

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 - AMENDED

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A
WORKSESSION AT 6:00 PM, AND A REGULAR MEETING AT 7:30 PM, ON
TUESDAY, JULY 18, 2017, AT CITY HALL, 550 N 800 WEST**

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

6:00 pm Worksession

Review Compensation Study

7:30 pm Regular Meeting

1. Accept Agenda.
2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
3. Recognition of Independence Day Dignitaries: Halvor & Amy Olsen – Grand Marshalls; Glen Davis – Honorable Veteran; Melissa Cochran – Citizen of the Year; Justin Wood – Youth Citizen of the Year; Jana Slagowski – Parade Chairman.
4. Recognition of Local Artists: Doug Vandergrift and John Trimming.
5. Presentation by Fire Chief Jeff Bassett of South Davis Metro Fire District regarding proposed district property tax increase.
6. Discussion and Potential Motion Regarding Providing the Necessary Notice to Withdraw From the Utah Risk Management Mutual Association (URMMA).
7. Discussion and Potential Motion Regarding a Lakeside Golf Course club house needs and options study.
8. Consider Purchase Approval of 2017HD Silverado for \$33,660.
9. Consider Purchase Approval of Three Police Vehicles, 1-2018 Ford F-150 Pick-up - \$30,484, 2-2018 Ford Explorer Police Interceptors - \$29,035 each.
10. Police Report.
11. Engineering Report.
12. Public Works Report.
13. Administrative Report.
14. Mayor/Council Reports.
15. Approve Minutes from the June 20, 2017 City Council Meeting.
16. Executive Session for the Purpose of Discussing Items Allowed Pursuant to Utah Code Annotated 52-4-205.
17. Adjourn.

Individuals needing special accommodations during the meeting should contact Cathy Brightwell at (801)292-4486 twenty-four hours prior to the meeting.

This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and sent to the Clipper Publishing Company on July 13, 2017, and amended on July 17, 2017.

MEMORANDUM



TO: Mayor & Council

DATE: January 12, 2017

FROM: Duane Huffman

RE: **Notice to Withdraw from Utah Risk Management Mutual Association**

At the request of at least one council member, the July 18th council agenda includes an item to consider providing notice to withdraw from URMMA. This memo provides brief background for the discussion

As was the case in 2014, the city recently solicited proposals for general liability, property, and workers compensation coverage for a 3-year term. At the June 20th council meeting, the coverage for general liability and property insurance was awarded to URMMA and the workers compensation coverage was awarded to the Utah Local Government Trust.

URMMA's interlocal agreement requires that members withdraw membership only (1) at the end of a fiscal year, and (b) after providing a 12 month written notice.

Since we are already in July, I am working now with URMMA regarding whether it is possible to provide notice that could be effective at the end of the current fiscal year.

I understand that there is some concern and hesitancy about the new arrangement with URMMA, but I strongly recommend that the council allow time to recognize the benefits of membership. Rather than issuing an RFP at the end of three years, we can issue an RFP near the end of year 2 to allow for adequate notice if the council desires to change course.



DEIV Architecture and Design

1116 W 500 S, #2
West Bountiful, Utah 84087
Phone: 801.683.8123

E-Mail: me@deiv.net Web: <http://www.deivarchitecture.com>

proposal

To: West Bountiful City Council
c/o: Duane Huffman, City Manager

From: David Clayton, AIA

CC:

Date: April 26, 2017

Re: Lakeside Golf Course Clubhouse

Mr. Huffman,

Allow me to start by expressing my gratitude for the opportunity to propose our services. Based on the discussion we had with you concerning the existing Lakeside Golf Course Clubhouse, we present you with this proposal for a "Needs and Options Review"

PROJECT TEAM

Our team is comprised of two experienced architects with a sound understanding of business and economics.

David Clayton, AIA
Principal Architect

David has a bachelors in Urban Planning and a Masters in Architecture from Virginia Tech. He has been working in the AEC industry for over 15 years, working on every scale of project from small residential remodels to giant hospitals and government facilities. In 2011, he founded DEIV Architecture and Design, PLLC, and has built it over the past few years into a profitable business employing 3 drafters.

The most recent projects David has worked on in the "clubhouse" genre include:

Secret Ravine Apartments (Clubhouse—includes fitness area, pool equipment storage, public restrooms, billiards area)

Zions Village Townhomes Clubhouse - Includes pool access, equipment storage, fitness areas, catering kitchen, dining area)

Winford Jones
Architect

Winford is a well experienced architect working for several decades in a variety of architectural markets. His clubhouse experience and extensive understanding of golf course and their functioning makes his expertise a valuable addition to the team. The following are projects he has worked on that directly relate to this project:

RANCHO VIEJO Subdivision
San Marcos, CA

5372 s.f.
Occupancy Load: 232
Developer: Robert L. Childers Co.
San Diego, CA
Architect: Richardson, Regalado, Wischnack
Carlsbad, CA

COMMUNITY LIFESTYLES OF SUN CITY
Sun City, CA
4812 s.f.
Occupancy Load: 206
Developer: Ord Properties
Carlsbad, CA
Architect: Richardson, Regalado, Wischnack
Carlsbad, CA

IVEY RANCH CONDOMINIUMS
Oceanside, CA
Developer: Ord Properties
Carlsbad, CA
Architect: Richardson, Regalado, Wischnack
Carlsbad, CA

Scope of Services

In performance of this “Needs and Options Review”, DEIV Architecture and Design, PLLC proposes to present a report to you and the city council containing the following analysis:

1. An overview and inspection report of the existing building, a professional opinion on the weather-fastness, structural stability, and functional use of the building. In this analysis, we propose to inspect the building with a structural engineer alongside to provide a list of current and potential future problems.
2. A market study of possible ancillary uses and potential fee schedules that the city could reasonably charge for events such as, but not limited to: weddings, corporate events, family reunions, etc.
3. Analysis of the existing food concessionaire’s business plans, kitchen and dining area needs, and reasonability of expanding functions.
4. Development of several conceptual options for remodeling, adding to, or replacing the existing building, including the cart garage and its location relative to the pro shop.
5. An analysis of the options provided in item 4, with estimated cost and benefit analysis.
6. A study of the current site and landscaping arrangement relative to the existing or proposed clubhouse building.
7. Conceptual plans and renderings as we deem useful.

The analysis and report we propose would include consulting a structural engineer and a landscape architect. We estimate the necessary time to complete said report to be approximately one month and would require roughly 80-90 hours of effort to produce.

Fee

The fee for producing this report would be a lump sum of \$7,500. If the report results in the city council deciding to proceed with engaging DEIV Architecture for design services for the remodel, addition, or replacement building, we will credit half of this fee towards the design services fee agreement on said future project.

Terms and Conditions

The Architect shall perform the services outlined in this agreement for the stated fee arrangement.

Email authorization to proceed constitutes acceptance of this proposal and terms

Dispute Resolution:

Any claims or disputes made during design, construction or post construction between the Client and Architect shall be submitted to non-binding mediation. Client and Architect agree to include a similar mediation agreement with all contractors, subcontractors, subconsultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

Billings/payments:

Invoices for the Architect's services shall be submitted, at the Firm's option, either upon completion of such services or on a monthly basis. Invoices shall be payable within 30 days after the invoice date. If the invoice is not paid within 30 days, the Architect may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service.

