

**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 WORK SESSION  
AT 6:00 PM AND A REGULAR MEETING AT 7:30 PM, ON TUESDAY,  
MAY 3, 2016, AT THE CITY HALL AT 550 N 800 WEST**

6:00 PM – Work Session: Fiscal Year 2016/2017 Budget Development

7:30 PM – Regular Meeting:

*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. Consider Final Plat Approval for a 2-Lot Subdivision for Jeff Olsen at 1752 N 1100 West.
4. Consider Resolution 388-16, A Resolution Naming the Chief of Police as the City Council Designee to Authorize Amplified Music in City Parks.
5. Consider Proclamation Declaring May 19, 2016 as Arbor Day in West Bountiful City.
6. Consider Ordinance 376-16 Creating a Planned Use Development for 9.13 acres of real property (previously known as “Pony Haven”) located within the City at approximately 690 West 1600 North.
7. Budget Officer Filing of Fiscal Year 2016/2017 Tentative Budget.
8. Consider Tentative Adoption of the Fiscal Year 2016/2017 Budget and Set Public Hearing.
9. Consider Motion to Adopt Employee Health Plans for Fiscal Year 2016/2017.
10. Engineering/Public Works Report.
11. Mayor/Council Reports.
12. Approve Minutes from the April 19, 2016 City Council Meeting.
13. Executive Session for the Purpose of Discussing Items Allowed, Pursuant to Utah Code Annotated 52-4-205.
14. 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 April 28, 2016.*

**Minutes of the West Bountiful City Council meeting held on Tuesday, May 3, 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 Huffman (City Administrator), Paul Holden (Director of Golf), Steve Doxey (City Attorney), Ben White (City Engineer), Chief Hixson, Steve Maughan (Public Works Director), Patrice Twitchell (Finance Clerk) and Cathy Brightwell (City Recorder/Secretary)

**VISITORS:** Alan Malan, Gary Jacketta, Darrin Zesiger, Gary Spilman, Jeff Wilkinson, Craig Jacobsen, Jeff Olsen, Carrie Olsen

Mayor Romney called the work session to order at 6:05 pm.

- **Fiscal Year 2016/2017 Budget Development**

Duane Huffman distributed new budget sheets for review and described the process for the tentative budget.

Mr. Huffman began by describing the proposed employee insurance options which are all administered through PEHP. First is the traditional plan, second is the high deductible plan that offers employees the opportunity to have lower out-of-pocket maximums or build a balance in a Health Savings Plan, and third is the Opt-out Plan that allows employees who have health coverage through another source to opt-out with a portion of the City's savings deposited into a Health Reimbursement Account for the employee.

There was discussion about Option 3 and whether the Health Savings Plan (HSA) should be loaded up front or added to each month. There was consensus to load it up front for the first year and reevaluate next year.

The discussion then focused on the proposal for an additional FTE employee for public works. Mr. Huffman explained that improvements at the Park have increased demand and we do not have the employees to handle the additional work load especially when we are unable to find adequate seasonal help. Two of our public works employees spend most of their time overseeing construction projects, and we are not getting as many things done as we would like. He assured them we could survive without it but we would not be able to provide the level of services we could. Benefits would be to not burn out our current employees and to increase the level of service provided to our residents, the down side would be that if the economy turns, down the road we may need to let someone go. Duane explained the responsibilities for the position would include facility maintenance, trees, trails, building maintenance, parking lots, mowing, small patching jobs, and assisting with snow/trail plowing.

Mayor Romney added that Steve and our public works crew are always busy and do a lot but we still don't have time to do things like flushing lines, etc., and he believes we could definitely keep someone new busy. Council member Ahlstrom agreed; he believes there is a

strong need. We are going to continue to grow and our annual park maintenance will increase. Mayor Romney said he does not believe there would be a problem using some RAP money, if needed, and he supports adding the position. Council member Preece agreed and suggested that expectations have grown as far as how our parks look. We want to keep moving forward with improvements to our other parks and the city building. Council member Enquist commented that we need a better level of care at the Park.

