

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

REVISED AGENDA – MAY 16, 2017

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING
AT 7:30 PM, ON TUESDAY, MAY 16, 2017, AT CITY HALL, 550 N 800 WEST**

Invocation/Thought – James Bruhn; Pledge of Allegiance – Andy Williams

1. Accept Agenda.
2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
3. Consider Request from Joel Jackson at 909 W 1600 N to Defer Requirement to Construct Curb and Sidewalk as a Condition of a Building Permit.
4. Consider First Amendment to the Development Agreement for The Cottages at Havenwood Subdivision by and between Capital Reef Management, LLC. and West Bountiful City.
5. Consider Award for City Hall Roof Replacement to Redd Roofing in the amount of \$21,954.
6. Consider Purchase Approval for Public Works Vehicle in the amount of \$36,000.
7. Consider Tentative Amendment to the FY 2016/2017 Budget and Set Public Hearing.
8. Police Report.
9. Public Works/Engineer Report.
10. Administrative Report.
11. Mayor/Council Reports.
12. Approve Minutes from the April 26, 2017 and May 2, 2017 Meetings.
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 May 15, 2017.

MEMORANDUM



TO: Mayor and City Council

DATE: May 10, 2017

FROM: Ben White

RE: Request to Defer or Release the Responsibility to Construct Curb and Sidewalk at 909 W 1600 N as a Condition of a Building Permit

Mr. Joel Jackson has filed a building permit application to construct a 3-bedroom, 2.5 bath addition with an additional kitchen and laundry facilities on to his existing house at the stated address. City staff made the determination that WBMC 15.08.50 is applicable in this instance. The paragraph reads, *"The installation of curb, gutter, sidewalks, drainage culverts, and covered or fenced irrigation ditches of a type approved by the land use authority may be required on any existing or proposed street adjoining a lot on which a building is to be constructed or remodeled, or on which a new use is to be established. Such curbs, gutters, sidewalks, drainage culverts, and safety features for irrigation ditches and canals may be required as a condition of building permit approval. "*

Mr. Jackson is aware of the likely possibility that the City constructs curb and sidewalk along Pages Lane next year with the use of grant money. His request is to defer his responsibility to construct the required public improvements (sidewalk, curb and asphalt expansion) and only be required to construct the improvements if the City does not complete the pending improvement project (see attached letter).

Mr. Jackson's property wraps behind a 40' wide Questar property. When curb is installed in front of the Jacksons, the Questar property would be the only property in this reach without curb. It would be in the City's best interest to complete the missing 40' should curb be installed in front of the Jackson property. A site plan is included for reference.

I, Joel Jackson, live in West Bountiful at 909 West Pages Lane.

I have submitted a set of plans to West Bountiful City to add an addition onto my home. Upon review of the plans, the city notified me that the city staff is requiring me to install curb and sidewalk in front of my property as a condition of my plan approval. Part of the required curb and sidewalk distance is in front of a Questar natural gas structure, and West Bountiful City agreed to reimburse me for the cost of curb and sidewalk for that portion. I was informed that it is likely that West Bountiful City will obtain a grant to install curb and sidewalk on all of Pages Lane next year.

I request that West Bountiful City conditionally permit me to build my addition onto my home as soon as the plans are approved, and postpone the requirement to install curb and sidewalk till after 2018. If the grant is obtained by West Bountiful City, the curb and sidewalk will be installed along the entire street. If for any reason the grant is not obtained, I agree to install curb and sidewalk in front of my property after that date. In the case that I am required to install curb and sidewalk in front of my property, I request that West Bountiful City reimburse me for the portion in front of the natural gas structure, as previously agreed.

Joel Jackson

5/10/17

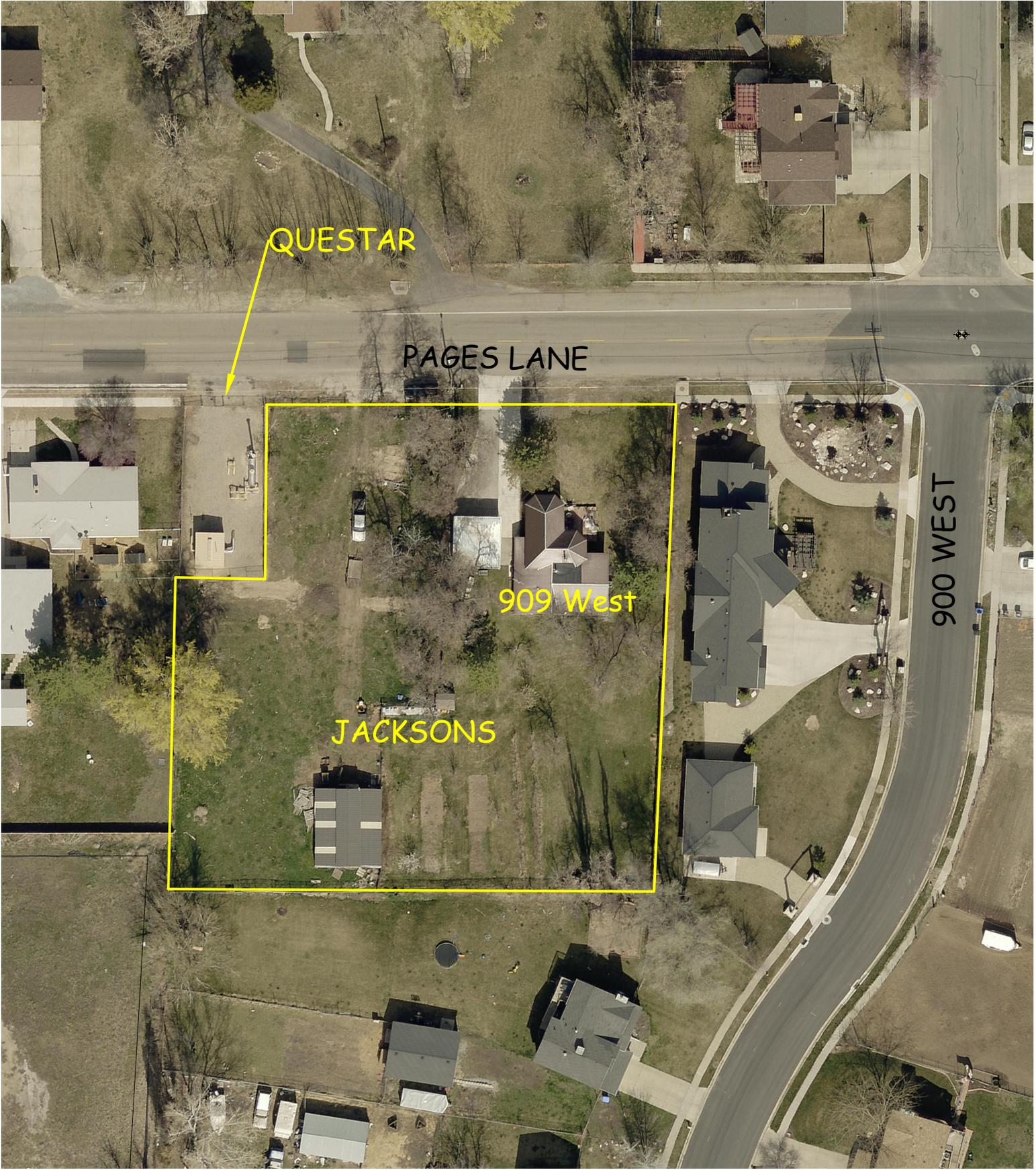
QUESTAR

PAGES LANE

909 West

JACKSONS

900 WEST



MEMORANDUM



TO: Mayor & Council

DATE: May 11, 2017

FROM: Ben White

RE: Replace Roofing Membrane on City Hall

Staff solicited bids to replace the roof membrane on the flat part of the city hall. The existing membrane has reached the end of its design life. We discover new leaks with nearly every heavy rain storm. We received bids from three contractors.

