

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

City Engineer
Ben White

Public Works Director
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CITY COUNCIL MEETING

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING AT
7:30 PM ON TUESDAY, FEBRUARY 6, 2018, AT CITY HALL, 550 N 800 WEST**

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

1. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
2. Consider Resolution 428-18, A Resolution Reappointing Eric Eastman, Lucile Eastman and Dianne Smith and Appointing AnJanette Broderick, Emily Holmgren and Shellie Murphy to the West Bountiful Arts Council.
3. Public Hearing on Tentative Amendments to the FY 2017-2018 Budget.
4. Consider Resolution 429-18, A Resolution Enacting the First Amendment to the Fiscal Year 2017-2018 Budget.
5. Overview of Transportation Funding.
6. Consider Bid Award to M.C. Green for the Pages Lane Road Project for \$699,611.52.
7. Discuss 640 West Road Project Scope.
 - a. Review of grants for sidewalk, curb, asphalt from 2325 N to city boundary.
 - b. Request by Joe Child for utility extensions.
 - c. Discuss extent of road improvements from Porter Lane to 2325 N.
8. Engineering/Public Works Report.
9. Administrative/Finance Report.
10. Mayor/Council Reports.
11. Approve Minutes from the January 16, 2018 City Council Meeting.
12. Executive Session for the Purpose of Discussing Items Allowed Pursuant to Utah Code Annotated 52-4-205.
13. Adjourn.

Those needing special accommodations for the meeting can contact Cathy Brightwell at 801-292-4486 24-hrs 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 February 1, 2018.

Minutes of the West Bountiful City Council meeting held at 7:30 p.m. on **Tuesday, February 6, 2018** at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

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

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Chief Todd Hixson, Ben White (Engineer), Steve Maughan (Public Works Director), Cathy Brightwell (City Recorder/ Secretary)

EXCUSED: James Ahlstrom

VISITORS: Alan Malan, Eric & Lucile Eastman, Denis Hopkinson, Gary Jacketta, Michael Jensen, Steven Child, Joe Child, Pam Heschler

Mayor Romney called the meeting to order at 7:31 pm. Andy Williams gave an Invocation, and the Pledge of Allegiance was led by Kelly Enquist.

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

No public comment.

2. Consider Resolution 428-18, A Resolution Reappointing Eric Eastman, Lucile Eastman and Dianne Smith, and Appointing AnJanette Broderick, Emily Holmgren and Shelly Murphy to the West Bountiful Arts Council.

Mayor Romney introduced the new members and announced that Shelly and Ron Murphy have agreed to chair the Independence Day parade committee.

MOTION: *James Bruhn made a motion to approve Resolution 428-18 as presented. Andy Williams seconded the Motion which PASSED 4-0.*

The vote was recorded as follows:

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

3. Public Hearing on Tentative Amendments to the FY 2017-2018 Budget

Duane Huffman again reviewed the proposed first amendments for the Fiscal Year 2017-2018 budget; no changes have been made from previous version discussed at the last city council meeting. He asked if there were any questions. Council member Williams asked about municipal energy tax refund. Mr. Huffman explained that Bountiful City remitted too much by error, so we will need to refund \$73,800 this year and the same amount next year.

MOTION: *James Bruhn made a motion to open the public hearing. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

No public comment.

MOTION: *James Bruhn made a motion to close the public hearing. Andy Williams seconded the Motion which PASSED by unanimous vote of all members present.*

7. Consider Resolution 429-18, A Resolution Enacting the First Amendment to the Fiscal Year 2017-2018 Budget.

MOTION: *Kelly Enquist made a motion to approve Resolution 429-18 enacting the first amendment to the FY 2017-2018 Budget as presented. James Bruhn seconded the Motion which PASSED 4-0.*

The vote was recorded as follows:

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

5. Overview of Transportation Funding.

Duane Huffman provided an overview of the projected available funding for the Pages Lane II, 640 West and other future transportation projects.

The total expected cost for the Pages Lane II project is \$710k. The primary source of funding are two UDOT grants which total \$510k, and the remaining funds will come from Dominion energy (\$40k), WBC General fund (\$20k), WBC Water fund (\$33k), and WBC Street Impact fees (\$107k). We plan to stub utilities to undeveloped residential properties and the Sewer District will reimburse the city for their lines.

