendance from Google Fiber. Tyler Jacobsen, Jeff McKay, and Ashley Church were all present to share information with the City Council. Additionally, Assistant City Engineer, Daniel Tracer, was present as he had contributed to the

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Google Fiber discussions. Mr. Fazio displayed and overviewed slides related to Google Fiber. He explained that if Google Fiber wanted to be in Bluffdale, there would need to be a Franchise Agreement that outlined certain criteria. It was his understanding that if Google Fiber came to the City, services would be provided to all Bluffdale residents. Ms. Church reported that 100% of the City would be designed. However, she noted that there are always areas where Right-of-Entry Agreements were needed, such as private roads. Google Fiber would design the City, identify areas that required additional agreements, and build out as much of the City as possible.

Mr. Fazio reported that Google Fiber would pay 100% of the installation and repairs, making sure that everything within the right-of-way was done according to City standards. There had been discussions about whether Google Fiber should be in the park strip or on the road. While Google Fiber could be in the park strip, their preference was to be in the road. After discussions with Staff, it was preferred that Google Fiber be on the road at the lip of the gutter rather than in the park strip. He explained that other utilities were located in the park strip and there could be conflicts there. Google Fiber planned to pay all of the applicable fees, such as encroachment fees. This would ensure that the City recovered costs for possible repairs and future road maintenance. If the City Council decided to allow Google Fiber to be in the City, the Engineering Department recommended that installation be in the lip of the gutter. There was also a recommendation to also limit the number of transversal cuts that would take place.

In order to allow Google Fiber to be installed, the City Council would need to change the City standards to allow for shallow trenching, allow the installation to be in the lip of the gutter, and not allow any transversal cuts in new roads. City Manager, Mark Reid explained that the fiber went down one side of the street, and every three or four homes, there would be a transversal cut across to the other side. This made it possible to reach both sides of the street.

Mayor Hall wondered if it was possible to go down one side of the street and then go down the other side of the street, rather than crossing back and forth. Mr. Fazio clarified that those discussions were currently taking place with Google Fiber. It was possible to limit the cross cuts, but some were necessary. Mayor Hall asked how this would impact road maintenance and replacements. Mr. Fazio explained that it would not impact road maintenance, since the installation went below the road prism or the thickness of the asphalt and the base. It was one foot deep and would not affect any future road maintenance for the City.

Mr. Fazio reported that the plan was to change the Fee Schedule to allow for shallow trenching and share a cost related to shallow trenching. He had worked with engineers in other cities in the area. Both South Jordan and Sandy City had shared their experience with Google Fiber. Installation was complete in Sandy City and Google Fiber was currently working in South Jordan. The engineers in those locations had provided some good advice. Standards would be established by agreement and the City Council would be able to review and approve the agreement.

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Mayor Hall asked about the timeline for Bluffdale. Ms. Church explained that step one was getting the License Agreement and Right-Of-Way License Agreement in place. After that, the design and engineering would take place. Google Fiber worked in multiple cities at once and could work with Bluffdale to determine how many crews the City wanted to be active at one time. That decision would impact the timeline. Council Member Hales wondered what would happen if everything went well and the City said to move full speed ahead. He wanted to understand when Google Fiber could start and finish the installation in an ideal scenario.

Mr. Jacobsen reported that once the Right-Of-Way License Agreement was signed, his team could start the permitting work. Generally speaking, that took approximately six months. In terms of the build pace, it would depend on how many crews Bluffdale was comfortable having in the right-of-way. Some cities preferred to be aggressive, and others wanted to slow the build pace to make the impact lighter. Council Member Hales wanted to know what the best-case scenario for the installation time would be. Mr. Jacobsen noted that there were many variables, but Holladay took a little over a year. It was important to build out the schedule together to suit the pace that Bluffdale wanted.

Council Member Crockett had been told that there were open access networks and closed access networks. Google Fiber was closed access, which made it difficult for competition in the future. Open networks meant there would be more availability for competition. It didn't sit well with her that Google Fiber was closed since future connectivity was vital to consider. Ms. Church explained that with an open access network, it was a community-funded build. Multiple providers could ride that same network, but if there was an outage, it was still one company going out to do the repairs and maintenance of that fiber. On the other hand, a private network had a private investment. There was no risk on the part of the City to sign up for committed take rates. Ms. Church added that there was excellent customer support with Google Fiber and 90% of calls were answered within 30 seconds. They were supportive of competition in the market.

Mayor Hall wondered if other competitors could use the same trenching as Google Fiber. Mr. Fazio did not think that other vendors could use the same trench. He believed it would be permitted on a first-come-first-served basis. Council Member Kallas asked if a Request for Proposals ("RFP") needed to be done. Mr. Fazio denied this. Council Member Kallas wondered if not doing an RFP put the City in a position where a competitor could state that the City needed to allow them to install within the right-of-way. Mr. Fazio believed that the City could control what happened in the right-of-way. Allowing Google Fiber to be in a certain location did not mean that the City was required to allow everyone else in that location. Mayor Hall explained that it was not a City contract but was for the residents. As a result, an RFP would not be needed.

Council Member Kallas felt this was a legal question that may require some clarification. There was no financial obligation or commitment on the part of the City. There would not be a procurement process, but the City was opening the infrastructure up to private investment. If another private enterprise came in and wanted to do the same thing, he wanted to understand if

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there was now an obligation. Council Member Crockett noted that it was likely not an issue right now, but it could become an issue in the future. Council Member Kallas noted that it was not a regulated utility.

Administrative Services Director, Bruce Kartchner stated that there were already two providers in the City and a third had requested an agreement. The primary difference, in this case, was the mode of installation, and rather than a traditional Franchise Agreement, a Licensing Agreement had been requested instead. Both agreements resulted in the City receiving revenue. If another company wanted to put fiber in the City, there would be provisions to allow that.

