

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

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A
REGULAR MEETING AT 7:30 PM, ON
TUESDAY, SEPTEMBER 19, 2017, AT CITY HALL, 550 N 800 WEST**

Invocation/Thought – Andy Williams; Pledge of Allegiance – Kelly Enquist

1. Accept Agenda.
2. Swearing In of 2017-2018 Youth City Council Members.
3. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
4. Discussion with Davis County Commissioners.
5. Consider Ordinance 394-17, An Ordinance Adopting Updates to Construction Standards and Specifications for West Bountiful City.
6. Consider Ordinance 395-17, An Ordinance Repealing Fire/EMS Impact Fees.
7. Consider Resolution 421-17, A Resolution Approving the Exchange of Title Involving Moss Farms Lots 207 & 304.
8. Consider Resolution 422-17, A Resolution Removing Terry Turner from the Planning Commission and Appointing Corey Sweat as Full Commissioner.
9. Police Report.
10. Public Works / Engineering Report.
11. Administrative/Finance Report.
12. Mayor/Council Reports.
13. Approve Minutes from the August 15, 2017 City Council Meeting and September 12, 2017 Joint City Council Planning and Commission Meeting.
14. Executive Session for the Purpose of Discussing Items Allowed Pursuant to Utah Code Annotated 52-4-205.
15. 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 September 14, 2017.

Minutes of the West Bountiful City Council meeting held on Tuesday, September 19, 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, Corey Sweat, Judy Allen, Mike Perfili, Lola and Boyd Brown, Michelle VanHuizen, Bryce Cindrach, Carson Young, Zac Boswell, Christine Williams, Kaysa & Don Hulet, Xander Hulet, Nate Hulet, Mason Draper, Hayden Paxton, Denise Montgomery, Ryan Cross, Shannon Hulet, Truleigh Newbold, Hallie Anderson, Trista Eggett, Asher Stack, Mike Cottle, Rock Winegar, Madi Stokes, Audrey Stokes, Mikayla Williams, Brandon Wood, Kirt Johnson, Tonya Boswell, Kathy Anderson, Sharon Williams, LaMar & Anne Williams, Mary Stephenson, Stephanie Morrill, David & Blythe Boswell, Brian, Sara & Sadie Boswell, Richard Barton, Sarah Williams, Hannah Gotschall, Lonnie Gotschall, Brenda Rull, Jessica Johnson, Teresa Romney, County Commissioners Jim Smith & Randy Elliott

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

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

1. Accept Agenda.

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

2. Swearing In of 2017-2018 Youth City Council.

Mayor Romney introduced the 2017-2018 Youth City Council and conducted the swearing in of all members present.

Mayor Hallie Anderson, Megan Charchenko (Recorder), Truleigh Newbold (Co-recorder), Brandon Wood (Secretary), Michelle Van Huizen (Publicity Head), Sydney Morrill (Co-publicity head), Preston Huggard (Treasurer), Bryce Cindrach (Web Administrator), Xander Hulet (Co- Web Administrator), Madeline Stokes (Historian,) Zach Boswell, Trista Eggett, Christina Williams, Mikayla Williams, Hayden Paxton, Carson Young, Mason Draper, Asher Stock.

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

Rock Winegar, 1445 E 250 East, Bountiful, stated he recently purchased a lot in Stringham Farms subdivision and is concerned about the proposed walkway to the church off 855 West. He is here representing himself and his neighbors the Davis's. He said they are excited it will be there but has a few concerns. The plan calls for a width that may cause problems. As proposed, it will be 6-7 feet wide which would allow 4-wheelers and other machinery. In addition to reducing the width, he suggests using fencing of a material that is stronger than vinyl which cracks and breaks as is apparent along the walkway to the school just south of this property.

In response to questions, he acknowledged that as homeowners to each side of the walkway they will be responsible for maintenance similar to the sidewalk in front of homes, but that he has some concerns about liability issues if someone is injured on the walkway.

Council member Ahlstrom provided history on the school walkway just to the south of their property and discussed the width of the walkway, maintenance and liability. As a homeowner living next to the path, he said there have not been any liability issues or problems with mechanized vehicles.

Mr. Winegar said he was surprised that this issue has been decided between the city and landowner with little involvement from the church or its members. The path will access private property which is different than the path to the school.

Mayor Romney thanked Mr. Winegar and told him his suggestions will be considered. He added that the church has requested a gate.

MOTION: *James Ahlstrom Made a Motion to Modify the Agenda by Moving to Agenda Item 7; James Bruhn Seconded the Motion which PASSED by Unanimous Vote of all Members Present.*

7. Consider Resolution 421-17, A Resolution Approving the Exchange of Title Involving Moss Farms Lots 207 and 304.

Duane Huffman explained that the Ahlstrom family owns Moss Farms lot 304 and Egget Acres lot 4, and gave a short history of the initial Exchange of Title for these lots. This land use action did not amend the Moss Farm Subdivision plats but it did allow separate legal land parcels to be connected to the Moss Farm lots.

