CITY COUNCIL MEETING

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING ON TUESDAY, AUGUST 4, 2015 BEGINNING AT 7:30 PM, IN THE CITY OFFICES AT 550 N 800 WEST.

Invocation/Thought – Mark Preece; Pledge of Allegiance – James Bruhn

1. Accept Agenda.
2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
3. Presentation by Davis County School District.
4. Consider Appointment of Esther Miller as Replacement Poll Worker for Primary Election.
6. Consider Award of Park Concrete Improvements to Hughes General Contractor’s Inc.
7. Consider Sidewalk Options for the Corner at 1000 North and 550 West.
10. Mayor/Council Reports.
11. Approve Minutes from the July 21, 2015 City Council Meeting.
12. Executive Session Pursuant to Utah Code Annotated 52-4-205(c), to Discuss Pending or Reasonably Inminent Litigation.

Individuals needing special accommodations during the meeting should contact Cathy Brightwell at (801)292-4486 twenty-four hours prior to the meeting.

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 July 30, 2015.
MEMORANDUM

TO: Mayor and Council

DATE: July 30, 2015

FROM: Duane Huffman

RE: Appointment of Replacement Poll worker for Primary Election

The city council appointed several poll workers for the West Bountiful Primary election at its meeting on July 21. One of those individuals, Jennifer McMillan, was appointed as a Technician but will no longer be able to participate for personal reasons.

Esther Miller, 665 W 1000 North, is being submitted for appointment as her replacement.
The idea of transitioning the South Davis Metro Fire Agency into a separate entity with taxing authority has been around since the creation of the current agency; the agency’s creation documents even reference the expectation of a district. A transition to a district will allow for benefits such as more financial tools (refinancing debt, issuing additional bonds), direct accountability to the public for specific revenue increases (property taxes), and the clarification of longstanding issues (the ownership of buildings/land/equipment).

**DESIGN**

Due to the requirement that any new property tax authority given to a district must be offset by a corresponding decrease in the member cities’ taxing authority, it is not possible to make a direct transition to a local district. Instead, a proposed hybrid of a local district and special assessment area would allow the new entity to have taxing authority while also collecting member assessments. This new entity will require an as yet undrafted interlocal agreement that outlines member assessments. It will be governed by a board made up of elected officials appointed by each member city.

**TAXING AUTHORITY**

During the process of designing the proposed fire district, much thought was given to what kind of property tax authority the new district would have and how it would be governed. The following points detail the current proposal in this regard:

- The current proposal does not limit the property tax authority to any specific use. The current intent would be to use it for capital or debt service, but it could expand to any other district use by choice of the board.
- The initial tax levy upon creation will be very low so as to not have member entities forfeit their own tax rates. It is likely that the new district could move forward with a tax increase very shortly after its creation, based on debt and capital needs. West Bountiful City will give up approximately $5,400 in property tax authority.
- The new district will be governed by the same truth-in-taxation laws that govern cities, with the board making final decisions on tax rates after advertisements and public hearings.
• A new formal advisory committee made of city managers from each city will take a stronger role in the budgeting process of the district. This is intended to add another layer of review to oversee revenue collection and expenditures.

CREATION PROCESS
The creation of the new district is somewhat similar to the process followed by the Council earlier in the year during the creation of the Jessi’s Meadow Special Assessment Area. The first step is for each member entity to adopt the initial resolution proposing the creation of the new district and set a public hearing to receive public input. The passage of the initial resolution does not in any way bind the City to give final approval of the new district. Enclosed with this memo is a rough outline of all of the necessary formal steps. At this point, we would be behind the schedule on this outline, but still able to proceed if a resolution is adopted now. In addition to the formal steps, the member cities will need to continue to flesh out the details of a new interlocal agreement.

SUMMARY
The Resolution up for consideration is the first step in the process of creating a new fire district and service area with property tax authority to replace the current interlocal agency. The Resolution includes the current broad details of the new district, including its initial property tax levy. If the Council is comfortable moving forward, though not necessarily committing to final approval, the Resolution must be adopted now for the process to be complete by the end of the year. All other member entities must also follow the same process.
PROPOSED TIME LINE FOR TRANSITION OF THE SOUTH DAVIS FIRE INTERLOCAL AGENCY TO A LOCAL FIRE DISTRICT

The following time line allows time for document transfer, scheduling delays and unforeseen problems. In a best case scenario and with concurrent activities and preparation approximately two months could be saved.

April 1 through June 15, 2015. Due Diligence by Creating Entities
This period would allow for organizational discussions, preparation of the map and legal description that will be needed for the Initial Resolutions and reaching consensus on the proposed district.

June 15 through July 1, 2015. Adoption of Resolutions Proposing District Creation (UCA 17B-1-203(1)(d))
Each of the creating entities must adopt a resolution proposing the creation of a local district.

August 1 through August 15, 2015 Entities conduct Public Hearings on the Creation of the District (UCA 17B-1-210)
Each entity proposing the District must conduct a public hearing no later than 45 days after the date of the Proposing Resolution’s adoption. Entities may join together and conduct joint hearings but a quorum of each participating governing body must be in attendance through the hearing. Hearings may commence no earlier than 6 p.m..