Council Member Aston expressed concerns about trenching. Mr. Fazio noted that the City could restrict the method of installation. City standards would need to be followed by any interested company. Council Member Kallas wanted to allow Google Fiber in the City, but he wanted to make sure the Council understood any potential legal risks. Council Member Hales believed the last time this issue was discussed, the City Attorney stated that the City would not be obligated to allow anyone in the City that the Council did not want. However, he had also said that there may be State level requirements in the future. Council Member Hales pointed out that just because the City permitted Google Fiber to do the shallow trenching now did not mean that the City would be required to permit someone else to trench as well. He understood the concerns expressed by the other Council Members, but there would be no legal consequence to the decision.

Mr. Fazio explained that if an RFP is needed, it means the City is in control of that contract and needed to pay for that contract. However, if a private company wanted to come in, then there was a Franchise Agreement with the City. The company paid to be in the right-of-way in order to provide a service to the residents. Mayor Hall wondered if the Council Members wanted a legal memo or other fiber companies to present. Council Member Aston believed Bluffdale could partner with Google Fiber but wanted to make sure the City was not limiting itself and had the ability to make decisions about who to allow moving forward.

The Council was ready to move forward with the Google Fiber process. Council Member Gaston asked how much Google Fiber would charge residents. Ms. Church reported that 1G was \$70 and 2G was \$100. Mr. Reid noted that a lot of cities had chosen their own fiber backbone system. Many of those cities had since reached out to Google Fiber and other companies to see whether they would take over that backbone system to make it privatized. UTOPIA has another arm that wants to come in and choose the best areas. For instance, the businesses down Heritage Crest Way and other profitable areas. Comcast was available in certain parts of the City, but not all, because Comcast had not elected to go in specific areas. The intriguing part of the Google Fiber proposal was the fact that the intention was to connect the entire City. Council Member Crockett and Council Member Aston were concerned about the road lifespans.

Mayor Hall believed the Council wanted to move forward with the agreement. When the contract was presented, it would be helpful to review the engineering standards. She pointed out that

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Mr. Fazio specialized in road construction. Mr. Fazio stated that if Google Fiber was put in the road, the Engineering Department would ensure the roads were properly taken care of.

2.2 Discussion on Existing and Potential Development Projects. (Shivam Shan, Next Step Warehouse).

Matt Kelly from Next Step Warehouse explained that the next item on the Work Session agenda related to some existing and potential development projects. He explained that Next Step Warehouse had developed in the City of Bluffdale for approximately six years. When they completed the Covent Garden project, they were asked to take on a road project for 855 West. At that time, Next Step Warehouse had never built a road as they were not road developers. They did their best to get that budgeted and included some additional costs. He explained that there were two sections of the road: one that benefited them, and a north section of the road tied into 14600 South. The latter had caused a lot of debt. Approximately \$450,000 to \$500,000 had been budgeted for the cost of that section of the road, but it had gone over budget by almost \$400,000. They were not asking for every dollar of the overages but felt that there needed to be some leeway with the Redevelopment Agency (“RDA”) money and the overages that occurred.

Mr. Kelly wondered how Next Step Warehouse could work with the Council to address this issue. He felt that they had been good partners with the City and wanted to continue to be good partners. They wanted to sit down with the Finance Manager to look at the overages and determine a fair and equitable portion. Mayor Hall noted that the Council could not share any definitive answers with Mr. Kelly as this was a Work Session item. The agenda stated that the King’s Cross project would be discussed, not additional costs. Mr. Kelly explained that the project related to his concerns. The new King’s Cross project was the 14700 South road. That road was currently a dirt road and Next Step Warehouse would be building off of 14700 South. He believed that road would be beneficial to the City if it was finished, especially with the one-way pass underneath the railroad track. That would be a good bypass area. It made sense to finish the road there.

Mayor Hall asked if Mr. Kelly had already been to a Development Review Committee (“DRC”) Meeting and was now looking for a different answer from the Council. Mr. Kelly explained that he was coming to the Council to address the 14700 South road. Next Step Warehouse did not want to be asked to do that road because of the cost. They had already incurred high costs. Mayor Hall asked what the Staff recommendation would be. City Planner and Economic Development Director, Grant Crowell explained that there was a Participation Agreement that covered the construction of 855 West, which included the dedication of the road. There were some reimbursements for some of the impact fees. If the City chose to reimburse more than that, there would need to be an RDA addendum and evaluation. It would be worthwhile to sit down and look at the numbers and the proposal. That information could then be brought to the RDA Board.

Mr. Crowell addressed 14700 South and stated that it was a long-term goal of the City to complete the network and revitalize that part of the industrial park. There were multiple property owners on

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that road. He had spoken to at least three owners on that street. While he believed that 14700 South would be approached differently, his recommendation was to work on the property acquisition first. There needed to be some sort of strategy in place. Additionally, the first road needed to be completed before discussions about another road took place. Council Member Aston noted that the information being discussed was not included in the Meeting Materials Packet. It was not ready to present to the Council. She wanted to hear about the King's Cross project.

Mr. Kelly explained that they were running into roadblocks, and it was important to figure out the next steps. It had been a very frustrating process. Mayor Hall asked that Next Step Warehouse submit all of the necessary information in writing to Staff so it could be considered and addressed.

2.3 Discussion Relating to the Final Budget Amendment for the 2021-2022 Fiscal Year Budget (Staff Presenter, Bruce Kartchner).

Mayor Hall explained that the item related to the Final Budget Amendment for the 2021-2022 Fiscal Year Budget. She reminded Council Members that the Council needed to approve the budget adjustments. This was the last budget adjustment for 2021-2022. It was included on the Regular Business Meeting agenda, and she asked that the item be discussed at that time.