- Redd Roofing \$21,954
- American Roofing \$28,000
- Contract West Roofing \$29,700

The new roof comes with a manufacturer's 20 year warranty. The contractor comes highly recommended. **Staff recommends that a contract be awarded to Redd Roofing for the sum of \$21,954 to replace the roofing membrane on city hall.**

The total cost for this project will be a little more than the \$21,954 as we will need to pay our HVAC contractor to disconnect some of the HVAC equipment while the new roof is being installed.



Established 1976

BID PROPOSAL

TO WEST BOUNTIFUL CITY

ATTN: BEN WHITE

DATE: March 27, 2017

PROJECT: WEST BOUNTIFUL CITY OFFICES

SCOPE OF WORK: Install Single Ply Roofing System and Associated Metal Flashings

We propose to provide and install the following roofing system:

Single Ply

1. Remove and dispose of existing TPO Membrane.
2. Mechanically attach 1 layer of ½" HD Polyisocyanurate Roofing Insulation.
3. Mechanically attach .60 mil Firestone **TPO** Roofing Membrane.
4. Membrane flashings at all walls, curbs and penetrations.
5. 2 Year Redd Roofing Company Workmanship Warranty.
6. 20 Year Manufactures Warranty.

Sheet Metal Flashing and Trim

1. Remove and Reinstall existing Metal Coping.
2. Install 24 ga. Metal Counter Flashings.
3. 2 Year Redd Roofing Company Workmanship Warranty.
4. 20 Year Paint and Finish Warranty.

The total price for labor and material is **\$21,954.00.**

If you have any questions, please let me know.

Sincerely,

A handwritten signature in red ink that reads "Kyle Redd".

Kyle Redd
Estimator

MEMORANDUM



TO: Mayor & Council

DATE: March 16, 2017

FROM: Duane Huffman

RE: **Purchase Approvals – Service Truck**

The City's procurement code requires that purchases of \$10,000 or more first be approved by the City Council.

The current year budget includes \$15,000 in funding for a new truck to replace the 2012 truck assigned to the Street's Division within the Public Works Department, with the remainder of the funding to come from the sale of the 2012 truck.

The City received two quotes for a 2017 Chevrolet 3500HD Silverado, both within a few hundred dollars (one of which was the state-contracted price).

Staff recommends purchasing a 2017 Chevrolet 3500HD Silverado (including the needed service body) for \$36,000.

If the purchase is approved, staff intends to sell the 2012 truck at auction in June.



Vehicle Locator

Detail Report for Customer

MURDOCK CHEVROLET, INC.
 2375 S 826 W, WOODS CROSS, UT, 84010
 801-298-8090

Customer/Company:

Sales Consultant:

Steven Hopkins

Address:

Vehicle #1: 2017 Chevrolet 3500HD Silverado	VIN/Order #	MSRP	Stock #
	1GB3KYCG3HZ221796	\$40,004.00	T36384
Additional Vehicle Information			
GM Marketing Information			

Body Style: CK35903-LWB, 4WD, Reg Cab
 PEG: 1WT-1WT Work Truck Preferred Equipment Group
 Primary Color: GAZ-Summit White
 Trim: H2R-Base Cloth, Jet Black / Dark Ash, Interior Trim
 Engine: L96-Engine: 6.0L, V-8, SFI, FlexFuel w/ E63 only
 Transmission: MYD-6-Speed Automatic

Steve Maughan

Options: 1WT-1WT Work Truck Preferred Equipment Group
 8X1-Label, Fasten Seat Belts (SEO)
 9J4-Bumper: Rear Delete
 A31-Power Windows
 AE7-Seats: 40/20/40/ Split Front Bench
 AKO-Glass, Deep Tinted
 AQQ-Keyless Remote Entry
 AU3-Power Door Locks
 B3P-Special Vehicle Sales
 BG9-Floor Covering: Rubberized Vinyl, Black
 C67-Air Conditioning, Manual
 DD8-ISR Mirror, Electro-chromatic
 DPN-Mirrors, O/S, Wide Load / Trailing, Full Feature
 FE9-Federal Emissions
 G80-Locking Differential, Rear
 GAZ-Summit White
 GT5-Rear Axle, 4.10 Ratio
 H2R-Base Cloth, Jet Black / Dark Ash, Interior Trim
 IOB-Radio, 7" Color Screen, Bluetooth, w/ USB Port
 JFK-GVW Rating 10,700 LBS, Single Rear Wheels
 JL1-Integrated Trailer Brake Controller
 K34-Cruise Control
 K47-Air Cleaner, High Capacity
 KC4-Cooler, Engine Oil
 KI4-110 Volt Electrical Receptacle, In Cab

KNP-Transmission Cooling System
 KW5-Alternator, 220 AMP
 L96-Engine: 6.0L, V-8, SFI, FlexFuel w/ E63 only
 MYD-6-Speed Automatic
 N79-Wheel, Spare, 18 x 8.0, Steel
 NZZ-Underbody Shield
 PCM-Convenience Package
 PYT-Wheels: 18" Steel, Painted
 QWF-Tires: LT 265/70R18 BW ALS
 SFW-Back-Up Alarm Calibration (SEO)
 TRW-Provision, for Cab Roof Mounted Lamp / Beacon
 U2J-SiriusXM Satellite Radio, Delete
 UE1-OnStar Communication System
 UQ3-Speaker System
 V22-Grille: Chrome Surround
 V46-Bumper, Front, Chrome
 V76-Recovery Hooks
 VK3-License Plate Front Mounting Hardware
 VV4-Onstar 4G LTE Wi-Fi Hotspot
 VYU-Snow Plow Prep Package
 YK6-SEO Processing Option
 ZW9-Delete: Pick-Up Box
 ZWF-Tire Spare: LT 265/70R18 BW ALS
 ZY1-Paint, Solid

Disclaimer:

GM has tried to make the pricing information provided in this summary accurate. Please refer to actual vehicle invoice, however, for complete pricing information. GM will not make any sales or policy adjustments in the case of inaccurate pricing information in this summary.

price 36,882⁰⁰
 Body 6381⁰⁰

 43,263⁰⁰
 Bid assistance → 7300⁰⁰

 35,963⁰⁰
 No fees or tax



Semi Service Inc.
 4285 WEST 1385 SOUTH
 SALT LAKE CITY, UTAH 84104
 PHONE # 801-521-0360
 FAX # 801-532-7407
 WWW.semiservice.com

INVOICE W 111838
Date 03/03/17
Date Open 03/01/17

Sold To : 298-8090 801			Ship To : 298-8090		
MURDOCK CHEVROLET, INC. 2375 SOUTH 625 WEST			MURDOCK CHEVROLET, INC. 2375 SOUTH 625 WEST		
WOODSCROSS	UT	84087	WOODSCROSS	UT	84087
Approved By STEVE					

Written By RICHARDH	Terms CHG	Time 16:00:55	Customer Po # HZ221795	QUOTE # SAW08762	Cell Phone 801-290-8090	Ship Via None
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Unit #	Plate #	Year	Make CHEVROLET	Model 3500 SILVERA	Mileage/Hrs 0/0.0	VIN 1GB3KYCG3HZ221795	Engine
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Qty	Description	Price	Amount
6.000	LABOR TO INSTALL 8' READING SL U98 SERVICE BODY, STANDARD HEIGHT 56" FORD/GMC/CHEVY/RAM MODEL# SLU98ASW WR,LH2,FF,RL PART# TESRE-SS098S21201 CHASSIS APPLICATION: SINGLE WHEEL 56" CAB TO AXLE OVERALL LENGTH-----98" OVERALL WIDTH-----77 1/2" FLOOR WIDTH-----48 1/2" SIDE COMPARTMENT HEIGHT---40" SIDE COMPARTMENT DEPTH----14 1/2" FLOOR HEIGHT-----24" PAINT: FACTORY POWDER COAT FINISH READING WHITE *NOTE: MODELS LISTED ARE FOR CURRENT MODEL YEAR ONLY**		540.00
1.000	TESRE-SS098S21201 SLU98ASW WR LH2 FF RL QM #	4748.88	4748.88
		SubTotal	5288.88
1.000	LABOR TO INSTALL READING POOCHED STEP (SW), FACTORY POWDER COAT WHITE, FOR A SL BODY, APPROX WEIGHT IS 88 LBS. PART# TESRE-QMPRS11102		90.00
1.000	TESRE-QMPRS11102 BUMPER SRW, QM, POOCHED RECESSED, WHITE	433.13	433.13
		SubTotal	523.13

