

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

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

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City Recorder
Cathy Brightwell

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Ben White

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Steve Maughan

CITY COUNCIL MEETING

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A
REGULAR MEETING AT 7:30 PM, ON
TUESDAY, AUGUST 1, 2017, AT CITY HALL, 550 N 800 WEST**

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

1. Accept Agenda.
2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
3. Consider Purchase Approval for Golf Course Irrigation Central Computer and Satellite System for \$109,071.
4. Discuss Compensation Plan Study.
5. Discuss Proposed Property Tax Rate Increase.
6. Public Works / Engineering Report.
7. Administrative Report.
8. Mayor/Council Reports.
9. Approve Minutes from the July 18, 2017 City Council Meeting.
10. Executive Session for the Purpose of Discussing Items Allowed Pursuant to Utah Code Annotated 52-4-205.
11. 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 27, 2017.

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

Those in attendance:

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

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

GUESTS: Alan Malan, Brady Tracy, Dusty Siddaway, Brax Siddaway, and Jess Siddaway

Mayor Romney called the meeting to order at 7:32 pm.

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

1. Accept Agenda.

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

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

No comment.

3. Consider Purchase Approval for Golf Course Irrigation Central Computer and Satellite System for \$109,071.

Duane Huffman stated that during the development of the FY2017/2018 budget, staff explained the need for a new central computer and satellite control system for irrigation at Lakeside Golf Course. The current system dates back to 1993 and can no longer be maintained or updated.

A new system has been quoted to cost \$109,071 and the proposed FY2017/2018 budget includes \$20k for the new system as the original intent was to finance over five years. At its June 20 meeting city council decided it would be better to purchase the irrigation system with available city funds. City policy requires approval for all purchases over \$10,000.

There was discussion about whether to take the money from RAP or General fund and because general funds can always be spent on future RAP projects, if necessary, the consensus was to pay for the irrigation system out of the RAP fund which currently has a balance of \$250k.

MOTION: *Mark Preece Moved to Approve the Purchase of the Irrigation Computer and Satellite System for Lakeside Golf Course for \$109,071 and pay for it out of the RAP Fund. Andy Williams Seconded the Motion Which PASSED by Unanimous Vote of all Members Present.*

4. Discuss Proposed Compensation Plan.

At the July 18 meeting, the city council was presented with the results of the compensation study performed by Personnel Systems & Services. Mayor Romney noted that there was not much time following the presentation to share thoughts on the proposal, discuss implementation, and provide direction to staff.

Duane Huffman shared an outline for continued discussion which included thoughts about how to proceed. He asked if council was satisfied with the proposed pay ranges or if they thought additional work should be done.

Mr. Huffman then asked some questions regarding how to implement the pay ranges. For example, a step system where each employee moves at the same pace on an annual basis similar to the current system; how long should it take for the average employee to be eligible to reach the midpoint of a range? How long should it take an employee to reach the maximum of a range and should there even be an expectation that all employees will be eligible to reach the maximum? Should there be different pay systems for different departments? Should there be different systems between front line employees and leadership?

There was general discussion on the above questions. Members thought the study was well done but might require some fine tuning as we get more into it. Council member Ahlstrom likes the idea of a step system for the police department and flexibility with other employees to make sure we keep good employees especially at top levels.

Duane agreed to come back at a future work session with options on polices.

5. Discuss Proposed Property Tax Increase.

Duane Huffman reviewed the history of new legislation that would prevent the city from collecting new property tax revenue from the significant addition of personal property within the city.

He presented two options the council has considered to this point. First, allow the tax rate to decrease based on the new law which would result in homeowners seeing a year-over-year decrease in property taxes paid to the city. On average the decrease could be \$40/year.

The second option is to increase the rate above the "certified rate" to keep homeowners at or below last year's payments but still collect new revenue on industrial increases in personal property.

This would result in roughly \$230k a year that could be earmarked towards capital needs such as storm water, roads, and public works facilities.

Council member Ahlstrom summarized this option as the status quo masquerading as tax increase.

Mayor Romney commented that the city has been working hard on capital improvements and he would hate to risk falling behind again as there is still a long way to go. The city is just over halfway replacing cast iron water pipe, with approximately 23,000 feet left which will probably cost around \$3-5 million to complete. There are also several needed streets projects such as 800 W, Porter Lane, 1100 W, 660 W, and 600 W. Plus, we are in need of a new public works yard.