There was a question about whether we would need the new person if we decide to contract out our park mowing next year and Mr. Huffman responded that we would but we could drop the number of seasonal employees significantly.

Other budget items discussed:

The tax sharing money is being budgeted into a west yard capital project for now – it can be moved later;

Additional money for sidewalk maintenance was discussed;

Additional money for street overlays was discussed;

Do we want to consider a new roads project, for example, 660 West? It would cost about \$150k or should we take a year off and do it or a larger project next year? The consensus was to wait a year.

Fire – included expense but not revenue. If the assessment goes up, tax revenue would probably increase too.

We are always on the look-out for UDOT and Wasatch Front Regional Council money/grants and have historically done well getting them.

We hope to have the property tax numbers in early June.

Loader – This is a good investment, in that after one year the loader is sold back for \$20K more than the original price. The Return program will be good for at least four more years.

Salt storage – Steve Maughan suggested we get portable concrete walls and a Quonset hut roof to put on top, that way we can get by for a few years and move it if we end up getting new property. Our current salt storage is not SWPPS compliant. There was discussion about the need to find a site and get it nailed down soon. Duane commented that we may be able to have property with salt storage and building layout in 3-5 years, but not likely a new shop in that timeframe. There was agreement to leave it in the budget.

RAP Fund – now includes expenditures for asphalt maintenance and a golf fund transfer.

Golf Fund - based on comments from last meeting, everything on the list other than sand storage was included made possible by a transfer from the RAP fund.

Mayor Romney closed the work session at 7:25 pm.

-----

Mayor Romney called the regular meeting to order at 7:35 pm.

Mark Preece offered a prayer; the Pledge of Allegiance was led by James Bruhn

**1. Accept Agenda.**

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

**2. Public Comment.**

Darrin Zesiger, 770 W 1660 N, said he is frustrated with the Pages Lane project. His property is lower than the road, and he is concerned with having his yard slope back towards his home. The City proposed to put in an eighteen inch wall but without any footings to help support it. He is concerned that as soon as it frosts and snows, the wall will start to lean and the City made it clear the wall would be his responsibility after the warranty period. Mr. Zesiger suggested footings for the wall or building a block wall which he believes will be more stable. He said he has offered to help so it will cost less to the City, but he doesn't think he should have to do it himself or hire a contractor. Mayor Romney said he is aware of the issue and believes something will be worked out so that both parties are happy.

Gary Spilman, 739 W 1950 North, told the Council that he testified last week at the Ovation Homes public hearing on behalf of his neighborhood. He is concerned about the drainage issues in the area and the constant groundwater his neighborhood has had to deal with for years. He wants a groundwater drain line installed down the backs of the new properties going north and pumped into the canal to deal with groundwater and artesian wells as he believed was proposed earlier in the process. Surface drains won't cut it as they only deal with surface water. He commented that when their homes were built forty years ago, he didn't know about the water issues and was not prohibited from installing a basement. The original developer messed up and he does not want to see it happen again. He added that it is important to let potential buyers know about the problem and he will do it even if it means standing over there with signage and the news media. He was adamant that the City needs to handle the problem.

Mayor Romney asked Ben White to summarize the issue. Mr. White said there is one, maybe two, known wells on the property. The developer will cap them completely so there are no residual impacts. He added several other safeguards including requirements of the Municipal Code that developers take care of their own surface water; there will be no basements; and underground surface storm drains, with solid wall pipe, will be installed in each backyard that will each collect water. The Code also requires safeguards on downstream drainage so a pump station that will handle the anticipated storm run-off is being included in the Project. He added that if springs are found during construction, the water will be collected and piped into the storm drain.

Mr. Spilman said he is not convinced this solves the problem. Mayor Romney commented that we have a certain water table in West Bountiful, and ground water and surface water are different and that addressing ground water elevation is not necessarily part of this development. He asked staff to look into options that may assist the neighboring properties with groundwater problems.