August 15 through September 1, 2015 Entities That Could Provide Fire and Emergency Medical Services in the District Area decline to provide the Service. (UCA 17B-1-212)
Each of the participating entities must decline to provide the service proposed to be provided by the District. This is a pro forma act done through a Resolution of the Governing Body.

August 15 through October 15, 2015 Protest Period Runs. (UCA 17B-1-213)
The protest period commences upon the holding of the last public hearing and runs for sixty days. If sufficient protests are received the process stops; if not, the participating entities can proceed with creating the District.

October 15 through November 15, 2015 Resolutions Creating the District are Adopted by the Participating Entities. (UCA 17B-1-213(4))
Each of the participating entities must adopt a Resolution Creating the District. The Resolutions must describe the area included in the District, be accompanied by a map of the boundaries, describe the service(s) to be provided, state the name of the District and describe the process for appointment of the initial board of trustees.
(which is described in S.B. 140)

November 15 through December 15, 2015 Transmit District Creation Documentation to Lt. Governor for Certification, Receive Certification (UCA 17B-1-215 and 67-1a-6.5)

Within ten days after the adoption of the last Resolution the Notice of an Impending Boundary Action and related documents must be filed with the Lt. Governor. After review, the Lt. Governor will issue the Certificate of Incorporation for the District.

December 15 through December 31, 2015 Record the original Notice of Impending Boundary Action, Certificate of Incorporation, Approved local entity plat and certified copies of the Creating Resolutions (UCA 17B-1-215(a)).

Recording must occur by December 31, 2015, for the District to have property tax authority beginning January 1, 2016.
WEST BOUNTIFUL CITY

RESOLUTION #371-15


WHEREAS, West Bountiful City has previously entered into an interlocal agreement with the cities of Centerville, North Salt Lake, West Bountiful, Woods Cross and Davis County for the joint operation of the South Davis Metro Fire Agency; and,

WHEREAS, the West Bountiful City Council has determined that it is in the best interest of the citizens of the city to provide for greater ongoing stability for fire protection, paramedic emergency medical services emergency response and ambulance services by creating a separate governmental entity with dedicated functions and additional sources of funding; and,

WHEREAS, West Bountiful City and the other public entities participating in the South Davis Metro Fire Agency desire to create a local district and service area to assume the responsibilities of South Davis Metro Fire Agency (the “Agency”); and,

WHEREAS, the participating public entities desire to allow additional funding mechanisms with a dedicated property tax levy under the control of elected officials appointed by each participating governmental entity; and

WHEREAS, the participating entities are authorized by UCA Sec. 17B-1-203(1)(d) to commence the creation of a local district and service area by adopting a Resolution proposing its creation.

NOW, THEREFORE, BE IT RESOLVED by the West Bountiful City Council as follows:

1. The City Council hereby proposes the creation of a local district and service area for the provision of fire protection, emergency medical response, paramedic, emergency response services, ambulance services and related services. The local district and service area proposed by this Resolution shall be composed of the area within the corporate limits of the cities of Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross and all property in the unincorporated area of Davis County located south of an east/west extension of the northern corporate limits of Centerville City, north of the Salt Lake County Line, west of U.S. Forest
Service line, and east of the Great Salt Lake as more shown on the map which is attached hereto as Attachment A. The proposed local district and service area shall be known as the South Davis Metro Fire Service Area.

2. The proposed district shall be funded through revenues that may include member assessments, a property tax levy, revenues generated by its operations and such other revenues that are authorized by law. Assessments will be made in accordance with the provisions of a new interlocal agreement entered into among the member entities and the Service Area. It is anticipated that the property tax impact on an average residential property in West Bountiful City having a value of $216,000 will be $1.19. West Bountiful City will reduce its property tax levy in the initial year after creation of the District by an amount equal to the equalized fire service area tax levy of the district. West Bountiful City anticipates that there will be no additional cost to the average household as a result of the initial district tax levy. Subject to Paragraph 6, the initial district tax levy will be used for payment of debt service on existing fire station bonds. The city anticipates that the district will need to increase the tax rate in future years to fund additional needs.

3. (a) The proposed local district shall be governed by a Board of Trustees composed of one elected official appointed by each participating entity in accordance with UCA Sec. 17B-2a-905. The Fire Chief shall serve as the Chief Executive and Administrative Officer of the district.

(b) There shall be an Administrative Committee advisory to the Board of Trustees on matters relating to the budget of the district, the compensation of the district’s officers and employees and such other matters as are assigned to it by the Board of Trustees. The Administrative Committee shall be composed of the city manager of each participating city, or in the event that any participating city does not employ a city manager, a representative appointed by the governing authority of the city, and a designee appointed by the County Commission of Davis County to represent the county. The Fire Chief shall be responsible for the preparation of a proposed budget for submission to the Administrative Committee and the preparation of tentative and final budgets approved by the Committee and Board. The Chair of the Administrative Committee shall be elected by the members thereof and shall serve as Budget Officer for the District with duties as assigned by the Board including filing and presenting the tentative operating and capital budget with the Board of Trustees. The Fire Chief shall be responsible to ensure that agency expenditures within each fund conform with the fund budget and any other budget guidelines approved by the Board. The Fire Chief shall serve as an ex officio, non-voting member of the Administrative Committee. Subject to approval of the Board of Trustees, the Administrative Committee shall adopt bylaws for its operation and governance.

