

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, MAY 15, 2018 AT CITY HALL, 550 N 800 WEST**

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

1. Approve the Agenda.
2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
3. Presentation by HollyFrontier Refinery.
4. Consider Modifications to Previously Approved Final Plat for Highgate Estates Subdivision.
5. Consider Request from Weber Basin for Letter of Support for a Grant to Install Residential Secondary Water Meters Throughout the City.
6. Consider Ordinance 405-18, An Ordinance Modifying the Frequency of Meetings for EmPAC.
7. Discuss Water Rates.
8. Public Works/Engineering Report.
9. Police Report.
10. Administrative Report.
11. Mayor/Council Reports.
12. Consider Approval of Minutes from the May 1, 2018 City Council Meeting.
13. Executive Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
14. Adjourn.

Those needing special accommodations 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 May 10, 2018.

Minutes of the West Bountiful City Council meeting held at 7:30 p.m. on **Tuesday, May 15, 2018** at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

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

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Brandon Erekson (Assistant Police Chief), Ben White (Engineer), Steve Maughan (Public Works Director), Cathy Brightwell (Recorder)

VISITORS: Alan Malan, Jeff Bassett, Gary Jacketta, Scott White, Cindy Gubler, Jay Gough, Todd Willey

Mayor Romney called the regular meeting to order at 7:30 pm. James Ahlstrom gave a prayer, and the Pledge of Allegiance was led by Mark Preece.

1. Approve Agenda

MOTION: *Mark Preece made a Motion to approve the agenda as presented. Andy Williams 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).

There was no public comment.

3. Presentation by Holly Frontier Refinery.

Scott White introduced himself and said he was here to provide an update of the March 13 fire, discuss communications protocol, and communicate and show community commitment.

On March 13, 2018 at about 2:00 am, a fire broke out in a crude unit caused by release and ignition of crude oil after an unforeseen equipment failure. Oil was sprayed into the air and fire resulted. He said they are very aggressively and actively trying to determine the root cause. The fire was out at 2:25 a.m. and there were no injuries.

A light mist of oil extended north of the refinery and at daylight, personnel was sent out into the community to investigate and talk with residents. City officials were contacted and a letter to community members was hand delivered in the affected area explaining what had happened. People were encouraged to call with questions and their properties and vehicles were cleaned. All claims have been responded to and most are closed out; residents are satisfied overall. Mr. Huffman asked if

the refinery knew exactly what the substance was that constituted the mist, and Mr. White responded that they did not.

There was damage to a lot of instrumentation, electrical wiring, insulation, and superficial coverings, with minimal damage to structural steel of refinery vessels. Half of the refinery is currently down while repairs are ongoing and will continue into June. Production is expected to start up again in mid-July and there has been no impact to their workforce. Mr. Huffman asked if any outside or regulatory organizations were involved in investigating the incident, and Mr. White responded that there are no other entities involved at this point.

Mr. White said this event has allowed an opportunity to examine interaction and communication with the City and area emergency responders and come up with ways to improve. He added that Holly Frontier is committed to the community and he believes their quick response, approach and actions show this commitment. He said they value relationships they have with the city, emergency responders and neighbors and will work hard to cultivate these relationships in the future.

4. Consider Modifications to Previously Approved Final Plat for High Gate Estates Subdivision.

Ben explained that the final plat approval for High Gate Estates in March has not yet been recorded and they would like to make some changes. An adjoining property owner has requested to purchase what was previously shown as lots 26 and 27. Additionally, a potential buyer has requested that lots 23 and 24 be combined into a single 2-acre lot. Mr. White added that Lot A in the south west corner of the property will be a commercial lot and needs a street turn around.

MOTION: *James Ahlstrom made a Motion to approve all modifications to High Gate Estates plat as listed in the staff memo. James Bruhn seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye

Mark Preece – Aye

James Bruhn – Aye

Andy Williams - Aye

Kelly Enquist – Aye

5. Consider Request from Weber Basin for Letter of Support for a Grant to Install Residential Secondary Water Meters throughout the City.

Weber Basin has asked the city to consider providing a letter of support for a grant to install residential secondary water meters throughout the city. Meters allow the district to educate residents about their water use and have been shown to have a significant impact on water conservation in other areas. The grant will be for the West Bountiful and Woods Cross areas; they can still get the grant even if we do not support them.

The council made clear their desire that new meters not to cause any harm to current service specifically regarding meter/pipe size.

MOTION: *James Ahlstrom made a Motion to support Weber Basin for a grant to install secondary water as long as it does not negatively impact current services by reducing the size of pipes. Mark Preece seconded the Motion which PASSED.*

The vote was recorded as follows:

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

6. Consider Ordinance 405-18, An Ordinance Modifying the Frequency of Meetings for EmPAC.

MOTION: *Andy Williams made a Motion to Adopt Ordinance 405-18 Modifying the Frequency of Meetings for EmPAC. Kelly Enquist seconded the Motion which PASSED.*

The vote was recorded as follows:

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

7. Discuss Water Rates

Duane Huffman went over the history of water rates in West Bountiful, explaining that in 2010 a new rate was established that specified amounts for operations, debt service, and capital improvements for the water system. In 2014 the rates were reviewed, and city council reduced the capital improvement contribution from \$23 to \$10 per month. If no action is taken this year, the capital improvement portion will sunset on June 30.