3. Council Discussion.

Mayor Hall reported that the Utah League of Cities and Towns ("ULCT") Annual Conference was scheduled to take place on October 5, 6, and 7, 2022 in Salt Lake City. The Semi-Annual Conference took place in St. George. She asked that anyone interested in attending the Annual Conference let her know. However, she asked that anyone who wanted to attend be present for the entire conference. Once she knew who was interested, the registration could be done.

A letter was received from the Jordan School District. Mayor Hall was working on a response with the Finance Department. She explained that there was a desire for analysis first. She wanted to show the original deadline dates and the extension dates. All of the data needed to be shared with the Council before a decision is made.

Mayor Hall reported that Juneteenth was a Federal holiday last year and a State holiday this year. The Council needed to decide if that was something the City wanted to offer moving forward. Mr. Kartchner explained that this would not change the salaried costs. The City would simply lose a day of work. Mr. Reid informed the Council that Staff had not come up with a recommendation one way or another at the current time. Council Members expressed their support for the holiday. Mayor Hall asked that the policy be updated, and the item brought to the Council.

4. Adjourn.

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Mark Hales moved to ADJOURN the City Council Work Session. The motion passed with the unanimous consent of the Council.

The Work Session adjourned at 6:54 p.m.

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Warren James, Fire Chief
Stephanie Thayer, City Accountant/Human Resources Director
Amanda Luker, AV Technician
Tami Timothy, Deputy City Recorder
Wendy Deppe, City Recorder
Bart Barton
Jeremy Brown
Kurt Deters
Dwight Erhard

Others: Erik Swanson, Planning Commission Member

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

1. Call to Order: (Roll Call, Invocation, Pledge of Allegiance).

Mayor Natalie Hall called the meeting order at 7:00 p.m.

All members of the City Council were present.

Planning Commission Member, Erik Swanson offered the Invocation and led the Pledge of Allegiance.

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2. Minutes and Agenda Approval.

2.1 May 11, 2022, City Council, LBA, and RDA Combined Meeting Minutes.

2.2 Approval of this Meeting's Agenda.

Dave Kallas moved to APPROVE the Minutes and Agenda. Wendy Aston seconded the motion. The motion passed with the unanimous consent of the Council.

3. Mayor and Council Reports:

Mayor Hall reported on the following:

- She attended the recent Council of Government (“COG”) Public Works Corridor Preservation Committee Meeting. She explained that when a vehicle is registered, \$5 of the Registration Fee goes toward paying off bonds for first-class roads. The other \$5 goes toward corridor preservation. She served on a committee that helped to determine how those funds would be used and what roadways needed to be preserved. Bluffdale had benefited greatly from Corridor Preservation Money and the hope was that some of it would be used to preserve the corridor for Porter Rockwell. It would open in August, but the exact date was not known. However, she noted that there would be a celebration for that.
- Mayor Hall attended a meeting with the City Manager, Finance Director, as well as Alan Matheson from The Point Project. The meeting was to discuss how Bluffdale could be a good partner for The Point Project. There were a lot of impacts, so transit and transportation had been discussed. She hoped those meetings would continue to take place. Council Member Crockett wondered if the opening on the Board had been discussed. Mayor Hall explained that the Utah League of Cities and Towns (“ULCT”) has an opening. She had applied for that, but it was given to the Mayor of Sandy City. She would still attend the Board Meetings, share public comments, and have one-on-one meetings with Mr. Matheson. Bluffdale would continue to be a good partner to The Point project.
- The Bluffdale Arts put the on *The Importance of Being Ernest* outside. The weather had been good for a couple of productions but then it was moved inside. Mayor Hall reported that Miss Bluffdale was one of the leads in the production.
- Mayor Hall reported that the National Security Agency recently had a change in leadership. Mayor Hall, the City Manager, and the Finance Director met the new Director, Jason Iverson, at the ceremony, which was held at Camp Williams.
- Mayor Hall drove to The Gateway for the Wasatch Front Regional Council (“WFRC”). She served on the Transportation Coordinating Committee where there was funding for transportation projects. The Committee determined how those funds would be used. 2700 West and Bangarter was on the list and that area had been discussed.
- Salt Lake County Mayor, Jenny Wilson, asked Mayor Hall to say a few words at the Juneteenth celebration. She had spoken to several residents in Bluffdale about the holiday and was able to highlight the RISE Academy. It was an honor to be part of the celebration.

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- Mayor Hall attended a press conference with all of the Mayors and Police Chiefs in the valley. It related to a public service announcement for “Slow Down In Your Town.” In every city, the most common complaint had to do with speeding. The Mayors met to discuss how to educate others about speeding and responsible driving.
- Mayor Hall met with Senator Daniel McCay, Mayor Lorin Palmer from Herriman, and the New Utah Transit Authority (“UTA”) Director, Jay Fox. The meeting was related to transit in both Herriman and Bluffdale. There is a transit desert in Herriman and Bluffdale and there had been discussions with UTA about that issue. There had been good discussions and the Director wanted to tour Bluffdale to better understand their needs.

4. Public Comment.

Mayor Hall opened the public comment period.

Japheth McGee gave his address as 1128 West Starry Night Drive. He is an SEC-registered municipal advisor but is not the advisor to the City. At his day job, he provides advice on municipal bond issuance. Part of that is advice on how to manage Fund Balances and utilize utility rates. He had thoughts related to the budget that would be adopted. Mr. McGee stated that a tax cut without a spending cut is not really a tax cut. If the City chooses a spending level, that will show the priorities of the City, which was appropriate. What the City is charging for taxes should line up with what the City had decided to spend it on. The City should not utilize Fund Balance to pay for ongoing expenditures.