Duane Huffman added that the developer is controlling all their own water and providing the City funding in lieu of additional amenities, which the City will use in part to have people tie into the drains. It could also be used for some kind of underground drainage system if so desired by the Council. He said we are talking with geotechnical engineers and looking into the issue.

Mayor Romney said once we get opinions from the engineers, the City will decide if it is worth it to spend some money to get relief from existing ground water issues for the area.

Mr. Spilman concluded by stating the goal is to fix the problems before homes are built so owners won't have to deal with the problems he and his neighbors have had.

**3. Consider Final Plat Approval for a 2-Lot Subdivision for Jeff Olsen at 1752 N 1100 West.**

Mr. Olsen has a 1-acre parcel in the R-1-22 zone on 1100 West that backs up to Eagle Glenn Dr. that he wants to subdivide. Planning Commission recommends approval of the subdivision with a requirement to add curb and sidewalk on 1100 West.

**MOTION:** *James Bruhn Moved to Give Final Plat Approval for a 2-Lot Subdivision for Jeff Olsen at 1752 N 1100 West with a requirement that curb and sidewalk be installed. 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

**4. Consider Resolution 388-16, A Resolution Naming the Chief of Police as the City Council Designee to Authorize Amplified Music in City Parks.**

**MOTION:** *James Ahlstrom Moved to Approve Resolution 388-16, A Resolution Naming the Chief of Police as the City Council Designee to Authorize Amplified Music in City Parks. Mark Preece 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. Consider Proclamation Declaring May 19, 2016 as Arbor Day in West Bountiful City.**

**MOTION:** *James Ahlstrom Moved to Adopt a Proclamation Declaring May 19, 2016 as Arbor Day in West Bountiful City. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

**6. Consider Ordinance 376-16, An Ordinance Creating a Planned Use Development for 9.13 acres of real property (previously known as “Pony Haven”) located within the City at approximately 690 West 1600 North.**

Duane Huffman reviewed the changes made since the last meeting. Ovation Homes has agreed to add a third pump to increase capacity of water being pumped into the canal and the cost will be split between the developer and the City, with the City paying \$7500 which is approximately half. The vault size has been increased to an acceptable level. We will review the reports from the geotechnical engineer and determine, in conjunction with the development, if the addition of a french drain would be beneficial to the existing homes. Mr. Jacobsen expressed a willingness to cooperate.

There was discussion about pumping water to the canal and how a power outage may affect neighboring homes. Mr. White noted that the pump station is designed such that in a hundred year event no water should leave the subdivision as long as there is power to the pumps. But if there is a loss of power, flooding may occur at 800 West and 1950 North due to an increase in flow at that location, and he suggested a back-up generator may be needed.

There was also discussion about the difference in the amount of water currently leaving the property compared to after development. Mr. White explained that today most of the water stays on the property because the race track acts as retention, so after development the amount of water leaving the property would increase without a pump station. Also, the final storm drain design will be included in the final plat.

He also mentioned that the developer is proposing three street lights, one at each intersection, and that discussion about a street name can be discussed as part of the final subdivision approval.

**MOTION:** *Andy Williams Moved to Adopt Ordinance 376-16 Creating a Planned Use Development for 9.13 acres of real property (previously known as “Pony Haven”) located at approximately 690 West 1600 North. Mark Preece seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye  
James Bruhn - Nay  
Kelly Enquist – Aye

Mark Preece – Aye  
Andrew Williams - Aye

**7. Budget Officer Filing of Fiscal Year 2016/2017 Tentative Budget.**

Duane Huffman presented the Fiscal Year 2016/2017 Tentative Budget pursuant to state law. He explained that once the tentative budget is adopted a public hearing will be scheduled. The Final budget needs to be adopted before June 22.