Indemnification:

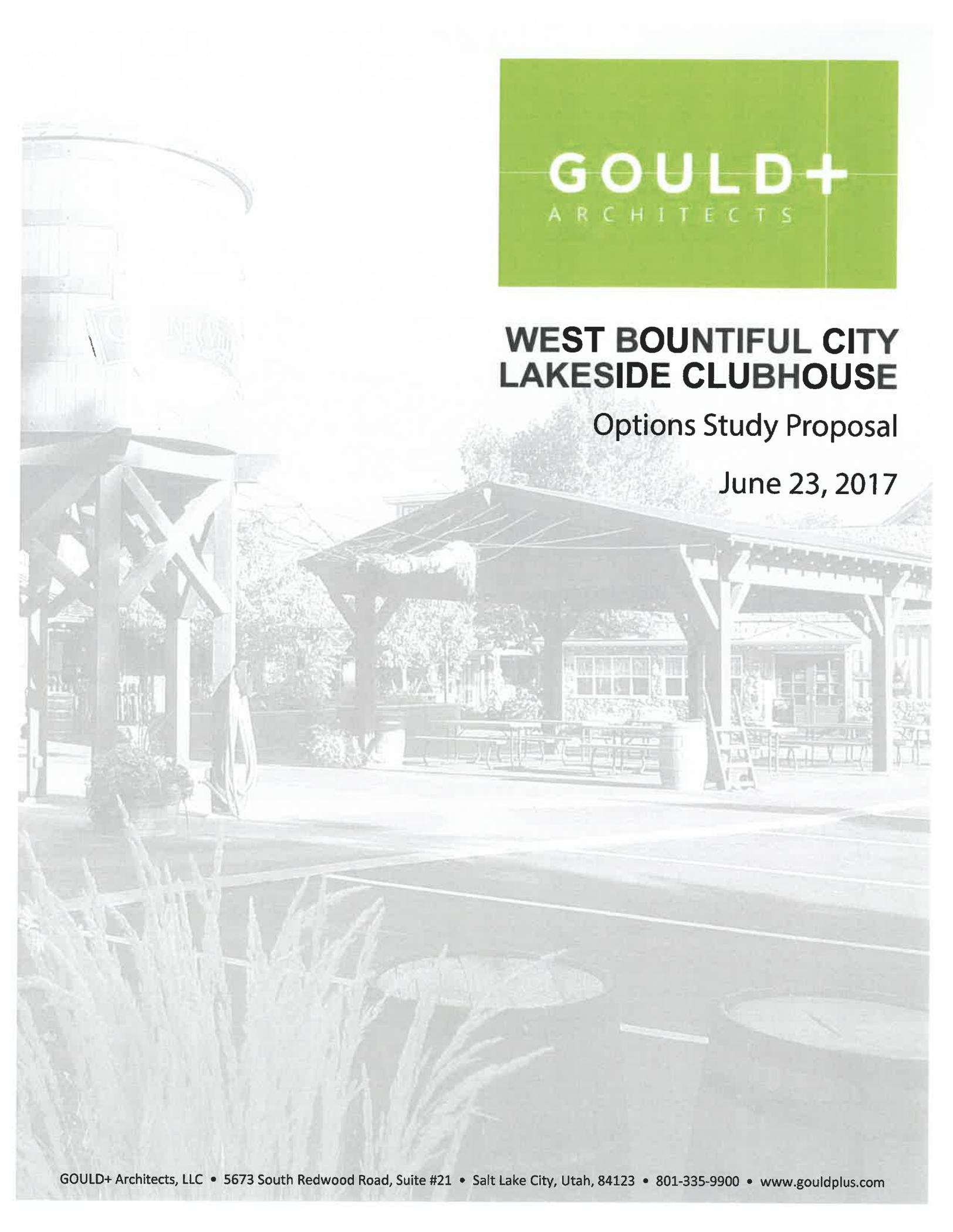
The Client shall, to the fullest extent permitted by law, indemnify and hold harmless the Architect, his or her officers, directors, employees, agents and subconsultants from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the parties above names of the services under this agreement, excepting only those damages, liabilities, or costs attributable to the sole negligence or willful misconduct of the Architect.

Termination of Services:

This agreement may be terminated by the Client or the Architect should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay the Architect for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

Limitation of Liability:

In recognition of the relative risks, rewards and benefits of the project to both the Client and the Architect, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Firm's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed five times the Architect's fee. Such causes include, but are not limited to, the Architect's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.



GOULD+
ARCHITECTS

WEST BOUNTIFUL CITY LAKESIDE CLUBHOUSE

Options Study Proposal

June 23, 2017



June 23, 2017

To: **Duane Huffman**
City Administrator
West Bountiful City

Re: Lakeside Golf Course Clubhouse
Options Study and Construction Budget

Duane,

Gould+ Architects thanks you for the opportunity to propose an options study for your clubhouse at Lakeside Golf Course.

As we understand it, your goal for this location is to increase capacity to host large events, maintain or improve functionality in serving recreational golfers, and provide an aesthetic appeal that can be a source of pride for your community in West Bountiful.

We want to help West Bountiful see conceptually what could be done at Lakeside Golf Course and what it would cost. To enable you to make an informed decision in regards to your options, we feel that the following is what you'll need:

1. Concept Site Plan
2. Concept Building Plan
3. Cost Estimate

1. Site Analysis & Concept Site Plan

This analysis and programming study of the current site will focus on the available space and the impact of changes on various elements of the golf course and clubhouse function.

Gould+ Architects will travel to the site to perform field measurements and determine what we're working with in the existing building and its surrounding space. We will need to perform an analysis of options for a renovation/addition as well as a new construction. This analysis will include elements such as impact on functionality and aesthetic of surrounding practice areas, flow of cart path traffic, customer and supplier access to the building, parking availability for a larger clubhouse, customer experience, and potential impact on the golf course itself. We will meet twice with your representatives who are familiar with the site to ensure that we are accounting for relevant issues.

Using what we learn in the study of the site, Gould+ Architects will prepare a site plan showing **four conceptual site options**: two each for both an addition and a new construction. This site plan will take into account the important practical considerations discovered in our analysis, including how the building would integrate with other elements of the site.

The fee for this service will be an hourly rate of **\$125/hour** not to exceed **seven thousand dollars (\$7,000)**.

2. Concept Building Plan

A **conceptual building layout** will show how the necessary functional elements, including expanded kitchen space, dining areas, restrooms, etc., could fit in the new or renovated building options on the site plan in order to meet the needs of events and the West Bountiful community. This will be a basic preliminary look at what could be, and will help us evaluate costs.

The fee for this service will be an hourly rate of **\$125/hour** not to exceed **four thousand dollars (\$4,000)**.

3. Cost Estimate

We combine our considerable architectural design and construction administration experience with that of renowned cost estimator, Glen Beckstead. Concept building layouts will inform substantiated cost evaluations, which we will provide for each of the four renovation/addition and new construction options.

This cost estimate will help West Bountiful City to integrate practical decision-making with its budgetary planning process.

The fee for this service will be a **fixed fee of one thousand five hundred dollars (\$1,500).**

Fee Structure:

Our proposed fee structure is as follows:

		<u>Fee</u>	<u>Approx. Timeframe</u>
Concept Site Plan	<i>(not to exceed)</i>	\$ 7,000	
Concept Building Plan	<i>(not to exceed)</i>	\$ 4,000	
Cost Estimate	<i>(fixed)</i>	\$ 1,500	
Total		\$12,500	6 weeks

Work outside of this scope: We feel that style renderings, building elevations, detailed plans, etc. are beyond your current needs and would be next steps in your process. Also, any additional design concepts, redesigns, or other additional work requested such as attendance at city council meetings is beyond this scope of work and will be billed at an additional **\$125/hour**. Any printing requested by the client will be reimbursed to us at **\$0.60/sf**.

