

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 ITS REGULAR MEETING
AT 7:30 PM ON TUESDAY, OCTOBER 1, 2019 AT CITY HALL, 550 N 800 WEST**

Invocation/Thought – Kelly Enquist; Pledge of Allegiance – James Ahlstrom

1. Approve the Agenda.
2. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
3. Resolution 458-19, A Resolution Requesting the Utah Department of Transportation Set the Legacy Parkway Speed Limit at 65 Miles Per Hour.
4. Creation of Part-time Police Administrative Position.
5. Appointment of Poll Workers for 2019 General Municipal Election.
6. Approve Minutes from the September 17, 2019 City Council Meeting.
7. Public Works/Engineering Report.
8. Administrative Report.
9. Mayor/Council Reports.
10. New Public Works Complex – Potential Financing and Construction Options (work session format)
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 twenty-four hours 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 26, 2019.

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2 Minutes of the West Bountiful City Council meeting held on **Tuesday, October 1, 2019** at West
3 Bountiful City Hall, 550 N 800 West, West Bountiful, Davis County, Utah.

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5 Those in attendance:

6 **MEMBERS:** Mayor Kenneth Romney, Council members, James Ahlstrom, James Bruhn,
7 Kelly Enquist, and Andy Williams

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9 **STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Ben White
10 (City Engineer), Steve Maughan (Public Works Director), Chief Todd Hixson, Dallas Green
11 (Director of Golf), Patrice Twitchell (Secretary)

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13 **EXCUSED:** Mark Preece

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15 **VISITORS:** Gary Jacketta, Alan Malan, Rod Wood, April Vowles, Tanner Pett, Mark
16 Anderson (Zions Bank)

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20 Mayor Romney called the regular meeting to order at 7:35 pm. Kelly Enquist provided an
21 invocation. Tanner Peck led the Pledge of Allegiance.

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23 **1. Approve Agenda**

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25 **MOTION:** *Andy Williams made a Motion to approve the agenda as presented. James*
26 *Bruhn seconded the Motion which PASSED by unanimous vote of all*
27 *members present.*

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29 **2. Public Comment – two minutes per person, or five minutes if speaking on behalf of a**
30 **group.**

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32 No Public Comment.

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35 **3. Resolution 458-19, A Resolution Requesting the Utah Department of Transportation**
36 **(UDOT) to Set the Legacy Parkway Speed Limit at 65 Miles Per Hour (mph).**

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38 As part of an original settlement agreement between the State of Utah and Legacy Parkway
39 lawsuit plaintiffs, semi-trucks were prohibited and the speed limit was set at 55 mph. Both of these
40 provisions are set to expire as of January 1, 2020, and efforts to extend them have not been
41 successful.

42 In an effort to lessen the impact of increased noise and pollution to those living and
43 recreating adjacent to the Parkway, the cities of Woods Cross, North Salt Lake and Farmington
44 have asked for support for a lower than standard speed limit on Legacy Parkway. The initial
45 request was for 65 mph as shown on the Resolution 458-19, but today city staff was informed that
46 the other cities are requesting 60 mph. UDOT has completed the speed limit study but has not
47 announced what speed limit they intend to set.

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49 **MOTION:** *Kelly Enquist made a Motion to Adopt a Resolution 458-19 Requesting*
50 *UDOT to Set the Legacy Parkway speed limit at 60 mph instead of 65 mph.*
51 *Andy Williams seconded the Motion which PASSED.*

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The vote was recorded as follows:

James Ahlstrom – Aye	Kelly Enquist – Aye
James Bruhn – Aye	Andy Williams – Aye

58 **4. Creation of Part-time Police Administrative Position.**

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60 The police department currently has one full-time administrative position that primarily
61 handles the front desk, records management, evidence room management, and several other
62 specialized administrative functions. In the past, the department has attempted to retain an “on-
63 call” position to serve as back-up and to increase our capacity for other tasks; however, due to the
64 inconsistent nature of the position we have never been able to keep someone for long.

65 The department currently has a critical need to increase the capacity for evidence room
66 management, records management, and public relations. Additionally, the city has need for staff
67 capacity related to nuisance code enforcement

68 Chief Hixson explained that the position will work between two and thirty-two hours per
69 week based on need, and at a proposed rate of \$16.15/hour. As a part-time position, the city will
70 have significant savings of employee related costs such as health insurance and retirement. The
71 total annual cost will be about \$29,000 plus nominal supplies. If approved, he will post the job.

