

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Andrew Williams

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

City Recorder
Cathy Brightwell

City Engineer
Ben White

Public Works Director
Steve Maughan

CITY COUNCIL MEETING

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A
REGULAR MEETING AT 7:30 PM, ON TUESDAY,
APRIL 5, 2016, IN THE CITY OFFICES AT 550 N 800 WEST.**

7:30 PM – Regular Meeting:

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

1. Accept Agenda.
2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
3. Report on 2016 Legislative Session - Representative Becky Edwards and Senator Todd Weiler.
4. Presentation by Scott White, Holly Refinery Manager.
5. Public Hearing Regarding Proposed Budget Amendments for Fiscal Year 2015-2016.
6. Consider Resolution 387-16, A Resolution Enacting the Second Amendment to the FY2015-2016 Budget.
7. Public Hearing Regarding the Vacation of a Portion of a Storm Drain Easement at 1805 N 1100 West.
8. Consider Resolution 386-16, A Resolution Authorizing the Mayor to Execute the Vacation of a Portion of a Storm Drain Easement at 1805 N 1100 West.
9. Consider Bid Award to Leon Poulsen Construction for CDBG Sidewalk Project on 800 West for \$35,802.50.
10. Consider Bid Award to Advanced Paving & Construction for 2016 Street Chip Seal Project for \$54,800.
11. Consider Approval of Cart Path Repair and Improvements for up to \$45,000.
12. Consider Approval of Contract With GSH Geotechnical for Geotechnical Engineering Services.
13. Consider Approval of Purchase of New Marquee for \$17,880.30.
14. Engineering/Public Works Report.
15. Mayor/Council Reports.
16. Approve Minutes from the March 15, 2016 City Council Meeting.
17. Adjourn.

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 March 31, 2016.

Minutes of the West Bountiful City Council meeting held on Tuesday, April 5, 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: Steve Doxey (City Attorney), Ben White (City Engineer), Chief Hixson, Steve Maughan (Public Works Director), and Cathy Brightwell (City Recorder/Secretary)

EXCUSED: Duane Huffman (City Administrator), Paul Holden (Director of Golf)

VISITORS: Alan Malan, Todd Weiler, Becky Edwards, Kelly Edwards, Ashley Dickamore, Scott White, Kevin Guidry, Heather Gardner, Cub scouts including Sam Faerber and Parker Elliott

Mayor Romney called the regular meeting to order at 7:33 pm.

Three local Cub Scout Webelos gave the Scout Oath and led the Pledge of Allegiance.

1. Accept Agenda.

MOTION: *James Bruhn moved to approve the agenda as posted. Andy Williams seconded the Motion which PASSED by unanimous vote of all members present.*

2. Public Comment.

No comments.

3. Report on 2016 Legislative Session – Representative Becky Edwards and Senator Todd Weiler.

This agenda item will follow agenda item 4.

Mayor Romney welcomed legislative representatives, Representative Becky Edwards and Senator Todd Weiler. Rep. Edwards spoke first. She said the 2016 legislative session was great; there were 453 bills passed. She reviewed several important bills from the session on issues including police body cameras, water infrastructure, internet sales tax, sales tax amendments, and several post-retirement bills. She also mentioned several bad bills that were avoided. Rep. Edwards predicts a special session will be called to discuss several bills that were vetoed by the Governor. She commended Cameron Diehl and other members of Utah League of Cities and Towns, and Chief Tom Ross as being good advocates for cities. They do a good job of educating

legislators on important issues. There is an important balance between local control and state overlay on local issues. She ended by encouraging communication and stated that her role as a legislator is to reach out to cities and hear when the state is overstepping and to find that appropriate balance. She appreciates the interaction and input received from local government.

Senator Todd Weiler spoke about two bills that were vetoed. He said HB-377, the Grandparents Rights bill, was a good veto. However, SB-2, line item 6, a budget bill was also vetoed apparently due to some questionable line items but it also cut \$1M funding in electronic high school as well as increases to certain programs including \$500K for the Upstart program which enables 4 year olds to use home based technology before kindergarten, and Prostart Culinary program for high school, and \$500K for ongoing elementary reading programs. Sen. Weiler agreed with Rep. Edwards that he expects a veto override special session.

In response to Council member Preece's questions about SB-142 there was discussion about a bill that allows sewer companies to build public/private entities which enables South Davis Sewer to build its facility to capture methane gas and convert food waste into energy, a win-win situation that eliminates food waste and allows the Sewer Company to keep rates low.