Mr. McGee noted that the Government Finance Officers Association (“GFOA”) released an article about achieving a structurally balanced budget. It stated that most State and local governments were required to pass a balanced budget. However, a budget that may fit the statutory definition of a balanced budget may not be financially sustainable. A truly structurally balanced budget would support financial sustainability for multiple years into the future. Trending downward or utilizing Fund Balance long-term was not a good solution. It would only result in a need to increase taxes more in the future. He asked the Council to keep that in mind.

Email comments were received from *Jodi Dahl* and *Thomas Hartley*. Ms. Dahl expressed concerns related to speeding on 3200 West. She asked that the Council pass a budget that included a full-time traffic officer to address that need within the City. However, she was not supportive of a proposed tax increase as she was concerned about the way taxpayer money was being spent. Several examples were shared in the email. Ms. Dahl was also concerned about the wage increases and the ability to maintain needed employees. Mr. Hartley did not believe a tax increase was necessary to fund a new traffic officer. He suggested that the City utilize Volunteers in Police Service (“VIPS”) in a more consistent manner to help monitor speeding throughout the City. Mr. Hartley is the Director of the Master Homeowners Association for the Independence area. He asked that accurate information about who was responsible for traffic signs and lights be shared. This would prevent confusion and solve an existing problem.

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There were no further public comments. The public comment period was closed.

5. Presentation Items:

5.1 None.

6. Consent Agenda.

6.1 None.

7. Action or Discussion Items; Items Continued from the Previous Meeting.

7.1 Resolution No. 2022-29 – Extending the Temporary Reduction of the Transportation Impact Fee. (Staff Presenter, Grant Crowell).

Mayor Hall reported that there had been a temporary reduction of the Transportation Impact Fee. City Planner and Economic Development Director, Grant Crowell explained that last year it was determined that there would be a 40% reduction in order to facilitate economic development. It was decided that the reduction would last for one year or until an Impact Fee Facility Plan update is done. Mr. Crowell explained that the update was still underway. The temporary reduction would expire before then and the proposal was to extend the reduction until the update was enacted. Staff recommended that the Council adopt the Resolution. City Manager, Mark Reid noted that there had been eight meetings related to the fee, but the work was ongoing. Mr. Crowell explained that the intention was to bring the Impact Fee Facility Plan to the Council in the future, which would include Parks, Transportation, Water, Storm Drain, and Public Safety.

Dave Kallas moved to APPROVE Resolution 2022-29 – Extending the Temporary Reduction of the Transportation Impact Fee. Wendy Aston seconded the motion. Vote on motion: Dave Kallas-Aye; Traci Crockett-Aye; Mark Hales-Aye; Jeff Gaston-Aye; Wendy Aston-Aye. The motion passed unanimously.

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8. Public Hearing Items.

8.1 Resolution No. 2022-25 – Adopting a Final Budget Adjustment for the 2021-2022 Fiscal Year Budget. (Staff Presenters, Bruce Kartchner, and Stephanie Thayer) [LBA and RDA Public Hearings Held in Conjunction].

Mayor Hall reported that Resolution No. 2022-25 was related to a budget adjustment for the 2021-2022 Fiscal Year Budget. She explained that there is typically a budget adjustment done and this was the final one for the year. The fiscal year would end on June 30, 2022. Mr. Kartchner informed the Council that every year, the City is required to have a balanced budget. This needs to be done by June of each year. Once the budget is passed, the City can then amend and change it as many times as desired. Historically, in Bluffdale, there are two amendments per year. Preparing the budget could be a challenge because there are certain projections and estimates. Some are more stable than others. The projections tended to be fairly conservative because it was important not to overestimate and then come up short.

Mr. Kartchner explained that budgeting for a city is somewhat different than budgeting for a business. A business looks at targets but the budget for a city is a cap that cannot be exceeded. At the end of each year, if less was spent than expected or the revenues were greater than expected, a portion of the Fund Balance was unexpended. This is called an unappropriated or reserve balance. The City has historically transferred that amount over to Capital Projects. He noted that the Capital Projects needs of the City are consistent. Sometimes the needs are related to construction and other times they have to do with equipment needs. Mr. Kartchner stated that the General Fund and the Water Fund are the only funds with personnel in them. For instance, Capital Projects do not have any associated salaries.

Council Member Hales previously requested that simplified budget information be created for the City website. That was still being worked on but would be shared. It would outline the budget process in a simplified manner. Mr. Kartchner reported that two funds are unrestricted and consist of the General Fund and the Capital Projects Fund. The Capital Projects Fund receives money from grants, different organizations, and allocations from the State or County. Additionally, when there is an Unappropriated Fund Balance in excess of the reserves in the General Fund, it is transferred into the Capital Projects Fund. The General Fund handles the day-to-day operations of the City, with the exception of water. The Capital Projects Fund deals with major items, such as construction and equipment.

There are a number of restricted funds in the City. Mr. Kartchner reported that there is a B&C Roads Fund, where the money comes from the gas tax from the State. 1 ½ years ago the State allocated a portion of sales taxes to the fund. The funds were used for the maintenance of the roads. He clarified that the funds are not available to build new roads. They are only available for the maintenance of existing roads and are allocated based on the number of road miles.

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Another restricted fund had to do with the Impact Fee Funds. Each Impact Fee Fund is specific to a type of impact from new development. Mr. Kartchner explained that when there is new development, it impacts the system and creates additional costs. The theory behind Impact Fees is to avoid existing residents taking on the impacts of growth. Mr. Kartchner stated that the Impact Fees have a complicated calculation and are currently being recalculated. The State passed laws a number of years ago to ensure that Impact Fee Schedules are updated regularly. Mr. Reid added that the funds were augmented by the addition of Corridor Preservation money that came to the City and other road funds that were obtained through grants. He noted that those funds reduced the amount of road impact fees that needed to be collected and made it possible for the 40% discount for commercial development to be offered.

