

*The agenda for this meeting was posted on the State of Utah Public Notice website and the West Bountiful City website, and sent to Clipper Publishing Company on February 26, 2015 per state statutory requirement.*

Minutes of the West Bountiful City Council meeting held on **Tuesday, March 3, 2015** at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

**MEMBERS:** Mayor Kenneth Romney, Council members James Ahlstrom, James Bruhn, Kelly Enquist, Debbie McKean, Mark Preece

**STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Todd Hixson (Police Chief), Steve Maughan (Public Works Director), Cathy Brightwell (City Recorder/Secretary)

**VISITORS:** Alan Malan, Fred Philpot, Jason Burningham, Patricia Hedrick, Megan Smith, Dawn Smith, David Ocampo, Warren Youngberg, Ethan Eisenbarth, Joshua Zelada, Bryce Smith, Christopher Walker

**Mayor Romney called the work session to order at 6:20 pm.**

### **Economic Development Presentation by Lewis, Young, Robertson & Burningham**

Jason Burningham and Fred Philpot of *Lewis, Young, Robertson & Burningham* led a discussion on economic strategic planning. They explained the goal of initiating a process to develop a vision and strategies for economic development. It is important to establish a community vision and identify market areas and economic districts, then develop strategies to attract the right businesses and land uses to meet the vision.

There was discussion about the current status of the City. Some positives were that West Bountiful is peaceful, well laid out, and the commercial areas are geographically buffered which helps maintain a rural and historic feel in the residential areas.

Some challenges discussed were that West Bountiful lacks economic vision. It has a decent core area for business but perhaps not a lot of area to grow new businesses. There is no sense of destination. Holly Frontier brings a feel of heavy industrial to a certain area. There is no place for elderly to go when they can no longer maintain a large home and yard; a need for higher density smaller homes for this group, like patio homes, was discussed.

There was discussion about where growth may be possible, like the blended use zone around Legacy Highway, Redwood Rd, and 500 South. Most of the frontage property belongs to Woods Cross but there are areas on which we can focus. Both rooftops and highway traffic guide commercial development so it could be good for industrial technology space, or an institutional/educational campus. Other places for potential development include the neighborhood commercial area on the northeast edge of town and Evergreen Circle off 500 West. So far the city's efforts have been reactive rather than proactive waiting for Woods Cross, the Kingston's, etc. We need to find out what constituents think. What is the vision in twenty years?

Closing their presentation, Jason and Fred said they will send a map for each person to identify three to five geographic areas for growth. Property owners can then be identified to

determine how workable the specific areas would be. Each person was also asked to come up with an economic development vision statement, e.g., West Bountiful City is going to refocus its efforts and look for ways to grow; or, we are satisfied with what we are and will focus on more residential development maintaining .5 and 1 acre lots trying to preserve the community so we can continue to enjoy our rural feel. What can we do to ensure the viability of The Commons tax base? There is not a solid enough economic base to rely on; we are already behind our neighbors and need to do something.

Once they receive the requested information, they will put something together for a future discussion.

*The worksession adjourned at 7:28 pm to the regular city council meeting.*

**Mayor Romney called the Regular meeting of the City Council to order at 7:35 pm.**

Kelly Enquist offered a prayer and Boy Scout David Ocampo led the Pledge of Allegiance.

**1. Accept Agenda**

Senator Weiler will be late so Item 3 will be postponed until his arrival.

**MOTION:** *James Ahlstrom moved to slide this agenda item until Senator Weiler arrives . Debbie McKean seconded the Motion which PASSED by unanimous vote of all members present.*

**2. Public Comment**

No comments.

**4. Consider Resolution 358-15, A Resolution Vacating A Portion Of Rear Public Utility Easement Located At 581 W 1890 North.**

Ben White explained that a public hearing was held on February 3, 2015 but action was tabled due to delays with utility releases. All releases have now been received and Staff has no problem reducing the rear easement.

**MOTION:** *Kelly Enquist moved to approve Resolution 358-15, A Resolution Vacating A Portion Of Rear Public Utility Easement Located At 581 W 1890 North. James Bruhn seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye  
James Bruhn – Aye  
Kelly Enquist – Aye  
Debbie McKean – Aye  
Mark Preece – Aye

**5. Consider Resolution 359-15, A Resolution Authorizing A Concessions Agreement with Shawn and Rhonda Moss (Lakeside Café LLC).**

Duane Huffman explained that the last concessionaire at Lakeside golf course, Carmack's Café, provided a termination notice for their services based on personal reasons. In response to a Request for Proposal, the City received three proposals, of which the Moss family's was selected. They have golf course experience and are currently operating at Davis golf course.