ALL RETURN ITEM(S) MUST BE ACCOMPANIED BY THE ORIGINAL INVOICE

****4" X 30 FT. FLAT HOOK LOAD STRAPS SALE \$9.95 EACH****

Parts..... 5489.89
 Labor..... 810.00
 Shop Supplies 81.00

All purchases on open account shall be due and payable within thirty (30) days of invoice date. Purchaser agrees to pay a 1 1/2% finance charge per month

Authorized By _____
 BRENDA HUNSAKER

T 36184
 TOTAL Continued



Semi Service Inc.
 4285 WEST 1385 SOUTH
 SALT LAKE CITY, UTAH 84104
 PHONE # 801-521-0360
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Date 03/03/17
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Sold To : 298-8090 801				Ship To : 298-8090			
MURDOCK CHEVROLET, INC. 2375 SOUTH 625 WEST				MURDOCK CHEVROLET, INC. 2375 SOUTH 625 WEST			
WOODSCROSS		UT		84087		USA	
Approved By STEVE				WOODSCROSS UT 84087			

Written By RICHARDH	Terms CHG	Time 16:00:56	Customer Po # HZ221795	QUOTE # SAW08762	Cell Phone 801-290-8090	Ship Via None
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Unit #	Plate #	Year	Make CHEVROLET	Model 3500 SILVERA	Mileage/Hrs 0/0.0	VIN 1GB3KYCG3HZ221795	Engine
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Qty	Description	Price	Amount
1.000	INSTALL READING GM 16 - 2-LIGHT HARNESS ADAPTOR FOR GM SILVERADO/SIERRA 56/60/84 C.A. CAB CHASSIS PART# TESRE-14302336		
1.000	TESRE-14302336 HARNESS 2016+ GM	40.69	40.69
		SubTotal	40.69
.000	LABOR TO INSTALL SINGLE WHEEL MUD FLAP WITH MOUNTING BRACKETS. FOR SINGLE WHEEL SERVICE BODY PART# MUD12X20HD		45.00
2.000	MUD12X20HD BSG00247SSTE12X20 RUB/PLASTIC SS	13.13	26.25
2.000	CHRCST-STANDARD ROCK GUARD	0.00	
		SubTotal	71.25
.5000	LABOR TO LUBRICATE AND ADJUSTS DOORS ON SERVICE BODY		45.00
1.000	MTALUBE LUBRICATE AND ADJUSTS DOORS ON SERVICE BODY	2.63	2.63
		SubTotal	47.63

ALL RETURN ITEM(S) MUST BE ACCOMPANIED BY THE ORIGINAL INVOICE

4" X 30 FT. FLAT HOOK LOAD STRAPS SALE \$9.95 EACH

Parts..... 5489.89
 Labor..... 810.00
 Shop Supplies 81.00

All purchases on open account shall be due and payable within thirty (30) days of invoice date. Purchaser agrees to pay a 1 1/2% finance charge per month

Authorized By _____
 BRENDA HUNSAKER

TOTAL Continued



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INVOICE W 111838
Date 03/03/17
Date Open 03/01/17

Sold To : 298-8090 801

Ship To : 298-8090

MURDOCK CHEVROLET, INC.
 2375 SOUTH 625 WEST

 WOODSCROSS UT 84087 USA
 Approved By **STEVE**

MURDOCK CHEVROLET, INC.
 2375 SOUTH 625 WEST

 WOODSCROSS UT 84087

Written By RICHARDH	Terms CHG	Time 16:00:56	Customer Po # HZ221795	QUOTE # SAW08762	Cell Phone 801-290-8090	Ship Via None
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Unit #	Plate #	Year	Make CHEVROLET	Model 3500 SILVERA	Mileage/Hrs 0/0.0	VIN 1GB3KYCG3HZ221795	Engine
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Qty	Description	Price	Amount
.5000	LABOR TO INSTALL CURT HITCH CLASS V RECIEVER, 12,000 LB CAPACITY, CHEVROLET /GMC/RAM, 2011-C BED DELETE PART# TOWCU-14061		45.00
1.000	TOWCU-14061 HITCH GM 2011-14 2500/3500 8' BED	225.18	225.18
		SubTotal	270.18
.5000	LABOR TO INSTALL 7 WAY FLAT LIGHT RECEPTACLE (REAR) PART# TOWPO-11-893		45.00
1.000	TOWPO-11-893 7 WAY OEM PLUG	13.13	13.13
		SubTotal	58.13
	POOL TRUCK: C9350 VIN# 1GB3KYCG3HZ221795 SERIAL # 862152		

ALL RETURN ITEM(S) MUST BE ACCOMPANIED BY THE ORIGINAL INVOICE

****4" X 30 FT FLAT HOOK LOAD STRAPS SALE \$9.95 EACH****

Parts..... 5489.89
 Labor..... 810.00

 Shop Supplies 81.00

All purchases on open account shall be due and payable within thirty (30) days of invoice date Purchaser agrees to pay a 1 1/2% finance charge per month

Authorized By _____
 BRENDA HUNSAKER

TOTAL 6380.89

WEST BOUNTIFUL CITY POLICE DEPARTMENT

Todd L. Hixson
Chief of Police

550 North 800 West
West Bountiful, Utah 84087
Office 801- 292-4487/Fax 801 - 294-3590

Kenneth Romney
Mayor

West Bountiful City Council Report May 16, 2017

Statistics are from April, 2017; the other information reported is collected between council meetings.

Crossing Guards

No Information to Report

Personnel

Functioning As Designed

EMPAC

EmPAC meeting is scheduled for May 16, 2017. In the event of a City Council work session it will be moved to May 17, 2017.

General Information

The new body camera system installation should be completed during the week of May 15th.

Tuesday, April 11th was dispatch appreciation day. We purchased the dispatchers lunch from Café Rio.

We hosted the Citizens Academy on Wednesday, April 12th. Chief Hixson and Assistant Chief Erikson taught a class called Public Relations, Breaking the Stereo Type.

We have created an Active Shooter training class. Chief Hixson and Asst. chief Erikson will teach multiple classes at Holly Frontier during the month of May. We will then offer the class to other businesses in West Bountiful if they wish to train their employees. It is designed as a first step approach to becoming prepared in the event of an Active Shooter. We have received positive feedback so far.

The state is auditing everyone that has Bureau of Criminal Investigation access. (BCI is the group that administers the state computer files accessed by law enforcement) We will be making sure we are in compliance with all regulations.

West Bountiful Police Department

Department Summary

4/1/2017 to 4/30/2017

Arrests

25

Adult	23	92.0%
Juvenile	2	8.0%

Activities

1,306

Admin	228	17.5%
Assist	129	9.9%
Community Relations	6	0.5%
Investigation	87	6.7%
Patrol	163	12.5%
Property	4	0.3%
Security	357	27.3%
Service Call	63	4.8%
Suspicious Activity	30	2.3%
Traffic	229	17.5%
Vehicle Accident	10	0.8%

Shift Time and Percent Accounted

1213 hr. 59 min.