Again, this is based on our evaluation of your needs. If you feel that this is more or less than what you need, we can adjust our proposal accordingly. Please feel free to call if you have any questions regarding the services or proposed fees. We appreciate the opportunity to work with you on this exciting project.

Sincerely,



Paul B. Candland, CFO
Gould+ Architects

To accept and execute this Proposal and Agreement, including the services and fees as outlined, please sign below, fill out the information requested and submit back a copy to **Gould+ Architects**.

Accepted by:

Signature: _____

Date: _____

Printed Name: _____

Title: _____

OUR FIRM

GOULD+ Architects was founded in March 2015 as a strategic partnership among experienced architects.

Our architects possess a vast sum of knowledge and experience. GOULD+ features over a century of combined architectural design experience, as well as significant project administration experience over a broad range of construction projects.



Bill Gould
Partner

Dan Gould
Partner

Adam Orme
Partner

Cory Ferguson
Partner

Randy Haslam
Architect

OUR SERVICE

At GOULD+, we like to think that the “plus” in our name represents an excellence in service. Over the years, our architects have earned a reputation among clients for a high level of professional attention.

Our clients prefer to work with us because we put their needs first. We measure the success of our firm in the trust and confidence that we earn with those clients.

A key element of the superior GOULD+ service is our attention to detail. We work hard to ensure that each project receives the consideration it deserves, and that each element is equipped with effective and enduring solutions.



North Pointe Business Park



Big Cottonwood Canyon Fire Station

OUR ORGANIZATION

Currently our design and production team consists of five State of Utah licensed Architects who have been working together for decades. During this time together we have designed and completed a vast range of construction products across many industries, including dozens of remodels, upgrades, and additions.

As we have worked together over the years, we have built a philosophy of team effort; we support each other's projects and share new ideas and wisdom through experience. This enables us to consider many perspectives and possibilities. We also have several experienced golfers at Gould+ so we understand the specific challenges of a golf course.

Additionally, we have Paul Candland on staff as our Chief Financial Officer. He helps GOULD+ function smoothly by managing billing and finances, as well a large share of our firm's marketing and operational functions. Paul's contributions have allowed all of our architects to focus our time and efforts on our client's projects.



Gardner Village

OUR PROJECTS

Our past projects include large, unique facilities serving a wide range of specific needs, as well as numerous smaller-scale renovations. Whether the project is a \$20 million new construction or a small facility remodel, architecture is what we love.

The following pages represent some of the extensive experience of our architects. Some of these projects have been selected for their direct relevance to your project; they show the expertise that will be necessary to design your projects and to judiciously solve the problems that inevitably arise. Others demonstrate some of our range of architectural experience and expertise.

In addition to project information, we are including contact information for owners and/or project managers of many projects. Please feel free to contact them and ask about the quality of both our service and our products.

Gardner Village

West Jordan, Utah

Project Size: 31 acre site, multi-building construction
Completion: 2017, additional projects upcoming

Client Reference

Name: Joe Long
Title: Owner
Phone: (801) 330-3812

Project Features

- Master site plan, including road and parking lot design
- Retail space
- Restaurant with multiple banquet and events spaces
- Demonstration kitchen
- Bakery
- Pavilion and water tower
- Corporate offices



Gardner Village is a well-known shopping center located in West Jordan, Utah. It is known for its historical buildings and its one-of-a-kind merchandise.

Embodying the ambiance and charm of an early Utah village, it consists of 22 boutique-style shops surrounding the historic Gardner Mill, as well as a restaurant, bakery, and events spaces.



Gould+ Architects developed and designed a master site plan for the entire Gardner Village development, including space planning, roads and parking, building locations, and pedestrian traffic planning.

Considerations for planning included how guest movement will work at large events, how food will be transported from the kitchens to event locations, and how crowds can be managed while maintaining the rustic, country feel of Gardner Village.



This site plan displays the ability of our firm to understand specific client needs and produce a plan that will benefit both our client and their guests. The same principles will apply at your golf course. We have several avid golfers at our firm who understand the details of golf culture and how a course should function, and all of our architects are skilled listeners who strive to truly understand each project's unique requirements.



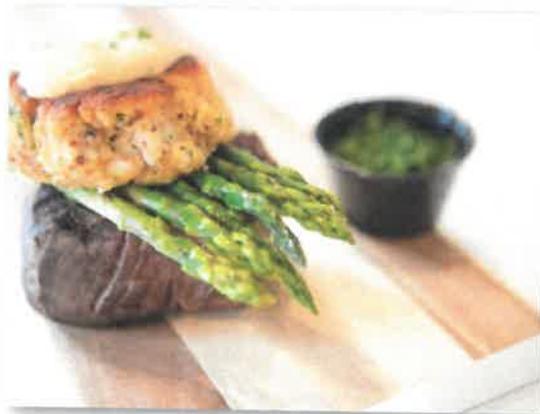


As the newest outdoor events setting at Gardner Village, the outdoor Mill Plaza accommodates up to 300 guests.

The flexible space includes an optional events tent, as well as options for intimate round tables or long banquet tables.

The Mill Plaza is a perfect venue for wedding receptions or corporate events. Guests can enjoy the combination of a rustic setting with a new, clean feel that includes water features and the historic flour mill built in 1877 by pioneer Archibald Gardner.





Housed inside the historic flour mill is Archibald's Restaurant. This restaurant features four different dining areas.

The Gear Room is located adjacent to the Mill Plaza, and can seat up to 70 people for private events. These may include birthday parties, team banquets, family reunions, corporate events, or a host of other possibilities.

One of the features of the Gear Room is a large set of flour mill gears that lends the space its name.

In addition to the dining space, Gould+ Architects designed the kitchen that serves guests of Archibald's with delicious meals.





The Cellar at Archibald's is located in the lower part of the 140-year-old silo, between the Gear Room and Mill Plaza.

This space includes a full-service bar and some open seating area for people to mingle and socialize. It is open to the public and can be used by event guests or incorporated into an event.

The Cellar, in keeping with the aesthetic appeal of Gardner Village, features a rustic country style with lots of wood, metal and brick.



The Naborhood Bakery at Gardner Village provides a fun interior space as well as a large outdoor pavilion that can be reserved for parties or other events.

The Bakery serves Gardner Village guests with meals and baked goods, and provides yet another option for community gatherings.



North Pointe Business Park

American Fork, Utah

Project Size: 492,600 sq. ft. (six buildings)
Completion: 2009

Client Reference

Name: Mike Robinson
Title: Owner at Robinson Bros Construction
Phone: (801) 571-6000



The 55-acre North Pointe Business Park is located on the I-15 corridor in American Fork, Utah.

This complex combines professional offices and industrial facilities, and is centrally located in Utah County to meet the needs of Utah's growing economy. It currently includes more than 250,000 sq. ft. of Class A professional office space, including offices for several Fortune 500 companies.

DAN GOULD was the architect of North Pointe office buildings A - E, and Bill Gould designed the Morinda building while they were at a previous firm.

Architectural services included business park master planning, programming, building design, numerous tenant improvements and construction administration.