(c) A majority of the Board members, with a quorum present, shall be required for all actions taken by the Board of Trustees except that actions taken to adopt or amend the bylaws of the service area or actions taken to change the assessment formulas by which member charges are determined shall require a two-thirds vote of the entire Board. Votes shall not be weighted unless a weighted vote is formally requested by a Board member. Weighting of votes shall be in accordance with each member’s most recent annual assessment.

4. A Public Hearing on the creation of the proposed local district and service area shall
be held the 15th day of September, 2015, at the West Bountiful City Hall, 550 N 800 W, West Bountiful, UT at 7:30 p.m. The City Recorder is directed to publish notice of the Public Hearing in a newspaper of general circulation in West Bountiful City and on the Utah Public Notice Website. Notices shall be published in accordance with UCA Sec 17B-1-211.

5. The South Davis Metro Fire Service Area shall take effect upon completion of all proceedings required by law and approval and certification by the Utah Lieutenant Governor in accordance with UCA §67-1a-6.5 and shall commence operation of the enumerated and authorized services on July 1, 2016.

6. Effective July 1, 2016, the interlocal agreement establishing the South Davis Metro Fire Agency dated October 1, 2004 shall be terminated and dissolved and all functions, obligations, buildings and other assets of all types of the Agency shall be transferred to and assumed by the South Davis Metro Fire Service Area. Obligations of the Agency to any Member for existing debt of the Agency shall be assumed by the Service Area. Capital contribution requirements or limits contained in the existing interlocal agreement creating the South Davis Metro Fire Agency, including specifically paragraph 5.01(h), and any amendment thereto shall continue in full force and effect until satisfied. Specifically, in consideration of the transfer by Bountiful City of $1,192,000.00 and the $3,100,000.00 capital contribution credit due Bountiful City as set forth in paragraph 5.01(h) of the interlocal agreement, Bountiful City and its citizens shall not be obligated to pay any portion of the Ambulance Fee Revenue Bond Series 2006, or any refinancing of those bonds. Capital contributions for future capital improvements approved by the South Davis Metro Fire Service Area Board shall be paid proportionately by each member as determined by the Board.

7. The City Recorder is hereby directed to transmit a certified copy of this Resolution to the Mayors and City Councils of the cities of Centerville, Bountiful, North Salt Lake, Woods Cross and to the Davis County Commission.

EFFECTIVE DATE. This resolution shall take effect immediately upon passage.

APPROVED and ADOPTED this 4th day of August, 2015.

Ken Romney, Mayor

Voting by the City Council:
Councilmember Ahlstrom ___ ___
Councilmember Bruhn ___ ___
Councilmember Enquist ___ ___
Councilmember McKean ___ ___
Councilmember Preece ___ ___
ATTEST:

____________________________________
Cathy Brightwell, City Recorder

APPROVED AS TO FORM:

____________________________________
Steve Doxey, City Attorney
TO: Mayor & Council

DATE: July 30, 2015

FROM: Duane Huffman

RE: Park Concrete Improvements

As part of the process to complete improvements at the City Park, the City issued and fully advertised a request for bids for concrete work. The bid package was broken into three segments, 1) playground area (base bid), 2) volleyball area, and 3) basketball court.

The City received bids on July 29th from two contractors (Hughes and MC Green) to construct these concrete improvements.

<table>
<thead>
<tr>
<th>Segment</th>
<th>Hughes</th>
<th>MC Green</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground area (base bid)</td>
<td>$52,276</td>
<td>$61,119</td>
</tr>
<tr>
<td>Basketball court</td>
<td>$57,379</td>
<td>$63,359</td>
</tr>
<tr>
<td>Volleyball expansion</td>
<td>$82,990</td>
<td>$88,870</td>
</tr>
<tr>
<td>Total</td>
<td>$192,645</td>
<td>$213,348</td>
</tr>
</tbody>
</table>

The demolition of the existing swings area and the construction of the playground curb and sidewalk are the “base bid”. If the City Council chooses to make an award, the playground area must be included. The volleyball and basketball courts are at the City’s discretion; one, both or neither may be included in an award.

Exhibits showing the approximate location of the potential improvements are included for your reference. A table detailing the bid schedule (itemized prices) in comparison to the City’s original estimates is also included. It appears that costs are higher than anticipated based on 1) a relative lack of competitive interest, potentially due to the time of year, and 2) the City’s underestimation in the costs of demolition and excavation.

Finally, a table showing estimates in available RAP Tax funding is also included. An award has previously been made to Big T Recreation for the playground equipment. Additional work required to complete the playground not included in these bids or the attached budget includes removing the existing trees, relocating sprinklers, new benches, new trees, and possibly revising the lighting.
KEY NOTES:

1. Existing tree to be removed by others prior to commencing work.
2. Remove existing sod, soil, sand, concrete, paver equipment, debris, and trash.
3. Fill area outside of new improvements footprint with clean soil and cover with sod.
4. Contractor to dispose of all excess sod and soil material.
5. Contractor to restore fill, grade, and sod adjacent to newly constructed concrete.
6. Not used.
7. 6 in. wide x 6 in. thick concrete sidewalk.
8. Thickerer sidewalk edge around inside of playground area.
9. 6 in. thick concrete basketball court (bid assume 1).
10. New 6 in. curb wall for swing area (base bid).
11. Finish slope shall not exceed 1/4 feet horizontally to 1 foot vertically.
12. Install new 3" x 3" x 3" concrete pad for basketball court and swing area.
13. Install new 4' x 8' x 6" concrete pad for future park design.
14. Provide expansion joint between park design pad and swing area, basketball court, and sidewalk and existing sidewalk.
15. Existing sidewalks to remain.
16. Protect all existing storm drain lines and notify owner.
17. Protect trees.
18. Contractor to leave the soil grade 1.5" below top of concrete pad for swings and playground area (base bid).
19. Protect existing light pole.