64.8%

Reports

280

CITATION REPORT	87	31.1%
INCIDENT REPORT	130	46.4%
OFFICER INFORMATION	51	18.2%
POLICE VEHICLE IMPOUND	12	4.3%

Department Summary

Crime Offenses

79

ANIMAL CONTROL	1	1.3%
BURGLARY	1	1.3%
COUNTERFEITING	2	2.5%
DAMAGE PROPERTY	5	6.3%
DANGEROUS DRUGS	5	6.3%
FAMILY OFFENSE	4	5.1%
FRAUD	2	2.5%
JUVENILE STATUS OFFENSES	1	1.3%
MISC SERVICES	1	1.3%
PRIVACY VIOLATIONS	1	1.3%
PUBLIC PEACE	1	1.3%
SEX ASSAULT	1	1.3%
STOLEN PROPERTY	1	1.3%
STOLEN VEHICLE	4	5.1%
THEFT	17	21.5%
TRAFFIC OFFENSE	17	21.5%
WARRANT SERVICE	15	19.0%

Accidents

16

Citation Violations

109

DUI	1	0.9%
Fix it	20	18.3%
Misdemeanor	19	17.4%
Traffic	54	49.5%
Warning	15	13.8%

3
4
5 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice
6 website and on the West Bountiful City website on May 08, 2017 per state statutory requirement.
7

8 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, May**
9 **09, 2017 at West Bountiful City Hall, Davis County, Utah.**
10

11 **Those in Attendance:**
12

13 **MEMBERS PRESENT:** Alan Malan, Mike Cottle, Laura
14 Charchenko, Corey Sweat (Alternate) and Kelly Enquist (City
15 Council)
16

17 **STAFF PRESENT:** Ben White (City Engineer) and Cathy
18 Brightwell (Recorder), Debbie McKean (Secretary)
19

20 **MEMBERS/STAFF EXCUSED:** Chairman Denis Hopkinson
21 and Vice Chairman Terry Turner
22

23 **VISITORS:** Lanita Rodabough, Lolinne Bangerter, Bryce
24 Bangerter, Dean Chadwick, Megan Anderson, Rodney Anderson.
25

26 The Planning Commission Meeting was called to order at 7:30 pm by Laura Charchenko.
27 Corey Sweat offered a prayer.
28

29 **1. Accept Agenda**
30

31 Laura Charchenko reviewed the agenda changing items 2 to 2-a and 2-b. Corey
32 Sweat moved to accept the agenda with proposed changes. Mike Cottle seconded the motion.
33 Voting was unanimous in favor among members present.
34

35 **2-a. Consider Request for Conditional Use Permit From Matthew and Lanita**
36 **Rodabough at 1258 North 725 West for Reduced Points for Chickens.**
37

38 Commissioner packets included a memorandum from Cathy Brightwell dated May 5,
39 2017 regarding a **Request for Conditional Use Permit From Matthew and Lanita**
40 **Rodabough at 1258 N 725 West for Reduced Points for Chickens** with an application for a
41 Farm Animal Conditional Use Permit Application from 20 points to 40 points and a site plan for
42 where the chicken coop will be in their backyard.
43

44 Cathy Brightwell introduced the application. The property at 1258 N 725 West consists
45 of .203 acres which gives the applicants 20 points for animals. Mr. and Mrs. Rodabough would
46 like to increase the current points to 40 allowed by Conditional Use which would allow them 10
47 chickens instead of 5. Setbacks for the chicken coop meet city code. All adjoining neighbors

48 have been notified. Ms. Brightwell noted that if approved, the Conditional Use Permit expires
49 with the sale of the property.

50

51 ACTION TAKEN:

52 *Corey Sweat moved to approve the conditional use permit for Matthew and Lanita*
53 *Rodabough at 1258 North 725 West with the following conditions: the permit will expire upon*
54 *the sale of the property; the chicken coop/run will be located a minimum of 6 feet from any*
55 *property line or dwelling; to protect the health, safety and welfare of the animals and the*
56 *public, animal waste, debris, noise, odor, and drainage shall be kept in accordance with usual*
57 *and customary health standards associated with chickens; and failure to comply with these*
58 *regulations will invalidate the permit. In addition, the Commission finds that the proposed use*
59 *at the particular location is necessary or desirable to provide a service or facility that will*
60 *contribute to the general well-being of the neighborhood and community and will not be*
61 *detrimental to the health, safety, or general welfare of persons residing or working in the*
62 *vicinity, or injurious to property or improvements in the vicinity. Alan Malan seconded the*
63 *motion and voting was unanimous in favor.*

64

65 **2-2. Consider Request for Conditional Use Permit from Megan Anderson at 850**
66 **West 600 North for a Day Care.**

67

68 Commissioner packets included a memorandum from Cathy Brightwell and Ben White
69 dated May 5, 2017 regarding a proposed daycare service at 850 West 600 North with attached
70 application, site plan, fire inspection certificate and letter. Surrounding neighbors have been
71 notified.

72

73 Cathy Brightwell directed the Commissioners to a map showing the property in
74 discussion this evening. A similar filing was previously made in 2014 and was denied because
75 fire access issues could not be resolved. The owner has been working hard to come into
76 compliance and has now done so. The fire department has issued a Certificate of Fire Clearance,
77 with conditions. The 16.5 ft. wide driveway from the east, which is owned by the Anderson's
78 was approved for fire truck access. Fire hydrants are less than 600 feet from the home and can
79 be accessed from either 900 West or 800 West.

80 Mrs. Anderson has received her child care license from the State and has met all
81 requirements, as well as passing County Health Department inspections. There is a swimming
82 pool on property which is fenced in, but does not currently have a self-closing, self-latching gate.

83 Commissioners made the following comments.

84 **Mike Cottle:** Concerned about the pool being secured and as long as all safety
85 conditions are met he has no problem issuing the permit.

86 **Corey Sweat:** Noted that proposed condition six which suggests parents enter from 800
87 W and exit to 900 W should be stricken as the Anderson's do not own the driveway to the west.

88 **Alan Malan:** Pointed out that the house address sign required by the fire department on
89 800 West needs to be of a reflective material. He was also concerned about parking and egress
90 and ingress and parking in the drive way.

91 **Laura Charchenko:** Concurred with all Commissioner comments.

92

93 Mr. Anderson took the stand and informed the Commissioners that Megan is planning on
94 picking up the kids therefore traffic should not be a problem. They said there could be 4 to 5
95 children at the most at a time. Alan Malan reiterated that there can be no parking in the driveway
96 during business hours.

97
98 Mr. Dean Chadwick at 841 W Heritage Circle took the stand and expressed his concerns
99 about the odors that come from the Anderson's septic tank. His property abuts the Anderson
100 property and they frequently get strong odors from the septic tank. They are concerned that the
101 frequency and level of the odors will increase with this new business. They would like the system
102 inspected and sewer connected before issuing the Permit. Mr. White informed Mr. Chadwick
103 that the property owner must come into compliance with municipal code WBMC 13.16.010
104 regarding public sewer which requires them to be connected to the public sewer system and Staff
105 will deal with this situation as a separate issue. Mr. Anderson seemed unaware of the problem.

