Minutes of the West Bountiful City Council meeting held on Tuesday, February 2, 2016 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, Mark Preece, and Andrew Williams

STAFF: Duane Huffaman (City Administrator), Steve Doxey (City Attorney), Ben White (City Engineer), Chief Hixson, Steve Maughan (Public Works Director), Paul Holden (Director of Golf), Josh Virostko (Golf Superintendent), and Cathy Brightwell (City Recorder/Secretary)

VISITORS: Alan Malan, John Thackeray, Read Hellewell, Randy Elliott, Susie Becker, Chief Jeff Basset, Troop 1039 Scouts – Matt Brady, Zachary Hoskins, Hayden Bohman, Kaden Gerber, Christopher Deden, Mason Erickson, Mike Call, Trace Boggess, Bradden Boggess, Jake Jensen, Tate Evans, Chad Feinauer, Eric Montenegro.

Mayor Romney called the regular meeting to order at 7:32 pm.

Invocation/thought – Mark Preece; Pledge of Allegiance – Andy Williams

1. Accept Agenda.

The order of the agenda was changed so that Item 5 follows Item 2.

MOTION: Mark Preece moved to approve the agenda as amended. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all members present.

2. Public Comment.

There were no public comments.


MOTION: James Ahlstrom moved to open the public hearing. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.
No comments were received.

MOTION: James Ahlstrom moved to close the public hearing. Andy Williams seconded the Motion which PASSED by unanimous vote of all members present.

4. Consider Resolution 381-16, A Resolution Amending the FY 2015-2016 Budget.

Duane Huffman confirmed that the proposed amendments in this Resolution are the same as discussed two weeks ago. He commented that additional changes will be necessary later in the year to adjust golf maintenance staffing costs, repair the water line under Legacy highway, and possibly adjust the snow plowing budget to purchase more salt and blades if the snow continues. He explained that we invoiced the Legacy water line repair to UDOT and they have so far declined to pay.

He also took this opportunity to welcome Josh Virotstko as the new golf course superintendent effective February 1.

MOTION: Andy Williams moved to approve Resolution 381-16, A Resolution Amending the FY 2015-2016 Budget. James Bruhn seconded the Motion which PASSED.

The vote was recorded as follows:

James Ahlstrom – Aye
James Bruhn - Aye
Kelly Enquist - Aye
Mark Preece – Aye
Andrew Williams - Aye

5. Presentation by Zion’s Bank Public Finance of 2016 Cost-Benefit Analysis for The Commons at West Bountiful.

Duane Huffman reviewed the background of the Commons Development and the Participation Agreement which included sales tax sharing, and a request by the developer to continue sharing sales tax. He explained that before sales tax sharing could begin back in 2007, state law required a cost/benefit analysis to be completed. With ten years worth of history now, he explained that Zion’s Bank Public Finance was recently asked to perform an updated cost/benefit analysis to help provide additional context to the developers’ request for an extension of the sales tax sharing period. He pointed out that this exercise is not to determine if sales tax sharing should be continued – that is a policy question – but only to look at the cost/benefit analysis.

Susie Becker, Zion’s Bank, distributed a summary of the report. The first year of increment collections was 2007 and included 50% of incremental property taxes to the Redevelopment Agency. The division of sales tax was split with 43% of Phase 1 going to the
RDA, 36% of Phase 2 to the RDA, and 14% of both Phases to Bountiful City. Updated projections only included developer payments potentially extending through 2026 (20 years). She explained how the expenses were allocated and noted that one time fees such as impact fees were not included.

Ms. Becker reviewed the actual revenues and sales tax revenues in her handout for periods 2007 – 2014, and provided net present value projections for 2015-2026. Her observations were that the net revenues are highly dependent on sales tax growth rate; the area is largely built out with no known development plans in the near term; and the historic sales tax growth rate from 2009 – 2014 averaged 4 percent per year.

Mayor Romney thanked Ms. Becker for the good information. He said they will need some time to digest the report and ask questions before policy decisions are made. He asked Duane Huffman, Steve Doxey, and John Thackeray to get together to come up with a timeline keeping in mind the deadline is March.

6. Discuss Location and Associated Improvements for Basketball Court at City Park.

Duane Huffman provided background on the City’s plans to build a basketball court. The City has been awarded a grant of $25k from the Utah Jazz/Larry H. Miller Charities to build a new basketball court, with the intent being to do so this spring.

