

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

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

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West Bountiful, Utah 84087

City Recorder
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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,
JUNE 7, 2016, AT THE CITY HALL, 550 N 800 WEST**

7:30 PM – Regular Meeting (to follow Redevelopment Agency meeting):
Invocation/Thought – Andy Williams; Pledge of Allegiance – Kelly Enquist

1. Accept Agenda.
2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
3. Public Hearing To Receive Comments Regarding Tentative Amendment for Fiscal Year 2015/2016 Budget.
4. Public Hearing To Receive Comments Regarding Tentative Budget for Fiscal Year 2016/2017 Budget.
5. Consider Request - Frey/Sobey to Install Buck and Rail Fencing on Properties Leased From the City At Birnam Woods Park.
6. Consider Final Plat Approval for Olsen 8 Subdivision.
7. Engineering/Public Works Report.
8. Administrative Report.
9. Mayor/Council Reports.
10. Approve Minutes from the May 17, 2016 City Council Meetings.
11. Executive Session for the Purpose of Discussing Items Allowed, Pursuant to Utah Code Annotated 52-4-205.
12. 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 June 2, 2016.

Minutes of the West Bountiful City Council meeting held on Tuesday, June 7, 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), Steve Doxey (City Attorney), Ben White (City Engineer), Todd Hixson (Police Chief), Steve Maughan (Public Works Director), Paul Holden (Director of Golf), and Cathy Brightwell (City Recorder/Secretary)

VISITORS: Alan Malan, Terry Olsen, James Behunin, Eric Eastman, Fire Chief Bassett

Mayor Romney called the regular meeting to order at 7:40 pm.

Andy Williams offered a prayer; the Pledge of Allegiance was led by Kelly Enquist.

1. Accept Agenda.

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

2. Public Comment.

No public comments.

3. Public Hearing to Receive Comments Regarding Tentative Amendment for Fiscal Year 2015/2016 Budget.

MOTION: James Bruhn moved to open the Public Hearing. Mark Preece seconded the motion which passed by unanimous vote of all members present.

Duane Huffman referred to the West Bountiful City Tentative Budget Message for the Fiscal Year 2016 Amendment and stated there are no recommended changes from those discussed in earlier proposals. He added that as this is intended to be the final amendment for the fiscal year, staff will continue to monitor items until later in the month. Final approval of the budget amendment will be requested at the June 21st meeting.

Public Comment -

Eric Eastman, 950 N 620 W, had a question about sharing of sales tax. He has heard earlier discussions about West Bountiful sharing sales tax revenue with Bountiful City and the possibility of extending it. He asked for someone to explain the issue. Mr. Huffman responded that the City shares certain sales tax revenue with Bountiful for various reasons including city boundary overlap. He clarified that the sharing agreement that has been discussed recently is with the developer of the Commons shopping center (Costco, Lowes, etc.) and that portion of the agreement has expired. Sharing with Bountiful for Costco and Gateway are not currently scheduled to end. Mr. Eastman thanked him for the clarification.

MOTION: There being no more public comments, James Bruhn moved to close the Public Hearing. Andy Williams seconded the motion which passed by unanimous vote of all members present.

4. Public Hearing to Receive Comments Regarding Tentative Budget for Fiscal Year 2016/2017 Budget.

MOTION: James Bruhn moved to open the Public Hearing. James Ahlstrom seconded the motion which passed by unanimous vote of all members present.

The City Council adopted the West Bountiful City Tentative Budget for Fiscal Year 2017 on May 3, 2016 and set this public hearing as required by law. Duane Huffman reviewed several items from earlier discussions. He said staff was instructed to include money in the budget for street overlays, which required shifting eligible expenses to the Streets Impact Fee Fund to create funding capacity in the General Fund for the overlays. He also stated that we have not yet received the certified tax rate from the County, but we expect to have the final rate and revenue figures in time for the final budget. He asked if there were any other items to discuss before considering approval at the next meeting, and nothing was brought up.