Council member Ahlstrom asked about the medical marijuana bills. Sen. Weiler explained that he has never been against the concept but it has to be done right. He went on to explain the differences between SB-73 and SB-89. SB-89, the better of the two, was much improved after amendments and he believes it failed for various reasons including last minutes amendments adding THC back in and no appropriations for the Dept. of Health to oversee growing, etc. He predicted this will continue to be a hot issue and will continue to be raised in future sessions.

Mayor Romney thanked them for coming.

4. Presentation by Scott White, Holly Refinery Manager.

Scott White introduced himself as the new refinery manager responsible for Holly's 430 employees and shared that Mike Wright is the new Vice President for Crude Supply in Dallas. He provided his background and shared his top priorities; first - safety of employees, second - environmental compliance and being a good corporate citizen, and third - operate in a stable & reliable manner. He emphasized that his key message to employees is that safety is paramount. The goal is to make a place where employees enjoy coming to a challenging and fulfilling job and still have time to enjoy their families.

Mr. White introduced Kevin Guidry, the new project manager over the expansion project. Mr. Guidry explained that this expansion is by far the biggest in his 25 year career and is expected to be completed by the end of this quarter. He emphasized the comment from Mr. White about safety being a huge issue; it is branded in the front of our minds at all times. There are no fewer than 5 independent groups looking at each aspect of the project before anything is done. He described many details of the project and upon completion it will be a state of the art facility with capacity increased by 50%, from 30K to 45K barrels per day.

Mr. Scott White and Mr. Guidry answered a few questions from the Council and concluded their presentation by again saying it is very important to them to make sure Holly is a good place for employees to work and a good neighbor and corporate citizen.

Mayor Romney thanked them for being good community partners.

5. Public Hearing Regarding Proposed Budget Amendments for Fiscal Year 2015-2016.

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

While not specifically on topic, Mayor Romney introduced Heather Gardner from the audience who is running against Senator Weiler in the upcoming election. Ms. Gardner took the podium and gave some background on herself. She has lived in West Bountiful for 11 years and likes it here. She was an Army brat, and attended BYU. She said she has done a lot of grass roots lobbying at the Capitol and until stepping down to run in the state senate election, she was vice chair of Davis County Republican Party.

Alan Malan, 772 W 1400 N, asked for a description of the specific budget changes and had questions about several payments for the golf course. Mayor Romney read the list of amendments from the staff memo. He reviewed the history of the golf loans and explained we are close to paying them off and getting the books cleaned up.

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

6. Consider Resolution 387-16, A Resolution Enacting the Second Amendment to the FY2015-2016 Budget.

Council member Bruhn referred to the proposed amendment for the golf cart path. He asked why staff was recommending \$45k when the bids came in at \$35k. He believes a \$10k buffer is exorbitant and should be changed to something less. There was discussion by other council members that they do not object to the amendment knowing staff will bring back what is not used. Mr. Bruhn commented that he wanted to bring it to everyone's attention. There was also discussion about who would be marking out what needs to be done on the path to the new restroom and it was decided that the Mayor and Steve Maughan will handle it as they have more experience with asphalt than the golf employees.

MOTION: *Andy Williams moved to approve Resolution 387-16 approving the second amendment to the FY2015-2016 Budget. James Ahlstrom 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

7. Public Hearing Regarding the Vacation of a Portion of a Storm Drain Easement at 1805 N 1100 West.

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

Alan Malan, 772 W 1400 N, commented that he is happy anytime we can vacate an easement.

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

8. Consider Resolution 386-16, a Resolution Authorizing the Mayor to Execute the Vacation of a Portion of a Storm Drain Easement at 1805 N 1100 West.

MOTION: *James Bruhn moved to approve Resolution 386-16 authorizing the Mayor to execute the vacation of a portion of a storm drain easement at 1805 N 1100 West. Andy Williams 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

9. Consider Bid Award to Leon Poulsen Construction for CDBG Sidewalk Project on 800 West for \$35,802.50.

MOTION: *James Ahlstrom moved to Award the CDBG Sidewalk Project to Leon Poulsen for \$35,802.50. 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

10. **Consider Bid Award to Advanced Paving & Construction for 2016 Chip Seal Project for \$54,800.**

MOTION: *James Bruhn moved to Award the 2016 Chip Seal Project to Advanced Paving & Construction for \$54,800. Kelly Enquist seconded the Motion which PASSED.*

The votes were recorded as follows:

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

11. **Consider Approval of Cart Path Repair and Improvements for up to \$45,000.**

MOTION: *Andy Williams moved to approve Cart Path Repair and Improvements for up to \$45,000. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all members present.*

12. **Consider Approval of Contract with GSH Geotechnical for Geotechnical Engineering Services.**

MOTION: *James Ahlstrom moved to approve a contract with GSH Geotechnical for Geotechnical Engineering in the amount of \$10,500. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

13. **Consider Approval of Purchase of New Marquee for \$17,880.30.**

Council member Enquist asked how many bids had been received. Cathy Brightwell explained that four companies were asked to submit bids and only two companies responded. Thomas & Son's bid was significantly lower than Yesco, our current provider, who bid \$31,000.

