

Minutes of the West Bountiful Special City Council meeting held on Tuesday, September 29, 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

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

VISITORS: Ron Freestone, Sherri & Cal Hutchings, Launa Blackburn, Robert & Carla Rey, Dan Koford, Don Zesiger, Darrin Zesiger, Cris Hogan, Bonnie & Larry Hatch, Mark Salmon, Reid Acord, Steven Heywood, Myron Knighton, Elwood & Colleen Maloy, Barb Roy (for Ellen Freestone), Doug Gardner, Christy Morrison, Terry Turner, C. Mason, Daniel Mason, Terry Olsen, Nancy Richins, Lee Wineger, Gary Jacketta

Public Meeting to Discuss the Pages Lane Project Scheduled for Early 2016.

Mayor Romney called the meeting to order at 7:00 p.m. He welcomed residents and explained that this meeting is intended to be informational, and he would be happy to set up individual meetings with residents at a later date. He introduced council members and Duane Huffman, city administrator.

Duane Huffman thanked everyone for being there and explained that resident input was absolutely necessary to make the project the best it could be. He began by stating that the goal of the meeting was to provide information on the current plans for the project and receive input from residents. No final decisions will be made at the meeting. The presentation will go over each aspect of the project - water, street, curb/gutter, storm pipe, and sidewalk.

He explained that city leaders asked themselves hard questions when developing the project. What is the best long term approach? When will there be similar or better opportunities for improvements? Will costs ever be better?

He then addressed the history of how the project developed over time.

- The existing water line is old cast iron which causes rust and is susceptible to mainline breaks. Replacement has been planned for years, but there have been delays due to UDOT's closure of 400 N.
- Street – When replacing water lines, the city reviews the condition of the road. For Pages, the city believes the foundation of the street is good but the top portion needs to be replaced.
- While the project was delayed, UDOT money (\$150K) became available tied to alternative transportation, i.e., bike lanes. This would allow for the City to complete gaps in the curb.
- With the water line, street, and curb/gutter being completed, the City Council became interested in completing the sidewalk on the road.

- As staff visited with residents along the project, it became apparent that storm water drainage issues need to be addressed.

Water line

Need:

- Cast iron pipe causes rust
- 55 years old
- Main line breaks – at least 1/yr

Project:

- 2700 ft of new pipe (800 W to 550 W)
- 32 lateral connections (new stubs)
- Is and will remain on south side of road.

Impacts

- Access – limited interruption
- Scheduled water outages
- Unscheduled water outages
- More reliable water system - water heaters may need improvements

Funding comes from existing water rates.

There was discussion about debt, and an inquiry about whether the City plans to help with needed water heater upgrades. Mr. Huffman responded that help has not been provided in the past for other similar projects.

Streets

Need:

- We have a good base so re-build is not necessary
- Previous overlays are deteriorating
- Edges are crumbling

Project:

- Will include milling 3” and overlay

Impact:

- Access – limited interruption
- Will have a much better road that will last a long time.

Funding:

- Will come from existing Streets property tax – no new debt.

Curb/gutter

Need:

- There is 2500 ft. of curb now in place and 2500 ft. missing (550 W to 800 W)
- It maintains the asphalt
- Keeps storm water in street and not on properties
- Allows expansion of the road for bike lanes

Project:

- Install where it is missing, except where land is under development (Pony Haven)
- Expand asphalt to the new curb

Impacts

- Limited access – could be up to 7 days with no access to allow concrete to cure.
- Landscape in right of way (8 ft. from stakes)
- Parking
- Bike lanes

Funding:

- UDOT's \$150k should cover most, if not, will use Street impact fees or Street property tax.

Storm Water

Need:

- Need came to light in resident meetings
- Many individual connections from old canal
- Old/undersized pipe needs to be addressed
- Increased need as more water kept in the street with new curb

Project (still in design phase):

- New line from 700 W to 800 W on south side
- Replace failing pipe from 550 W to 675 W
- Will add new/rebuilt catch basins

Impacts:

- Access - limited interruption
- Better storm water control
- Will continue existing yard drains

Funding

- Existing Storm Water fees/impact fees/general fund

Sidewalks

Need:

- Best pedestrian way – Park, school bus stops, to points east and west, continues to grow in popularity
- Current disability access is poor
- 50% already has sidewalk
- Connecting streets have sidewalk

Project:

- Add new sidewalk where it is missing on both north and south sides of the road
- 4 ft. park strip – match existing, better for snow removal, safer, will look/feel more like a community than without a park strip

Impacts:

- Access restrictions could be up to 7 days
- Driveways – Will pour cement drive approaches/entrance to each property, and replace what is existing several feet to transition as needed
- Landscape – Repair to similar condition behind sidewalk, including placing fill to create a mowable slope
- Property Releases (construction easement) – Will need homeowner consent, will video record and take pictures of pre-existing property condition
- New 4 ft. park strip – will provide top soil, and conduit for sprinkler line

Funding

- Streets property tax/impact fees/general fund.

Summary – Complete project is estimated to cost \$1,150,000 and will likely take about 120 days or more to complete. Hoping to send to bid in December/January with an Award made in January/February timeframe.

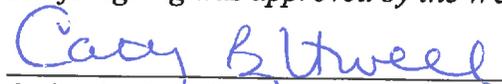
Following his formal presentation, Mr. Huffman talked about the Petition received by the City on September 28, signed by about 27 individuals. He explained that it was forwarded to city council members immediately and assured the audience that the City does not take it lightly.

The following questions/concerns were brought up by those in attendance and will be under the Council's advisement:

- Horse use and access
- Timelines/quality. *City will oversee project*
- Postal service availability
- Storm drain on south side has sunk - how will it be built up?
- Trees? *1) some are well into property but have roots that may be affected; will try hard not to affect; 2) some right on boundary or on edge, will work with resident to keep, may need to move sidewalk slightly if it would help – will work with residents; 3) some are clearly in the right-of-way and there is a fair chance they will need to come out, but city can still look at options such as meander sidewalk onto the property, etc., if the trees still have a long life span.*
- How does new development impact water needs? *Will be going from 8" pipe to 12" pipe should be enough.*
- Should we be improving our streets so other communities can come use them?
- Not as much traffic since Legacy went in.
- Need better communication regarding the project. *Mr. Huffman committed to continue to work towards good communication.*
- Should curb/sidewalk on 550 W go farther around corner, as it will make it look a lot better and add continuity, also considering around corner on 800 W. *We are likely at max financially, will look at but need to consider \$.*
- Weber water availability? *Separate entity with own costs. Residents would need to pay for connections, and the city's project likely will not make it more affordable.*
- Power pole relocation? *They will go in park strip.*
- Ms. Blackburn stated her concern about losing her 2-40 year old pine trees, with no offer to replant and no street space for horses. She also wanted to make sure the city acknowledges the petition delivered the previous day. Mr. Huffman stated that the city is very interested in discussing the concerns included in the Petition, and would be happy to meet to try to come up with solutions.

Meeting adjourned at 8:55 pm

The foregoing was approved by the West Bountiful City Council on Tuesday, October 6, 2015.


Cathy Brightwell (City Recorder)