**This project was designed and managed by our architects while they worked at a previous firm.*

BUILDING DETAILS

Building A:	
Size:	45,000 sq. ft.
Building B:	
Size:	45,000 sq. ft.
Building C:	
Completion:	2007
Size:	83,000 sq. ft.
Budget:	\$13,300,000
Building D:	
Completion:	2009
Size:	76,000 sq. ft.
Budget:	\$12,400,000
Building E:	
Completion:	2009
Size:	102,600 sq. ft.
Budget:	\$12,400,000
Morinda Bottling Plant:	
Completion:	2003
Size:	141,000 sq. ft.
Budget:	\$7,500,000



Wasatch Labs - Corporate Office & Laboratory

Draper, Utah

Project Size: 124,441 sq. ft.
Completion: 2016
Budget: \$12,000,000

Client Reference

Name: Kevin Casey
Title: Owner
Phone: (385) 468-9001



Program Requirements

- 32,545 square-foot mezzanine
- Laboratory space for product research and development
- Product manufacturing and batching
- Packaging and desing
- Corporate offices

Wasatch Labs is a secondary manufacturer of consumer products, including unique products for many of the most successful consumer product companies around the world.

In addition to corporate offices, this Draper headquarters houses advanced laboratory research areas for product development, as well as state-of-the-art batching and production lines for more than a thousand products.

Fire Stations

More than 20 Locations in Utah

Client Reference

Name: Chief Jeff Bassett
 Title: South Davis Metro Fire Chief
 Phone: 801.677.2400



GOULD+ is the preeminent fire station design team in the state of Utah. As a team of award-winning experts, we have developed a mastery of fire station architecture through decades of experience. This expertise allows us to provide functional, attractive, and durable designs.

Expertise

Our expertise in the intricacies of functional fire station design allows us to provide solutions that will improve the lives of both fire fighters and the local community. Superior fire station design requires specific knowledge and expertise that can only be acquired through experience.

Having designed so many great fire stations, our architects are able to anticipate fire station-specific problem areas and preemptively apply innovative solutions. This will simplify the lives of the firefighters for decades and allow them to focus on their valuable services that keep the community safe.

We work WITH you -- and value your input

We have worked with fire chiefs and fire fighters, emergency responders, city administrators, county fire officials, and community members to provide functional, attractive, and award-winning designs.

During this time we have earned a reputation among our clients for being dedicated, attentive, and for prioritizing client needs above all else. From ride-alongs with fire fighters to frequent construction site visits, we do all we can to ensure your satisfaction.

Unified Fire Authority Stations

- Millcreek Station #101
- Millcreek Station #106
- Big Cottonwood Canyon #108
- Magna Station #111
- Taylorsville Station #118
- Emigration Canyon Station #119
- Herriman Rosecrest Station #123
- Riverton Station #124

South Davis Metro Fire Stations

- Bountiful Station #81
- Eaglewood Station #82
- North Salt Lake Station #85

Utah Air National Guard

- Combined Fire Station, Bomb Squad, Deployment Center & Base Gym (LEED Gold)

Sandy City Fire Stations

- Sandy Station #32
- Sandy Station #35

Brigham City Fire Station

- Brigham City Fire and Ambulance Station

Murray City Fire Station

- Murray Station #84

Salt Lake City Fire Stations

- Salt Lake City #4
- Salt Lake City #7
- Salt Lake City International Airport #11
- Salt Lake City International Airport #12

**Featured projects may have been designed and managed by our architects before they worked at GOULD+.*



References

Most of the work we have in our office is with repeat clients. We have been told frequently that the reason these clients continue to select our firm is because of our dedication, personal attention to detail, and the superior services that we provide.

These are some of our repeat clients who have experienced the superior, committed service that Gould+ Architects provides:



University of Utah

Brett Peterson	Project Manager	801.581.8083
Craig Erikson	Const. Central Services	801.581.8072

Ask about:

- Our willingness to be onsite whenever they needed us to be.
- Our work with the department chairs to accomplish project goals.



Unified Fire Authority

Cynthia Mathews	Project Manager	801.824.3700
-----------------	-----------------	--------------

Ask about:

- Our commitment to UFA and to the success of their projects.
- Our follow through and attention to detail.



South Davis Metro Fire

Jeff Bassett	Fire Chief	801.677.2400
--------------	------------	--------------

Ask about:

- Our continued support well after the buildings are finished.



North Pointe Owners / Robinson Bros. Construction

Mark Robinson	Owner	801.571.6000
Mike Robinson	Owner	801.571.6000

Ask about:

- Why they continually select our team for their own developments.
- How our level of service compares to our competitors.



Gardner Village

Joe Long	Owner	801.330.3812
----------	-------	--------------

Ask about:

- How we work together to complete complex projects.
- How we listen and respond to whatever the client wants.

MEMORANDUM



TO: Mayor & Council
DATE: July 13, 2017
FROM: Duane Huffman
RE: **Purchase Approval – 2017 2500HD Silverado**

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

The proposed FY 18 budget includes \$35,000 for a vehicle to replace the 2013 dual-cab truck currently assigned to the public works director. The plan is to use the 2013 vehicle with the parks crew (the current parks vehicle is out of service). Staff recommends the purchase of a 2017 2500HD Silverado truck for \$33,660 (state contracted price).



Vehicle Locator

Dealer Information

YOUNG CHEVROLET COMPANY
645 N MAIN
LAYTON, UT 84041
Phone: 801-544-1234
Fax: 801-544-5895

Bountiful City

IGC/KVEG2/F2/8340

Model Year: 2017
Make: Chevrolet
Model: 2500HD Silverado
CK25743-4WD Standard Box Crew Cab
PEG: 1LT-LT Preferred Equipment Group
Primary Color: GAZ-Summit White
Trim: H0U-Cloth, Jet Black, Interior Trim
Engine: L96-Engine: 6.0L, V-8, SFI, FlexFuel w/ E63 only
Transmission: MYD-6-Speed Automatic

Event Code: 5000-Delivered to Dealer
Order #: VHDPZR
MSRP: \$47,970.00

Order Type: FBC-Fleet Political Subdivision
Stock #: S722484
Inventory Status: N/A
Total Cash Allowance: \$0.00
(Expires on)

Additional Vehicle Information**GM Marketing Information****Vehicle Options****Chargeable Options****MSRP**

JL1-Integrated Trailer Brake Controller	\$275.00
R9Y-FLEET MAINTENANCE CREDIT	-\$90.00
VQ1-Holdback, Fleet Dealer Assistance	\$0.00
VYU-Snow Plow Prep Package	\$385.00
Z82-Trailer Package	\$280.00

No Cost Options

FE9-Federal Emissions
 GEH-GVW Rating 9,500 LBS
 L96-Engine: 6.0L, V-8, SFI, FlexFuel w/ E63 only
 MYD-6-Speed Automatic

State Contract # AV2522
Contract Price = \$33,660.00
IN-Stock unit # S722484

Approved _____

Date: _____

For _____

1LT-LT Preferred Equipment Group
A91-Tailgate Lock, Remote Controlled
AQQ-Keyless Remote Entry
AY0-Airbags- Head Curtain, Side Impact
B1J-Liner, Rear Wheelhouse
B86-Moldings, Body Side, Color Keyed
D75-Handles, Outside Door, Body Color
DP6-Mirrors, Outside, Body Color Cap
G80-Locking Differential, Rear
GT5-Rear Axle, 4.10 Ratio
IO5-Radio, 8" Color Screen, Bluetooth, w/ USB Port
K47-Air Cleaner, High Capacity
KNP-Transmission Cooling System
NQF-T-Case, w/ Rotary Dial Controls, Electronic Shift
NZZ-Underbody Shield
PYQ-Wheels: 17" Aluminum
SAF-Spare Tire Lock
TRW-Provision, for Cab Roof Mounted Lamp / Beacon
U2L-High Definition Radio Reception
UK3-Radio Controls -Steering Wheel
UVC-Rear View Camera System
V46-Bumper, Front, Chrome
VJH-Bumper: Rear Chrome Step
VV4-Onstar 4G LTE Wi-Fi Hotspot