Public Comment:

Eric Eastman, 950 N 620 W, asked how RAP funds will be spent in the future. Will there be public involvement? He stated the Arts council wants to be involved in recommending the use of RAP funds. He said RAP stands for Arts -- not Golf Course and there is a concern on the Arts Council that they will not be involved in determining how it is spent. There are no big concerns at this time but they do want to watch it in the future. He asked what happens to the \$66k left in the Fund at the end of the year. Mr. Huffman responded that any expenditure from the RAP fund must follow the standard budget process, including public hearings, and unspent revenue remains in the RAP Fund and can only be spent on eligible expenses.

Mr. Eastman then referred to a transfer of \$100k to the golf course fund and asked the Council if the City is satisfied with the way it is being run. Mayor Romney asked Mr. Huffman to review previous year results. Mr. Huffman said the last two fiscal years have been some of the best ever seen by the golf course. He reviewed several expenses from those years that the City was prepared to cover with RAP funding but which the golf course was able to pay for from its own budget. The additional trees on the east side of hole 2 and the new restroom were paid for by

RAP and Park Impact fees because of the benefit to trail users. Mr. Eastman then asked about a line item for bank charges and Mr. Huffman explained that credit card companies charge a fee, around 1%, on each credit card transaction.

Mayor Romney commented that it will probably be more difficult to meet the golf budget this year due to poor winter and spring weather, but assured Mr. Eastman that whenever the City can use golf course money to pay expenses we do. Mr. Eastman was invited to visit with Mr. Huffman any time he has questions about the budget or the process.

Alan Malan, 772 W 1400 North, expressed his displeasure with fire district fees. He said an increase of almost 20% is ridiculous. Mr. Huffman explained the assessment is based on taxes received and due to the high personal property taxes of Holly, our rate is higher, but we will receive more money; as values come down, values will adjust.

MOTION: James Bruhn moved to close the Public Hearing. Andy Williams seconded the motion which passed by unanimous vote of all members present.

5. Consider Request – Frey/Sowby to Install Buck and Rail Fencing on Properties Leased for the City at Birnam Woods Park.

Council member Bruhn raised an issue regarding the initial lease. He said one of the conditions of the lease two years ago was for the lessee to put in a perimeter fence on the west side. He believes they are not in compliance with the contract because it has not been done. Mr. Huffman commented that they have been bringing in fill and working on some drainage issues but still need that permanent fence.

Mr. Huffman was asked to contact the tenants to find out what their plans are for the permanent fence. The Council would like a final date of when the fence will go in.

There were no questions on the buck and rail fence.

MOTION: Mark Preece moved to allow the use the Buck and Rail fencing on the leased property at Birnam Woods Park as requested. Andy Williams seconded the motion and asked for an amendment that a condition of approval be for them to let us know when the permanent fence along Legacy Trail will go in. Mr. Preece did not object to the amendment. The Motion passed by unanimous vote of all members present.

6. Consider Final Plat Approval for Olsen 8 Subdivision.

Terry Olsen, 1014 Pages Lane, requested the subdivision, and as part of his presentation to Council, requested a deferral to install curb and gutter adjacent to his property on Pages Lane. He said there may be grants available that would allow the City to install the improvements. He

added that unless the curb and gutter along Pages Lane is installed all together, it may end up as a hodge-podge mess. He also asked about how the new sidewalk on 800 West is being paid for.

Ben White responded that the City has a CDBG grant for 800 West. As far as other grants, he said UDOT has contributed money for bike lines on Pages Lane as far west as 800 West and the City will make application to go further west although there is no guarantee it will be awarded.

Mr. White asked if his request to postpone installation of curb, gutter and sidewalk is for a certain period of time or is he asking for a waiver? He reminded Mr. Olsen that he will be required to post a bond that he will not get back until the improvements have been completed.

Council member Williams commented that because he is subdividing his property, he is considered a developer; he will benefit from the subdivision. Mr. Olsen disagreed; he said is just trying to make it possible to give land to his kids.