BASE BID: Playground area and swings area
(All work east of existing concrete walk)

BID ADDITIVE 1: Basketball court area
(All work west of existing concrete walk)
KEY NOTES:

1. ALL WORK TO COMPLY WITH 2012 APAA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE INDICATED.
2. THERE IS AN AVERAGE OF 1½" OF SAND IN THE EXISTING VOLLEYBALL COURT. TOP OF FABRIC. THE EXISTING FABRIC MUST BE REMOVED AND THE EXISTING SAND MAY BE SPREAD TO MEET THE REQUIREMENT FOR THE BOTTOM 1¾" OF SAND.
3. REMOVE EXISTING BENCHES, VOLLEYBALL RULES, AND CONCRETE SURFACE.
4. THE TOP 1¾" OF SAND IS REQUIRED TO MEET THE LITER.
5. CONTRACTOR TO PROVIDE ALL EXCESS SAND AND SOIL MATERIAL.
6. CONTRACTOR TO RESTORE EXISTING GRASS AND SOD AERIATE TO NEARLY CONSTRUCTED CONCRETE SLAB TO NOT EXCEED 5 FEET Horizontally To 1 Foot Vertically.
7. AREA 4' WIDE x 6' LONG CONCRETE SURFACE.
8. CURB WALL AROUND PERIMETER OF VOLLEYBALL AREA.
9. NEW VOLLEYBALL RULES BY OTHERS.
10. PROTECT ALL SODDED OR SPRINKLED LINES AND NOTIFY OWNER.
11. PROTECT TREE.
12. NEW 4' HIGH x 6' LONG CONCRETE SLAB FOR FUTURE BENCHES.
13. LEAD TO REASON OR BE MODIFIED BY OTHERS.

BID ADDITIVE 2: Volleyball court
(All work on this sheet)
<table>
<thead>
<tr>
<th>No.</th>
<th>Item Description</th>
<th>Qty</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Mobilization</td>
<td>1</td>
<td>7,600</td>
<td>7,600</td>
</tr>
<tr>
<td>2</td>
<td>Demolition</td>
<td>1</td>
<td>3,900</td>
<td>3,900</td>
</tr>
<tr>
<td>3</td>
<td>Excavation</td>
<td>1</td>
<td>18,500</td>
<td>18,500</td>
</tr>
<tr>
<td>4</td>
<td>6&quot; Concrete Sidewalk</td>
<td>2530</td>
<td>5.10</td>
<td>12,903</td>
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<tr>
<td>5</td>
<td>Thickened Sidewalk Edge</td>
<td>346</td>
<td>15.00</td>
<td>5,190</td>
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<tr>
<td>6</td>
<td>6&quot; Curb Wall</td>
<td>178</td>
<td>23.50</td>
<td>4,183</td>
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<td></td>
<td>Playground Total</td>
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<td>52,276</td>
</tr>
<tr>
<td>7</td>
<td>Mobilization</td>
<td>1</td>
<td>3,300</td>
<td>3,300</td>
</tr>
<tr>
<td>8</td>
<td>Excavation</td>
<td>1</td>
<td>7,500</td>
<td>7,500</td>
</tr>
<tr>
<td>9</td>
<td>6&quot; Basketball Court</td>
<td>5040</td>
<td>6.85</td>
<td>34,524</td>
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<tr>
<td>10</td>
<td>6&quot; Concrete Sidewalk</td>
<td>265</td>
<td>7.00</td>
<td>1,855</td>
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<tr>
<td>11</td>
<td>Basketball Standard</td>
<td>4</td>
<td>2,550</td>
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<tr>
<td></td>
<td>Basketball Total</td>
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<td></td>
<td>57,379</td>
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<tr>
<td>12</td>
<td>Mobilization</td>
<td>1</td>
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<td>3,300</td>
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<tr>
<td>13</td>
<td>Demolition</td>
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<td>1,600</td>
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<td>14</td>
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<td>24,200</td>
<td>24,200</td>
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<td>15</td>
<td>12&quot; Concrete Curb Wall</td>
<td>360</td>
<td>34</td>
<td>12,240</td>
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<td>16</td>
<td>6&quot; Concrete Sidewalk</td>
<td>1730</td>
<td>5.00</td>
<td>8,650</td>
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<td>17</td>
<td>Volleyball Sand</td>
<td>375</td>
<td>88</td>
<td>33,000</td>
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<td></td>
<td>Volleyball Total</td>
<td></td>
<td></td>
<td>82,990</td>
</tr>
</tbody>
</table>

