

**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

**City Recorder**  
Cathy Brightwell

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**City Engineer**  
Ben White

**Public Works Director**  
Steve Maughan

## CITY COUNCIL MEETING

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A WORKSESSION  
AT 6:30 PM AND A REGULAR MEETING AT 7:30 PM, ON TUESDAY,  
DECEMBER 6, 2016, AT THE CITY HALL, 550 N 800 WEST**

### 6:30 pm Work Session

Presentation by Questar Gas Company Regarding Proposed Use of Public Street Right-of-Way for Natural Gas Feeder Line 122 in 400 N, Jessi's Meadow Way, Porter Lane, and 640 W.

### 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. Presentation by Wasatch Integrated Waste Management District Regarding Equipment Needs and District Finances.
4. Presentation of West Bountiful City Fiscal Year 2016 Audit Report.
5. Public Hearing to Receive Input on Proposed Amendment to Impact Fee City Code.
6. Consider Ordinance 385-16, An Ordinance Amending West Bountiful City Code 3.22.060 to Allow for Impact Fee Deferrals.
7. Consider Resolution 402-16, A Resolution Authorizing the City to Enter into the Local Public Safety And Firefighter Surviving Spouse Trust Fund Cost-Sharing Agreement.
8. Public Works Report.
9. Engineering Report.
10. Administrative Report.
11. Mayor/Council Reports.
12. Approve Minutes from the November 15, 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 December 1, 2016.*

**Minutes of the West Bountiful City Council meeting held on Wednesday, December 6, 2016 at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.**

Those in attendance:

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

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

**GUESTS:** Steve Clausen, Brady Nowers, Rick Hellstrom, J.D. Kesler – “Questar”, Nathan Rich – “Wasatch Integrated Management District”, Tim Rees – “Karren, Hendrix, Stagg, Allen Company”, Deby & Rex Marshall, Alan Malan

**Work Session**

Mayor Romney called the work session to order at 6:30 pm.

**Presentation by Questar Gas Company Regarding Proposed Use of Public Street Right-of-Way for Natural Gas Feeder Line 122 in 400 N, Jessi’s Meadow Way, Porter Lane, and 640 West.**

Steve Clauson – Project Manager for the Questar Gas Line Replacement project introduced J.D. Kesler, Rick Hellstrom, and Brady Nowers. He described how Questar delivers gas to West Bountiful customers explaining gas production, FERC pipelines, high pressure distribution and I.H.P distribution and services. He provided information regarding project alignment, encroachment, proposed re-routes and street construction to help the Council understand how the Questar Feeder Line Replacement Project will impact the City. The objectives of this project is to handle more customers, meet new federal regulations, and respond to the Utah Public Service Commission’s request to look at replacing older lines.

Phase 1 is scheduled to be constructed from the Fall 2016 – Fall 2017 with multiple crews working in different areas at the same time. Proposed route changes and partial reconstruction of roadways impacting 400 North 1450 W, Jessi’s Meadow, Lakeside Golf Course, Porter’s Lane, and 640 West were discussed.

**Regular Meeting**

Mayor Romney called the regular meeting to order at 7:30 pm.

Invocation/Thought – James Ahlstrom offered a prayer; Mark Preece led the Pledge of Allegiance.

**1. Accept Agenda.**

**MOTION:** *James Bruhn Moved to Accept the Agenda as Posted. Mark Preece Seconded the Motion which PASSED by Unanimous Vote of all Members Present.*

**2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).**

No public comments were offered.

**3. Presentation of Wasatch Integrated Waste Management District**

Nathan Rich gave an overview of the District explaining Wasatch Integrated is owned by Davis and Morgan Counties and 15 Cities; handles 275,000 tons of waste annually; serves over 290,000 residents with 68 full time employees; and is governed by a 19 member Administrative Control Board.

Looking to the future, Mr. Rich explained projects they have recently developed and those they are continuing to work on that allow them to handle waste more efficiently. They are proud to say that recent technology changes allow them to keep almost fifty percent of waste out of the ground. Recycling is a hot national topic right now with curbside recycling recovering only a fraction of the recyclables. He showed pictures of their mixed waste pre-processing facility that sorts waste to capture more recyclables.

Mr. Rich also discussed a new transfer station that will be needed to transfer waste in seven to ten years and will be designed to be expandable. The Expanded Materials Recovery and Transfer Station will be a \$10M Project and could be operational in early 2018. The result would be an increase in per household fees of \$2/month/home – the current rate is \$5.20. He asked the Council for feedback soon regarding the District's plans.

**4. Presentation of West Bountiful City Fiscal Year 2016 Audit Report.**

Tim Rees, with KHSA & Company, recently conducted an audit of West Bountiful's financial statements for the fiscal year ending June 30, 2016, and reported that West Bountiful City is doing well. The results of the audit show the City has increased its unrestricted net position, decreased total debt, and continues to stabilize its financial position. Due primarily to the unexpected timing of property tax receipts, the year-end fund balance exceeds state guidelines.

He pointed out several areas of the report that contributed to the results, including Holly Frontier property tax revenue and the forgiveness/retirement of some golf course loans which was good. There were two areas where spending exceeded budget primarily from approved projects that

ran over budget and for which budget amendments were not submitted due to an oversight, e.g., RDA and RAP tax.

There was some general discussion on the findings; council member Ahlstrom asked what should be done with the Fund balance overrun. Mr. Huffman suggested that the excess can be transferred into a special fund, e.g., a West Yard Fund.

Mr. Huffman added that a hot topic this year with many cities has been credit cards. Good policies are important. We looked closely at our card controls and we are in good shape but will improve policies.

Mr. Huffman commended Patrice Twitchell for her hard work on the budget process.