A31-Power Windows
AKO-Glass, Deep Tinted
AU3-Power Door Locks
AZ3-Seats: Front 40/20/40 Split-Bench
B30-Floor Covering: Carpet, Color Keyed
C67-Air Conditioning, Manual
DL8-Mirrors, O/S, Power, Heated
E63-Body: Pick-Up Bed / Box
GAZ-Summit White
H0U-Cloth, Jet Black, Interior Trim
K34-Cruise Control

KC4-Cooler, Engine Oil
KW5-Alternator, 220 AMP
NZ4-Wheel, Spare, 17 x 7.5, Steel

PPA-Tailgate: EZ-Lift and Lower
QHQ-Tires: LT 245/75R17E BW All Season
TG5-Compact Disc & MP3 Player
U2K-SiriusXM Satellite Radio (subscription)

UE1-OnStar Communication System
UQ3-Speaker System
V22-Grille: Chrome Surround
V76-Recovery Hooks
VK3-License Plate Front Mounting Hardware
ZY1-Paint, Solid

"~" indicates vehicle belongs to Trading Partner's inventory

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.

1 **West Bountiful City**
2 **Planning Commission**

PENDING

June 27, 2017

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 June 23, 2017 per state statutory requirement.
7

8 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**
9 **June 27, 2017 at West Bountiful City Hall, Davis County, Utah.**

10 **Those in Attendance:**

11 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Alan Malan,
12 Corey Sweat (Alternate) and Mark Preece (Councilmember)
13
14

15 **STAFF PRESENT:** Ben White (City Engineer), Cathy Brightwell
16 (Recorder), Debbie McKean (Secretary)
17

18 **MEMBERS/STAFF EXCUSED:** Vice Chairman Terry Turner, Mike
19 Cottle, Laura Charchenko, Kelly Enquist (City Council)
20

21 **VISITORS:** Daniel Thurgood, Kim McKean, Phil Holland.
22

23 The Planning Commission Meeting was called to order at 7:30 pm by Chairman Denis
24 Hopkinson. Corey Sweat offered a prayer.
25

26 **1. Accept Agenda**
27

28 Chairman Hopkinson reviewed the agenda. Corey Sweat moved to accept the agenda as
29 presented. Alan Malan seconded the motion. Voting was unanimous in favor among members
30 present.
31

32 **2. Consider Request for Conditional Use Permit for Topline Sales, LLC, to Sell**
33 **Classic and Exotic Cars at 1125 West 500 South**
34

35 Commissioner packets included a memorandum from Ben White for the June 27, 2017
36 meeting with attached Conditional Use Permit Application from Jeremy Manning and site plan.
37

38 Cathy Brightwell introduced the application for a Conditional Use Permit for Topline
39 Sales, LLC, to Sell Classic and Exotic Cars at 1125 West 500 South, for Jeremy Manning. Staff
40 has reviewed the application and finds no problems with it. Mr. Jeremy Manning was called to
41 stand by Chairman Hopkinson. Mr. Manning introduced himself and his reason for moving his
42 business to West Bountiful.

43 Alan Malan asked how much parking would be available. Mr. Manning stated there is
44 customer parking available in front of the building but not much need for parking as a lot of
45 business is done online. Cars will come in and out quickly. Some trailers they sell will be parked
46 out in the back of the facility.
47
48

49 **ACTION TAKEN:**
50

51 *Alan Malan moved to accept the Conditional Use Permit for Topline Sales, LLC, to Sell*
52 *Classic and Exotic Cars at 1125 West 500 South for Jeremy Manning with the*
53 *following terms and findings: the proposed use at the particular location is necessary*
54 *or desirable to provide a service or facility that will contribute to the general well-being*
55 *of the neighborhood and the community; will not be detrimental to the health, safety,*
56 *or general welfare of persons residing or working in the vicinity, or injurious to*
57 *property or improvements in the vicinity; will not inordinately impact schools, utilities,*
58 *and streets; will provide for appropriate buffering of uses and buildings, proper*
59 *parking and traffic circulation, and use of building materials and landscaping which*
60 *are in harmony with the area, and compatibility with adjoining uses; will comply with*
61 *the regulations and conditions specified in the land use ordinance for such use; will*
62 *conform to the intent of the city's general plan and the conditions to be imposed in the*
63 *conditional use permit; and will mitigate the reasonably anticipated detrimental effects*
64 *of the proposed use. Conditions to be imposed include: copy of Dealer's license and*
65 *Proof of Insuranc; Fire Inspection approval; signage will comply with City Code;*
66 *Vehicles on display will be operable and in sellable condition; and upon issuance of the*
67 *Permit, Topline Sales, LL will purchase a West Bountiful City business license. Corey*
68 *Sweat seconded the motion and voting was unanimous in favor among members*
69 *present.*

70
71 **3. Consider Request for Conditional Use Permit for Verizon Wireless to Construct**
72 **an Unmanned Telecommunication Facility**
73

74 Commissioner packets included a memorandum from Duane Huffman dated June 23,
75 2017, a Conditional Use Application from Verizon Wireless/Daniel Thurgood, Site Plans of the
76 tower, and Land Lease Agreement with Exhibits.

77 Duane Huffman took the stand to introduce the Conditional Use Permit for Verizon
78 Wireless. He informed the Commission that a Conditional Use Permit is needed in order to lease
79 the property to Verizon for their tower. Everything in the memorandum is forthright, but per our
80 City Code, we are required to choose a color for the tower. He invited questions from the
81 Commissioners.

82 Denis Hopkinson asked about the design of the structure and how it will be disguised.
83 Mr. Huffman answered that due to the surrounding power poles in the area he felt it would fit in
84 well as is. Mr. Huffman suggested that the color chosen for the tower be a natural color that
85 would blend with the area. He informed them that the square pad will be 50 x 50 with the
86 equipment fitting within that space.

87 Chairman Hopkinson asked if multiple carriers will be able to use the tower. Mr.
88 Huffman answered to the positive. The tower is available to be leased from other providers.

89 Daniel Thurgood, Verizon representative was invited to take the stand. He stated that
90 they prefer to stay with the galvanized pole but powder coating could be done if they choose a
91 color this evening.

92 Some discussion took place between Staff and Commissioners as to the desired color for
93 the tower. It was decided to use gray tones of powder coating in matte finish. Staff will work
94 with the representatives to choose the standardized gray color to be used.
95

96 **ACTION TAKEN:**
97

98 *Corey Sweat moved to approve the Conditional Use Permit for Verizon Wireless*
99 *Telecommunications Tower on Lot A of the Jessi's Meadows Subdivision with the*
100 *following findings and conditions: The proposed use is necessary or desirable to*
101 *provide a service or facility that will contribute to the well-being of the neighborhood*
102 *and community; under the circumstances of the particular case, will not be detrimental*
103 *to the health, safety, or general welfare of persons residing or working in the vicinity,*
104 *or injurious to property or improvements in the vicinity; use and/or accompanying*
105 *improvements will not inordinately impact schools, utilities, and streets; will provide*
106 *buffering of uses and buildings; proper parking and traffic circulation, building*
107 *materials and landscaping are in harmony with the area and adjoining uses; will*
108 *comply with the regulation and conditions specified in the land use ordinance and will*
109 *conform to the intent of the City's general plan. In addition per City Code*
110 *17.88.140C.3, the material, gating, poles and other material to be in a grey tone satin or*
111 *matte. Alan Malan seconded the motion and voting was unanimous among those*
112 *members present.*
113

114 **4. Consider Conceptual Plan from Wright Development Group, for Residential**
115 **Subdivision Designated as McKean Estates Consisting of 13 Lots in the R-1-10**
116 **District.**
117

118 Ben White introduced Wright Development and noted that the discussion tonight does not
119 pertain to the two existing homes on the McKean Estate property. He described the origin of the
120 property and how the lots will be laid out throughout the property. He explained dimensions of
121 the park strips along 800 West and noted that the majority of 800 West has an 8 foot wide park
122 strip with a 5 foot sidewalk. There is no curb and gutter along that area of 800 West.

