

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 COUNCIL MEETING

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A
REGULAR MEETING AT 7:30 PM ON TUESDAY, SEPTEMBER 18, 2018
AT CITY HALL, 550 N 800 WEST**

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

1. Approve the Agenda.
2. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
3. Consider Water Rights Agreement for the Manors at McKean Meadows.
4. Consider Resolution 443-18, A Resolution Adopting the New West Bountiful City Employment Policies and Procedures Manual.
5. Consider Ordinance 411-18, An Ordinance Amending Parks and Trailhead Regulations.
6. Consider Contracting with CRS Engineers for Test Well Design Services.
7. Engineering Report.
8. Police Report.
9. Administrative Report.
10. Mayor/Council Reports.
11. Consider Approval of Minutes from the September 4, 2018 City Council Meeting.
12. Executive Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
13. 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 September 13, 2018.

Minutes of the West Bountiful City Council meeting held at 7:30 p.m. on **Tuesday, September 18, 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, and Andy Williams

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Chief Hixson, Ben White (City Engineer), Cathy Brightwell (Recorder)

EXCUSED: Council Member Ahlstrom will be late, Paul Holden (Golf Director)

VISITORS: Alan Malan, Nate Buzbee

Mayor Romney called the regular meeting to order at 7:30 pm. Andy Williams provided an invocation; Kelly Enquist led the Pledge of Allegiance.

1. Approve Agenda

MOTION: *James Bruhn made a Motion to approve the agenda as posted. 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.

Nate Buzbee, public works employee, explained he has given notice to the city that he will be leaving employment with the city and going to work for HollyFrontier. He thanked the Mayor and Council for taking care of him and his family for the last six years. He said it was a very difficult decision, and he wanted them to know how much he has appreciated the support he's had from the Council while he was here.

Alan Malan, resident, had comments related to agenda item 5 – Amending Parks & Trails regulations. He said there are a lot of things he doesn't like with the new proposal. For example, if dogs are allowed on a leash, why not other animals? He would love to take his grandkids out to shoot rockets, but it will now be banned. Finally, he does not believe it is appropriate for unelected bureaucrats to have the power to close the Park or any public property; those decisions should only be made by elected officials.

3. Consider Water Rights Agreement for the Manors at McKean Meadows.

Ben White explained it has been almost a year since the final plat was approved for the Manors at McKean Meadows. The public improvements for the subdivision are mostly constructed and payment of fees has been made. One outstanding item from the plat approval is the deeding of water rights associated with the property. The developer has been working on getting water rights squared away and expects to complete the process soon, but they cannot start building houses until the plat is recorded. As a compromise, staff drafted an *Agreement to Record Subdivision Plat Prior to Transferring Water Rights*. The agreement allows the plat to be recorded while the city holds enough collateral to ensure that the water rights will be deeded over.

Ben commented that we may run into similar situations in the near future for two subdivisions that have already been approved. He asked if this type of agreement to deal with these situations is a good way to go. There was discussion about whether city code would require each agreement to come before the Council. It was determined that the next two agreements will come before the Council and after that, the issue can be addressed at final plat.

MOTION: *Andy Williams made a Motion authorizing the Mayor to sign the Agreement to Record Subdivision Plat Prior to Transferring Water Rights for the Manors at McKean Meadows. Mark Preece seconded the Motion which PASSED unanimously.*

The vote was recorded as follows:

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

4. Consider Resolution 443-18, A Resolution Adopting the New West Bountiful City Employment Policies and Procedures Manual.

Duane Huffman presented the new Employment Policies and Procedures Manual which includes the changes/typos/clarification discussed at the last meeting. The only outstanding issue is the employee call-out section. There was earlier discussion about including a two-hour minimum. After discussing with department heads, they prefer the flexibility that comes without a stated minimum. There was some discussion on the issue and a decision to leave it out as recommended. Duane added that these policies will take effect with the next pay period on September 29.

MOTION: *Mark Preece made a Motion to Approve Resolution 443-18 Adopting the New West Bountiful City Employment Policies and Procedures Manual. James Ahlstrom 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 Ordinance 411-18, An Ordinance Amending Parks and Trailhead Regulations.

Duane Huffman presented the recently proposed amendments to city code which clarify and establish regulations for city parks, trails, trailheads, and other public greenspace.

He said the changes are an attempt to deal with public areas in the city that were not previously covered and to put together a strong ordinance. There was discussion about Mr. Malan's earlier comments and whether some sections go too far. Mr. Huffman suggested they remove or change anything they don't like. There was not strong opposition to giving the city administrator and Chief of Police authority to close down public areas if necessary, especially given the requirement to immediately notify Mayor and Council of any such closures, and there was agreement to exclude shooting rockets from the list of prohibited activities.

MOTION: *Mark Preece made a Motion to Adopt Ordinance 411-18, as amended to exclude rockets from Section F.6. Andy Williams 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 Contracting with CRS Engineers for Test Well Design Services.

Ben White gave background on the well siting study conducted by Stantec Engineering in 2013 to predict the water yield, identify potential risks and estimate the cost for the city to drill a new culinary well in four general areas. The city attempted to secure a well site at two different locations last year but did not meet with favorable results.

The UDOT property between 400 North and the south 400 North road just west of the overpass has been identified as a likely well candidate and UDOT has agreed to let us pursue a well on this site.