Future capital improvement needs include a new well - \$2-3m, replacement of 24k feet of metal pipe - \$3m in 2018 dollars, and meters in the next 10-20 years. Future impacts including growth rate, operational inflation, construction inflation, debt service expiration/tolerance for debt, and cash balance goals should also be considered.

Mr. Huffman also shared a comparison of water rates for surrounding communities.

A spread sheet was used to show how revenues and expenditures have changed over the years. Last year ended with \$4.3m in cash, and we expect to end this year with \$4.8m.

There was discussion about how different options interact with and impact the end results, and the city's position on debt service.

Commercial rates were reviewed. The highest commercial users are paying less than their proportional share due to how current rate escalations work. Staff was directed to put some proposals together for the next meeting.

There was discussion that with future development unknown, it might be good to keep the status quo for now and reevaluate in two to four years. There is no requirement for a public hearing – only a simple resolution.

8. Public Works/Engineering Report –

Ben White

- Mountain View Estates is a newly proposed subdivision on 1100 West south of Kinross Estates and north of the canal with 42-½ acre lots. Preliminary plat should go before Planning Commission in the next few weeks.
- Grover property on 800 West north of Pages Lane is under contract which will result in another proposed subdivision.
- Pages Lane project will begin mid-June. CenturyLink is there now moving utilities.
- Planning Commission is busy reviewing updates to our Code on the following issues – how to amend PUD development agreements; minimum standards for child care/preschool, model homes, etc., to eliminate the need for conditional use permits; new language regarding the subdivision moratorium for secondary water; and inspection fee rates for subdivisions.
- Property setbacks – city council requested the planning commission to research how setbacks have been set over the years. Comparisons were made with surrounding cities; several were the same as ours, no one was larger. Chairman Hopkinson said he remembers setting the distance based on how much room is needed to park things like RV's next to a home and still be able to open doors and windows. Planning commission said that if any changes were to be made, they would recommend expanding the frontage in the A-1 zone from 85 feet.

Steve Maughan

- McKean Meadows – Still working on storm drain and they plan to begin installing water line tie-in's. The contractor will continue working here for about two more weeks then will move over to the Pages Lane project.
- 1100 West – Concrete contractor had to pull off for a couple weeks, CenturyLink moved their pole, and road/curb elevation appears to be good now.
- Kinross Estates – Water and sewer is going in. The contractor is doing a good job.
- 640 West – Staker is onsite; expect them to have everything grubbed out by the end of the week. Plans are to completely shut the road down on June 1. They can close for up to seven calendar days, but they hope to get it done in five.

9. Police Report

- Asst. Chief Erikson asked if there were any questions on the monthly report provided in packets. There were none.

10. Administrative Report - Duane Huffman

Health Care options. Historically the city has offered a choice of two networks for health care - Summit (University of Utah associated facilities and doctors) and Advantage (Intermountain Health Care). Traditional insurance went up 2% and HSA 7.5%. Currently 20

of our employees are signed up with a HSA. To counter the increases, staff is reviewing an option to limit the network Summit.

11. Mayor/Council Reports

Kelly Enquist – Complimented public works on street maintenance especially when compared to some other surrounding cities.

James Bruhn – Arts Council’s Young Artist’s concert on Friday was a good concert.

Mark Preece – Nothing to report.

James Ahlstrom – Nothing to report.

Andy Williams – Youth Council interviews for the new term beginning in June began today with Paul Maloy, Teresa Romney and Youth Mayor Hallie Anderson. Their last project was Tiny Tim’s Toys for Tots and it was a great service project.

Mayor Romney – SDRC Board is interviewing applicants for vacant executive director position. He would like to see a preliminary layout and funding options for the west yard even if in phases.

12. Approve Minutes from the May 1, 2018 City Council Meetings.

MOTION: *James Bruhn made a Motion to approve the May 1, 2018 City Council meeting minutes. Andy Williams seconded the Motion which PASSED by unanimous vote of all members present.*

13. Executive Session for the Purpose of Discussing Items Allowed Pursuant to Utah Code Annotated 52-4-205(3).

MOTION: *Andy Williams made a Motion to go into Executive Session in the Police Training Room to Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual. Kelly Enquist seconded the Motion which PASSED with a Vote of 4-1.*

The vote was recorded as follows:

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

MOTION: *James Bruhn made a Motion to close the Executive Session. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all members present.*

14. **Adjourn Meeting.**

MOTION: *James Bruhn made a Motion to adjourn this meeting of the West Bountiful City Council at 9:35pm. Kelly Enquist seconded the Motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council on June 5, 2018 by unanimous vote of all members present.



Cathy Brightwell (City Recorder)