The 640 West project is more difficult to estimate as its scope is still under consideration. Current estimates and options are provided. For the portion 2325 North to the City boundary, funding includes Davis County Prop One Grant (\$70k), UTA Grant (\$95k), and WBC Street Impact fees

(\$107k). If it is decided to overlay/rebuild the portion from Porter Lane to 2325 North, the total of \$75k could come from WBC Class C Funds.

The Child's, who own the property on 640 West at the north end of the city, have requested utilities be run to their property as part of the project. Currently their water and storm water facilities come from the west side of their property through the pocket park on 680 West. It is estimated that the cost to do this will be approximately \$75k. The request is tied to the city's moratorium restricting construction which impacts the asphalt on newly built roads for five years.

Mr. Huffman reviewed available dedicated transportation funding which after the above projects is projected for the end of FY 18 to be at: Class C - \$59,125; Prop One - (-\$1,933); Streets Fund - \$567,647; and Impact fees - \$160,017.

He then discussed additional future projects. Jessi's Meadow (road only) planned for next year at approximately \$550K. 800 West from Pages Lane to 400 North (could be broken up into multiple projects) - road portion only including curb, gutter, sidewalk is estimated to be approximately \$1.2m. 660 West - limited improvements may be possible to push out a couple years and is estimated to cost approximately \$600k.

Mayor Romney asked about the general fund balance. Duane responded that if any of these projects need to be expedited, we could go to the General Fund which is approximately \$1.2m, but we will need some for Pages Lane storm drain.

6. Consider Bid Award to M.C. Green for the Pages Lane Road Project for \$699,611.52.

James Bruhn declared a conflict of interest as he is a property owner on Pages Lane and will be impacted by this project. Mayor Romney declared a possible conflict of interest, although he is not a voting member of the Council, as his employer works closely with M.C. Green.

Ben White explained that the city received eight bids for the Pages Lane II road project to construct bike lanes, add curb and sidewalk where needed, and asphalt work. Water and sewer laterals will be stubbed into vacant property where development is likely and it is expected that the city will be reimbursed for the construction of the water and sewer laterals. Grants will cover the majority of the cost, leaving the city responsible for approximately \$160k.

MOTION: *Kelly Enquist made a motion to award the Pages Lane Road project to M.C. Green \$699,611.52. Andy Williams seconded the Motion which PASSED.*

The vote was recorded as follows:

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

7. Discuss 640 West Road Project Scope

a. Review of grants for sidewalk, curb, asphalt from 2325 N to city boundary.

Duane Huffman explained there is increasing pedestrian use along this road and currently large gaps between existing sidewalk. Working with Centerville, we contacted UTA and Davis County and achieved grants that will fund sidewalk, and missing asphalt on both sides of the road in West Bountiful, and on the east side in Centerville. To make it work, we need to rebuild a portion of the road.

We are still trying to determine needs for street lighting and have contacted Rocky Mountain Power about the potential of using their poles for lighting, and possibly adding a light at the city limits.

b. Request by Joe Child for utility extensions.

Joe Child's mother, Pam Heschler, owns the house and commercial property on the west side of 640 West at the very north end of the city. They are concerned about the planned construction moratorium's potential impact on the property's development options. To avoid the need to cut into the street in the future, Mr. Child is asking that the city extend new water and storm drain pipes in the street to the property and stub service laterals into the property for future use. The current water line is believed to end just north of 2300 North. City staff estimates the costs would be \$20k for water and \$55k for storm water.

Mr. Huffman explained that the city generally does not run main lines prior to development. As this property is zoned for commercial use, it is difficult to know what size pipes to stub. Developers usually support the costs for extension of utilities, as well as street improvements. However, wanting to preserve the road is important. He reminded the Council that the moratorium does not prohibit cutting into the road but requires city council approval and generally costs more.

Ben White requested direction on whether to include the water and storm drain portion in the bid documents he is preparing. There was discussion about the request and the reluctance to spend extra money when it is not clear when or how the property may develop in the future.

Council members prefer to waive the moratorium in this case and a resolution will be prepared for a future meeting. Mr. Child requested that he be able to explore the idea of self-performing the extension of the water line in conjunction with the project, and staff agreed to help him explore that option.

c. Discuss extent of road improvements from Porter Lane to 2325 N.