There was discussion about the cost of expected capital projects. For example, last year's Pages Lane project included \$500k for water, \$433 for streets, and \$300 for storm water and a lot of that was not anticipated.

There was discussion of existing resources for water, streets and storm water. There are some sources of revenue for water and streets, but we do not have a viable funding source for storm water.

Mr. Huffman committed to returning with better monetary estimates for outstanding projects which can be shown to residents at the public hearing, and commented that the \$230k per year expected from this tax rate change would go a long way to meet future planning needs. He suggested the funds be dedicated to capital projects, but not necessarily tied to a specific area of capital needs like storm water or roads.

A public hearing will be held August 15.

6. Public Works/Engineering Report.

Steve Maughan –

- Thurgood is finishing up the storm drain on 1950 North tying everything together this week; anticipate 800 West and 1950 North to be paved next week. He added that Thurgood has been good to work with.
- Street overlays have been completed except for a little edge sweeping; installation of collars will begin this week.
- Update on Dominion Energy – the 24” gas line is nearing completion through the city. They plan to start filling it with water this Friday for testing. They are now working on the smaller line. Jessi’s Meadow Dr. will be closed Wednesday through noon on Friday to pull the pipe through. He said he feels like we’re finally seeing progress.
- Road striping will be re-done where it was affected by wind and rain.

Ben White

- It feels like just about every vacant property in the city is being looked at by developers. Hamlet has applied for a PUD for their property and the owners of the property to the

south of Hamlet has told us they will ask for rezone from R-1-22 to R-1-10 to make their property more desirable to developers.

7. Administrative Report.

Duane Huffman

- ULCT is holding its annual conference at the Sheraton in Salt Lake on September 13-15. Let us know if you want to attend so we can take care of registration.
- An open house to discuss the RAP Master Plan is scheduled for September 7. As of this morning 230 surveys submitted. We will continue to collect surveys until shortly after the open house.

8. Mayor/Council Reports.

Kelly Enquist

- No report.

James Bruhn

- Arts Council appreciation dinner for city council is at the golf course on August 10.

Mark Preece

- South Davis Sewer held a public hearing this week that was well attended as some people believed the rates were going up from \$5/month to \$10 month, however, rates are not going up.

James Ahlstrom

- Asked for the status on repairing the air conditioning system at the golf course. Mayor Romney said he and Council member Bruhn helped over the weekend to prepare for the contractor's duct work which is being done this week. Waiting on parts for the new unit and the electrician is expected to be there next week to install the new unit.

Andy Williams

- Youth City Council is accepting applications for the next term. One of the first things on their agenda will be to address bylaws.

Mayor Romney – The tour of Utah will come through Bountiful this Friday. West Bountiful resident, Cortlan Brown is in the race.

9. **Approve Minutes from the July 18, 2017 City Council Meetings.**

MOTION: *Andy Williams Moved to Approve the Minutes of the July 18, 2017 meeting. James Bruhn seconded the Motion which PASSED by Unanimous Vote of All Members Present.*

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

Mayor Romney asked that the Council move into executive session to discuss pending litigation, purchase of property, and the character, professional competence, or physical or mental health of an individual.

MOTION: *James Ahlstrom Made a Motion to Move Into Executive Session at 8:40 pm in the Police Training Room to Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual; pending or reasonably imminent litigation; and the purchase, exchange, or lease of real property. Mark Preece Seconded the Motion.*

The vote was recorded as follows:

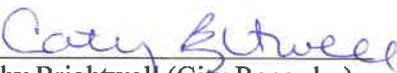
James Ahlstrom – Aye
James Bruhn – Aye
Kelly Enquist – Aye
Mark Preece – Aye
Andy Williams – Aye

MOTION: **Kelly Enquist Made a Motion to Adjourn the Executive Session. James Ahlstrom Seconded the Motion Which Passed by Unanimous Vote of All Members Present.**

11. **Adjourn.**

MOTION: *Andy Williams Moved to Adjourn this Meeting of the West Bountiful City Council at 10:30 p.m. James Bruhn seconded the Motion which PASSED by Unanimous Vote of all Members Present.*

The foregoing was approved by the West Bountiful City Council on Tuesday, August 15, 2017.


Cathy Brightwell (City Recorder)