The Ahlstrom's are selling their property with the home going to one buyer and the land that is lot 4 of Egget Acres to the neighboring Johnson family.

With the original land use transaction ratified by the City Council by way of an approval of an Exchange of Title, it seems appropriate that the City Council now approve an Exchange of Title acknowledging this exchange.

Steve Doxey added that this simple Exchange of Title and Notice of Approval is required to be approved by the city council as the City's land use authority.

MOTION: *Andy Williams Moved to Adopt Resolution 421-17, A Resolution Approving the Exchange of Title Involving Moss Farms 207 and 304; Mark Preece Seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Abstain

James Bruhn – Aye

Kelly Enquist – Aye

Mark Preece – Aye

Andy Williams – Aye

4. Discussion with County Commissioners.

Davis County Commissioners Jim Smith and Randy Elliott explained that due to their meetings being held on Tuesday mornings they find it helpful to travel to city council meetings around the county to communicate with residents and city officials and keep up on activities.

They talked about several issues including Proposition 1 revenues which they plan to use for regional projects with cities. Council member Ahlstrom asked if that includes capital equipment they might be willing to share with cities. The commissioners responded that it is a good suggestion and there may be some equipment available, although those purchased with Class B funds have restrictions.

There was also discussion about possible joint projects unique to West Bountiful such as extending the Onion Parkway (east-west) trail towards the City Park, and working together to efficiently plow the frontage road west of Legacy Highway.

Mayor Romney asked what impacts they see in the future regarding services to deal with the homeless and crime moving into the area from Salt Lake City. Commissioners responded that homelessness is a problem. Commissioner Smith said he wishes Salt Lake had focused more on lawlessness than homelessness. He knows some of these people will gravitate to Davis County and that could impact economic development which we will have to be prepared to deal with. Affordable housing will be important. He added that what keeps him up at night though is the opioid problem which is ruining families and careers and is increasing incarceration numbers. This is both a mental and physical health issue that we need to prepare for.

Several additional issues were raised by the commissioners: They are looking at how to better use county property such as the events center and equestrian center in ways to generate business. They added that library services usage is increasing, a lot due to increased demand for computer use. They are adding a library in Syracuse, looking at options to improve or replace the Bountiful library, and ways to improve library services for the West Bountiful, Woods Cross, and North Salt Lake area.

They are also working to continue Legacy trail agreements for better maintenance, fire road, flood plains, public safety, and animal control and asked how these core functions could be improved. Commissioner Elliott stated that they are looking for a new Animal Control director, and in the meantime, he is covering the department.

Mrs. Montgomery, West Bountiful resident, commented that the homelessness issue, specifically Salt Lake's efforts to clean up the Rio Grande area, has definitely affected our city. She gave an example of her son's car being broken into this week and his wallet was found in the Rio Grande area. She said criminals are given train passes when they get out of jail which makes it easy to go to surrounding cities to commit crimes. It is a difficult problem and we need help with solutions.

The commissioners closed by thanking the Mayor and Council for giving them time on the agenda and told them they appreciate what local officials do to help citizens.

5. Consider Ordinance 394-17, An Ordinance Adopting Updates to Construction Standards and Specifications for West Bountiful City.

Ben White explained that a recent law changes the definition of Construction Standards and Specifications to be considered as land use regulations so they are now required to be approved by ordinance. The planning commission held a public hearing on the proposed changes and recommended approval.

The only substantive change to the Standards is to improve the minimum asphalt pavement criteria.

MOTION: *Andy Williams Moved to Adopt Ordinance 394-17, An Ordinance Updating Construction Standards and Specifications; James Bruhn Seconded the Motion which PASSED.*

The vote was recorded as follows:

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

6. Consider Ordinance 395-17, An Ordinance Repealing Fire/EMS Impact Fees.

Duane Huffman explained that the South Davis Metro Fire Agency is now its own taxing entity and charges its own impact fees. As a result, West Bountiful is required to remove fire impact fees from its Municipal Code and Consolidated Fee Schedule.

MOTION: *James Bruhn Moved to Adopt Ordinance 395-17; An Ordinance Repealing Fire/EMS Impact Fees; James Ahlstrom Seconded the Motion which PASSED.*

The vote was recorded as follows:

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

8. Consider Resolution 422-17, A Resolution Replacing Terry Turner on the Planning Commission and Appointing Corey Sweat as Full Commissioner.

Terry Turner has moved out of the city so is being replaced by Corey Sweat who has been the alternate commissioner since 2014. The city is seeking applicants to fill the alternate position.

MOTION: *Mark Preece Moved to Adopt Resolution 422-17; James Bruhn Seconded the Motion which PASSED.*

The vote was recorded as follows:

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

Mayor Romney gave oath of office to Commissioner Sweat.

9. Police Report.

Chief Hixson gave a brief report on police activities for the past month.