**5. Public Hearing to Receive Input on Proposed Amendment to Impact Fee City Code.**

***MOTION: James Ahlstrom Moved to Open the Public Hearing. James Bruhn Seconded the Motion which PASSED by Unanimous Vote of all Members Present.***

Duane Huffman explained the proposed ordinance allows the City to defer culinary water impact fees, under certain conditions, to connect to the City water system when there is minimal use.

Alan Malan asked how it will be restricted and Mr. Huffman responded that the deferral will be limited strictly to agricultural non commercial use, etc. and cannot exceed 24,000gallons per year.

***MOTION: James Bruhn Moved to Close the Public Hearing. James Ahlstrom Seconded the Motion which PASSED by Unanimous Vote of all Members Present.***

**6. Consider Ordinance 385-16, An Ordinance Amending West Bountiful City Code 3.22.060 to Allow for Impact Fee Deferrals.**

***MOTION: James Ahlstrom made a Motion to Adopt Ordinance 385-16 as described above. 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  
Andy Williams – Aye

**7. Consider Resolution 402-16, A Resolution Authorizing The City to Enter Into The Local Public Safety And Firefighter Surviving Spouse Trust Cost-Sharing Agreement.**

Council member Bruhn asked how this will impact fire fighters. Mr. Huffman responded that he believes the South Davis Fire District intends to approve the same Agreement.

***MOTION: James Bruhn Moved to Approve Resolution 402-16 Authorizing The City to Enter Into The Local Public Safety And Firefighter Surviving Spouse Trust Cost-Sharing Agreement. 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  
Andy Williams – Aye

**8. Public Works/Engineering Report (Steve Maughan)**

- 500 South Water Project is 95% complete. Water sample results were good so the tank will be back in service tomorrow; SCADA is not complete but will be ready soon.
- 800 W 1424 North storm drain has been installed to alleviate drainage issues caused by installing new sidewalk. New pipe and box are in place and we will graded and finished up this week although asphalt will need to wait for warmer weather.
- The golf course storm drain to eliminate water coming under the Prospector trail has been completed. We were not able to finish the grading before snow fell but will do it in the spring.
- We will be installing nine trash cans along the Trail.
- Park restrooms have been winterized.
- The large dead tree to the south of the new playground will be removed in the next couple of weeks.
- We will be trimming trees throughout city that interfere with snow plows. Last year we tried to work with residents to have them do it but in many cases were unsuccessful so have decided this year to do it ourselves.
- The 1995 Top Kick snow plow broke down in the first storm. We are putting in a new fuel tank, dash lights, and repairing the leaking hydraulic manifold. We estimate the cost to be around \$4k.

**9. Engineering Report. (Ben White)**

- Questar – We have some concerns with portions of their proposal that we plan to talk with them about such as depth of pipes and road re-construction.
- Ovation Homes – We are down to a couple issues. They hired an electrical engineer for the pump station, which is a sign of progress. We are confident they are moving in the right direction; however, there is a new issue with Weber Basin. Ovation failed to get run a new line into the subdivision while Pages Lane was under construction, and Weber is not satisfied with the old line – both Ovation and Weber Basin will be exploring alternatives to cutting into the new road. There is a chance they can be on the Planning Commission’s December 27<sup>th</sup> agenda.

**10. Administrative Report (Duane Huffman).**

- Steve Maughan and Duane will meet with the County regarding Legacy trail issues including maintenance, signs, and weed control.
- We participated with Fitch in review of our credit rating to repurchase water bonds, which may result in an upgrade to our current A+ rating on the water bonds. The bond balance in the water fund is about \$2.6M.
- A new budget process for FY18 will be to build it from the ground up (zero-based budgeting) rather than making adjustments to previous budgets. This process is good to do every five or so years. Because it will take more time, we are beginning the process earlier in the year.
- We are having the staff Christmas party at 11:30 on Friday, Dec. 16<sup>th</sup> at Pizza Pie Café. Council members are invited.

**11. Mayor/Council Reports.**

Kelly Enquist – No report.

Andy Williams – Christmas on Onion St went well – commend Youth City Council for their hard work.

James Bruhn – Sometime before February, he would like opinions from Council on how to vote on the Wasatch Integrated project presented earlier tonight.

Mark Preece – Sewer district is working with North Salt Lake regarding ordinance change/waiver for new sewer plant in their city. Bonding is still going forward.

James Ahlstrom – No report.

Mayor Romney – Do we need to hold a meeting on the 20<sup>th</sup>? He suggested that unless there is critical business, we can cancel the meeting.

**12. Approve Minutes from the November 15, 2016, City Council Meeting.**

**MOTION:** *James Bruhn Moved to Approve the Minutes from the November 15, 2016 City Council Meeting as presented. Andy Williams seconded the Motion which PASSED by Unanimous Vote of All Members Present.*

**13 Executive Session For The Purpose of Discussing Pending Litigation Pursuant to Utah Code Annotated, 52-4-205 (c)**

**MOTION:** *James Ahlstrom Moved to go into Executive Session in the Police Training room for the Purpose of Discussing Pending Litigation. Mark Preece seconded the Motion which passed.*

The vote was recorded as follows:

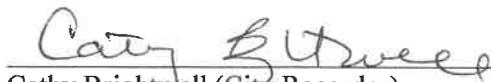
James Ahlstrom – Aye  
James Bruhn – Aye  
Kelly Enquist – Aye  
Mark Preece – Aye  
Andy Williams – Aye

**MOTION:** *Mark Preece Moved to close the Executive Session. Andy Williams 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 10:50 p.m. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all members present.*

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The foregoing was approved by the West Bountiful City Council on Tuesday, December 20, 2016.

  
Cathy Brightwell (City Recorder)