106
107 **ACTION TAKEN:**

108 *Corey Sweat moved to approve the Conditional Use Permit for Megan and Rodney*
109 *Anderson at 850 W 600 North for a daycare center with the following finding: that the*
110 *proposed use at the particular location is necessary or desirable to provide a service or facility*
111 *that will contribute to the general well-being of the neighborhood and the community and will*
112 *comply with the regulations and conditions specified in the land use ordinance for such use,*
113 *and that conditions that are imposed in the conditional use permit will mitigate the reasonably*
114 *anticipated detrimental effects of the proposed use and accomplish the purposes of this*
115 *subsection. The following conditions are attached to this conditional use permit: 1) trees*
116 *along the driveway must be maintained at least 13.5 ft above the road, 2) the driveway is to be*
117 *kept clear and no parking is allowed along either side of the driveway, snow must be removed*
118 *in the winter, 3) if a gate is to be installed it must be kept unlocked or a Knox padlock is to be*
119 *supplied by the owner and a key given to the South Davis Metro Fire Agency, 4) a reflective*
120 *address sign with numbers/letters a minimum of 4" in height and 1" stroke, will be installed*
121 *and maintained on 800 West showing the location of the home/daycare, 5) the pool area will*
122 *meet the requirements of WBMC 17.76.020 including being completely surrounded by a fence*
123 *or wall having a height of at least 6 feet around the pool with a self closing, self-latching*
124 *device on the gate and the gate will be securely locked when the pool is not used by persons*
125 *invited by the owner, 6) no external signage will be used for the pre-school, 7) persons who are*
126 *not a resident of the dwelling shall not be employed to work on the premises, 8) surrounding*
127 *neighbors will be notified of the requested use, and 9) a copy of the applicant's state daycare*
128 *license will be provided to the City with each renewal. Alan Malan seconded the motion and*
129 *voting was unanimous in favor.*

130
131
132 **3. Discuss Possible Ordinance Changes –**

133 Ben White brought several issues to the Commission for their consideration and possible
134 future discussion for possible ordinance changes. The first was for hauling throughout the City.
135 The current ordinance allows hauling by any truck authorized to drive on the street, except that
136 there are some restrictions on what they can haul, e.g., hazardous materials, etc. Should we
137 consider additional restrictions?

138 Mr. White also informed them that AirBNB's are becoming more popular in today's
139 society. He feels the issue and its impact to the City may be worth discussing before there are
140 very many of these in place in West Bountiful. He currently knows of a few in our City at
141 present. Mr. White stated it may not be an issue but it is good to think about since it may have
142 an impact in our City at sometime in the future.

143 **4. Staff Report**

144 **a. City Council Actions Update- Ben White**

- 145 • PUD Ordinance was passed by City Council as recommended by planning commission
146 without any changes.
- 147 • Landmark Design, a landscape architect firm, was hired to come up with proposals for
148 Recreation, Arts, and Parks planning including public participation to help prioritize
149 needs for RAP spending.

150 **b. Miscellaneous – Cathy Brightwell**

- 151 • The City Council authorized new audio/video system upgrades. She noted several of
152 the improvements they can expect to see in the near future.

153 **5. Approval of Minutes dated April 25, 2017**

154 **ACTION TAKEN:**
155

156 *Corey Sweat moved to approve of the minutes of the April 25, 2017 meeting as*
157 *presented. Alan Malan seconded the motion and voting was unanimous in favor.*
158

159 **6. Adjournment**

160 **ACTION TAKEN:**
161

162 *Alan Malan moved to adjourn the regular session of the Planning Commission*
163 *meeting at 8:00 pm. Mike Cottle seconded the motion. Voting was unanimous in favor.*
164

165

166 *The foregoing was approved by the West Bountiful City Planning Commission on May 9, 2017,*
167 *by unanimous vote of all members present.*
168

169 _____
170 _____
171 _____
172 _____
173 _____
174 *Cathy Brightwell – City Recorder*

1 **Minutes of the West Bountiful City Council meeting held on Wednesday, April 26, 2017 at**
2 **West Bountiful City Hall, 550 N 800 West, Davis County, Utah.**

3
4 Those in attendance:

5
6 **MEMBERS:** Mayor Ken Romney, Council members James Ahlstrom, Kelly Enquist, James
7 Bruhn, Mark Preece, and Andrew Williams

8
9 **STAFF:** Duane Huffman (City Administrator), Police Chief Todd Hixson, Cathy Brightwell
10 (City Recorder), Steve Maughan (Public Works Director), Paul Holden (Golf Director), Josh
11 Virostko (Golf Superintendent)

12
13 **GUESTS:** Alan Malan

14
15 Mayor Romney called the Special meeting to order at 7:04 pm.

16
17 **FY 2017/2018 Budget – Police Officer, Golf Fund, Enterprise Funds**

18 Duane Huffman explained that this meeting will include discussion on a new police officer,
19 the Golf Fund, and Enterprise Funds. The meeting next week will include Capital projects and City
20 Grounds & Buildings including Audio/Visual upgrades for the Council Chambers. As the Budget
21 Officer, he is required to present a Tentative Budget at the first meeting in May.

22
23 **Police Officer**

24 Chief Hixson presented information regarding the proposal for a new police officer to be
25 added to the force. He explained that the primary area of need is in investigations. An additional
26 officer will allow modifications in current assignments to augment investigations, making it possible
27 to bring the number of active cases in investigations to a manageable level without sacrificing the
28 quality of the service provided. With a 19% increase in cases over the last four years, many of those
29 requiring significant time, e.g. sex offenses have increased 62% over the same period, West
30 Bountiful's detective has been working between 40 and 50 active cases at any given time during the
31 year with the other officers in the department assisting with local investigation.

32 The total annualized cost is estimated to be \$94k/yr. which includes a starting salary of \$72k
33 (entry level, tier 2, with family benefits), and \$22k in equipment

34 Mayor Romney commented that the Department has usually been down an officer for the past
35 several years which has forced overtime and case overload, so he is not concerned about adding the
36 position, which he views is better than officer burn-out.

37 There was discussion about how much time is spent investigating cases. The Chief responded
38 that they have a huge case load and just recently closed out some 2015 cases. He said it is impossible
39 to know when cases will blow up and take a lot of time, especially when they turn out to have federal
40 ties, resulting in overload for the entire department. Some cases like sex crimes require very
41 specialized training. He added that the Department is finally getting some stability with staff staying
42 around longer, and they all work very hard.

43 **Public Works Equipment**

44 There was discussion about equipment needs for Public Works. Duane reviewed current
45 inventory and recommendations for the upcoming budget year.

46 Backhoes – We currently have three - 2004, 2005, 2016. ***Recommendation is to sell one for***
47 ***an estimated \$25k and discontinue the lease on another (\$900yr. lease ends 6/21/17)***
48 ***and purchase a new dependable backhoe for \$91.2k for a net cost of \$65k.***

49 Loader – ***Recommend selling back the 2016 loader September 1 for \$149k (\$22K profit) and***
50 ***purchasing a new one for \$155.7k. Under the new sell-back program we will be able to***
51 ***sell it back in the future for approximately \$171k.***

52 Roller/trailer - Was purchased in 2016.

53 Vacuum trailer – Currently old and undersized.

54 Roadside mower – Was purchased in 2015.

55 Snow Plows – We currently have a 1995 GMC TopKick, a 2004 Sterling 10-wheeler which is
56 also our primary dump truck, and a 2014 Freightliner. ***Recommend putting \$50k into***
57 ***Capital Fund to look for a used plow to replace the 1995 TopKick.***

58 Vehicles – We currently have a 2004 Parks truck, a 2012 with snow blade (Nate), 2-2013
59 (Steve, Rocky), 2-2015 (Blake, Jake), and a 2015 1-ton dump truck with plow and
60 spreader. ***Recommend selling or trading in the old Parks truck, giving Steve’s double***
61 ***cab to Parks making it easier to carry seasonal employees, and getting a new truck for***
62 ***Steve.***

63 ***Recommend waiting*** to replace Rocky’s 2013 truck until FY2019; new Vac truck until
64 FY2019 (\$60k); Excavator 2-5 years (\$49k); Mini-sweeper 2-5 years (\$50k); and Parks
65 tractor indefinitely (\$30k).

67 **Golf Fund**

68 Duane explained the golf course has seen an average 3% revenue growth over the past five
69 years, but pointed out that there have been large year-to-year swings, primarily due to weather.
70 Operating costs are more consistent; FY 2017 is currently projected to end with a net loss of \$22k.

71 There was discussion about options to handle revenue shortfalls including increasing fees,
72 adding revenue from creative sources such as lights on the driving range, cross country skiing, fish
73 pond, etc. Funding sources such as RAP and transfers from General Fund were discussed. It was
74 noted that Parks are funded through General Fund but the perception is different when the General
75 Funds is used for the golf course.