Mr. Kartchner explained that the EDA and RDA Funds were also restricted. In Bluffdale, there is one EDA and two RDA project areas. One is The Gateway Project. Because of the agreement that was originally developed there, virtually all of the funds are already committed to doing things for the project area. The other RDAs have different restrictions and requirements. The RDAs were designed specifically to enhance and encourage development.

The Water Fund is also a restricted fund. However, the Water Fund is an Enterprise Fund and acts like a business. Mr. Kartchner explained that it is the only fund in the City that shows depreciation. The net income it generates builds up and is used for additional water projects. There are a number of deficiencies in the water system that the City has been tackling over the last five or six years. There is one project remaining. Mr. Reid stated that an example of a deficiency project is if a subdivision goes in and later on the State requirements changed. That would create a deficiency. Impact Fees could not be used for that so the Operations Funds from the Water Department would be used. Most of the deficiency projects had been remedied but there were still a few that needed to be handled.

City Accountant and Human Resources Director, Stephanie Thayer overviewed the 2021-2022 Fiscal Year Budget Adjustments. She informed the Council that a revised version was shared with the Council prior to the City Council Meeting. It included last-minute changes, which would be highlighted during the presentation. Ms. Thayer noted that there were before and after numbers listed for each line item. In the Mayor's Department, there were adjustments for benefits and a car allowance for the New Mayor. In the Legal Department, there was a transition from the City Attorney position to a contract position. Additionally, Prosecutor costs had increased.

In the Courts Department, the State surcharges were offset with court fines. In the Fire Department, the equipment adjustment was for the new fire truck and additional equipment. In the Law Enforcement section, the adjustment shown was the previously approved wage increases under professional services. In the Building Department, the estimate was off, so an adjustment was needed. There was also a miscellaneous line, which was primarily made up of refunds. In the Sanitation Department, the cost for the Garbage Collection Fees was slightly more than estimated, which may be related to growth. Mr. Kartchner stated that it was partly related to growth.

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However, the annual increase occurs in December through January of each year. A lower percentage was estimated based on the historical increases, so the number was slightly off.

In the Bluffdale Arts section, some of the revenues had to be reallocated. Ms. Thayer stated that the net was zero. There was no overall adjustment, but the funds were shuffled to better illustrate where the revenues and expenditures are. Mr. Kartchner explained that there were a lot more expenses in the last year but a lot more revenue had been raised as well. All of the revenue covered the additional expenditures. Mr. Reid added that there were more plays performed.

Ms. Thayer noted that sales tax revenue was higher than estimated. It would be part of the offsetting revenue to cover some of the previously mentioned expenditures. She added that the American Rescue Plan Act (“ARPA”) funds were recognized in the budget as well. Mr. Kartchner explained that it was originally planned to be a separate fund based on advice from the Treasury Department. However, in the spring, the Treasury Department stated that it could be accounted for differently. The ARPA funds had been shifted into the General Fund.

The projected Unappropriated Fund Balance was identified. Ms. Thayer explained that the \$1.8 million could likely be transferred to the Capital Projects Fund. Part of the money was excess ARPA because the Council had directed Staff not to use the ARPA funds on operating expenses. There was a desire to use the funds on specific items. Some had been identified in the current year and the excess would be carried over into the Capital Projects Fund, where it could be used on one-time items. Something similar would be done in the 2023 budget. The \$1.8 million was a maximum but the maximum was not necessarily the amount that would be transferred.

Ms. Thayer reported that there were also adjustments in the Eastern Bluffdale EDA. She explained that the adjustments were primarily due to affordable housing. There was also an offsetting entry. Mr. Reid clarified that when the EDA project was granted, 20% was required to go towards affordable housing. The adjustment was the payment to take care of that 20%. Mr. Kartchner noted that this would be discussed in more detail during the RDA portion of the meeting. Ms. Thayer noted that there was a similar scenario with The Gateway RDA as well as the Jordan Narrows EDA. Mr. Kartchner stated that the administrative charges were transfers to the General Fund that were specified in the RDA contract. When the taxes collected exceeded the estimates, it was possible to pay more administrative fees to the General Fund. He explained that the adjustments ensured that the expenditures were within the budget.

In the Capital Projects Fund, there was an item related to the Redwood Road property. There were increased costs for the demolition that occurred. With regard to the median strip at the Summit School crossing, the bids came in higher than estimated. In the Impact Fees, the debt principal and interest were examined, and Staff noticed that it was off on one line item. The amendment was shown to more accurately reflect the bond payments as well as the interest and principal related to that. In the Water Fund, the professional and technical consulting costs were higher than estimated.

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The Transportation Impact Fees had some refunds that needed to be issued. There was also a refund that needed to be issued within the Water Impact Fee Fund.

Mayor Hall opened the public hearing. She noted that the hearing was also for the LBA and RDA. There were no comments. The public hearing was closed.

Wendy Aston moved to APPROVE Resolution No. 2022-25 – Adopting a Final Budget Adjustment for the 2021-2022 Fiscal Year Budget. Mark Hales seconded the motion. Vote on Motion: Dave Kallas-Aye; Traci Crockett-Aye; Mark Hales-Aye; Jeff Gaston-Aye; Wendy Aston-Aye. The motion passed unanimously.

8.2 Resolution No. 2022-28 – Adopting a Tentative Operating Budget or Final Budget for the 2022-2023 Fiscal Year Budget. (Staff Presenters Bruce Kartchner and Stephanie Thayer). [LBA and RDA Public Hearings Held in Conjunction].

Mayor Hall explained that the above item relates to the Final Budget for the 2022-2023 Fiscal Year. Mr. Kartchner explained that there were specific items included in the budget since the last City Council review. For instance, \$1 million was added to the RDA Fund to address affordable housing. An addition had been made to the Parks Impact Fees related to the trails plan that was desired by the Council. The City's contribution to the Bluffdale Arts Board had also been added back. He explained that the Zoo, Arts, and Parks (“ZAP”) Tax grant looked at whether the municipality provided funds as part of the evaluation process. As a result, the \$15,000 had been added back as a contribution.

