

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
Steve Maughan

CITY COUNCIL MEETING

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, AUGUST 20, 2019 AT CITY HALL, 550 N 800 WEST**

Invocation/Thought – James Bruhn; Pledge of Allegiance – Andy Williams

1. Approve the Agenda.
2. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
3. Canvass 2019 Municipal Primary Election.
4. Discussion on Proposed 400 North Well.
5. Consider Award of Well Drilling Contract for 400 North Well for \$798,110.
6. Consider Approval of Minutes from the August 6, 2019 City Council Meeting.
7. Public Works/Engineering Report.
8. Police Report.
9. Administrative Report.
10. Mayor/Council Reports.
11. Executive Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
12. 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 15, 2019.

Minutes of the West Bountiful City Council meeting held on **Tuesday, August 20, 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), Ben White (City Engineer), Steve Maughan (Public Works Director), Dallas Green (Director of Golf), Cathy Brightwell (City Recorder)

VISITORS: Gary Jacketta, Alan Malan, Jessica Gertsch, Dennis Vest, David Goudy, Mark Chandler

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

1. Approve Agenda

MOTION: *James Bruhn 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.

David Goudy, 2298 N 700 West, is following up to see if anything is being done with the water collecting in the gutter outside his home that he has mentioned in the past. He has tried to fill in low areas, but it has not solved the problem. Water coming off 2300 North makes the turn onto 700 West and has nowhere to go.

Ben White explained that this is a 43-year old problem as the original drainage was not designed correctly. There is only one drain in the entire subdivision. He said it can be improved, but very challenging to completely resolve. There are other similar situations around town, but this is one of the worst. There was discussion about several options, but none are ideal. There is no good answer without re-doing the entire road, and the asphalt doesn't need to be redone.

Mayor Romney asked staff to look at the problem and come up with options, including costs/estimates, to improve it. Other areas in the city where known problems exist should be included.

3. Canvass 2019 Municipal Primary Election.

Mayor Romney reviewed the results of the 2019 Primary Election as provided by Davis County. He noted the impressive 38.27% turn-out. There were 1196 ballots cast.

MOTION: *James Ahlstrom made a Motion to Certify the results of the 2019 Primary Municipal Election and declare elected James Ahlstrom (661 votes), James Bruhn (511 votes), Jessica Gertsch (434 votes), Dennis Vest (391 votes), Andy Williams (453 votes) and Rod Wood (439 votes) who will move on to the General Election on November 5. 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	Ken Romney - Aye

4. Discussion on Proposed 400 North Well.

Ben White provided a brief overview and background. For many years West Bountiful City has pursued an additional source of water to strengthen and protect the city's ability to provide culinary water to residents. Currently, the bulk of the city's water comes from purchases from Weber Basin Water Conservancy District, with supplemental amounts from the city's Stone Creek Well and purchases from Bountiful City's surplus water. Due to issues with the Stone Creek Well, it is not considered a viable long-term source of water for the city. An additional source controlled by West Bountiful City will protect the city from future cost increases and supply disruptions. In 2013, the city hired Stantec to conduct a well siting study, and in 2018, CRS Engineers was hired to design the well.

At the meeting on August 6th, 2019, the city council asked staff to return with more information related to the overall process on drilling the well, the suitability of the location and the overall cost of the project. In an effort to provide the requested information, Ben introduced Mark Chandler, a representative from CRS Engineering. Mark is the designer of the well which also includes lengthy studies requiring approval by the Division of Drinking Water and Division of Water Rights to obtain permission to drill at this site. He has worked for nearby cities of Bountiful, Woods Cross, Farmington, Layton and North Salt Lake.

Mr. Chandler has reviewed the Stantec hydrogeologic evaluation and test well siting study and believes they did a competent job. The four test well sites in the Stantec study were prioritized based on rankings of flow/flow reliability, water quality, potential contamination concerns, well interference, water right issues, land ownership, and probable construction costs. He said the 400 North well site is the highest rated location from the study. He believes completing another study would likely be a waste of time and money.

There was discussion about the need for a well. Mr. Chandler noted that it is uncommon for a city to not have its own source – the only similar city in Davis County he is aware of without its own groundwater source is Kaysville. Weber water prices are expected to increase more than what it will cost to have a well. A recent study for a new well in West Jordan showed that it paid for itself in five years.

Mr. Chandler described the difference between this process for well development compared to the city's previous efforts. The earlier test well was 2.5" – 3" wide, and it was able to identify soil characteristics and evidence of water present, but it did not allow for any actual water testing because the hole was too small. A production well was drilled a short distance away. Water conditions can change dramatically in a short distance. He recommends using the same location for the production well as the test well. This proposed test well will be 12" diameter and drilling will

include collecting soil water samples along the way to test for capacity and quality. He is confident we will find water – the question will be quantity and quality. He believes this is a solid investment, but there is never a guarantee.

There was discussion about whether the well, if successful, would produce enough water to supply the entire city and if the cost proposal was reasonable. Ben White responded that it is expected to produce around 600 to 1000 gpm, and currently the city would need approximately 1000 gpm to be fully self-sufficient. Mr. Chandler added that if initial samples suggest the well go deeper, we may only have a short period of time to decide on the additional drilling. If the last hundred feet are looking good, should we continue to drill deeper. As far as cost comparisons, this well is in line with costs Weber Basin has paid for recent wells.