The portion of this Project covered by grants ends at the southern end of the Child's property. Asphalt is in poor condition from there to Porter Lane so staff has looked at extending the asphalt work to Porter.

There was discussion about whether to overlay or rebuild. It was decided to rebuild to 2300 North and overlay the road from 2300 North to Porter Lane. Each piece makes up half of the \$75k estimated cost.

Mayor Romney commented that he appreciates the way Ben and Duane have gone after grants to help us with our road projects.

Duane Huffman added that there will be a time when the road will need to be completely closed.

8. Engineering/Public Works Report

Ben White –

- UDOT is considering a traffic light at 1000 North and 500 West in front of Country Inn & Suites. They are also pursuing options to deal with a lot of congestion and accidents between 500 S and 400 N.
- 1100 W sidewalk – Holly expects to begin the project in about a month
- Three developers have been in this week to discuss the 26-acre property south of the new Hamlet subdivision.
- Wasatch Front Regional Council is holding an open house tomorrow night at Centerville to discuss their ideas for our area.

Steve Maughan –

- Using our loader and dump trucks to help the golf course dig out the new pond; hope to wrap up the first section tomorrow.
- There have been several water leaks on 800 West recently. Most were associated with the valves going to hydrants that were installed 1995-96. The fittings were not stainless steel, so bolts and fittings rotted out. There are only two hydrants that have not been done and the water line appears to be ok.
- 1237 W 400 N – hydrant was hit by a car. There was a spiral break splitting the pipe.
- We moved the hydrant on the south end of 1100 West in preparation for sidewalk.
- Arbor Day will be held in April. Holly is donating trees – 15 will go to the golf course, and 5 will go to Parks. They want to help us plant them.
- Spring Clean-up will be held March 24-31.

9. Administrative/Finance Report

Duane Huffman

- Participating in ULCT's weekly legislative meetings at the Capitol. A few bills are concerning, e.g., oversight of cities and land use for affordable housing. They expect something to pass regarding affordable housing this year.
- We will schedule work sessions for the next two city council meetings - February 20 will be for compensation policy; March 6 will be the Parks and Rec study.
- Illegal structures – Duane reviewed the on-going process for contacting residents related to illegal structures – mostly carports. The issue came to a head recently based on the denial of certain building permits/variances, as well as some residents that have knowingly continued work after being advised that their structure was not permitted. To ensure fair treatment, staff has started at the northern portion of the city and worked south identifying properties with illegal structures. Residents can provide information showing that their structure was permitted when built, they may appeal staff's decision, or remove the offending structure. If a structure remains without being permitted or shown as legal-non-conforming (grandfathered), a document will be filed with the county against the property noting the existence of an illegal structure. Duane committed to working closely with the council on future compliance actions of this size and scope.

10. Mayor/Council Reports

James Ahlstrom – absent.

Mark Preece – The South Davis Sewer plant project is going well. They are on budget but behind schedule slightly. They are planning to hire a full-time electrician.

James Bruhn – Arts Council was grateful some new members were able to show up. They would like to raise their annual budget to \$5k.

Andy Williams – Youth Council completed its new draft for bylaws and will present to city council in a few weeks. Their new year will run June to June rather than be limited to school year. They are also looking to add several service projects.

Kelly Enquist – Planning commission is running well.

Mayor Romney – the new federal forest service law enforcement ranger that covers the Wasatch front recently moved in by the Mayor. He suggested Chief Hixson meet with him.

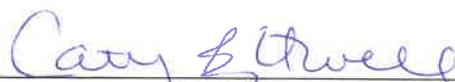
11. Approval of Minutes from the January 16, 2018 morning and evening City Council Meetings.

MOTION: *James Bruhn made a motion to approve the January 16, 2018 city council minutes as presented. Andy Williams seconded the Motion which PASSED by unanimous vote of all members present.*

20. Adjourn

MOTION: *James Bruhn made a motion to adjourn this meeting of the West Bountiful City Council at 9:05 pm. Kelly Enquist seconded the Motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on Tuesday, February 20, 2018.


CATHY BRIGHTWELL (City Recorder)