The previous engineering firm has not responded to recent requests to provide an updated proposal to prepare the necessary bid documents for a test well on the UDOT site so staff requested a proposal from CRS Engineers. Their proposal includes: 1) engineering reports necessary before permission to drill a well is granted by the State - \$8760; 2) test well bid documents and construction support - \$18,055; and, 3) if the test well is successful, complete a design, prepare reports and construction support for a production well - \$19,700.

There was discussion about comparable cost proposals from several other companies in 2013 and staff indicated they are comfortable with the current proposal and bid from CRS. This is not a final decision on the full cost of a well; the city can stop at any point in the process. When asked for a guess at what a test well will cost, Mr. White said probably close to \$150k.

MOTION: *James Bruhn made a Motion to contract with CRS Engineers for test well design services. Andy Williams seconded the Motion which PASSED by unanimous vote of all members present.*

7. Engineering Report (Ben White)

- Mountain View Estates has begun construction. Following the complaints of too much dust, dropped gravel, and late-night activity at the last meeting, Mr. White noticed the equipment was now locked and barricaded after hours.
- The Grover property subdivision (Atwood Estates) on 800 West is back on track. They will likely go before planning commission for preliminary plat approval next week.
- McKean Meadows has still not been able to pass two water tests in a row which is required by code.
- Pages Lane construction has been busy this week. They hope to move out of the 800 West intersection tomorrow. An abandoned box culvert and another that had been temporarily repaired were discovered on the south side of the road near the Prospector trail.
- Working with architects for the new elementary school on an access design. They plan to begin work the end of this year.

8. Police Report (Chief Hixson)

- Chelsey Garn, our new regular crossing guard, and Sandra Swallow, a substitute crossing guard have completed training. Chesley is doing a great job working in front of city hall.
- Personnel – the police department is fully staffed.
- EMPAC's next quarterly meeting will be November 20.
- CERT/EmPAC trailer was at the recent South Davis safety fair – it was a big hit.
- The DARE vehicle is getting a lot of positive comments. School kids are proud of it. Officer VanWagoner has about 100 kids in the program this year.
- Speeding – we will continue to fight it and try to manage it but it will never go away. Officers will remain aggressive and are educating drivers with warnings and citations. We have been focusing on 1100 West but need to move around the city to focus on other problem areas. Planning to bring in officers for a few hours to only do traffic enforcement, which will result in a few thousand dollars in overtime over the course of the year.
- Reminded council that when residents call them with questions/concerns/issues to have them call the police directly instead which helps with response time and better tracking.
- Chief commended Sgt. Wilkinson and Det. Jacobson in the way they handled the recent robbery. They put in a lot of time and worked with multiple agencies to recover a lot of stolen property. Great job!

9. Administrative Report (Duane Huffman)

- The Salt Lake Chamber has asked for 20 minutes to talk with council about the Housing Gap coalition at its next meeting. He asked if they preferred to have a work session or include it in the regular agenda. The council concluded to have it as part of the regular meeting.
- Mountain View Estates recently asked to substitute a bond for a letter of credit, similar to what was done with the Kinross development. However, the Kinross situation was possible because it was a PUD, and Mountain View is not. When the letter of credit/bonding issue was discussed by planning commission earlier this year they opposed

modifying code to allow for letters of credit. They are currently working on clean-ups to the Subdivision ordinance; this issue could be addressed again as part of these modifications.

- Duane sought the council's input on his putting together a proposal for a part time code enforcement officer to work about 10 hrs/week. This would help the city stay on top of code enforcement issues.

Council member Bruhn stated he does not think the city needs someone driving around looking for problems and prefers issues be handled only on a complaint basis. There was discussion about the West Valley incident and whether it might be better for the police department to oversee code enforcement because they are better trained to deal with problems. Chief Hixson commented that in many cases the police might take things farther than city council would prefer; they must maintain the credibility of the police department. Not sure it would be beneficial unless it was a bigger issue. Mr. Huffman said that it's uncommon for police officers to deal with civil issues. He believes it is important to find the right person and having a code enforcement officer could be very good for the city.

There was no consensus from the discussion on how to proceed, and Duane will give more thought to various options on how to address code enforcement.

10. Mayor/Council Reports

Kelly Enquist – Mosquito Abatement is happy temperatures are dropping, which eventually leads to less mosquitoes. The district is currently getting by with minimum staffing.

Andy Williams – Youth Council is planning a retreat for October 5 & 6 in Logan.

James Bruhn – Arts council concert last week was lightly attended. Next month is cowboy poetry. Wasatch Integrated is moving forward to get the transfer station built.

Mark Preece – Has had resident requests to put a crossing guard at 800 W & Porter. It has grown busier due to nearby construction which will not necessarily get better once the new homes are built, and there could be more kids walking to school. Chief Hixson is looking at it.

James Ahlstrom – No report.

Mayor Romney – Ground has been broken for the new Centerville fire station.

11. Approve Minutes from the September 4, 2018 City Council Meeting.

MOTION: *James Bruhn made a Motion to approve the September 4, 2018 City Council meeting minutes. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

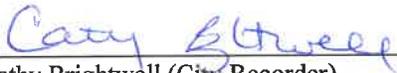
12. **Executive Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to Utah Code Annotated 52-4-205(1)(a).**

Executive Session was not needed.

13. **Adjourn Meeting.**

MOTION: *James Ahlstrom made a Motion to adjourn this meeting of the West Bountiful City Council 9:05 pm. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council on October 2, 2018 by unanimous vote of all members present.


Cathy Brightwell (City Recorder)