76
77 Duane listed the FY-18 Expenditure needs.

78 Irrigation system – Our current system is 1993 and wired in ground. The new systems are
79 wireless – better control and reliability. ***Recommend computer system and satellites that allow***
80 ***communications of control system with all 28-29 pedestals - \$100k.*** Duane suggested we may want
81 to consider financing – Josh will check into options.

82 Sand storage – We use very expensive sand for the course and lose 10-15% because it is not
83 covered.

84 Cart paths – We did a lot of work on cart paths last year and now a slurry seal is needed.
85 During the meeting, a cost of \$20k-\$25k was suggested by Mayor Romney.

86 Drainage/ponds – This wet year has emphasized the need for better drainage. Staff is still
87 working on ideas and costs.

88 Carts – 10 new carts would get the course to 70 to help cover tournaments and high use. This
89 would be an ongoing cost of \$7k/yr. We would lease the new ones and keep the 2008 carts that we
90 own to use for tournaments and high volume days. Storage is an issue, with the current plan to store
91 the old carts at the maintenance yard.

92 Drinking fountain – Drinking fountain by Pro shop \$2k.

93 Counter Display – A new display counter in pro shop \$6k.

94 Education – Recommend \$5k for continuing PGA continuing education for Paul/Dallas. This
95 has been budgeted for last few years but has not been used.

96 Seasonal Help – We need to pay our part time employees more to be competitive.

97

98 Duane also recommended planning to transfer a set amount to Golf Fund every year from the
99 General Fund until we reach a point where the Golf Fund can be self sufficient.

100 After discussion from the Council, the tentative budget will include the irrigation (financed),
101 cart path maintenance, additional golf carts, education, and additional funding for seasonal staff.
102 Also, the tentative budget will include a transfer from the General Fund to help with operations and
103 from the RAP Fund for projects.

104

105

106 **Enterprise Funds – Water**

107 Revenue is good with 2-4% growth in sales. We are scheduled to review rates again next
108 spring. Holly has paid in full (\$1m) according to their agreement.

109 Expenditures – We are working on a new well, and expect water capital projects on 660 West,
110 560 West cul-de-sac, and possibly some smaller projects.

111 Operations – Vehicle/equipment maintenance – we are looking at installing back-up cameras
112 on all trucks for safety. New valve lids (\$2k), backflow setters (\$10k), hydrants (423k)

113

114

115 **Enterprise Funds - Solid waste**

116 Revenue is steady, self-sufficient.

117 Expenditures – Garbage collection rates will go up 3% for inflation costs (\$5k) as per our
118 contract. Tipping fees appear stable for now.

119

120

121 **Enterprise Fund - Storm Water**

122 Revenues are stable, flat; they cover day to day expenses but does not contribute much to
123 infrastructure (\$25). When we reduced water rates a few years ago we increased storm drain and we
124 may want to look at that again.

125

126 At the next meeting on May 2, we will discuss:

- 127 - Capital projects, City Buildings and Maintenance
- 128 - Compensation plan – hope to have preliminary numbers.
- 129 - Present Tentative budget – a Final must be approved before June 21.

130

131 **2. Adjourn. Meeting adjourned 8:43 pm**

132

133

134

135

136

The foregoing was approved by the West Bountiful City Council on Tuesday, May 16, 2017.

137

138

139

140

Cathy Brightwell (City Recorder)

1 **Minutes of the West Bountiful City Council meeting held on Wednesday, May 2, 2017 at West**
2 **Bountiful City Hall, 550 N 800 West, Davis County, Utah.**

3
4 Those in attendance:

5
6 **MEMBERS:** Mayor Ken Romney, Council members James Ahlstrom, Kelly Enquist, James
7 Bruhn, Mark Preece, and Andrew Williams

8
9 **STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Police Chief
10 Todd Hixson, Cathy Brightwell (City Recorder), Ben White (City Engineer), Steve Maughan
11 (Public Works Director), Paul Holden (Director of Golf)

12
13 **GUESTS:** Alan Malan, Eric Eastman, Corey Sweat, Mark Vlastic, Joel Dodge, Kevin
14 Ingram, Daniel Kartchner, Peter Plaizier, Brad Frost, Craig Jacobsen, Burke Peterson, Jessica
15 Peterson

16
17
18 **Work Session – FY 2018 Budget Development**

19
20 Mayor Romney called the Budget Work session to order at 6:05pm.

21
22 Duane Huffman introduced issues related to the Tentative Budget.

23
24 **Capital Projects** – planned for late winter 2017, early spring 2018.

- 25 • Pages Lane #2 – 800 W to 1100W – will include curb, gutter, sidewalk on both sides of the
26 road. Estimated at \$740,000 Total. We are hoping to include a \$500k UDOT grant, leaving
27 \$120k (Water), and \$120k (Streets).
- 28 • Jessi’s Meadow Road Rebuild – Estimated at \$575,000 (Streets)
- 29 • Transportation funding Review – discussed Class C funds, Proposition 1, Property taxes, and
30 Impact fees and how they will affect the projects.
- 31 • Culinary Well – would like to carry over \$1m for future well.
- 32 • City Building & Maintenance includes HVAC, parking lot, council chairs, conference room
33 TV/monitor, exterior LED lights.
- 34 • Park – repairs to large bowery roof and city hall bowery, cabin repairs, replace tables. The
35 Council asked that the work on the bowery behind city hall be delayed until more is known
36 about the school construction. Funding for the cabin will also be removed until a better long-
37 term plan is developed.

38
39 **General Fund**

40 Items included:

41 New officer	\$80,500 (assumes officer starts mid August)
42 Police vehicle	\$14,000
43 Public Works yard	\$250,000 (transfer to capital fund)
44 Backhoe	\$45,600 (split)

45	Used Snow plow	\$50,000 (<i>Steve just found a used 2008 plow with 11k miles that</i>
46		<i>Harrisville City is selling for \$70k, which includes a spreader and 11'</i>
47		<i>plow blade. It is in very good condition with a good maintenance</i>
48		<i>history – another city is looking at it too.) All council members agreed</i>
49		<i>it was a good deal and authorized staff to move forward with the</i>
50		<i>purchase.</i>
51	Snow plow repairs	\$10,500
52	Loader	Revenue will be \$74,500 (split), new purchase \$77,900 (split) for a net
53		of approximately \$4k
54	PW vehicle	\$17,500 (split)
55	ICMA Conference	\$3,000 for Duane to attend ICMA conference
56	Tablets/Computers	\$5,000 - tablets for council and 2 replacement computers
57	Microsoft office	\$6,500 - need to update all computers from Office 2007 to Office 2016
58	Park Large bowery	\$4,300 - repair ceiling
59	City hall bowery	\$2,500 – new roof - discussed how new school may affect bowery.
60		Decided to wait another year.
61	Park tables	\$4,700 –
62	Cabin repairs	\$3,500 – Discussed finding others with an interest in the cabin.

General Fund Balances:

- Fund balance increase \$160,200
- Fund balance is currently 26.6% of revenue
- Still to be determined-
 - Compensation plan
 - Final property tax rate
 - Fire assessment

*Projected ending fund balance of \$1,019,000

Golf Fund:

- Irrigation \$20,000 (tbd)
- Carts (10) \$7,000
- Cart path maintenance \$20,000
- Drainage \$8,000
- Part time staff \$2,000
- Education (Paul/Dallas) \$5,100

Recommend - Transfer \$50k from RAP and \$35,000 from General Fund to golf.

RAP

- Transfer \$50,000 to Golf Fund
- Building up the fund balance should give us \$250k at end of FY-2018.