- There have been multiple burglaries including four stolen vehicles, the most recent was that of our building official while he was inspecting a home, and a firearm taken from a car. He said all but one of the vehicles have been recovered so far and they have a host of suspects. There is also a report of possible mail thefts on 2300 North.
- Testing has been completed on 15 candidates for the new police officer position and background checks are being run on the top candidate.

- From January to August 2016 compared to the same period in 2017 there has been approximately 120% increase in arrests – a very busy year and our officers are doing a great job.
- An EmPAC meeting was held tonight. We continue to get requests to display our CERT trailers at regional safety fairs.

10. Public Works/ Engineering Report.

Ben White - Hamlet's request for a PUD for Kinross Estates (1100 W and Porter Ln) will be on the next planning commission agenda. They are not asking for more density, but need flexibility on lot sizes due to challenges on the property that include utility corridors and contamination from an old oil leak. The McKean subdivision will also be at planning commission and then the drainage issue will come to the next city council meeting prior to preliminary plat approval.

Steve Maughan – Ovation (Thurgood) is moving along well. They have wrapped up sewer, storm drain and secondary water. The compaction has been good; they plan to pave before winter. He said he is happy to learn that Thurgood will be doing the backyard drains for the project. Also, there is no schedule yet to cap the existing wells.

Council member Bruhn asked if we require fabric to be used under the asphalt and if it helps prolong the life of the road. If so, should we have them add it out of the money we are getting as part of this project? Steve and Ben responded that we do not currently require fabric but it will help extend the life of the road. Steve will talk with the contractor about it.

Dominion has completed the main line from North Salt Lake which is feeding other areas. They are in the process of putting everything back together now at the south end of the city and still doing some work on the north end. They need to have everything tied in by October 1 or they are subject to fines.

11. Administrative/Finance Report.

- Destination Homes is attempting to schedule stakeholder meetings to discuss and get input on their west side development project. The stakeholder meetings will be held on October 3,4,5 and the design meetings will be held on October 23, 24, 25. Council member Ahlstrom said he favors this process and hopes it will eliminate a lot of rumors as we move through the process. He suggested schools and churches be dovetailed into the charette. Duane asked that suggestions of residents who would like to be involved in the stakeholder meetings be forwarded to him so he can pass them on to the developer.

- Duane presented a finance report for the fiscal year to-date as of August 31, 2017. He summarized the report and stated revenues and expenses looked good. There are a couple items from last year that overlapped into the current year, like the council chambers audio/visual project, but overall we're right where we should be.

12. Mayor/Council Reports.

James Ahlstrom – no report.

Mark Preece – no report.

James Bruhn – Wasatch Integrated is busy having the old building torn down and liquidating assets. He is going to Baltimore for the waste national conference.

Andy Williams – This year's youth city council looks to be a good group of kids. They will be working on revisions to their bylaws and it was explained that what they decide is only a recommendation; city council will make the final decision. He said they are trying to find good leadership training opportunities for them.

Kelly Enquist – He reported that Mosquito Abatement has identified 22 positive pools for the West Nile virus. They are still spraying upon request.

Mayor Romney – The South Davis Recreation board is having problems finding green space to fill the needs for soccer, football and lacrosse. He suggested we keep this in mind as the west side develops. There is a proposal for a public-private partnership for a tennis facility in North Salt Lake to be used as a revenue generating facility with the Rec Center. He added that the Rec Center was grateful to the city for letting them use our mowers to prepare the school field for soccer and football this season.

The Fire board is working on bonding for the new Centerville station and other approved upgrades. The recent Summerwood fire was tough and they were very lucky the wind was not bad. SDMFA also deployed two trucks to the Uintah fire.

13. Approve Minutes from the August 15, 2017 and September 12, 2017 City Council Meetings.

MOTION: *James Ahlstrom Moved to Approve the Minutes of the August 15 and September 12, 2017 meetings. Andy Williams seconded the Motion which PASSED by Unanimous Vote of All Members Present.*

14. Executive Session for the Purpose of Discussing Items Allowed Pursuant To UCA 52-4-205. Purchase of Land

MOTION: *James Ahlstrom Moved to go into Executive Session in the Police Training Room for the Purpose of Discussing the Purchase, Exchange or Lease of Real Property Pursuant to UCA 52-4-205(d); Andy Williams Seconded the Motion which PASSED.*

The vote was recorded as follows:

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

MOTION: *James Bruhn Moved to close Executive Session; James Ahlstrom Seconded the Motion which PASSED by unanimous vote of all members present.*

15. Adjourn.

MOTION: *James Bruhn Moved to Adjourn this Meeting of the West Bountiful City Council at 9:55 p.m. James Ahlstrom seconded the Motion which PASSED by Unanimous Vote of all Members Present.*

The foregoing was approved by the West Bountiful City Council on Tuesday, October 3, 2017.

Cathy Brightwell

Cathy Brightwell (City Recorder)