Because the city does not own the site, there was concern about future relocation requirements. Mr. Huffman explained that state law requires UDOT to pay to move the well if they need it moved.

Council member Williams commented that the city needs water and needs to be as independent as it can be. Water is becoming more and more scarce.

Council member Enquist asked why we should not drill at the golf course where it should be easier. Mr. Chandler responded that the Stantec study shows that water quality deteriorates as you go farther west. That water can be great for irrigation but not suitable for drinking.

When asked why the Stantec report identified the specific four sites, Mr. White stated that the city gave Stantec three areas we thought we could get access to drill. They had done their own research and, also proposed Dewey Peterson property, after discussions with Mr. Peterson, which is essentially the same as the proposed 400 North location.

Staff was asked what additional costs would be incurred. Mr. Chandler said a well house and chlorination could be approximately \$400-500k. Similar well houses were recently built in Park City and Herriman for about \$450k.

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

MOTION – *Andy Williams made a Motion to Award the Well Drilling Contract to CRS Engineers for the 400 North Well for \$798,110 with the potential to expand if necessary. James Ahlstrom seconded the Motion which Passed by vote of 4-1, with Council member Enquist voting Nay.*

Council member Enquist stated he supports drilling a new well but does not believe this is the best location.

6. Consider Approval of Minutes from the August 6, 2019 City Council Meeting.

MOTION: *James Ahlstrom made a Motion to Approve the Minutes from the August 6, 2019 City Council Meeting as presented. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present*

7. Public Works (Steve Maughan).

- Road striping is finishing up; cross walks are a little different but look good. Mtn. View Estates is planning to pave by the end of September.

- Council member Ahlstrom asked about the status of the trail from Manors at McKean Meadows to the Prospector Trail. Steve responded that it cannot be completed until the developer has clearance to build over the gas easement.

8. Police Report (Chief Hixson).

- School has started so the crossing guards are back. We held their annual training yesterday. LaVerne Greaves contacted us that she will no longer work as a substitute. We have two other subs in place so it should be ok.
- Reserve officers – a new voluntary reserve officer accepted our employment offer. Reserve Officer Parker Bjorndal has completed training except for ghost week. We are completing background check on a third reserve officer.
- Officer Halliday has completed field training.
- EmPAC meeting was held tonight.

9. Administrative Report (Duane Huffman).

- The ULCT annual conference is in Salt Lake in September. Let him know quickly who wants to attend.
- Met with Davis Tech, who is always looking for small businesses (1-500 employees) they can help with free business consulting.
- Meeting with Woodhaven trailer park regarding its non-conforming status. The intent is to discuss what regulations apply and resolve issues so they can move forward.
- Met with McKay Bennett regarding his 2013 public improvements deferral agreement which did not include piping the ditch. He will likely come asking to expand the Deferral to include piping as he will need to put in a box past his neighbor to connect to existing piping.
- Request an Executive Session to discuss security measures.

10. Mayor/Council Reports.

James Ahlstrom – nothing to report.

Mark Preece – nothing to report.

James Bruhn – nothing to report.

Andy Williams – The Youth Council retreat is scheduled for Labor Day weekend in Park City.

Kelly Enquist – Mosquito Abatement report – Positive West Nile tests have gone from 60 to over 120.

Mayor Romney – nothing to report.

11. Executive Session for the Purpose of Discussion Items as Allowed Pursuant to UCA 52-4-205(1)(f).

MOTION: *James Ahlstrom made a Motion to move into Executive Session in the Police Training room for the purpose of discussing deployment of security personnel, devices, or systems. 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 Ahlstrom made a Motion to close the executive session at 8:57 p.m. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

12. Adjourn.

MOTION: *James Bruhn made a Motion to Adjourn this meeting of the City Council at 9:00 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 September 17, 2019 by unanimous vote of all members present.


Cathy Brightwell (City Recorder)



WEST BOUNTIFUL CITY

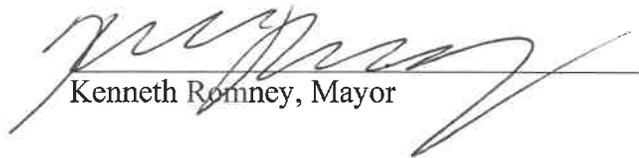
**Statement Regarding Closed Meeting of City Council
August 20, 2019**

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

I, Ken Romney, hereby affirm as follows:

1. I am the Mayor of West Bountiful City, and make the following averments based on personal knowledge.
2. I presided at a duly noticed meeting of the West Bountiful City Council on August 20, 2019.
3. Upon motion and a unanimous vote, the City Council closed the regular meeting and moved the meeting to the police training room for the purpose of discussing deployment of security personnel, devices, or systems, pursuant *Utah Code Ann.* § 52-4-205(1)(f)
4. Upon conclusion of that discussion, the Council resumed its open meeting.

DATED this 17th day of September 2019.


Kenneth Romney, Mayor

SUBSCRIBED AND SWORN TO before me this 20 day of Aug, 2019.


Patrice Twitchell,
Notary Public