There was discussion about the importance of having a nice business in our facility that will add to the quality of services at Lakeside. The previous concessionaire paid 7% of gross revenues and the Moss's proposed the same amount. There was a desire to make it clear to them that we want stability and for them to be successful. There was also discussion about the employee discount they proposed and whether it was necessary.

***MOTION: James Ahlstrom moved to approve Resolution 359-15, A Resolution Authorizing a Concessions Agreement with Shawn and Rhonda Moss (Lakeside Café LLC). Debbie McKean seconded the Motion which PASSED.***

The vote was recorded as follows:

James Ahlstrom – Aye  
James Bruhn – Aye  
Kelly Enquist – Aye  
Debbie McKean – Aye  
Mark Preece – Aye

**6. Consider Resolution 360-15, A Resolution Authorizing A Facilities Use Agreement with West Bountiful Baseball.**

Duane Huffman reported on meeting with the new officers of West Bountiful Baseball, led by Kyle Peters. Facility Use agreements are used to ensure that both parties are aware of the responsibilities and conditions on which the baseball organization may use the fields at City Park; one change has been made from previous agreements loosening up signage restrictions.

***MOTION: Debbie McKean moved to approve Resolution 360-15, A Resolution Authorizing a Facilities Use Agreement with West Bountiful Baseball. James Bruhn seconded the Motion which PASSED.***

The vote was recorded as follows:

James Ahlstrom – Aye  
James Bruhn – Aye  
Kelly Enquist – Aye  
Debbie McKean – Aye  
Mark Preece – Aye

**7. Consider Resolution 361-15, A Resolution Approving the Amendment to the Interlocal Cooperation Agreement Between Davis County and City of West Bountiful for Animal Control Services.**

Duane Huffman explained that the city entered into an updated agreement for animal services with Davis County in 2013, which includes provisions for the annual review of costs. This amendment adjusts our costs down for this calendar year.

**MOTION:** *James Ahlstrom moved to approve Resolution 361-15, A Resolution Approving the Amendment to the Interlocal Cooperation Agreement Between Davis County and City of West Bountiful for Animal Control Services. Debbie McKean seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye  
James Bruhn – Aye  
Kelly Enquist – Aye  
Debbie McKean – Aye  
Mark Preece – Aye

**8. Consider Ordinance 370-15, An Ordinance Restricting Construction Noise and Activities during Certain Hours.**

Duane Huffman explained that an old ordinance limited noise between 10 pm and 6 am, but it was replaced last year with a provision prohibiting unreasonable noise at any time of day. To strengthen the City's ability to control nighttime construction issues, a new ordinance was drafted restricting any construction activity that could bother neighboring properties, such as hauling, lights, and noises, during night hours. Exceptions can be allowed with city council approval.

**MOTION:** *Mark Preece moved to approve Ordinance 370-15 An Ordinance Restricting Construction Activities during Certain Hours. James Bruhn seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye  
James Bruhn – Aye  
Kelly Enquist – Aye  
Debbie McKean – Aye  
Mark Preece – Aye

**9. Discuss Election Proposal Options from Davis County.**

Duane Huffman explained that Davis County has submitted two proposals for administering the 2015 municipal elections. One is for electronic voting machines like the City used in 2013. The second is for vote by mail which the County used in the 2014 election. With vote by mail, the City

would still have several machines here at city hall for those who want to vote in person on Election Day. The County expects to do all future elections by mail, but this option costs more primarily because of a requirement to include return postage for all ballots, even though many will not be mailed back.

There was discussion about the advantages and disadvantages of both options. Several members suggested that many residents prefer voting in person because they see it as an important community event in the city and a way to be more involved. Mayor Romney asked each member for their preference. It was clear that the consensus was to utilize the electronic machine voting option and not vote by mail.

#### **10. Planning Commission/Engineering Report**

Ben White – The Planning Commission’s last meeting was cancelled so they could attend the Centerville City Council meeting and public hearing on the West Neighborhood issue. He added that the Planning Commission’s next meeting will include a conditional use permit application for flag lots, and discussion on the final plat for the Stringham Farms subdivision.

The 725 West construction project will begin next Monday, weather permitting. UDOT keeps pushing back the schedule for the 400 North bridge reconstruction. Soils are not what they thought so remediation will take longer. The contractor had 90 days to complete the project but with a scope change, that will likely be lengthened. One result is that City will not have the opportunity to proceed with the Pages Lane project this year, as it would result in both Pages Lane and 400 North closed at the same time. Bountiful City has approached the City regarding moving up the 500 S water line replacement project to this fall, which is now a possibility with the Pages Ln project being pushed back.