**Total Cost**

| Hughes          | Total Cost | 192,645 |
| MC Green        | Total Cost | 213,348 |
| City's Estimate | Total Cost | 147,342 |
## RAP TAX FUND OVERVIEW

<table>
<thead>
<tr>
<th>FY2015 Beginning Balance</th>
<th>184,669</th>
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<td>FY 15 Revenues</td>
<td>218,444</td>
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<td><strong>Total Available FY 15</strong></td>
<td><strong>403,113</strong></td>
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<table>
<thead>
<tr>
<th>FY 15</th>
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<tbody>
<tr>
<td>Birnam Woods</td>
</tr>
<tr>
<td>RAP-Trail restroom</td>
</tr>
<tr>
<td>RAP-Trail Protection</td>
</tr>
<tr>
<td>RAP - General</td>
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</tbody>
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<table>
<thead>
<tr>
<th>FY2016 Beginning Available</th>
<th>279,363</th>
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<tr>
<td>FY 16 Projected Revenues</td>
<td>225,334</td>
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<tr>
<td><strong>Total Available FY 16</strong></td>
<td><strong>504,697</strong></td>
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<table>
<thead>
<tr>
<th>FY 16</th>
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<tbody>
<tr>
<td>Park/Playground</td>
</tr>
<tr>
<td>Park/Basketball</td>
</tr>
<tr>
<td>Park/Volleyball</td>
</tr>
<tr>
<td>RAP - General</td>
</tr>
</tbody>
</table>

| FY2016 ENDING Balances | 172,992 |
TO: Mayor & Council
DATE: July 30, 2015
FROM: Duane Huffman
RE: Sidewalk at 1000 N and 550 W

For some time, there has been discussion of ways to improve pedestrian safety at the corner of 1000 N and 550 N. The road was re-striped in 2013 to attempt to move vehicular traffic farther to the south and away from pedestrians on the north west corner of the intersection. At a recent City Council meeting, staff was asked to look into options involving installing additional improvements such as sidewalk to further improve safety.

The attached exhibit shows the location of potential sidewalk, curb, and gutter to connect existing improvements on the west side of 550 W to the north side of 1000 N. Also attached is a table that estimates the costs for these improvements. The total cost is currently estimated to be $34,600. The cost of the improvements on the corner property without connecting to existing improvements on 1000 N is estimated to be $17,700, though this would potentially create difficulty in connecting surface storm water flows.

The current budget includes $25,000 (streets capital fund) to install new sidewalk improvements in strategic locations with improvement gaps, and $14,000 (General Fund – Class C) for repair and replacement of broken sidewalk. Staff is currently working on detailed inventories for both needs. Additionally, the City plans to receive $25,000 in CDBG funds to complete the sidewalk project on 800 W, which may need to be supplemented by City funds.

If the City Council desires to move forward with the full project at this time, the budget may need to be amended to use General Fund reserves to cover the balance.
## Sidewalk Improvement Estimates

### 550 W Curb and Sidewalk - Corner Property

#### Cost Estimate

<table>
<thead>
<tr>
<th>No.</th>
<th>Item Description</th>
<th>Quantity</th>
<th>Units</th>
<th>Unit Cost</th>
<th>Total Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Remove Bushes</td>
<td>1</td>
<td>SF</td>
<td>1,500.00</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>2</td>
<td>Remove 4' Chainlink</td>
<td>250</td>
<td>LF</td>
<td>4.00</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>3</td>
<td>New 4' Sidewalk</td>
<td>1000</td>
<td>SF</td>
<td>4.50</td>
<td>$4,500.00</td>
</tr>
<tr>
<td>4</td>
<td>New 30'' Curb and Gutter</td>
<td>258</td>
<td>LF</td>
<td>21.00</td>
<td>$5,418.00</td>
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<tr>
<td>5</td>
<td>4'' Asphalt with 12'' Base</td>
<td>1000</td>
<td>SF</td>
<td>5.25</td>
<td>$5,250.00</td>
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<td>6</td>
<td>Relocate Mailbox</td>
<td>1</td>
<td>EA</td>
<td>200.00</td>
<td>$200.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$17,668.00</strong></td>
</tr>
</tbody>
</table>

### 1000 North Curb and Sidewalk - West Properties

#### Cost Estimate

<table>
<thead>
<tr>
<th>No.</th>
<th>Item Description</th>
<th>Quantity</th>
<th>Units</th>
<th>Unit Cost</th>
<th>Total Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Remove Bushes</td>
<td>0</td>
<td>SF</td>
<td>1,500.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>2</td>
<td>Remove 4' Chainlink</td>
<td>87</td>
<td>LF</td>
<td>4.00</td>
<td>$348.00</td>
</tr>
<tr>
<td>3</td>
<td>New 4' Sidewalk</td>
<td>860</td>
<td>SF</td>
<td>4.50</td>
<td>$3,870.00</td>
</tr>
<tr>
<td>4</td>
<td>New 30'' Curb and Gutter</td>
<td>215</td>
<td>LF</td>
<td>21.00</td>
<td>$4,515.00</td>
</tr>
<tr>
<td>5</td>
<td>4'' Asphalt with 12'' Base</td>
<td>1560</td>
<td>SF</td>
<td>5.25</td>
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<td>6</td>
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<td>EA</td>
<td>200.00</td>
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Posting of Agenda - 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 July 23, 2015 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, July 28, 2015, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Vice Chairman Terry Turner, Alan Malan, Laura Charchenko, Mike Cottle and Corey Sweat, Councilmember Kelly Enquist. Chairman Denis Hopkinson arrived at 8pm

MEMBERS EXCUSED: Ben White (City Engineer)

STAFF PRESENT: Cathy Brightwell (City Recorder), and Debbie McKean (Secretary)

VISITORS: none present

The Planning Commission Meeting was called to order at 7:35 p.m. by Vice Chairman Terry Turner. Laura Charchenko gave a prayer.