123 There is a storm drain on 800 West and Staff will address any drainage issues with the
124 developer to insure the best results for drainage are obtained. Staff believes that the city would
125 be better served with a dead end road knuckle instead of a cult sac.

126 Corey Sweat asked about the detention in the corner. Ben responded that there is not a
127 good place in the city to take care of storm water. This project will move its water to the west
128 and the details will be worked out through the development and engineering process. Likely the
129 water will drain to the golf course area. Currently the water flows through a pipe to the west into
130 the golf course. Mr. White did not know of a better place the water could be moved. Staff will
131 make sure drainage works best for both City and Developer. Mr. White informed the
132 Commission that there needs to be a boundary lot agreement with Steed's before the preliminary
133 plan.

134 Phil Holland with Wright Development took the stand. He feels very fortunate to be able
135 to build a development in our City. Chairman Hopkinson reminded Commissioners that this is
136 Conception plan only. It is a time to give direction not approval. Chairman Hopkinson
137 cautioned the developer to know the details concerning the Storm Drain issues. Ben White
138 invited Phil Holland to come and discuss the options before the preliminary concept is presented.

139 Mr. White noted that a Public Hearing will be set as soon as all the information is in line.
140 Chairman Hopkinson was not sure if an 8 foot park strip is necessary. He did not like the

141 knuckle for a turn around. Public Hearing needs to be set for both the subdivision and the rezone
142 of the Historic Overlay.

143

144 **5. Discuss Application from Wright Development Group to Remove a Portion of**
145 **Proposed McKean estates from the Historical Overlay District.**

146

147 Ben White informed staff that there is a request from the developer to remove the balance
148 of the subdivision from the Historic District Overlay. The house on 800 West will remain in the
149 Historic Overlay.

150 Chairman Hopkinson noted that the design of the Historic Overlay district went around
151 the town homes, the Jones home and the existing McKean homes. Mr. Hopkinson expressed his
152 dismay with the Historic Overlay district and the way it was decided. He noted that most
153 property owners did not want to be part of that District. Only three property owners were in
154 favor and they were on the Historic Commission.

155 Chairman Hopkinson stated that this issue needs to be addressed sooner than later. He
156 suggested to take the whole piece out of the overlay. Ben White pointed out that the whole
157 district should be addressed as it will continue to come up time after time.

158 Alan Malan was invited to address his thoughts regarding this district as he has served on
159 the Historic Commission. He explained the state and federal code regarding the Historical
160 District. He stated that if the property is taken out of the Historic District the whole thing is
161 taken out. Property, wells, homes, etc. are all inclusive to the District. He suggested that we
162 look at taking it out of the National Registry. Ben White will do some research and get back to
163 the Commissioners. Corey Sweat is in favor of taking any unnecessary restriction off for any
164 property owners.

165 Some discussion took place regarding recent legislation that has been passed in regards to
166 these types of districts.

167 Chairman Hopkinson is in favor of keeping those things along 800 West as Historic, but
168 those behind 800 West do not make sense to remain in the Historic District.

169

170 **6. Staff Report**

171

172 **Ben White**

173

- 174 • Review Construction Standards & Set Public Hearing- Ben White informed the
175 Commission that we need to look at some code changes while drafting an
176 ordinance for our Construction Standards. A geo technical engineer was hired
177 last year to look at our road structures. We are now stiffening up our road
178 design. Staff has noticed that the soil moves as they have been doing road
179 construction in our City. They will try increase the depth of asphalt by 1 inch
180 and create a more solid base and use a heavy felt like fabric that will allow water
181 to move but not soil. Cost upfront will be more but in the long run it will save
182 the City money.
- 183
- 184 • No City Council will be held next week due to July 4th.
- 185
- 186 • Overlay work will be taking place the week after the 4th of July.
- 187
- 188 • Questar construction is going to be accelerated in the next few weeks. They will
189 be opening up some roads but Staff has requested that they close only one road at
190 a time.
- 191
- 192 • High Gate Homes will come before us in the near future. He believes they have
193 abandoned the idea of private roads.

194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215

216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239

240

- Hamlet Homes is still keeping in contact regarding the property on 2200 West. He expect they will be coming back to the City in the near future.
- Ovation Homes will complete sewer this week and begin cutting asphalt next week and water and storm drain will follow before any other utilities are put in place. Letters were sent to surrounding residence to invite them to tie into the storm drain connection. Several have already called and desire to participate.
- West Side drainage issue 1450 West 500 North has had more flooding than normal. Not sure if something is clogging the pipes.

Cathy Brightwell

- Gary Merrell has withdrawn from the City Council Election so there will be no Primary necessary. Meet your candidate night will be held in October.
- Audio and Sound system is coming along very well.
- 4th of July Shirts are in the Office to be picked up.

7. Consider Approval of Minutes from June 13, 2017

Corey Sweat moved to approve of the minutes of the June 13, 2017 meeting as presented. Alan Malan seconded the motion and voting was unanimous in favor.

8. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:43 pm. Corey Sweat seconded the motion. Voting was unanimous in favor.

.....

The foregoing was approved by the West Bountiful City Planning Commission on July 25, 2017, by unanimous vote of all members present.

Cathy Brightwell – City Recorder

1 **Minutes of the West Bountiful City Council meeting held on Wednesday, June 20, 2017 at West**
2 **Bountiful City Hall, 550 N 800 West, Davis County, Utah.**

3
4 Those in attendance:

5
6 **MEMBERS:** Council members James Ahlstrom, Kelly Enquist, James Bruhn, and Mark
7 Preece

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 **EXCUSED:** Mayor Romney

14
15 **GUESTS:** Alan Malan, Daniel Thurgood, Emma Dugal, Paul Johnson, Elizabeth
16 Christensen, Wendell Bosen, Ryan Hatch, Steve Hansen, Josh McKell, Brady Tracy, Gary
17 Merrell, Nick Sourez, Heather Gardner, Jeff Dunn

18
19 -----
20
21 Mayor Pro Tem Preece called the regular meeting to order at 7:31 pm.

22
23 Kelly Enquist offered a prayer; Nathan Sourez from Troop 1039 led the Pledge of Allegiance.

24
25
26 **1. Accept Agenda.**

27 **MOTION:** *James Bruhn Moved to Accept the Agenda as discussed; James Ahlstrom*
28 *Seconded the Motion which PASSED by Unanimous Vote of all Members*
29 *Present.*

30
31 **2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a**
32 **group).**

33
34 Gary Merrell, resident, said he is here because the Verizon cell tower is up for approval. He
35 has talked with people in his neighborhood and was disappointed to find that no one knew it was
36 going in except him. He said it is disappointing that the Council is ready to sign a contract without
37 adequate public notice.