The property tax proposal was discussed. Mr. Kartchner reported that the final Certified Tax Rate was received from the State. It included both the Salt Lake County and Utah County amounts. The numbers listed were based on the dollars those entities said should be put in the budget, plus the requested increase by leaving the Certified Tax Rate at 0.001519.

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

Wendy Aston moved to APPROVE Resolution No. 2022-28 – Adopting a Tentative Operating Budget or Final Budget for the 2022-2023 Fiscal Year Budget. Traci Crockett seconded the motion. Vote on motion: Dave Kallas-Nay; Traci Crockett-Aye; Mark Hales-Aye; Jeff Gaston-Nay; Wendy Aston-Aye. The motion passed 3-to-2.

8.3 Resolution No. 2022-26 – Adopting the Proposed Tax Rate for Salt Lake County for the Purpose of Levying Taxes within the City of Bluffdale for the Fiscal Year 2022-2023. (Staff Presenters Bruce Kartchner and Stephanie Thayer).

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Mr. Kartchner reported that the City was proposing a tax rate of 0.001519 for both Salt Lake County and Utah County. Mayor Hall wondered if that was the same rate as last year. Mr. Kartchner explained that the same rate would be adopted in the current year, which would result in an increase in taxes that the residents would be paying. There would need to be a Truth In Taxation Hearing, which was scheduled for August 16, 2022, at 7:00 p.m.

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

Mark Hales moved to APPROVE Resolution 2022-26 – Adopting the Proposed Tax Rate for Salt Lake County for the Purpose of Levying Taxes within the City of Bluffdale for the Fiscal Year 2022-2023. Wendy Aston seconded the motion. Vote on motion: Dave Kallas-Nay; Traci Crockett-Aye; Mark Hales-Aye; Jeff Gaston-Nay; Wendy Aston-Aye. The motion passed 3-to-2.

8.4 Resolution No. 2022-27 – Adopting the Proposed Tax Rate for Utah County for the Purpose of Levying Taxes within the City of Bluffdale for the Fiscal Year 2022-2023. (Staff Presenters Bruce Kartchner and Stephanie Thayer).

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

Mark Hales moved to APPROVE Resolution 2022-27 – Adopting the Proposed Tax Rate for Utah County for the Purpose of Levying Taxes within the City of Bluffdale for the Fiscal Year 2022-2023. Traci Crockett seconded the motion. Vote on Motion: Dave Kallas-Nay; Traci Crockett-Aye; Mark Hales-Aye; Jeff Gaston-Nay; Wendy Aston-Aye. The motion passed 3-to-2.

8.5 Ordinance No. 2022-14 – Adopting an Amended Consolidated Fee Schedule for Administrative, Service, and Development Fees, Including Water Rates Charged by the City of Bluffdale. (Staff Presenters Bruce Kartchner and Stephanie Thayer).

Ms. Thayer overviewed the proposed changes to the Consolidated Fee Schedule. She explained that the Consolidated Fee Schedule is a document Staff uses as a reference when fees are charged. The schedule ensures that all costs incurred are covered. Each year, there is a meeting with Department Heads and other key members of Staff to review the fees. During those meetings, any necessary changes are proposed. The amendments were redlined and included in the packet for Council Member review. Ms. Thayer noted that most of the adjustments accounted for a Consumer Price Index (“CPI”) increase. Additionally, a new section for inspections had been added to make sure those costs were recovered.

There had also been adjustments made to the Water section of the Consolidated Fee Schedule. Mr. Kartchner noted that there was currently a Water Rate Study underway. It was anticipated that

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the document would be amended again once that study was completed. Mr. Reid added that a 6.7% increase had been received from Jordan Valley Water Conservancy and that adjustment was shown in the redlined version of the Consolidated Fee Schedule as well as the personnel increases.

Council Member Gaston noted that it is difficult for anyone in Independence to stay under 10,000 gallons during any type of watering season. He wondered if it was possible to discuss increasing the amount of water allowed in Tier 1. Mr. Kartchner explained that the Water Rate Study is currently underway. The 0-10,000 for Tier 1 is based on indoor usage and that was the premise on which the study was being done. If there was a change in that philosophy, that needed to be known so the study could be adjusted accordingly. Mayor Hall asked when that study would be complete. Mr. Kartchner believed it would be done in early fall. There could be further discussions on water once that data is collected. However, if there was a change in philosophy, based on the comment shared by Council Member Gaston, which would impact the timeline.

Council Member Kallas believed that in Independence there is more reliance on culinary water because there is no secondary system. Culinary water is tiered based on use and drought conditions, while the secondary water in other parts of the City was not tiered. Mr. Kartchner explained that Tier 1 for culinary water assumes that indoor use is less than 10,000 gallons. That was the philosophy built into the model that was used. If that philosophy was expanded to incorporate some portion of the exterior, that needs to be determined now so it could be added into the study. Mr. Reid believed the question from Council Member Gaston had to do with whether it would be fair to increase the ranges for residents in Independence who did not have the opportunity to use a secondary system. For instance, instead of 0-10,000 gallons, perhaps 0-12,000 gallons. Then Tier 2 could range from 12,001 to 50,000 gallons.

There was discussion regarding areas that do not have access to secondary water. Council Member Gaston explained that his household goes into Tier 2 during the hotter months, such as June, July, August, and September. He only waters twice a week and has a smaller home but would still be over 15,000 gallons during those months. Mr. Reid wondered if the Council wanted Staff to return with a recommendation. Council Member Kallas was open to further discussion. Mayor Hall pointed out that an analysis may be important to determine how changing Tier 1 will impact the budget. She asked if an analysis could be done before the tiers were altered. Mr. Reid offered to come back with an analysis and statistics. He noted that the Council could also consider the possibility of different zones in the future. For instance, if a certain area did not have secondary water available, there could be a different tier structure to accommodate that area.