I. Accept Agenda.

Vice Chairman Terry Turner reviewed the agenda. Mike Cottle moved to accept the agenda as posted. Corey Sweat seconded the motion and voting was unanimous in favor.

Business Discussed:

II. Discuss General Zoning (This item was moved to following Item #4 to allow time for Chairman Hopkinson to participate in the discussion).

Cathy Brightwell reminded the Commission that this item was discussed at the June 23 meeting but several commissioners missed the discussion so Chairman Hopkinson asked that it be placed back on the agenda.
ACTION TAKEN:

Laura Charchenko move to change the agenda to include this item at 5A to allow time for Chairman Hopkinson to arrive at the meeting. Alan Malan seconded the motion and voting was unanimous in favor.

Discussion resumed following Item 4

Chairman Hopkinson noted how much ground the planning commission has covered in the past eight years. He stated that in some instances, citizen’s rights have taken a beating but in some instances decisions have been on the liberal side. He reported that he talked with two developers over the weekend at social events and feels they plan to build on our west side in the near future. He believes we need to be cautious as we move forward. It is important to continue to review and update our general zoning and master plan so that we develop as we want for our community.

He charged the Commission to become familiar and memorize the densities and such in all the zones so that discussion can be expedited regarding planning in each of these zones.

III. Discuss Flag Lots.

Commissioner’s packets included a memorandum from Ben White and Cathy Brightwell dated July 23, 2015 regarding Title 16 Subdivision-Flag Lots with an attachment, City Code 16.12.060 Lots highlighting suggested changes to the ordinance.

The July 23rd memorandum included the following information regarding the concerns over application for flag lots within the city.

- Staff updated the proposed minimum criteria for flag lots based on the discussion that took place at the July 14th meeting.
- The proposed draft suggests that all criteria be applicable in all zones.
- A Public Hearing is required before official action can be taken by the Planning Commission. Because of the canceled meeting on August 11th (primary election day), Staff suggest the public hearing be scheduled either on the 4th Tuesday of August or one of the September meetings.

Vice Chairman Turner invited each Commissioner to make comments in regards to this draft.

- Mike Cottle was unaware that we changed the number of lots from six to four in regards the number of lots that can be present to qualify for a flag lot. Some discussion took place regarding the theory behind this change from last meeting’s discussion.

- Alan Malan was pleased with the changes in length of the staff made in item #1. He suggested the beginning of item #5 be changed to read “The staff of flag lots.” He also suggested item #6 be changed to read “staff instead of stem”. The second line of Item #8 is confusing and should be removed or revised to clarify that more than one property applies to a single owner. He wants to make sure a neighboring property cannot hold up
development. Staff will work on changing the language to clear up what is really meant. Ex: adjoining property with the same ownership. Mr. Malan would also like item #11 changed to include “abuts” instead of fronts on, and addition of language “on private property” before the language in a prominent location. He is concerned that someone will only put their street address on their mailbox;

- Corey Sweat and Mike Cottle liked the way the Staff put the draft together.
- Laura Charchenko spoke to the language in Item #13 and suggested the “of” be stricken. Alan Malan suggested adding “Other” before requirements at the beginning of the sentence.
- It was decided that the Public Hearing will be scheduled for September 8th.

Some explanation took place regarding the need for these changes in order to answer Vice Chairman Turner’s questions/concerns.

Chairman Hopkinson joined the meeting at 8:00 pm.

A quick review of the flag lot discussion and suggested changes brought Chairman Hopkinson up to speed on this issue.

IV. Staff Report

Cathy Brightwell reported:

- Ben White is in Alaska.
- There are several items for the August 25th agenda. A property owner will come in with a fencing proposal for his property next to the Park that has been a nuisance due to its condition.
- Terry Olsen’s daughter has taken over the family dog kennel business and would like to put up a new sign where the old 40 year old sign has weathered. She would like to move the sign from the building onto the ground with a flower garden surrounding it. Because the sign is a non-conforming use, it needs to come before the Planning Commission.
- Early voting is taking place right now. Please come and vote. Seven candidates will be reduced to six candidates. Information and early voting schedule is on Face Book and the City Website.
- Next meeting will be August 25th due to the cancelation of the August 11th meeting for the Primary Elections.
- UDOT is still expecting August 10th to be the date 400 North is opened in its entirety.
- No new news on the Shopko building. We were last told they are making repairs so a new tenant can move in. Winger’s building has been torn down. Shell Oil has taken over the Texaco building.
• Letters are going out this week for the Pages Lane reconstruction. Sidewalk proposal is being marked. Meetings will be held with each individual owner to discuss the impact to property owners.

Agenda Item #2 was discussed at this point.

