

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, AUGUST 6, 2019 AT CITY HALL, 550 N 800 WEST**

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

1. Approve the Agenda.
2. Swear-In 2019-2020 Youth City Council.
3. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
4. Award of Well Drilling Contract for 400 North Well for \$798,110.
5. Consider Resolution 455-19, A Resolution Approving the Form of the Conditional Sale Agreements with Yamaha Motor Finance Corp. and Authorizing the Execution and Delivery Thereof.
6. Consider Award of Financial Advisor Services Contract.
7. Consider Re-Adopting Resolution 454-19, An Interlocal Cooperation Agreement with Davis County Relating to the CDBG Program for Federal Fiscal Years 2020, 2021, and 2022.
8. Consider Approval of Minutes from the July 16, 2019 City Council Meeting.
9. Public Works/Engineering Report.
10. Administrative Report.
11. Mayor/Council Reports.
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 amended 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 August 1, 2019.

Minutes of the West Bountiful City Council meeting held on **Tuesday, August 6, 2019** at West Bountiful City Hall, 550 N 800 West, West Bountiful, Davis County, Utah.

Those in attendance:

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

STAFF: Duane Huffman (City Administrator), Todd Hixson (Chief of Police), Steve Doxey (City Attorney), Steve Maughan (Public Works Director), Dallas Green (Director of Golf), Cathy Brightwell (City Recorder)

VISITORS: David Goudy, Mike Meredith, Gary Jacketta, Don Hulet, Bennett & John Vaterlaus, Dennis Vest, Roberto & Olga Echeverria, David & Ginette Wood, Brett & Kristin Peterson, Cyndi Buck, Stephanie Morrill, Chris & Shauri Kagie, Rick & Ashton Everett, Jessica Gertsch, Alan Malan

Mayor Romney called the regular meeting to order at 7:30 pm. Mark Preece provided an invocation. Boy Scout Bennett Vaterlaus led Pledge of Allegiance.

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. Swear-in 2019-2020 Youth City Council.

Mayor Romney conducted the Oath of Office for new Youth City Council Mayor Megan Charchenko, officers Sydney Morrill-Mayor Pro Tem, Sarahi Echeverria-Recorder/Secretary, Xander Hulet-Treasurer, Nicole Wood-Historian, Tyson Williams-Publicity, and general members Elsie Buck, Clara Kagie, Becca Marsden, Noah Peterson, Ryan Wood, Tyson Wood, and Maegan Williams.

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

Mike Meredith, resident, asked for a status report on the striping concern he raised a couple months ago asking that the striping on 640 W and Porter Lane include a clear designation for turning right when traveling southbound. He said many drivers pull into the far-right bike lane when turning right onto Porter Lane making it dangerous for drivers remaining in the correct lane to turn right. He stated that he is concerned about safety and surprised no one has been hurt or had an accident at the corner.

Steve Maughan responded that striping is scheduled for next week and he'll make sure they address the problem.

4. Award of Well Drilling Contract for 400 North Well for \$798,110.

After unsuccessfully drilling a well in 2012, the city commissioned a well siting study by hydrologists to find locations most likely to provide good sources of water. The current proposed location has an anticipated yield of between 600 to 1000 gallons per minute. The average peak summer demand is about 800 gallons per minute. Staff's goal is to develop a well that can meet the current summer peak demand. The land for the proposed well was obtained by way of lease from the Utah Department of Transportation at no cost to the city.

The bid documents include costs for both a test well and a production well (contingent on the results of the test well). A smaller hole will be drilled first to determine the suitability (water quantity and quality) of proceeding with the production well. The contractor is also required to install a twenty-foot high sound wall 800-feet in length on the east and south side of the drilling operation to help mitigate light and noise impacts to neighboring properties.

There was discussion about timing, funding and what was done differently this time to better ensure success. Mr. Huffman explained the city commissioned a hydrology study several years ago and it has taken this long to find a suitable site. Drillers have been prequalified to drill for municipal drinking water. Each well will take about 2 weeks to drill. The project will be funded through the water fund. The original projected budget was about \$2M which included land acquisition, a pump house, etc.

Mr. Huffman was asked about the downside to tabling the decision until the next meeting so more research could be done, and Mr. White would be available to answer more questions. There was an interest in contacting other cities to see if the proposed numbers are in the ballpark. He responded that he doesn't have any concerns moving forward but tabling this issue should not be a problem; just a few weeks' delay.

MOTION – *James Ahlstrom made a Motion to table a decision on the proposed contract in order to do more due diligence. Kelly Enquist seconded the Motion which Passed by unanimous vote of all members present.*

5. Consider Resolution 457-19, A Resolution Approving the Form of the Conditional Sale Agreements with Yamaha Motor Finance Corp. and Authorizing the Execution and Delivery Thereof.

Duane Huffman summarized a proposed purchase agreement with Yamaha for ten golf carts, which like previous agreements includes a buy-back of the carts in 2024 for the remaining principle amount by Highland Golf, so in essence the purchase acts more like a lease. Staff researched other cart options, including other cart vendors and purchasing the carts outright but no other option provided better short-term or long-term value to the city.

MOTION: *Andy Williams made a Motion to adopt Resolution 457-19 approving the form of the conditional sale agreements with Yamaha Motor Finance Corp. and authorizing the execution and delivery thereof authorizing purchase of 10 carts. 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

6. Consider Award of Financial Advisor Services Contract.

The city would be well-served by the services of a financial advisor to fully evaluate options related to potentially financing the new public works complex. The city issued an RFP and proposals were submitted by Zions Public Finance, Inc. (Zions), and Lewis Young Robertson & Birmingham, Inc. (LYRB). A third potential advisor, George Baum & Company, decided not to submit in hope of serving as an underwriter in the future. These three companies provide most of the financial advisory services to municipalities in the state.