Council Member Kallas was reluctant to implement zones. He noted that he was open to moving Tier 1 from 0-10,000 gallons to 0-12,000 gallons. Mayor Hall pointed out that the increase could significantly impact the budget. Mr. Kartchner believed there would be a difference of a few thousand extra dollars per month. He noted that in some cities, there was a base rate that covered a certain number of gallons. For example, if 10,000 gallons was the maximum in Tier 1, the base rate would be \$36. The base rate would actually cover the Tier 1 amount. The Council Members

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were not supportive of that philosophy as it did not encourage conservation. Mayor Hall suggested that Tier 1 be increased from 0-10,000 gallons to 0-12,000 gallons.

Ms. Thayer continued to review the Consolidated Fee Schedule. She reiterated that many of the redlines were the result of CPI changes. Council Member Kallas asked about 5.2.010 – Building Permit Fees. He wanted to understand what the finished basement referred to. Mr. Crowell explained that there was a table published every six months by the International Code Council that outlined the hypothetical value of different construction types. On that table, there was a value for an unfinished basement and unfinished space. The intention of the Consolidated Fee Schedule was to establish the fee based on valuation. There was not a flat fee for basements.

Council Member Kallas noted that it was complicated to try to understand what the fee was to finish a basement. He was not even sure there was a good reason to have a fee to finish a basement. Mayor Hall pointed out that a permit was required and therefore a fee was needed. Council Member Kallas believed that a large portion of residents who finished their basements did so without a permit because they were avoiding the fee. It was important that there was clarity. Currently, there was an incentive not to obtain a permit, because a resident would not pay the City a fee and the County Tax Assessor would not be aware of the finished basement. As a result, the value of the home would remain the same. There was an incentive not to get a permit, which was a concern. Council Member Gaston agreed. Mr. Crowell reported that the approach of other cities varied widely. If the Council Members wanted a flat fee or no fee, that was something that could be explored. Council Member Kallas asked that additional information be shared. For instance, how many permits were submitted per year and what the high, low, and average fees were.

Council Member Crockett wondered if there was a fee for finishing basements for Accessory Dwelling Unit (“ADU”) uses. Mr. Crowell explained that there was a fee to review the zoning for the ADU. The fee for the finished basement would be based on valuation. He did not believe there was a hindrance in the code for residents seeking ADU permits. Mr. Crowell did feel that a broader fee analysis would be beneficial. He explained that there had been internal discussions about a possible bid for a broader fee study. Mayor Hall asked that Staff look into what that would cost. If there was a flat fee listed for a finished basement, it might lead to some cost recovery.

Mayor Hall opened the public hearing.

Eric Swanson commended Council Member Gaston for bringing up the disparity between culinary and secondary water in Bluffdale. He also thanked Council Member Kallas for mentioning the finished basement fee. Those were both issues that needed to be addressed.

There were no further comments. The hearing was closed.

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Jeff Gaston moved to APPROVE Ordinance No. 2022-14 – Adopting an Amended Consolidated Fee Schedule for Administrative, Service, and Development Fees, including water rates charged by the City of Bluffdale, with the amendment that Tier 1 be 0-12,000 gallons and Tier 2 be 12,001-50,000 gallons. Traci Crockett seconded the motion. Vote on Motion: Dave Kallas-Aye; Traci Crockett-Aye; Mark Hales-Aye; Jeff Gaston-Aye; Wendy Aston-Aye. The motion passed unanimously.

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE

1. Call to Order.

Chair Hall called the Local Building Authority (“LBA”) Meeting to order.

All members of the LBA were present.

2. Public Hearing Items:

- a. **LBA Resolution No. 2022-04 – Adopting a Final Budget Adjustment for the 2021-2022 Fiscal Year Budget. (Staff Presenters Bruce Kartchner and Stephanie Thayer). [LBA Public Hearing Held in Conduction with the City Budget Hearing.]**

Mark Hales moved to APPROVE LBA Resolution No. 2022-04 – Adopting a Final Budget Adjustment for the 2021-2022 Fiscal Year Budget. Wendy Aston seconded the motion. Vote on motion: Dave Kallas-Aye; Traci Crockett-Aye; Mark Hales-Aye; Jeff Gaston-Aye; Wendy Aston-Aye, Chair Hall-Aye. The motion passed unanimously.

- b. **LBA Resolution No. 2022-05 – Adopting a Tentative Operating or Final Budget for the 2022-2023 Fiscal Year Budget. (Staff Presenters Bruce Kartchner and Stephanie Thayer). [LBA Public Hearing Held in Conduction with the City Budget Hearing.]**

Mark Hales moved to APPROVE LBA Resolution No. 2022-05 – Adopting a Tentative Operating or Fiscal Budget for the 2022-2023 Fiscal Year Budget. Jeff Gaston seconded the motion. Vote on motion: Dave Kallas-Aye; Traci Crockett-Aye; Mark Hales-Aye; Jeff Gaston-Aye; Wendy Aston-Aye, Chair Hall-Aye. The motion passed unanimously.

- c. **LBA Discussion – Possible Discussion on Bond for Public Works Building.**

There were no further discussions.

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d. Adjournment.

Wendy Aston moved to ADJOURN the LBA Meeting. Mark Hales seconded the motion. The motion passed unanimously.

The LBA Meeting adjourned at approximately 8:47 p.m.

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

1. Call to Order.

Chair Kallas called the Redevelopment Agency (“RDA”) Board Meeting to order.

All members of the RDA were present.