**8. Consider Tentative Adoption of the Fiscal Year 2016/2017 Budget and Set Public Hearing.**

**MOTION:** *James Ahlstrom Moved to Tentatively Approve the Fiscal Year 2016/2017 Budget as presented with the following changes: include \$100K for streets overlay and \$15K for additional sidewalk maintenance. Also, set a Public Hearing on June 7, 2016 for 7:30 p.m. at City Hall. Andy Williams Seconded the Motion which PASSED by unanimous vote of all members present.*

**9. Consider Motion to Adopt Employee Health Plans for Fiscal Year 2016/2017.**

Duane referred to the packet memo explaining three new options for employee health plans which were discussed in more detail during tonight's earlier work session. There was discussion about the different plans and agreement that the proposal provides good options for employees while maintaining equal or lower costs to the City.

**MOTION:** *James Bruhn Moved to Adopt the Proposal to Offer Three Employee Health Plans for Fiscal Year 2016/2017. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

**10. Engineering/Public Works Report.**

Steve Maughan provided an update on the Pages Lane project. The water main line is in place and has been tested and tie-in's are underway. He said they started working on the west end so construction can follow installation of the storm drain. He mentioned the project is moving slowly and it will be great once we get CenturyLink and Questar out. The Project has to be finished by June 20 or the contractor is subject to \$1K per day damages.

The CDBG sidewalk project is moving along and we are still waiting for telecommunication poles to be moved.

Irrigation at City Park has been revamped around the new basketball court and playground but on south end the volleyball court messed up sprinkler lines and we are looking to get them fixed while the contractor is there. There is a need to fix a lot of the irrigation lines on the south end and to do what needs to be done may cost \$10K which could come from RAP or impact fees. After discussion there was agreement to move forward with a budget amendment for this.

Steve finished by discussing the progress of the trail to the new restroom which is nearly complete. Council member Ahlstrom asked about a low area of the trail where it transitions from concrete to asphalt and needs to be fixed. Paul Holden said they are working on it.

Duane Huffman talked about the ribbon cutting event for the new basketball court scheduled for May 13 at 1:30 pm. Officials representing the Jazz will be there. The City will furnish hot dogs and chips.

**11. Mayor/Council Reports.**

James Ahlstrom - no report

Mark Preece – The Youth Council Mayor Pro Tem has announced he does not want to be Mayor next year so they are looking for someone else to fill the position.

The Sewer Board is moving full bore on energy recovery and it may end up being electric turbine instead of green gas. They are also enlarging the south plant for food waste collection.

James Bruhn – reported that Wasatch Integrated held their budget meeting, and due to the recent wind storms will be open extended hours to take green waste.

Andy Williams - no report.

Kelly Enquist - no report.

Mayor Romney thanked staff for how well things are going. He added that with a lot of potential development in the future, we may want to reconsider our P.U.D. Ordinance. We have found flaws in the process and we may want to consider adjustments to minimum property size. There was discussion about implementing a six month moratorium as we decide how to deal with future requests. There was support to add the issue to the next agenda for discussion.

**12. Approval of Minutes from the April 19, 2016 City Council Meeting.**

**MOTION:** *James Bruhn Moved to Approve the Minutes from the April 19 Meeting. Andy Williams Seconded the Motion Which PASSED by Unanimous Vote of All Members Present.*

**13. Executive Session for the Purpose of Discussing Items Allowed, Pursuant to Utah Code Annotated 52-4-205.**

**MOTION:** *James Ahlstrom Moved to Go Into Executive Session at 9:20 pm in the Police Training Room for the Purpose of discussing property. Mark Preece seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye

James Bruhn - Aye

Kelly Enquist – Aye  
Mark Preece – Aye  
Andy Williams - Aye

**MOTION:** *James Bruhn Moved to Adjourn the Executive Session and Return to the Regular Meeting at 9:38 pm. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

**14. Adjourn.**

**MOTION:** *James Bruhn moved to adjourn this meeting of the West Bountiful City Council at 9:40 p m. Andy Williams seconded the Motion which PASSED by unanimous vote of all members present.*

-----  
*The foregoing was approved by the West Bountiful City Council on Tuesday, May 17, 2016.*

---

Cathy Brightwell (City Recorder)