38
39 **3. Update by Bountiful Davis Art Center's Executive Director Emma Dougal and Alysa**
40 **Revell, on the Upcoming Summerfest International Folk Festival.**

41
42 Emma Dugal said it is great to be here and they always appreciate West Bountiful's support.
43 Summerfest is not limited to a specific city but has been a great free community event for 30 years.

44 She also said they are looking forward to the celebration for Kurt Cochran this Saturday; he and his
45 wife were great supporters.

46 Alysa Revel talked about Summerfest which will be held August 9-12. Performers from
47 around the world will share their dance, music and culture. The street dance will be held on the 9th
48 from 7-9pm. Summerfest will continue at the Bountiful City Park on August 10-12 and is free to the
49 public. There will be 9 different international groups, several great local performing groups, food
50 trucks, artist booths, and the popular Children's Art Yard. She encouraged everyone to attend and
51 thanked the City again for its support.

52
53 **4. Consider Resolution 420-17, A Resolution Authorizing a Land Lease Agreement with**
54 **Verizon Wireless, LLC.**

55
56 Duane Huffman explained that as discussed in previous meetings, the city has worked with
57 Verizon Wireless since 2015 related to their proposal to locate a cell phone tower on property near
58 the undeveloped Jessi's Meadow Park. He referred to his memorandum that summarized the terms of
59 the agreement. He also mentioned that other than the adjacent property that backs the site, other
60 neighbors were not contacted. He added that a \$10k signing bonus has been added as consideration
61 for the access easement.

62
63 **MOTION:** *Andy Williams made a Motion to Authorize a Land Lease Agreement with*
64 *Verizon Wireless, LLC. James Bruhn seconded the Motion which passed 4-*
65 *1.*

66
67 The vote was recorded as follows:

68 James Ahlstrom – Aye
69 James Bruhn – Aye
70 Kelly Enquist – Nay
71 Mark Preece – Aye
72 Andy Williams – Aye
73

74 **5. Consider Award of 2017 Property, Liability, and Worker's Compensation Insurance.**
75

76 Duane Huffman explained that the city solicited proposals for liability insurance three years
77 ago and the current coverage is set to expire at the end of June. A request for proposals was
78 published this spring and the city received four responses. In light of the complexity of the review,
79 the services of Lewis Young Robertson and Burningham (LYRB) were commissioned to analyze the
80 response. After review, LYRB recommended the Utah Local Government Trust (ULGT). Mr.
81 Huffman disagreed with the recommendation and shared his reasoning. Instead, he recommends
82 going with Utah Risk Management Mutual Association (URMMA) for liability and property and with

83 ULGT for workers compensation. He added that they are both good options and representatives from
84 the companies are present.

85 There was discussion of the proposals and representatives from the companies were asked to
86 answer questions. It is difficult to determine overall savings that may be associated with URMMA as
87 costs would be determined by future claims. There are claims and defense costs we have had in the
88 past that were not covered by ULGT but would have been covered by URMMA.

89 Council member Enquist stated he has talked with employees from other cities that appreciate
90 ULGT's local presence and training opportunities.

91
92 **MOTION:** *James Bruhn made a Motion to Award 2017 Property, Liability, and*
93 *Worker's Compensation Insurance to ULGT. Kelly Enquist seconded the*
94 *Motion.*

95
96 **Discussion:** James Bruhn stated that the City has had a long standing relationship with
97 ULGT. He researched the proposals and believes ULGT is the best option. He
98 added that he does not like URMMA's model that requires the city to re-pay
99 claims.

100 Andy Williams was concerned about not having a company with local
101 presence. Duane Huffman agreed that ULGT has good training opportunities;
102 but they are weak with claims management.

103 James Ahlstrom asked for more information on the cost differential, Mr.
104 Huffman explained the moving parts associated with auto coverage and workers
105 compensation. It appears that URMMA and ULGT are very close in final costs.

106 Layton's city manager Alex Jensen said they have been with URMMA since
107 its inception and they are a tremendous organization. He added that you can buy
108 insurance any place, but Layton is interested in being part of an organization that
109 makes it a better city and promotes risk management. URMMA is a risk
110 management organization that dabbles in insurance rather than ULGT, an
111 insurance company that dabbles in risk management. He said he believes it is
112 more important what you pay on the back end than what you pay up front.
113 URMMA is community friendly, very hands on, with local counsel that can be
114 involved in negotiating settlements, etc. Their headquarters is in Orem with a
115 strong customer service commitment, and they offer good training opportunities.
116 They have one individual responsible for risk management and we interface
117 directly with them.

118 Ryan Hatch, ULGT, was asked as the negative audit report they received.
119 He assured Council that they have made changes to policies as result of the
120 issues that were raised. He said they are appreciative of the analysis by LYRB.
121 He added that although pricing is only one factor, their current proposal reduced

122 the premium paid by the city, and competitor's rates went up. West Bountiful
123 has also received grants and dividends over the past three years.

124 Mr. Bosen, from Moreton, said that sadly, they were rejected by LYRB
125 and staff. Moreton consists of local brokers and he was the risk manager for
126 ULGT, broker for URMMA, and worked in the trenches in risk management
127 before his current job. He commented that Mr. Huffman is very experienced
128 and encouraged them to listen to his recommendation. City philosophies are
129 different; self insurance promotes risk control. In response to questions, he said
130 he would recommend URMMA.

131
132 The Motion failed by 3-2 and was recorded as follows:

133 James Ahlstrom – No
134 James Bruhn – Aye
135 Kelly Enquist – Aye
136 Mark Preece – No
137 Andy Williams – No
138

139 **MOTION: James Ahlstrom Made A Motion to Select URMMA for Property, and**
140 **Liability Coverage and ULGT for Workman's Compensation. Mark**
141 **Preece Seconded the Motion which passed.**

142 The Vote was recorded as follows:

143 James Ahlstrom – Aye
144 James Bruhn – Nay
145 Kelly Enquist – Nay
146 Mark Preece – Aye
147 Andy Williams – Aye
148

149 **6. Consider Resolution 417-17, A Resolution Enacting the FY 2017/2018 Budget and**
150 **Establishing the Property Tax Rate.**

151
152 Duane Huffman provided a review of the budget process to date. At the June 6, 2017 meeting,
153 the council's discussion focused on a newly discovered change in state law that affects the new
154 growth in property tax revenues. New increases in personal property (primarily business equipment)
155 will no longer be considered "new growth" for revenue collection purposes. This means that large
156 investments in personal property by the refinery will result in lower tax rates for everyone rather than
157 new revenue. He added that while this change in state law does not affect projections in the city's
158 current draft budget, the council tabled a final decision on the budget to allow for more time to
159 consider the effect of the change.

160 He provided two options: 1) Adopt a final budget without a change in property taxes, or 2)
161 Capture revenue from personal property growth. If option B is selected, we will notify the county and
162 residents that the city will go through a truth-in-taxation process. He informed council that this will

163 be listed as a tax increase even though residents should not see an increase in what they paid last year
164 and informed them the fire district is going forward with a significant tax increase, approximately
165 \$60/household.

166 There was discussion about the options and a suggestion that new money received should be
167 ear marked for storm water or capital projects like the public works west yard.