V. Approval of Minutes for July 14, 2015

ACTION TAKEN:

Denis Hopkinson moved to approve of the minutes dated July 14, 2015 as presented. Alan Malan seconded the motion and voting was unanimous in favor among those members present.

VI. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:30 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.

The foregoing was approved by the West Bountiful City Planning Commission on August 25, 2015, by unanimous vote of all members present.

_______________________________
Cathy Brightwell - City Recorder
Minutes of the West Bountiful City Council meeting held on Tuesday, July 21, 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, and Mark Preece

EXCUSED:

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

VISITORS: Alan Malan, Jason Meservy, Mark Larson, Derrick Morton, Zack Larson, Drew Vanderstek, John Page, Andy Williams, Tom Larse, Kaden Gerber, and members of Troop 290

Mayor Romney called the Regular meeting to order at 7:30 pm.

Zack Larson and Drew Vanderstek from Boy Scout Troop 219 recited the Scout oath, led the Pledge of Allegiance and sang happy birthday to Council member Preece.

1. Accept Agenda

MOTION: Debbie McKeen moved to approve the agenda. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.

2. Public Comment.

No comment.

3. Recognition of Tom Larsen, Tom Roseman, and Derrick Morton for their Assistance with Building the EmPAC Trailer

Chief Hixson publicly recognized and presented letters of appreciation to Tom Larsen and Derrick Morton for donating their time and skills towards work on the emergency response trailer, specifically electrical work and welding. This hard work is especially noteworthy because they do not live in West Bountiful. Tom Roseman also helped but was unable to make the meeting tonight. Mayor Romney talked about the importance of their contribution, especially noting the impact in relation to the size and financial resources of West Bountiful.
4. Hearing to Receive Input from Employees Regarding Changing from the Contributory to the Non-contributory Public Employees’ Retirement System for Tier 1 Local Government Employees.

Duane Huffman explained that the legislature opened a window for the City to transition from the “contributory system” to the “non-contributory system” for its Tier 1 public employees. All employees in the system before July 1, 2011 fall in this group, which currently consists of 9 employees. The difference between the two plans is that under the contributory plan entities are able to require employees to contribute up to 6% of the premium, but West Bountiful has never required this. The two primary benefits of the non-contributory system is that the premiums are about 2% less per year and it offers a few extra options for retirement ages. Mr. Huffman added that even if the City makes the change, affected employees are given the choice individually whether to also convert. He said that if they do not, the City may want to consider requiring them to pay the difference in the rates.

An employee meeting was held yesterday with a representative from URS who explained the changes and answered questions. In considering the issue, the City is required to hold a hearing to give employees a chance to be heard on the issue.

MOTION: James Bruhn moved to open the employee hearing. Debbie McKean seconded the Motion which PASSED by unanimous vote of all members present.

Steve Maughan, Public Works Director, spoke on behalf of the affected public works employees. They have researched the issue and have decided it has benefits to employees to make the conversion; they are comfortable to make the change.

No additional employees presented to speak.

MOTION: Mark Preece moved to close the public hearing. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.

5. Consider Resolution 370-15, A Resolution Converting to the Public Employees’ Non-contributory Retirement System.

MOTION: James Bruhn moved to Approve Resolution 370-15, a Resolution Converting to the Public Employees’ Non-contributory Retirement System. Debbie McKean seconded the Motion which PASSED.

The vote was recorded as follows:

James Ahlstrom – Aye
James Bruhn – Aye
Kelly Enquist – Aye

Mayor Romney explained that this Resolution does not bind us to anything; it only allows the process to move forward. Duane Huffman mentioned that he has been in communication with other entities, and based on the costs of the required public notice they have discussed pooling resources to share the cost of a joint newspaper ad. To make the timing work, the City needs to wait to adopt the Resolution until the next meeting. Another reason to wait is to see if another entity, such as the County, decides not to adopt it. He added that there are still significant details to work out, for example, our fire impact fee would go away and the fire district would establish new fees.

There was discussion about Bountiful’s participation, and the overall likelihood of approval.

MOTION: James Ahlstrom moved to table Resolution 371-15. Kelly Enquist seconded the Motion which PASSED by unanimous vote of all members present.


Duane Huffman explained that this agreement is similar to previous lease agreements approved by the Council. The total cost of the fairway mower is $52k; with a 6 year lease at 2.7% interest our payment would be $9,598. He confirmed there is no prepayment penalty and it will belong to us at the end of the lease.

MOTION: James Ahlstrom moved to approve Resolution 369-15, A Resolution Approving an Equipment Lease Agreement with Zions First National Bank. Kelly Enquist 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: James Bruhn moved to Appoint Election Poll Workers Lucile Eastman, Jennifer Cottle, Christine Harker, Arline Mann, and Jennifer McMillan for the 2015 Municipal Primary Election. Debbie McKean seconded the Motion which PASSED by unanimous vote of all members present.


Chief Hixson summarized his written report. Gerald Newman has resigned after many years of service as a crossing guard, and Laverne and Darrell Greaves have expressed interest in cutting back their crossing guard duties to substitute only. Leroy Elliot, our current back-up guard, will be offered a full time position.

The Department received twenty-two applications for our vacant police officer position. The Chief said he is pleased with the response as many applicants initially appear to be qualified and a couple of them bring experience from other agencies.