Mr. Huffman noted that in order to get bids out in time to build the court before summer, staff is looking for direction from Council on two issues.

1. Location of Court. Mr. Huffman referred to a map of the Park with four options highlighted. He recommended consideration be given to proximity to homes, preserving usable grassy areas, placement of future improvements such as pickleball/tennis courts, and safety. The pros and cons of each option were discussed. Option A - west of new playground; Option B - south end of Park near Pages Lane; Option C - southeast of large bowery; Option D - northwest corner of the Park.

The consensus of Council was to go with Option A.

2. Additional Improvements. Before sending the Project out to bid, it would be helpful to note any improvements to be associated with the new basketball court. Following discussion, a straw poll resulted in the following determinations:

A. Lighting – Not at this time.
B. Fencing – No fencing at this time, but will review once the court is complete to see if there is a problem, as fencing may be desired on the south property line.
C. Drinking Fountain – Yes
D. Benches, Trash cans – Yes
There was also discussion about adding boweries near the new playground. Mr. Huffman will put information together along with other potential uses for future RAP funds. There was also a desire to put together a tree planting scheme along the property lines near the new basketball court and by the baseball fields.

7. Engineering/Public Works Report

- Ben White reported that the 1200 North storm drain project is moving slowly due to the mud, and a Pages Lane preconstruction meeting will be held on Thursday.
- Steve Maughan reported that with all the recent snow they are busy doing a lot of equipment maintenance including replacing snow plow blades, to make sure everything is running smoothly and ready for future storms.


The ULCI Municipal training (newly elected training) will be held in Salt Lake this Saturday with Duane Huffman and Council member Williams attending.

Mr. Huffman noted that participation has been decreasing over the past two years at our spring and fall clean-ups at City Park and we are wondering if it makes sense to continue with both especially since neither clean-up provides on-site green waste disposal. We have also noticed a strain on the north parking lot, especially in the spring when baseball is going on and we expect to get more use with the new playground and future basketball court there. Should we cut back to one per year, and if so which one? Is there something we can do in lieu of spring clean-up? There was discussion about the advantages and disadvantages of cutting back and suggestions that if we do, it will be important to continue the free green waste drop off at the landfill as our residents really appreciate it.

9. Mayor/Council Reports.

James Ahlstrom – No report.

Mark Preece –

The Youth Council held a fundraiser last month collecting food items for Pantry Packs which are given to needy school children who may not have access to meals when not in school. There was a decent response from residents, and the Elks Club brought two truck full’s of food and a cash donation.

South Davis Sewer is still working on its methane gas facility and watching legislation that may affect them.

James Bruhn –

The new Wasatch Integrated waste facility is running well; the $8m upgrade is starting to payback by producing more steam than ever.
He added that he will be attending the National Rural Water Conference in Washington D.C. next week.

Andrew Williams
Planning Commission continued discussion on Ivory Homes’ request for a zone change but decided they would not recommend the change to city council. Plans for a similar development in 2008 were pulled out and staff was asked to share them with Ivory.

Kelly Enquist
A mosquito abatement meeting is scheduled for Thursday. He will see about getting a speaker to come talk about no spray zones.

Mayor Romney
He welcomed Chief Bassett and reported that things are going well with Metro Fire. He introduced Randy Elliott in the audience who is running for County Commission to fill Commissioner Petroff’s seat.

10. Approval of Minutes from the January 19, 2016 City Council Meeting.

MOTION: James Bruhn moved to approve the minutes from the January 5, 2016 meeting. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.

11. Possible Executive Session for the Purpose of Discussing the Character, Professional Competence, or Physical or Mental Health of an Individual, Pursuant to Utah Code Annotated 52-4-205(1)(a), and 52-4-205(1)(d) to discuss the purchase, exchange, or lease of real property.

MOTION: Mark Preece moved to go into executive session in the police training room pursuant to Utah Code Annotated 52-4-205(1)(d) to discuss the purchase, exchange, or lease of real property. James Bruhn seconded the Motion which PASSED.

The vote was recorded as follows:

James Ahlstrom – Aye
James Bruhn - Aye
Kelly Enquist – Aye
Mark Preece – Aye
Andrew Williams – Aye

MOTION: Kelly Enquist moved to adjourn the executive session. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.
12. Adjourn

MOTION: Mark Preece moved to adjourn this meeting of the West Bountiful City Council at 10:20 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, February 2, 2016.

Cathy Brightwell (City Recorder)