#### **11. Mayor/Council Reports**

James Ahlstrom talked about his support for a path from the proposed Wild subdivision (Stringham Farms) to the west. He also talked about the process working with the Church to get approval. Ben White responded to a question explaining that city ordinance says if blocks are larger than 1200 feet, the city may consider breaking it up. The distance from 400 North to 1000 North is about 2000 ft. so the City could require a path, even if the developer does want it. He added that we would not force the church to allow access, but we could build a path up to their property for future use.

Mr. Ahlstrom added that he and council member Enquist are supposed to be representatives on the Wasatch Front Regional Council but he feels that the City’s input isn’t valued by WFRC. Ben White explained that decisions are typically made at their smaller meetings before they go to the large group.

Mark Preece reported that Youth Council is preparing for the annual Easter egg scramble. They purchased an Easter bunny costume for the event and will be filling approximately 6000 eggs again this year. The event is being moved to City Park for more room.

The Sewer district is going ahead with a study to build a methane gas recovery facility with money available in surplus funds, and there are proposals on the table to possibly reduce rates. He said it is a very well-run group. He added that the EmPAC trailer is looking good as they continue to make improvements. One struggle with emergency planning is that we are still not getting the community enthusiasm we would like.

James Bruhn reported that Wasatch Integrated is moving forward with getting the new trommel screen. The engineering is done and they will be going to bid with three options. The trommel screen will separate out green waste pre-combustion and burn it with the garbage. Phase 1 will cost about \$3m, which they have the cash for. If they go with Phase 2, which allows pulling out non ferrous and ferrous metals for about \$12m, or Phase 3, with options to pull out plastics for about \$13m, it would require bonding. Mayor Romney asked how it impacts the green waste discussions we have had. Mr. Bruhn responded that a separate green waste container would not be necessary. He added that it may let us get rid of recycle bins in about 3 years because they will be able to separate recycle materials out of garbage, and we could restructure our rates if necessary.

Debbie McKean reported that Arts council is working on the Independence Day parade. The Mills family (Gary and Char) have agreed to chair the parade, and Leslie Leger will be the co-chair in preparation for chairing the event next year. The parade will be held on Saturday July 4<sup>th</sup>, with the safety fair and fireworks on Friday, July 3<sup>rd</sup>. There has been talk about expanding the Friday event to include hot rod cars. Next Friday's Arts Council concert will be the Martineau family. She added that she has been trying to get the historic preservation commission back together but has had problems. There is a concern that the city is losing residents that can help us document history. She asked for suggestions and said one thought is to blend the Historic Commission with the Arts Council.

Mosquito Abatement is finalizing its expansion plans. There were 84 deaths in the Country last year from West Nile, which was a record, but the District has decided to discontinue the chicken testing program due to costs.

Kelly Enquist congratulated Steve Maughan for winning the "Best Tasting Water in the State" competition. Steve explained how the sample was taken and clarified that it was taken straight out of the well.

Mayor Romney shared a request from the Arts council to hang high end art work in the council chambers. Everyone thought it was a good idea.

**12. Approval of Minutes from the February 3 and February 17, 2015 City Council Meetings.**

**MOTION:** *Mark Preece moved to approve the minutes from the February 3, 2015 and February 17, 2015 meetings as presented. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

**13. Executive Session, if Necessary, Pursuant to Utah Code Annotated 52-4-205(a), to Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual.**

**MOTION:** *James Bruhn moved to go into Executive Session at 9:05 pm in the Police training room pursuant to Utah Code Annotated 52-4-205(a), to Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual. James Ahlstrom seconded the Motion which PASSED*

The vote was recorded as follows:

James Ahlstrom – Aye  
James Bruhn – Aye  
Kelly Enquist – Aye  
Debbie McKean – Aye  
Mark Preece – Aye

**MOTION:** *Debbie McKean moved to adjourn the executive session at 9:30 pm. James Bruhn seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye  
James Bruhn – Aye  
Kelly Enquist – Aye  
Debbie McKean – Aye  
Mark Preece – Aye

*Senator Weiler arrived and Council returned to Agenda item #3*

**3. Legislative Report – Senator Todd Weiler**

Senator Weiler apologized for being late and explained that the legislature was debating the medical Cannabis bill. He provided updates and his perspective on this and several other bills including Healthy Utah and the transportation funding bills. He answered questions about specific bills and talked about how the legislative process has worked. He said there have been a lot of turf battles between the Senate and the House, but it is a healthy process and he believes together they get most things right. The session will end March 12.

**16. Adjourn**

**MOTION:** *James Ahlstrom moved to adjourn this meeting of the West Bountiful City Council at 10:07 pm. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

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*The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on Tuesday, March 17, 2015.*

*Cathy Brightwell*  
Cathy Brightwell (City Recorder)