The Chief commended Officer Breeze on the excellent job she did putting together the annual Safety fair.

Davis County Animal Control has begun discussions with cities regarding the fees charged for their services. They have indicated they would like to renegotiate existing contracts at the end of the year so that the County and the cities will equally share the costs. One proposal is that by 2021 our fees could go from $10.4K to $31k per year, plus per incident fees. Most of the cities are not happy with the proposed significant increases. There was general discussion about other options that may be available.

10. Engineering/Planning Commission Report

Ben White reported that UDOT is almost done with the I-15 project. 400 North is scheduled to be complete before school starts, probably around August 10th. The 2600 South interchange is in its final stages with final paving to be done next week.

The Wingers building has been demolished. It will be replaced with a 6000 sf strip mall able to house up to 3 tenants. A similar building will be built in the old Burger King space in the future.

The Birnam Woods trail will be paved next week, weather permitting.

There are no updates on the Shopko building. The last the City heard was that they had planned repairs to the building before they will announce the name of the new tenant.

Park concrete bids will be opened next Wednesday; we hope to have a bid ready to award at the next city council meeting.

We are sending letters next week to all residents affected by the upcoming Pages Lane project. We will let them know that individual meetings will be set up with each affected homeowner to discuss the impact to them. The following week we will stake the sidewalk so residents can visualize where it will be. The project will begin early spring 2016 with the goal to have it complete by July 4th, so that UDOT can begin their work on 400 North.
162 Repair and replacement of the Legacy waterline is finished but will not be in service until the
163 water testing results are in later this week.
164 We are also working on a conceptual design for sidewalk at the east end of 1000 North.


166 Duane Huffman distributed a conceptual drawing of a monument sign for West Bountiful
167 and Bountiful at the 500 South/I-15 interchange. It would be on the northeast corner just west of the
168 Shell gas station (old Texaco station) on UDOT right of way but in West Bountiful City limits. He
169 explained that initially UDOT was going to contribute $50k and the two cities would each contribute
170 $30K for signage/landscaping. We have almost $30k in credit from 400 North, but UDOT is now
171 only offering to pay $20k. We have been talking with Bountiful about how to handle the ongoing
172 maintenance, water, power, and capital improvements, but need direction from council.
173
174 James Ahlstrom said he supports having a nice sign; he believes it adds value and shows
175 pride in the community. Council member Bruhn commented that he is not sure it is the best location
176 for a welcome to West Bountiful sign. The Mayor noted that this is a big deal to Bountiful’s Mayor.
177 Mayor Romney added that if we do not use the money, we lose it.
178
179 There was discussion about the size and design of the sign, landscaping and maintenance
180 options, and future funding alternatives. Mr. Huffman clarified he is not looking for a decision this
181 evening but wants to make sure we are moving in the right direction. The consensus was that we
182 should continue working on the project, but that Bountiful should maintain the area around the sign,
183 and secure a maintenance agreement detailing the standards of quality that have to be met.

184 12. Mayor/Council Reports.

185 James Ahlstrom – no report.
186
187 Mark Preece – the Sewer district met with Ben and Duane about their recovery project, and
188 the district is moving forward. He added that the Long Drive event was well attended; he believes it
189 was a lot better than last year. Forty competitors from around the country, plus the high school
190 championship brought more people. We got a lot of good comments about the condition of the
191 course.
192
193 James Bruhn commented that the Meet the Candidate’s Night was good.
194
195 Debbie McKean reported that West Bountiful calls to Mosquito Abatement are way down.
196 Newsletter articles will be due August 15. She added that the next Arts council meeting will be at
197 the Park with an appreciation dinner. Council members and their spouses are invited. As a token of
198 thanks she would like to give each Arts Council member a t-shirt.
199
200 Kelly Enquist asked the Council to think about allowing dogs in our Parks -- only on a leash.
201 He believes people have become more responsible to clean up after their animals. He asked the
202 Chief if we enforce our restrictions and the Chief replied they occasionally give warnings but no
citations have been issued to his knowledge. Duane Huffman suggested we contact the Health
department to get their thoughts.

Mayor Romney asked Steve Maughan to make sure the key to the new bathroom matches the
bathrooms at the park and behind city hall.

13. Approval of Minutes from the July 7, 2015 City Council Meeting.

MOTION: James Bruhn moved to approve the minutes from the July 7, 2015 meeting. Debbie McKean seconded the Motion which PASSED by unanimous vote of all members present.

14. Executive Session Pursuant to Utah Code Annotated 52-4-205(c), to Discuss Pending or Reasonably Imminent Litigation.

MOTION: James Ahlstrom moved to go in to Executive Session at 9:00 p.m. pursuant to Utah Code Annotated 52-4-205(c), to Discuss Pending or Reasonably Imminent Litigation, in the police training room. 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

MOTION: James Bruhn moved to close the Executive Session at 9:45 pm. Debbie McKean seconded the Motion which PASSED by unanimous vote of all members.

13. Adjourn

MOTION: Debbie McKean moved to adjourn this meeting of the West Bountiful City Council at 9:47 p.m. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.

The foregoing was approved by the West Bountiful City Council on Tuesday, August 4, 2015.

Cathy Brightwell (City Recorder)