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2 **Minutes of the West Bountiful City Council meeting held on Tuesday, February 2, 2016 at**
3 **West Bountiful City Hall, 550 N 800 West, Davis County, Utah.**

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5 Those in attendance:

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7 **MEMBERS:** Mayor Ken Romney, Council members James Ahlstrom, James Bruhn,
8 Kelly Enquist, Mark Preece, and Andrew Williams

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

14
15 **VISITORS:** Alan Malan, John Thackeray, Read Hellewell, Randy Elliott, Susie Becker,
16 Chief Jeff Bassett, Troop 1039 Scouts – Matt Brady, Zachary Hoskins, Hayden Bohman,
17 Kaden Gerber, Christopher Deden, Mason Erickson, Mike Call, Trace Boggess, Bradden
18 Boggess, Jake Jensen, Tate Evans, Chad Feinauer, Eric Montenegro.

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

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

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26 **1. Accept Agenda.**

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

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

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35 **2. Public Comment.**

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37 There were no public comments.

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40 **3. Public Hearing To Receive Public Comments Regarding Proposed Amendments to**
41 **the FY 2016 Budget.**

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43 **MOTION:** *James Ahlstrom moved to open the public hearing. James Bruhn*
44 *seconded the Motion which PASSED by unanimous vote of all members*
45 *present.*

46
47 **No comments were received.**

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

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

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

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

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

67
68 The vote was recorded as follows:

69 James Ahlstrom – Aye
70 James Bruhn - Aye
71 Kelly Enquist – Aye
72 Mark Preece – Aye
73 Andrew Williams - Aye
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75
76 **5. Presentation by Zion’s Bank Public Finance of 2016 Cost-Benefit Analysis for The**
77 **Commons at West Bountiful.**

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

86 Susie Becker, Zion’s Bank, distributed a summary of the report. The first year of
87 increment collections was 2007 and included 50% of incremental property taxes to the
88 Redevelopment Agency. The division of sales tax was split with 43% of Phase 1 going to the

89 RDA, 36% of Phase 2 to the RDA, and 14% of both Phases to Bountiful City. Updated
90 projections only included developer payments potentially extending through 2026 (20 years). She
91 explained how the expenses were allocated and noted that one time fees such as impact fees were
92 not included.

93 Ms. Becker reviewed the actual revenues and sales tax revenues in her handout for periods
94 2007 – 2014, and provided net present value projections for 2015-2026. Her observations were
95 that the net revenues are highly dependent on sales tax growth rate; the area is largely built out
96 with no known development plans in the near term; and the historic sales tax growth rate from
97 2009 – 2014 averaged 4 percent per year.

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

102

103

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

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

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

110

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

117

118 *The consensus of Council was to go with Option A.*

119

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

123 A. Lighting – Not at this time.

124 B. Fencing – No fencing at this time, but will review once the court is complete to
125 see if there is a problem, as fencing may be desired on the south property line.

126 C. Drinking Fountain – Yes

127 D. Benches, Trash cans – Yes

128

129 There was also discussion about adding boweries near the new playground. Mr. Huffman
130 will put information together along with other potential uses for future RAP funds. There was also
131 a desire to put together a tree planting scheme along the property lines near the new basketball
132 court and by the baseball fields.

133
134 **7. Engineering/Public Works Report**

- 135
136 - Ben White reported that the 1200 North storm drain project is moving slowly due to
137 the mud, and a Pages Lane preconstruction meeting will be held on Thursday
138 - Steve Maughan reported that with all the recent snow they are busy doing a lot of
139 equipment maintenance including replacing snow plow blades, to make sure everything
140 is running smoothly and ready for future storms.

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142
143 **8. Administrative Report.**

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

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

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158 **9. Mayor/Council Reports.**

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160 James Ahlstrom – No report.

161
162 Mark Preece –

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

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

169
170 James Bruhn –

171 The new Wasatch Integrated waste facility is running well; the \$8m upgrade is starting to
172 payback by producing more steam than ever.

173 He added that he will be attending the National Rural Water Conference in Washington
174 D.C. next week.

175
176 Andrew Williams

177 Planning Commission continued discussion on Ivory Homes' request for a zone change but
178 decided they would not recommend the change to city council. Plans for a similar development in
179 2008 were pulled out and staff was asked to share them with Ivory.

180
181 Kelly Enquist

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

184
185 Mayor Romney

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

189
190 **10. Approval of Minutes from the January 19, 2016 City Council Meeting.**

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

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

201
202 **MOTION:** *Mark Preece moved to go into executive session in the police training*
203 *room pursuant to Utah Code Annotated 52-4-205(1)(d) to discuss the*
204 *purchase, exchange, or lease of real property. James Bruhn seconded the*
205 *Motion which PASSED.*

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207 The vote was recorded as follows:

208 James Ahlstrom – Aye
209 James Bruhn - Aye
210 Kelly Enquist – Aye
211 Mark Preece – Aye
212 Andrew Williams – Aye

213
214 **MOTION:** *Kelly Enquist moved to adjourn the executive session. James Bruhn*
215 *seconded the Motion which PASSED by unanimous vote of all members*
216 *present.*

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219 **12. Adjourn**

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221 **MOTION:** *Mark Preece moved to adjourn this meeting of the West Bountiful City*
222 *Council at 10:20 p.m. James Bruhn seconded the Motion which PASSED*
223 *by unanimous vote of all members present.*
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226
227 *The foregoing was approved by the West Bountiful City Council on Tuesday, February 2, 2016.*
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229
230 *Cathy Brightwell*
231 Cathy Brightwell (City Recorder)

