

Mayor  
Kenneth Romney

# WEST BOUNTIFUL CITY

City Administrator  
Duane Huffman

City Council  
James Ahlstrom  
James Bruhn  
Kelly Enquist  
Debbie McKean  
Mark Preece

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City Recorder  
Cathy Brightwell

City Engineer  
Ben White

Public Works Director  
Steve Maughan

## CITY COUNCIL MEETING

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A WORKSESSION BEGINNING AT 6:30 pm, AND A REGULAR MEETING BEGINNING AT 7:35 PM ON TUESDAY, JUNE 16, 2015 IN THE CITY OFFICES AT 550 NORTH 800 WEST,

### 6:30 pm WORK SESSION

1. Review and Discuss Scope of Future Pages Lane Improvements between 800 West and 550 West.

### 7:35 pm REGULAR MEETING

*Invocation/Thought – Kelly Enquist*  
*Pledge of Allegiance – James Ahlstrom*

1. Accept Agenda.
2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
3. Consider Approval of Resolution 363-15, a Resolution Amending the Fiscal Year 2014-2015 Budget.
4. Consider Approval of Resolution 364-15, a Resolution Adopting the Fiscal Year 2015-2016 Budget and Certified Tax Rate of .001806.
5. Consider Approval of Resolution 365-15, a Resolution Encouraging the Davis County Commission to Submit to the Voters the Proposal to Authorize a 0.25% Local Option General Sales Tax Dedicated to Transportation, and Encouraging Voters to Carefully Consider the Proposal.
6. Consider the Cross Access and Joint Maintenance Agreement for Stringham Farm Subdivision Flag Lots # 4 and #5.
7. Discuss Scope of Pages Lane Project.
8. Engineering Report.
9. Administrative Report.
  - a. Review of process to create Fire Services District.
10. Mayor/Council Reports.
11. Approve Minutes from the June 2, 2015 City Council Meeting.
12. Adjourn.

Individuals needing special accommodations during the meeting should contact Cathy Brightwell at (801)292-4486.

*This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and sent to the Clipper Publishing Company on June 11, 2015.*

**Minutes of the West Bountiful City Council meeting held on Tuesday, June 16, 2015 at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.**

Those in attendance:

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

**STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Chief Todd Hixson, Ben White (Engineer), Steve Maughan (Public Works Director), Paul Holden (Golf Director), Cathy Brightwell (City Recorder/Secretary), Patrice Twitchell (Finance)

**VISITORS:** Alan Malan, James Behunin

Mayor Romney called the work session to order at 6:37 pm.

**1. Review and Discuss Scope of Future Pages Lane Improvements between 800 West and 550 West.**

Duane Huffman opened the discussion by explaining that staff is in the design stage of the Pages Lane project from 800 West to 550 West. Currently, there are plans for a bike path on both sides and room for parking. Existing sidewalk is in pretty good shape and will remain where it is. Ben White explained that the plan is to mill about 3 inches of the road and then overlay.

Based on previous Council discussions, staff has worked on a design to install sidewalk only on the south side. There was discussion about doing it on the north side as well and some members believe if we don't do it now, it will never get done. A sidewalk will provide better access to the City Park and help alleviate safety concerns with people walking along the roadway.

The budget for the Project is \$850k, plus \$150k from UDOT. The money is proposed to come from the water fund, streets capital fund, and street impact fees. Because we will be adding curb and sidewalk where it does not currently exist, this project will have additional expenses compared to our most recent water line and street reconstruction projects. Added expenses include necessary tree removal, drainage changes, driveway modifications, landscape disturbance and a small amount of land acquisition. Power poles and utility boxes will need to be moved. The intent is to construct new accesses to every existing driveway wherever we construct new curb/gutter/sidewalk.

On the south side of Pages Lane there are elevation issues which will require the sidewalk to be about 18 inches higher than some properties. Ben added that the storm drain is undersized between 675 West and 700 West and we will need to upsize it to get better drainage.

Staff needs additional direction from Council for design and cost estimates. For example, will the city pay to have fences, sprinklers, and landscaping moved and/or replaced, even if they are currently placed in street right-of-way? Discussion followed as these items were addressed. Mayor Romney commented that we are improving the value of properties and not asking them to contribute to the cost of the street improvements.

There was general consensus regarding the extent to which the city participates when work impacts private property. For example, if a fence or hedge is currently located in the right-of-way,

we will remove it and it will be the homeowner's responsibility to replace it. Ben explained that sprinklers are a problem as they are connected throughout the entire front of the property and can be difficult to fix. Duane suggested we could explore giving property owners a per foot price for reimbursement or set a maximum price.