Duane Huffman reviewed the proposals and explained why he is recommending a single project contract be issued to Zions for the public works complex project. Both companies are comparable and could provide the necessary services but there are some differences in their proposals. Zions provides more details and examples of successful financing options. In addition, Zions' list of transactions includes examples of financing at the level likely to be used by West Bountiful (\$3 - \$5M). Zions' proposal is also stronger related to the number of potential buyers of municipal debt – both public and private. LYRB's proposal is slightly stronger related to working credit rating agencies.

As far as costs, LYRB's proposal has a slight edge in the up-front costs associated with issuing debt – generally costing between \$1 – \$2K less than Zions depending on different bonding types and levels. However, Zions suggests they can save the city money by using internal staff to develop necessary disclosure statements. All in all, the costs with either firm appear to be similar.

Based primarily on the creative examples and number of buyers they work with, as well the value of creating working relationships with both organizations to serve the long-term interests of the city, he recommends Zions for the project, but would be happy to work with either firm for this project.

Council member Bruhn commented that Wasatch Integrated used Zions for their Recycling bond and has been very happy with them.

MOTION: *James Bruhn made a Motion to Award the Financial Advisor Services Contract for the Public Works West Yard to Zions Public Finance, Inc., contingent on price matching as stated in the proposal. Mark Preece 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

7. Consider Re-Adopting Resolution 454-19, An Interlocal Cooperation Agreement with Davis County Relating to the CDBG Program for Federal Fiscal Years 2020, 2021, and 2022.

This Resolution was adopted at the last city council meeting. The County has asked that the previous Resolution language be modified to follow their standard Resolution format.

MOTION: *James Bruhn made a Motion to Re-Adopt Resolution 454-19 Approving an Interlocal Cooperation Agreement with Davis County Relating to the CDBG Program for Federal Fiscal Years 2020, 2021 and 2022. 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

8. Consider Approval of Minutes from the July 16, 2019 City Council Meeting.

MOTION: *James Ahlstrom made a Motion to Approve the Minutes from the July 16, 2019 City Council Meeting as presented. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

9. Public Works/Engineering Report.

Steve Maughan – highlights

- Final striping today for the west Pages Lane project. Bike symbols will be done with our regular striper next week.
- Jessi's Meadow is being paved today (they are still working at 7pm). There are still some punch list items to do but the project is coming to a close.
- Snack shack is gone. We had to put in new water and sewer lines so the parking lot is torn up and we will fence it in and keep it closed during construction.
- Highgate Estates is moving fairly quickly prepping the road for paving next week.
- Some rear yard drains had been buried in the Kinross subdivision; we asked the developer to open them up.
- Council member Williams conveyed appreciation from the Arts Council for the great support provided by public works during July 4 activities.

10. Administrative Report.

Duane Huffman

- Election - campaign finance reports were due by 5pm today. Mr. Brady Tracy was disqualified for not filing his report. Ballots must be postmarked by Monday, August 12 or dropped off here on election day, August 13. City hall will be open from 7am – 8pm for in-person voting.
- No planning commission meeting next week due to the Primary election.
- Staff researching grandfathered status of Woodhaven trailer park on 500 South. The property is for sale and potential buyers are questioning what can and cannot go in. One interested buyer wants to continue the same use so we need to determine how many trailers can be parked as there have been several multi-year vacancies, are there building permits needed, etc. Their attorney has provided compelling

arguments that they should get to keep the total number of lots regardless of recent vacancies.

11. Mayor/Council Reports.

James Ahlstrom –received complaints of high-speed traffic on 600 West. Residents wonder why new signs were placed on 1100 West and not their street. Can the signs be relocated if we find a comparable need? Mr. Huffman noted that the biggest difference is that there is no sidewalk on 1100 W and construction traffic on 1100 W has been considerable. The new solar signs can be moved periodically, but as new bases are required, the thought was to keep them in each location for at least a year. The cost about \$3500 each. Chief Hixson added that they also had a lot of calls about speeders on 600 W, so they scheduled extra patrols and used the radar trailer. Residents with concerns should contact the police department so they can document the activity.

Mark Preece – has been playing some golf with his grandson and taking lessons at Lakeside; it looks great down there.

James Bruhn – thanked public works and police officers for everything they did to help with the July 4 activities. He asked about whether the grazing/detention pond area at Kinross can be sold, and Mr. Huffman respond that it can, but that restrictions and obligations run with the land. Councilman Bruhn also asked about the status of the investigation of the burglary at the golf course. Chief Hixson responded with the progress so far.

Andy Williams – The new Youth Council is excited for the upcoming year. They are preparing for their fall retreat which will probably be the end of August.

Kelly Enquist – Mosquito pools along the Wasatch Front are testing positive for West Nile in nearly every location. They are spraying heavily. Suggest wearing DEET repellent whenever people are out in early morning and evening. West Nile has flu like symptoms and chronic cough.

Mayor Romney – thanked everyone for all they did for the July 4th celebration. It was a big success. He also reminded everyone to get out and vote.

12. Executive Session for the Purpose of Discussion Items as Allowed Pursuant to UCA 52-4-205(1)(a) and (d).

No executive session was needed.

13. Adjourn.

MOTION: *James Bruhn made a Motion to Adjourn this meeting of the City Council at 8:55 p.m. Andy Williams seconded the Motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council on August 20, 2019 by unanimous vote of all members present.


Cathy Brightwell (City Recorder)