168
169 **MOTION:** *James Ahlstrom Made a Motion to Direct the City Administrator to Begin*
170 *the Truth-in-Taxation Process With a Tax Rate of .001566. Kelly Enquist*
171 *seconded the Motion which passed.*

172
173 The vote was recorded as follows:

174 James Ahlstrom – Aye
175 James Bruhn – Aye
176 Kelly Enquist – Aye
177 Mark Preece – Aye
178 Andy Williams – Aye
179

180 **7. Consider Resolution 418-17, A Resolution Approving the Form of the Lease/Purchase**
181 **Agreement with ZB, N.A., Salt Lake City, Utah and Authorizing the Execution and**
182 **Delivery Thereof.**

183
184 This lease/purchase agreement is for a computer irrigation system for Lakeside golf course to
185 replace the current system that is outdated and operationally inadequate. The new system includes the
186 computer, programming, and satellite receivers. The terms proposed are for \$109,000 over 5 years at
187 2.88% interest, with an interest cost of \$9,793.89.

188 Council member Bruhn stated that he prefers to pay outright with general funds to save
189 finance charges. There was discussion about the budget impacts of paying cash. Duane Huffman said
190 there will not be a problem to do it but it may affect what we can transfer to west yard capital project.
191 If the intent is to finance we need to do so now, if the intent is to purchase, we have more time and
192 can look at FY 17 year end budget numbers.

193
194 **MOTION:** *James Ahlstrom made a Motion to Table the Resolution to Find a Cash*
195 *Source. James Bruhn seconded the Motion which passed*

196
197 The vote was recorded as follows:

198 James Ahlstrom – Aye
199 James Bruhn – Aye
200 Kelly Enquist – Aye
201 Mark Preece – Aye
202 Andy Williams – Aye
203

204 **8. Consider Resolution 419-17, A Resolution Approving the Form of the Conditional Sale**
205 **Agreement with Yamaha Motor Finance Corporation and Authorizing the Execution**
206 **and Delivery Thereof.**
207

208 Duane Huffman reviewed the plan discussed during the development of the FY 2017/2018
209 budget to add an additional 10 carts by way of lease, with a buy-back arrangement, which will bring
210 the total number of carts at Lakeside to 70. This Resolution authorizes a conditional sales agreement
211 to lease 20 carts (10 new and 10 to replace those being turned in). The annual cost is \$14,000 which
212 is included in the FY2017/2018 budget. The new carts will be stored in the cart barn and the old city-
213 owned 2008 carts will be moved to the maintenance building to be used on busy days.
214

215 **MOTION:** *Andy Williams made a Motion to approve the Form of the Conditional Sale*
216 *Agreement with Yamaha Motor Finance Corporation and Authorizing the*
217 *Execution and Delivery Thereof. Kelly Enquist Seconded the Motion Which*
218 *Passed by Unanimous Vote of All Members Present*

219 The vote was recorded as follows:

220 James Ahlstrom – Aye
221 James Bruhn – Aye
222 Kelly Enquist – Aye
223 Mark Preece – Aye
224 Andy Williams – Aye
225

226 **9. Consider Award of Cart Path Seal Coat Project.**
227

228 Duane Huffman explained the staff solicited proposals to seal coat the asphalt cart paths on
229 the golf course to extend the life of the asphalt by sealing the oils in the asphalt as well as preventing
230 water intrusion. The FY2017 budget included \$20k for the Project. We requested proposals for three
231 different products, 1) slurry seal, 2) mastic seal, and 3) high density mineral bond. Staff believes that
232 high density mineral bond is the best value for the city and recommends awarding the project to
233 Holbrook Asphalt for \$17,820 for 88,000 square yards of material.
234

235 **MOTION:** *James Ahlstrom made a Motion to Award Cart Path Seal Coat Project to*
236 *Holbrook Asphalt. James Bruhn Seconded the Motion Which Passed by*
237 *Unanimous Vote of All Members Present*
238

239 **10. Police Report.**
240

241 Chief Hixson summarized his written report.

- 242 • Officer Godfrey will have his 1 year anniversary, Officer VanWagner will have his 2
243 year anniversary, and Assistant Chief Erekson will have his 5 year anniversary. He

- 244 added that we are very lucky to have the staff we do. Half of our department teach at
245 the Police Academy.
- 246 • Applications for our newly approved officer are due June 30.
 - 247 • EmPAC meeting for tonight was cancelled. They purchased their new trailer and are
248 in the process of getting tables and chairs.
 - 249 • Beer tax grant was submitted to the State for approval.
 - 250 • Construction of windows in the Sergeants' offices is in progress.
 - 251 • Have been very busy; there have been a lot of heroin issues recently.
- 252

253 **11. Public Works Report.**

254
255 Steve Maughan

- 256 • A/V upgrades for the council chambers will begin next week.
- 257 • Questar – the boring of 24” line is mostly complete through the golf course; they will
258 need to open trench to tie in the ends. The 8 inch pipe still needs to be done. They will
259 begin to open trench through backyards in BirnamWoods and 880 West over the next
260 few weeks. Expect them to be here until Oct/Nov.
- 261 • Ovation - Thurgood seems to be doing a good job. Concern about the pond on north
262 end – it is almost dried up.
- 263 • Striping contractor is in town working at night.
- 264 • Preconstruction meeting for the overlay project was held. They want to start July 6-7
265 on soft spots and edge milling – expecting it to be a 2 week project.
- 266 • Worked with Woods Cross on road improvements on 1100 West south of 500 South
267 so it's all uniform.
- 268 • Working to clean up the 500 South park strips. Sprinkling systems have been nothing
269 but problems. We are killing weeds, cleaning up rocks, etc.; would prefer hardscape
270 with less future maintenance.

271
272 **12. Administrative**

273
274 Duane Huffman

- 275 • Next week is the end of the fiscal year. Will be doing inventories, finalizing accounts,
276 etc.
- 277 • Last week we held a RAP Master Planning meeting which was well attended. We
278 went over scope of the Project and a draft survey. Hope to have the survey ready to
279 hand out at July 4 activities and post on website and social media.
- 280 • There was an orientation meeting tonight for candidates. They decided to schedule the
281 Meet the Candidates night in the fall rather than before the primary election.
- 282 • The July 4 city council meeting is canceled so the next meeting will be July 18th.

283 **13. Mayor/Council Reports.**

284

285 Kelly Enquist

286 Arts council presentation by Jim Child was amazing.

287

288 James Bruhn

289 No report.

290

291 Mark Preece

292 The ground breaking ceremony for the bio-digester recovery facility was well done; the
293 Governor attended.

294

295 James Ahlstrom

296 No report

297

298 Andy Williams

299 Youth Council is in charge of the pie eating contest on July 4th but there is a concern about
300 getting enough volunteers. Applications for next year's YCC are being collected.

301

302 **14. Approve Minutes from the June 6, 2017 City Council Meetings.**

303 **MOTION:** *James Bruhn Moved to Approve the Minutes of the June 6, 2017 meeting.*

304 *Andy Williams seconded the Motion which PASSED by Unanimous Vote of*
305 *All Members Present.*

306

307 **15. Executive Session For The Purpose of Discussing Items Allowed Pursuant to UCA, 52-4-**
308 **205**

309

310 No Executive Session was needed.

311

312 **16. Adjourn.**

313

314 **MOTION:** *James Bruhn Moved to Adjourn this Meeting of the West Bountiful City*
315 *Council at 9:03 p.m. Andy Williams seconded the Motion which PASSED by*
316 *Unanimous Vote of all Members Present.*

317

318 -----

319

320 *The foregoing was approved by the West Bountiful City Council on Tuesday, July 18, 2017.*

321

322

323 _____
Cathy Brightwell (City Recorder)