2. Public Hearing Items:

- a. RDA Resolution No. 2022-05 – Adopting a Final Budget Adjustment for the 2021-2022 Fiscal Year Budget. (Staff Presenters Bruce Kartchner and Stephanie Thayer). [RDA Public Hearing Held in Conduction with the City Budget Presentation and Discussion].

Wendy Aston moved to APPROVE RDA Resolution No. 2022-05 – Adopting a Final Budget Adjustment for the 2021-2022 Fiscal Year Budget. Mark Hales seconded the motion. Vote on motion: Dave Kallas-Aye; Traci Crockett-Aye; Mark Hales-Aye; Jeff Gaston-Aye; Wendy Aston-Aye, Natalie Hall-Aye. The motion passed unanimously.

- b. RDA Resolution No. 2022-06 – Adopting a Tentative Operating or Final Budget for the 2022-2023 Fiscal Year Budget. (Staff Presenters Bruce Kartchner and Stephanie Thayer). [RDA Public Hearing Held in Conduction with the City Budget Presentation and Discussion].

Mark Hales moved to APPROVE RDA Resolution No. 2022-06 – Adopting a Tentative Operating or Final Budget for the 2022-2023 Fiscal Year Budget. Jeff Gaston seconded the motion. Vote on motion: Dave Kallas-Aye; Traci Crockett-Aye; Mark Hales-Aye; Jeff Gaston-Aye; Wendy Aston-Aye, Natalie Hall-Aye. The motion passed unanimously.

c. RDA Discussion.

- i. Discussion Relating to Affordable Housing. (Staff Presenter, Bruce Kartchner).

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Mr. Kartchner explained that part of the original RDA Agreement was that 20% of the tax increment collected in each of the project areas (EDA and RDA) was to be set aside and used for affordable housing. That amount in The Gateway EDA, by contract with the original agreement, went toward The Bluffs apartments to provide low-income housing subsidies. The other two project areas, the Eastern Bluffdale and Jordan Narrows project areas, did not have any restrictions of that nature. The funds could be used for what the City deemed necessary as long as it meets the affordable housing requirement. The 20% money did not need to be used just in the project areas. It could be used anywhere in the City as long as it benefitted affordable housing.

Mayor Hall wondered what was considered affordable housing and referenced Beacon Hill. Mr. Kartchner noted that there had been discussions with Beacon Hill about the low-income housing plans and an annual subsidy. Beacon Hill opted for the City to help pay for the upfront costs by reimbursing them for the impact fees. When The Bluffs apartments were originally built, as part of that project, the developers contributed five acres nearby. That was now known as Vintage Park. There were a variety of options as long as it benefited and created affordable housing. The State had the Olene Walker Fund where the money could be contributed to. It was designed for State-wide affordable housing uses. The County is also affiliated with different organizations to do the same thing. There were projects within the City that could be identified as well. For instance, building out the community garden area.

Before any of the proposed allocations in the budgets, there was approximately \$7.1 million of affordable housing money that could be used. The State required the City to hit certain targets related to affordable housing to be considered for certain transportation monies. There was an opportunity to use some of the affordable housing money in order to meet those goals. Staff was looking at the options that would benefit residents within Bluffdale. The funds would continue to be incorporated into future budgets until the money was expended.

Mayor Hall asked if \$1 million was being given to the County or the Olene Walker Fund for affordable housing. Mr. Kartchner clarified that the City had reached out to the County and had identified how to move forward. However, there were only eight days remaining in the fiscal year and it was unlikely that anything could be done with the money that had been budgeted for in the current year. He explained that there was a placeholder for use of the funds and as the decisions were fine-tuned, Staff would come back to the RDA Board and outline possible options.

Mr. Reid noted that the money that had been budgeted could be transferred within the next eight days if the Council was supportive of that. However, Staff was reluctant to do anything specific without coming back to the RDA Board. Board Member Kallas was not certain that anything should be done until the City understood whether the actions would qualify under the affordable housing requirements. Mr. Crowell noted that Staff was working to update the Implementation Plan, which had been discussed previously. One possibility was to use the RDA money for two menu items. Mr. Reid explained that the budget included the community garden project.

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d. Adjournment.

Jeff Gaston moved to ADJOURN the RDA Board Meeting. The motion passed unanimously.

The LBA Meeting adjourned at approximately 8:52 p.m.

CONTINUATION OF CITY COUNCIL MEETING

9. Staff Reports, Additional Council Discussion, and Calendaring Items.

Mr. Reid reported on the following:

- There had been some construction outside of City Hall, close to the roundabout. He explained that fiber had been brought into City Hall. There had been some challenges with broadcasts of City Council Meetings and several changes had been made to address those challenges. Staff felt that bringing fiber to the building would make the biggest difference. The fiber had been connected and the intention was to have it running shortly.
- Three candidates were interviewed for the Fire Chief position. Several professionals would be present to ask questions and evaluate the candidates.
- On June 24, 2022, the first City Attorney interview would take place. There had been a few applications so far. The City would handle the applications as they come in.
- Utah Retirement Systems would come in and do a wellness presentation for Staff.
- There was an application for Jersey Mike's Subs to come in and make tenant improvements in one of the buildings in The Gateway RDA.


10. Closed Meeting, if any.

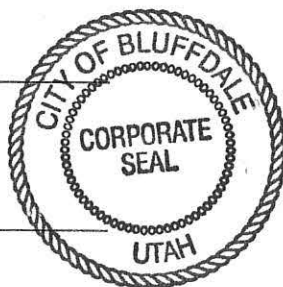
There was no Closed Meeting.

11. Adjournment.

Wendy Aston moved to ADJOURN the City Council Meeting. The motion was seconded by Traci Crockett. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 8:59 p.m.


Wendy L. Deppe, CMC
City Recorder



Approved: July 27, 2022