Following the discussion there was consensus to: proceed with the design for the sidewalk on the north as well as south side of the road; proceed with property acquisition; and, plan to remove fences and leave for the homeowner, but not have the City replace fencing. Ben confirmed that staff will meet with each property owner to address specific issues related to their properties. He will get a price for sod and irrigation reimbursement, and update cost estimates and bring them back to Council before the project is released to be reviewed by the public or to contractors.

*The Work session adjourned at 7:27 pm.*

Mayor Romney called the Regular meeting to order at 7:45 pm. Kelly Enquist offered a prayer and the Pledge of Allegiance was led by James Ahlstrom.

**1. Accept Agenda**

**MOTION:** *James Bruhn moved to approve the agenda as posted, which includes an executive session, except to delete Item 7 as it was discussed in the earlier work session and is redundant. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

**2. Public Comment.**

No comments.

**3. Consider Approval of Resolution 363-15, a Resolution Amending the Fiscal Year 2014-2015 Budget.**

Duane Huffman presented the Fiscal Year 2014-2015 Budget and reviewed the changes made since the last meeting. Changes include the following:

- Non-departmental – increase in Salaries for unemployment costs and EmPAC adjustment to properly handle previously unspent funds.
- Police Department – changes based on grant funding, with no impact to city.
- Fire Protection – reduced because increases will hit in the next fiscal year.
- Jessi's Meadow Assessment – better estimate for landscape maintenance; trail maintenance is budgeted for next year.
- RAP Fund – reflects updated revenue forecast; removes restroom expenses, includes Jessi's Meadow trail maintenance and park repairs which include the fixing the electrical system at the snack shack, corrected budget error for park equipment, and Birnam Woods irrigation improvements. Total spending is \$4k more than previously anticipated.

Council member Enquist asked that the reference to DSB trail netting be renamed to Prospector trail protection and re-label the Prospector Trail restroom. There was discussion about whether it would be clear in the future what the notes mean and Duane noted that the names would be corrected and assured him the notes to the side of the document will remain with the document.

**MOTION:** *James Bruhn moved to Approve Resolution 363-15, a Resolution Amending the Fiscal Year 2014-2015 Budget. 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

**4. Consider Approval of Resolution 364-15, a Resolution Adopting the Fiscal Year 2015-2016 Budget and Certified Tax Rate of .001806.**

Duane Huffman presented the Fiscal Year 2015-2016 Budget and reviewed changes made from the tentative budget.

- A significant change that affects employees across all departments is a 4% merit increase. The tentative budget included 2% for regular employees and 4% for sworn officers, now all will get 4%, with additional funding for strategic adjustments for specific employees.
- Page 5 includes \$50k in the general fund for monument signs.
- Page 6 includes a \$193k transfer from general fund to golf fund, and the same transfer amount from golf fund to water fund leaving a remaining golf debt of \$200k to solid waste.
- In golf fund, account 54-84-740 includes merchandise displays, tables, chairs, ice machine, and a tournament computer.
- Updates to projected costs for the Pages Lane project and 660 West Project.

Council member Bruhn suggested that the individual salary increases be changed back to the previous 2%/4% method, but leaving money available to provide the ability to make strategic changes on an individual basis.

**MOTION:** *James Bruhn moved to Approve Resolution 364-15, a Resolution Adopting the Fiscal Year 2015-2016 Budget and Certified Tax Rate of .001806, with salary changes of 2% for all employees other than police officers, who will get a 4% salary increase. Mark Preece 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 Approval of Resolution 365-15, a Resolution Encouraging the Davis County Commission to Submit to the Voters the Proposal to Authorize a 0.25% Local Option General Sales Tax dedicated to Transportation, and Encouraging Voters to Carefully Consider the Proposal.**

Duane Huffman explained that 2015's House Bill 362 allows counties to place a local option sales tax increase for transportation on the ballot. Prior to making a decision about this year's ballot, Davis County wants to know, by Resolution, which cities are supportive of it being on the ballot.

There was discussion about what other counties are doing and how having multiple tax and bond initiatives on the ballot may affect the outcome. Salt Lake County is on the fence partly because they would have to override a law that prohibits them from putting tax issues on municipal elections.

If passed, West Bountiful is expected to get about \$160k. There was discussion about whether some of the money could be used to lower property taxes, and Duane explained that the legislative intent is to prohibit using this to offset other revenue sources; it can't be used to reduce budgeted spending on road maintenance.

James Behunin, 1360 N 950 West, agrees we need money for streets but it seems like there should be a better way to get it. Why we don't raise money through a gas tax rather than sales tax which we have to share?

In response to questions, Mr. Huffman explained that the new gas tax enacted earlier this year was a separate Bill and we are projected to get an increase (b&c roads) in addition to this tax.