90 **Parks impact fees**

91 Master planning

92 Projected to end FY-18 with \$50k

93

94 Between the two we should have \$300k available at the end of next year.

95

96

97 **General Discussion:**

98 The fund balance is required to be less than 25%. Additional funding can be transferred to
99 capital funds, but they should be tied to specific projects. But, because of volatility of sales tax,
100 Duane recommends keeping the fund balance at a high level.

101 He explained that he will present the Tentative Budget at the regular meeting tonight with a
102 public hearing recommended in early June.

103

104

105 The work session recessed at 6:50 pm

106

107

108

109 **Regular Meeting**

110

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

112

113 Mark Preece offered a prayer; James Bruhn led the Pledge of Allegiance.

114

115 **1. Accept Agenda.**

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

118

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

121

122 Corey Sweat, resident – He wants to see the PUD ordinance approved more in line with the
123 planning commission recommendation. As a commissioner, he stated that a lot of time and thought
124 was spent on their draft including consideration of public comment. He believes the three changes
125 being considered push things too far. ‘Payment in lieu’ is bad policy, and the City does not need any
126 more density so the limits on percentage and zone they recommended are good. He concluded by
127 saying he does not think the Council should spend \$20k on a Parks Master Plan when there are
128 people in the city that can do it.

129 Eric Eastman, resident – He agrees with Mr. Sweat regarding the Parks Master Plan. There is
130 enough talent in the City to form a committee for RAP. He also had a question regarding Ovation
131 Homes. Was a similar proposal presented early on how to deal with storm water and if so, why was
132 it rejected? He wants to be assured that it is feasible before considering elimination of the pump

133 station. Mr. Eastman also asked about timing for the proposed A/V upgrades and asked if the
134 resident art work should be removed prior to construction. There is also a Concert scheduled for June
135 9 in the Chambers, and he asked that the construction be scheduled around the Concert.

136 Joel Dodge, resident – He raised concerns about Questar’s pipeline project due to Questar’s
137 plan to install the new lines through his backyard. He was concerned that he did not receive more
138 notice, and when he went to Questar’s website link from the City website the old plan is still listed
139 which he believes is deceptive. Steve Maughan commented that he meets with Questar almost daily
140 and they have been through multiple designs and keep changing their plans so it is difficult to know
141 what they are doing. They were trying to get out of resident back yards, but it now appear they have
142 determined that it is too cost prohibitive. Mr. Dodge was surprised that the easements were only 5
143 feet from his home, which will be very disruptive.

144 Jessica Peterson, resident – She is a real estate attorney and asked why the construction has to
145 go through their back yard when it would be beneficial and less of a burden to the City and residents
146 if were in the road. She encouraged the City and Questar to continue discussions.

147 Burt Peterson, resident – He is a Questar engineer. He said it is cost prohibitive for Questar to
148 go through the road only because West Bountiful would require a complete rebuild of the road. They
149 prefer to go through the streets so they can do it piece by piece rather than resident yards which are
150 more difficult now and to access for future maintenance. He has been told by others at Questar that
151 the problem is with West Bountiful’s unreasonable requirements. Duane Huffman responded that
152 information regarding the City’s requests was inaccurate, and it would be best to have Questar
153 present to explain their decisions. Council member Bruhn commented that Questar is also going
154 through his property and have removed several trees. He has been told they will be there for 3-4
155 months.

156 Mayor Romney agreed there is no simple solution but suggested Mr. Huffman attempt to set
157 up a meeting with Questar so residents can get more information.

158

159 **3. Consider Awarding Recreation, Arts, and Parks Master Planning Services to Landmark**
160 **Design for \$19,840.**

161

162 Duane Huffman explained that the City previously issued a Request for Proposals for
163 Recreation, Arts, and Parks master planning services to determine needs now and in the future. The
164 intent was to methodically investigate and prioritize current and projected needs to avoid
165 misallocating resources or taking much longer than would otherwise be needed to provide benefit
166 from RAP funding to the community. With proper planning, the City will also be in a much better
167 position to work with future developers on potential new facilities that result from growth on the
168 City’s west side. At the last meeting, City Council requested more information and a presentation
169 from Landmark Design explaining what they plan to do.

170 Mark Vlasic, owner of Landmark Design, shared a power point presentation that described
171 their plans to comprehensively look at the City’s needs now and in the future to make sure funding is

172 well spent. Why Landmark? They bring many years of experience with this type of project, are ten
173 minutes down the road, and excel at public involvement; leveraging social media, current technology
174 with traditional methods for the best results. He reviewed the history of the firm and noted they have
175 done impact fee studies, general plans, demographic analyses, etc. He added that visioning requires
176 effectively reaching out to the public which will include internet survey, social media, and
177 workshops. He gave examples of other projects and the savings they have resulted from proper
178 planning.

179 The Mayor said he has struggled with it but when he considered that the City will collect
180 close to \$3M in RAP tax over the next ten years he believes it is worth it to spend less than 1% to do
181 it right. It will be good to get ahead of the game as we consider future west side development. He
182 concluded that even if it only helps us with one project, it will be worth it. He asked for comments
183 from council.

184 Council member Williams said initially he thought we could do it ourselves but as we have
185 gotten more into it, he's not sure we would do an adequate job covering such a large scope. We have
186 a lot of money to deal with and we need to make sure we do it right.

187 Council member Ahlstrom believes it will help us determine the need for things like
188 pickleball courts, dog parks, etc.

189 Council member Enquist appreciated the information but thinks the studies are focused on
190 much larger communities. He believes we have good people in our community and recommends
191 giving it to planning commission to work on as part of the general plan update with help from the arts
192 council. It cost a lot of money and he is not in favor. He added that we have paid a lot of consultants
193 recently and he does not think it's necessary.

194 Mr. Ahlstrom responded that it is a lot of money but he is not convinced we could do it as
195 well as this company; we would miss out on their expertise. He added that he would like to see the
196 planning commission still be involved.

197 There was some discussion about the previous company hired to help with park planning in
198 2009.

199
200 **MOTION:** *Kelly Enquist made a Motion not to Award the Recreation, Arts, and Parks*
201 *Master Planning Services to Landmark Design for \$19,840. James Bruhn*
202 *Seconded the Motion Which Failed with a Vote of 2-3.*

203 The vote was recorded as follows:

204 James Ahlstrom – Nay

205 James Bruhn – Aye

206 Kelly Enquist – Aye

207 Mark Preece – Nay

208 Andy Williams – Nay

209

210 **MOTION:** *James Ahlstrom made a Motion to Award the Recreation, Arts, and Parks*
211 *Master Planning Services to Landmark Design for \$19,840. Mark Preece*
212 *Seconded the Motion Which Passed with a vote of 3-2.*

213 The vote was recorded as follows:

- 214 James Ahlstrom – Aye
- 215 James Bruhn – Nay
- 216 Kelly Enquist – Nay
- 217 Mark Preece – Aye
- 218 Andy Williams – Aye
- 219

220 **4. Discuss Potential Amendment to 2016 Development Agreement with Capital Reef**
221 **Management, LLC, for The Cottages at Havenwood Subdivision.**

222
223 Duane Huffman introduced discussion on an option that would eliminate the need for the
224 planned storm water vault/ pump station at the approved Cottage at Havenwood subdivision by
225 instead piping the water down 1950 N, across 800 W, and directly into the canal. Until recently, this
226 option had not been approved by Davis County. As the current storm drain is detailed in the
227 development agreement with the developer, this change would require an amendment to that
228 agreement.

229 Council member Ahlstrom asked if this option addresses storm water needs for less money
230 and requires less maintenance in the long term. Mr. Huffman confirmed both in principle, with the
231 caveat that costs will depend on bids from contractors.

232 There was discussion that the lift station at 1950 N and 800 W would remain because it serves
233 Golden West subdivision. Also, Davis County would not require the 48” bypass across 800 West if
234 the City’s pump station were piped to discharge on the west side of 800 West.