MOTION: *James Ahlstrom moved to approve the purchase of a new marquee from Thomas & Sons for \$17,880.30. Andy Williams seconded the Motion which PASSED by unanimous vote of all members present.*

14. Engineering/Public Works Report.

Ben White - Engineering

- Terry Olsen wants to subdivide his property on Pages Lane. To do so, he needs to realign zones because his property is in 2 zones (R1-10 & R1-22) and our ordinance says in those cases, the more restrictive zone regulations apply to the entire property.
- A prospective buyer is looking at the 5 acre property on 1450 West and Millbridge Lane. He wants to build one home on the property and be annexed into the City. There is also an issue with the road ending just north of his property so a right of way would need to be granted to the City as a condition of his building permit.

Steve Maughan – Public Works

- The Pages Lane project is moving along; we should be able to start testing the water lines in the next few weeks. Moving the gas line is going slower than expected as Rocky Mountain Power has run into problems. The dirt and material we are pulling out of the Project is going to Birnam Woods Park to help fill in low spots so it is easier to maintain. If there is enough dirt we plan to bury some UTA debris/concrete and smooth off the area.
- The concrete for the new basketball court has been tensioned up and concrete pads for benches have been poured. Landscaping and sod will be done when secondary water comes on. We are still trying to get irrigation fixed around the volleyball, new playground and basketball courts. The contractor has been busy but we're hoping he'll be available this weekend. Mayor Romney suggested we put in a trench for a safety light between the playground and basketball court. Council members agreed it is a good idea and asked Steve to look into it.
- The ditches near the Prospector Trail and the Golf Course have been cleaned out so water is now flowing well. They also sprayed a sterilant along the trail to keep weeds out.
- Cleaning ditches at Charnell subdivision trying to improve drainage that also runs to Prospector trail.
- Rocky Mtn. Power is moving poles on west side of 800 West in preparation for the CDBG Sidewalk Project.
- Spring clean-up goes through this coming Saturday. It is going well; the first Saturday was heavier than expected.

15. Mayor/Council Reports.

James Ahlstrom described a large hole in the grass about ten yards past the end of the pavement on Hole 2 at the golf course and asked staff to look into it.

Mark Preece reported that the Youth Council's Easter egg hunt was very successful and they had a large turn-out. Based on the recently passed legislation (discussed in Item 3) things will begin to move quickly for the Sewer District for their Methane Recovery project with funding in place and they will be able to tie up food waste contracts.

James Bruhn talked about visiting an anaerobic digester last year in Florida that took Disney's food waste and turned it into electricity. It was very interesting but the dump pit smelled very bad.

The Wasatch Integrated trommel was up and running March 28 with performance testing scheduled for the week of April 11, so customers can now throw grass clippings in garbage canisters. Division of Air Quality is requiring pollution control improvements which will cost \$1.5M to upgrade stacks.

With recycle costs low, haulers were getting about \$10/ton to dump; now it may cost them \$30/ton. As a result we shouldn't be surprised if haulers want more for recycling. In reviewing our new contract with Ace, it appears our contract limits increases to 4%/yr so it will be interesting to see how they handle this issue.

Andrew Williams reported there was no planning commission meeting last week due to the caucuses. He also asked about the status of getting access to the Bountiful dump; Duane had mentioned he ran into a roadblock when investigating the issue but did not have specifics.

Kelly Enquist asked Staff to check into whether the new AutoZinc car dealership at 1098 W 500 South is selling cars from this location in addition to their Woods Cross location and if so, are we getting our share of sales tax?

He also reported that Mosquito Abatement confirmed that if we get any cases of West Nile virus, all no spray zones are automatically eliminated. He was asked to confirm that no spray zones are not carried over from year to year.

Mayor Romney asked for an update on Ovation Homes. Ben White said we are working through comments on CCRs and their proposed development agreement and are trying to determine the best way to handle the procedural issues.

He thanked the police department and other members of the community for their efforts in finding a missing 15 year old over the weekend.

16. Approval of Minutes from the March 15, 2016 City Council Meeting.

MOTION: *James Ahlstrom moved to approve the minutes from the March 15, meeting. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

17. Adjourn.

MOTION: *James Ahlstrom moved to adjourn this meeting of the West Bountiful City Council at 9:45 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 ~~April 19~~ April 19, 2016.


Cathy Brightwell (City Recorder)