There was discussion about deferrals that have been granted in the past but not when the property is contiguous to existing curb, gutter and sidewalk. Mr. Huffman added that the current Pages Lane project does not include improvements for the Cottages at Havenwood subdivision. The developer will be responsible for his portion of that project.

There was discussion about the City's experience with deferrals and the difficulty in calling them due.

MOTION: Andy Williams moved to approve the final plat for Olsen 8 Subdivision with all of the recommendations included in the staff memo. James Ahlstrom seconded the Motion which PASSED with a vote of 4-1. Council member Enquist voted against the Motion as he is in favor of deferral of the improvements.

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

Steve Maughan (Public Works):

- Pages Lane – Century Link finally got their cable moved out of the way. Questar still has seven individual services and a main tie in on 800 West to complete and then we can set another storm drain box. They hope to have it done by end of week so we should start to see better movement after this. The current plan is to grade the road, clean it up and still hold the parade on July 2nd, as long as there are no safety hazards on the road.
 - The City is trying to facilitate discussion between several residents and Weber Basin regarding secondary water lines that were two inches and are now being fitted with one inch meters, resulting in a lot less flow so their sprinklers will not work. Service should be grandfathered.
- Cleaning storm drain in Jessi's Meadow and other west side locations.
- Stone Creek well has been running 200 gpm but we shut it down until we can install a float valve; we should have well back online by the first of next week.
- Council member Bruhn raised a concern about Alice Acres subdivision. He said they pulled out another five chunks of sidewalk and we need to keep an eye on them. He also asked about when the bollards would be removed on the Onion Parkway trail so strollers can get through. There was also some discussion about widening the entrances to other trail locations for better bike access. Steve will look into it.

8. Administrative Report.

- Duane Huffman asked if there was any problem holding the regularly scheduled meeting on July 5 following the holiday. It appears that a quorum will be available.
- June 15 is the Weber basin tour; let him know if you want to attend.
- He distributed a proposed RAP funding list and asked that it be marked up with items added and deleted so we can find out where we want to focus our efforts.
- We just completed employee health care enrollment. We could not make the opt-out plan we had discussed happen, so we ended up with two options –Traditional and High deductible. We ended up with almost 50/50 split between the two plans.

9. Mayor/Council Reports.

James Ahlstrom mentioned he has been contacted by residents suggesting lights be installed along the walking path at the park. Mr. Huffman mentioned it was on the proposed RAP list.

Mark Preece – the Youth Council held their last meeting of the year last night, and added they will be participating in the parade and park events for Independence Day.

James Bruhn invited city council and their spouses to an Arts Council Appreciation dinner on July 7, at the Golf Course. He believes it begins at 6:30pm.

Andy Williams – no report.

Kelly Enquist – no report.

Mayor Romney mentioned he was bit by a dog when doing code enforcement work, and had to file a report of injury. It does not appear to be infected.

10. Approval of Minutes from the May 17, 2016 City Council Meeting.

MOTION: *James Ahlstrom Moved to Approve the Minutes from the May 17, 2016 City Council Meeting. Andy Williams seconded the Motion which PASSED by Unanimous Vote of All Members Present.*

11. Executive Session for the Purpose of Discussing Items Allowed Pursuant to Utah Code Annotated 52-4-205, Specifically Sections (c) Pending or Reasonably Imminent Litigation, and (d), purchase, exchange, or lease of real property.

MOTION: *James Ahlstrom Moved to Go Into Executive Session in the Police Training Room as described above, Pursuant to Utah Code Annotated 52-4-205(c)(d). 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: *Andy Williams Moved to Adjourn the Executive Session and Return to the Regular Meeting at 10:02. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

14. Adjourn.

MOTION: *Kelly Enquist moved to adjourn this meeting of the West Bountiful City Council at 10:03 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, June 21, 2016.


Cathy Brightwell (City Recorder)