**MOTION:** *James Bruhn moved to Approve Resolution 365-15, a Resolution Encouraging the Davis County Commission to Submit to the Voters the Proposal to Authorize a 0.25% Local Option General Sales Tax. 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 the Cross Access and Joint Maintenance Agreement for Stringham Farm Subdivision Flag Lots # 4 and #5.**

Duane Huffman presented a draft agreement and there was discussion about several portions to ensure everything necessary was included. He explained that it is not ready to be signed as they are waiting to hear what legal names the developer wants to include. Steve Doxey added that is very important to include the Conditional Use Permit as part of the Agreement and recommends making this Agreement a Resolution.

**MOTION:** *James Bruhn moved to approve the Cross Access and Joint Maintenance Agreement for Stringham Farm Subdivision flag lots # 4 and #5. Mark Preece 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. Discuss the Scope of Pages Lane Project.**

Discussed in earlier Work Session

**8. Engineering Report.**

Ben White – An asphalt overlay is scheduled for 1100 West at Olsen Ranches next week. Gas lines were stubbed in this week. The roadway drainage will be improved with the asphalt overlay.

800West/Porter Lane storm drain project is nearly finished; we are still waiting to pave.

500 South Waterline Project - we will wait to bid the project as it will not be done until next spring and we would pay a lot more if we did it now. The intent is to get it done early next year so Bountiful can chip seal the road.

We received a letter from Questar regarding their plans to replace the 25 mile high pressure line that runs through town in 2017. They advised that we may notice people working in the area as they complete the planning for the project.

We are working on the I-15/500 South monument with Bountiful, UDOT will give us the money. Agreements with UDOT and Bountiful are forthcoming.

Steve Maughan was asked to give a report on the Birnam Woods drainage project. He explained there is an open section of ditch on the northwest side of the trail. Public Works staff took a 36 inch pipe and cut it in half to form a concrete lined ditch. Tomorrow contractors will grind the asphalt trail, Thursday do the finish grade, and plan to pave on Saturday. After asphaltting, there is a little fence repair; pulling and cutting some Russian Olive trees before the project is complete. It will take awhile for grass to grow.

**9. Administrative Report.**

a. Review of process to create Fire District.

Mr. Huffman explained that work is underway on a proposal to transition the South Davis Metro Fire Agency to a taxing district. The proposal is to move forward by the end of the current calendar year so they are ready to go a year from now. To begin the process, every current member entity will have to adopt a resolution stating the intent and design of new the district and send it out to the public. In designing the new district, thought has been given on ways to oversee the entities tax authority. These include potentially limiting the property tax to capital/debt, providing a very low initial tax rate, and creating a formal board made up of city managers to oversee the budget preparation process. There is still a fair amount of work to be done to refine these ideas. If it appears that there is enough momentum to move forward, a resolution to start the process will come forward in July.

We will likely have playground equipment information for consideration at the next city council meeting on July 7.

Seven candidates have filed for our three open city council seats – James Ahlstrom, James Bruhn, Alan Malan, Debbie McKean, Scott Strong, Brady Tracy, and Andrew Williams. A primary election will be held on August 11.

#### **10. Mayor/Council Reports.**

James Ahlstrom commented that a friend of his recently participated in a Knights of Columbus golf tournament at Lakeside and they loved their experience. Good job, Paul.

Mark Preece will attend a South Davis Sewer board meeting this week where they will enter into a contract to reclaim food stuffs into gas. The food stuffs will come from restaurants, schools, etc., and brings in a lot of revenue streams.

The mini-newsletter will be ready on Thursday.

James Bruhn attended a Wasatch Integrated meeting last week. They hope to have the first furnace back-up running by the middle of July.

The Arts Council Polynesian concert last week was great.

Debbie McKean continues to work on Independence Day activities.

Kelly Enquist participated in a meeting last week with the playground vendor. They will come back with the changes we requested next week. He also commented that the lawns at the Park look better than they have in long time.

He said he has been attending a Wild Fire Policy group with ULCT to discuss funding mechanisms for wild fires.

Mr. Enquist asked the status of the Holly berm. Duane Huffman responded that they promised to clear the weeds this week. They sprayed with natural seed and currently have no other plans for landscaping.

#### Mayor Romney

The new 500 South/I-15 interchange seems to move traffic well. He reported on the status of 2600 South and Parrish lane projects.

He is looking for a speaker for the Independence Day flag ceremony as his initial speaker fell through and asked members for suggestions of veterans, and/or good patriotic speakers.

**11. Approval of Minutes from the June 2, 2015 City Council Meeting.**

**MOTION:** *James Bruhn moved to approve the minutes from the June 2, 2015 meeting as presented. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

**12. Adjourn**

**MOTION:** *James Bruhn moved to adjourn this meeting of the West Bountiful City Council at 9:05 p.m. James Ahlstrom 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, July 7, 2015.*

*Cathy Brightwell*  
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Cathy Brightwell (City Recorder)