235 Craig Jacobsen stated that the County has confirmed they will accept this proposal saving
236 significantly from current costs. He said his company is excited because there is no down side risk –
237 it will only be better for everyone and they appreciate the second chance and opportunity to fix some
238 things. He discussed their original PUD that was approved for 39 lots with payment of \$140k. It has
239 been a long and difficult process. He noted that in a meeting a year ago, they talked about a pump
240 station but did not know at that time how onerous and expensive it would be. They estimate a \$200k
241 pump station and \$200k bypass. With this new proposal the water is taken care of and all parties
242 benefit including neighboring homes that can tie into the new pipe.

243 Mr. Jacobsen offered the following Proposal on behalf of Capital Reef Management, LLC.

- 244 1) Agree in principle to implement the new storm water infrastructure;
- 245 2) Eliminate the 800 West bypass;
- 246 3) Pay the City to assume construction of the storm water infrastructure, which is
247 preliminarily believed to be close to or less than \$200k. Capital Reef will pay \$205k and
248 if it can be done for less, the City can keep it. Also pay the City \$25 for work done in

249 lieu of bypass. For storm water, this totals \$230k. Also Capital Reef is comfortable
250 giving back the \$7,500 the City agreed to contribute to the pump station.

251 4) Amend Development agreement to give one more lots where the pump facility was
252 going to be built on 1950 West. He said Capital Reef has already fully paid for the
253 density bonus and facilities that benefit the City in addition to retaining the
254 development's water. Even with an extra lot there would be some green space left.
255 With this, Capital Reef will provide a global release of claims against the City.
256

257 Other outstanding issues include fees. He said they have paid \$43k in inspection fees, (3% of
258 the bond) which is something they have never experienced. Usually the bonds are based on numbers
259 provided by the developer not numbers prepared by the City. They have so far paid \$54,550 in fees
260 to West Bountiful which is a lot when compared to a 20 lot project recently completed in West Haven
261 where the fees were \$2k; another 25 lot project where the fees were \$9k; and in the final stages of
262 approval for 43 lots in Layton with fees of \$5k fees. He said if they get the extra lot, they will not
263 contest fees.

264 There was discussion about the proposal, a global release, and the company's desire to start
265 building by the end of July or early August.

266 In order to move quickly the City would not be able to go through its normal bidding process.
267 Staff could ask 3-4 contractors to submit bids quickly although this time of year usually brings higher
268 prices and contactors have limited availability.
269

270 Due to the threat of litigation and the proposal of a release, Council member Ahlstrom
271 recommended that the Council move into to closed session to discuss the proposal.
272

273 **MOTION:** *James Ahlstrom made a Motion to Move into Closed Session in the Police*
274 *Training Room for the Purpose of Discussing Pending or Imminent*
275 *Litigation pursuant to Utah Code Annotated 52-4-205 (c). James Bruhn*
276 *seconded the Motion which passed.*
277

278 The vote was recorded as follows:

279 James Ahlstrom – Aye
280 James Bruhn – Aye
281 Kelly Enquist – Aye
282 Mark Preece – Aye
283 Andy Williams – Aye
284

285 **MOTION:** *James Bruhn made a Motion to Adjourn the Closed Session Meeting at 9:42*
286 *p.m. James Ahlstrom Seconded the Motion Which Passed.*
287

288 Mayor Romney stated that the Proposal offered by Mr. Jacobsen was discussed. Council
289 members made the following comments:

290 Council member Ahlstrom said he is on board with everything except he is not sure if \$25k is
291 the right amount for the 800 W issue; it needs to be researched more. Regarding the extra lot, he
292 wants it to be left as open space. Our attorney will work with Mr. Jacobsen to make the appropriate
293 changes and include a global release.

294 Council member Preece said he has concerns with the City doing the work to relieve them of
295 liability but it is probably ok. He does not support an extra lot, but everything else is ok.

296 Council members Enquist and Bruhn agree.

297 Council member Williams also agrees. He said extra lots had already been added against the
298 recommendation of the planning commission so another one is not appropriate.

299

300 Mayor Romney asked Steve Doxey to work with Mr. Jacobsen to a draft an amendment to the
301 development agreement.

302 Mr. Frost commented that there are 125 on a waiting list to get into this wonderful
303 community.

304

305 *A five minute break was taken.*

306

307 **5. Consider Approval for Audio/Visual Improvements to the Council Chambers.**

308

309 This proposal will update the audio/visual equipment in the council chambers so they work
310 properly and meet the current and future needs of the City including improved presentation and sound
311 capabilities for city council, planning commission and arts council.

312 There was some discussion on timing and scope.

313

314 **MOTION:** *James Bruhn made a Motion to Approve the Proposal from Performance*
315 *Audio for Audio/Visual Improvements to the Council Chambers for*
316 *\$26,246.61. Andy Williams Seconded the Motion Which Passed by*
317 *Unanimous Vote of All Members Present*

318

319 **6. Consider Asphalt Overlay Project Award.**

320

321 Ben White explained that staff solicited bids to construct an asphalt overlay on several roads
322 this coming year. Out of the eight bids received, staff is recommending Black Forest Paving, LLC as
323 the lowest, responsible bidder with a total bid of \$177,513 to complete the work. They are a
324 relatively new company, but the owners are long time players in the local asphalt market and are well
325 respected. The overall project is expected to take approximately one week and must be completed by
326 September 22, 2017.

327

368 side of 800 West just north of 1000 North. And third, property just south of Millbridge owned by
369 Onion Patch Security, which consists of approximately 50 acres in the A-1 zone.

370 Mr. White added that he is still working with UTA and Centerville regarding road upgrades
371 and public improvements for 640 West with the goal of adding curb, gutter and sidewalk.

372
373 Steve Maughan – Questar gas is busy working on their pipeline project around town and
374 continue to make design changes.

375 Public Works is busy with road shouldering, filling pot holes, and changing out meter back
376 flow setters this week in Charnell subdivision.

377 Due to citizen concerns regarding children crossing 1000 North at 700 West walking to and
378 from school, we put in crosswalk signs.

379 He also talked about several service projects including a large one by the Larry H. Miller
380 Company that had had employees planting trees and laying wood chips at the Park that they paid for.
381 Valor Martial Arts Academy and a local Stake project also helped out around town.

382

383 **11. Administrative/Finance Report.**

384

385 Duane Huffman – nothing to report.

386

387 **12. Mayor/Council Reports.**

388

389 Kelly Enquist – nothing to report.

390

391 Andy Williams – Youth City Council is finishing up their year and will be requesting
392 applications this summer for the next term.

393

394 James Bruhn – Wasatch Integrated is getting closer to shutting down its Layton facility so the
395 are holding job fairs to help the 35 employees being let go. He asked that anyone knowing of city
396 openings let them know. He briefly discussed proposed rate changes which may help recoup some
397 costs from Ogden area residents using the facility. He said the increased rates should not affect us.

398

399 Mark Preece – nothing to report.

400

401 James Ahlstrom – nothing to report.

402

403 **13. Approve Minutes from the April 18, 2017, City Council Meetings.**

404 **MOTION:** *James Bruhn Moved to Approve the Minutes of the April 18 meeting. James*
405 *Ahlstrom seconded the Motion which PASSED by Unanimous Vote of All*
406 *Members Present.*

407

408 **14. Executive Session For The Purpose of Discussing Items Allowed Pursuant to UCA, 52-4-**
409 **205**

410

411 There was no additional Executive Session.

412

413 **15. Adjourn.**

414

415 **MOTION:** *James Ahlstrom Moved to Adjourn this Meeting of the West Bountiful City*
416 *Council at 9:40 p.m. James Bruhn seconded the Motion which PASSED by*
417 *Unanimous Vote of all Members Present.*

418

419

420

421 *The foregoing was approved by the West Bountiful City Council on Tuesday, May 16, 2017.*

422

423

424

425 _____
Cathy Brightwell (City Recorder)