72
73 **MOTION:** *Andy Williams made a Motion to Authorize the creation of a part-time police*
74 *administrative position as requested. Kelly Enquist seconded the Motion*
75 *which PASSED.*

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The vote was recorded as follows:

James Ahlstrom – Aye	Kelly Enquist – Aye
James Bruhn – Aye	Andy Williams – Aye

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82 **5. Appointment of Poll Workers for 2019 General Municipal Election.**

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84 Each municipal legislative body is required to appoint poll workers for a local election at
85 least fifteen days before an election. As part of the interlocal agreement with Davis County, poll
86 workers are recruited and trained through the Davis County Clerk’s office. The following poll
87 workers are recommended for appointment: Sheila Richards - Poll Manager, Lucile Eastman –
88 Receiving Clerk, and Esther Miller – Ballot Clerk

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90 **MOTION:** *James Bruhn made a Motion to Appoint Poll Workers for the 2019 General*
91 *Municipal Election. James Ahlstrom seconded the Motion which PASSED by*
92 *unanimous vote.*

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6. Approve Minutes from the September 17, 2019 City Council Meetings.

MOTION: *James Bruhn made a Motion to Approve the Minutes from the September 17, 2019 as corrected. Andy Williams seconded the Motion which PASSED by unanimous vote of all members present.*

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**7. Public Works/Engineering Report.
(Steve Maughan).**

- Highgate will be paving 1450 W and stub road on Thursday; water line will be looped in a couple weeks and then the intersection will be completed.
- Atwater Estates is still waiting for water lines to be tested, trenches in road are still unpaved.
- Water line break today at 800 W 500 No; will back-fill tonight. One detached garage flooded in at duplex on west side of road. Council member Ahlstrom thanked public works for their effort.

(Ben White)

- Planning Commission will hold 3 public hearings next week - General Plan, Land Use Fees, and accessory dwelling unit recording requirements. They will also consider a 4-lot subdivision south of Highgate Estates called Tail Gate Acres owned by Jack Williams.
- Planning Commission recently approved conditional use permits for Canyon Pipeline construction staging on the Sewer District property, and a gun assembly business on 500 South/1100 West.
- 1100 West curb and gutter has started and should be completed next week.
- The initial phase of well drilling has been completed; grout, casing and gravel pack is in. Everything looks good but still waiting for additional testing. We won't know 'real' water quality/quantity for a few weeks.
- The city received an annexation application from Mr. Goldberg on 1200 North.
- Highgate has a requirement to build a 4-foot sidewalk/parkstrip on 1450 West. The property owner on the corner of Millbridge/1450 N has built a 6-ft. wall along the area and has agreed to put in 6-foot sidewalk, with no parkstrip, and landscaping along the wall. The council did not oppose this, but Council member Bruhn requested that it be on record that the sidewalk must be 6-feet wide if there is no standard park strip.

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8. Administrative Report (Duane Huffman).

- Candidate's Meet and Greet will be held at city park Monday evening, October 7th.
- Financial auditors annual field work is scheduled for next week.
- Will forward enforcement options for Mountain Shadows kennel (Olsen) on Pages Lane.

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9. Mayor/Council Reports.

James Ahlstrom – Has a hearing in Manti on Monday; hoping to make it back in time for the Meet & Greet for candidates.

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140 James Bruhn – Arts Council concert on October 11th will be Cowboy Poetry.
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142 Andy Williams – Paul Holmes is concerned amount many people running the stop sign on
143 1100 W and Pages Lane. Also suggests streetlight at west end of his property to help light
144 trailhead.
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146 Kelly Enquist – Will be absent for next meeting.
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148 Mayor Romney – No report.
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151 **10. New Public Works Complex – Potential Financing and Construction Options (work**
152 **session format)**
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154 Mr. Huffman gave a brief review and introduced Mark Anderson from Zions Bank who is
155 available to answer questions.
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157 SCOPE –

- 158 - Public Outreach – This is the largest project ever contemplated by West Bountiful, so it
159 makes sense to provide information and seek public input in early stages. The council agreed
160 and asked that a special newsletter on this and other capital projects go out as soon as
161 possible.
162 - Size - \$7M project overall - \$4M main building (22k sq. ft.); \$2M site improvements/
163 outbuildings; \$1M miscellaneous (contingencies, design, furniture, etc.). There was
164 discussion of ways to reduce cost. For example, eliminate office space, reduce number of
165 bays, or using other building materials. Council member Ahlstrom expressed concern about
166 cutting too much. The council needs firm numbers and clear financing options before a
167 decision can be made.
168 - Timeline – Staff stated that it understood that the council wanted to proceed as quickly as
169 reasonable. The council confirmed this direction.
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171 FINANCING 10-year forecast –

- 172 - Policy Options – Mr. Huffman reviewed updates to the 10-year forecast of the General Fund,
173 and then presented policy options that could provide available funds to the project, including
174 dedicating new property taxes in a separate fund earmarked for only this project; raising taxes
175 as/when needed; keeping property tax up with inflation; using other eligible funds, i.e., Water
176 Fund and RAP; and leveraging other city assets. The city may be able to sell property when
177 timing is right (Jessi’s Meadow/1200 North property). Staff was asked to come up with an
178 estimate of the land’s current value.
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180 FINANCING OPTIONS –

- 181 - Mark Anderson with Zions Bank Public Finance reviewed options related to bonding.
182 Based on the circumstances, he recommends sales tax revenue bonds, and while sales taxes
183 are the collateral, any available funding could be used to make payments. On the term, he
184 suggested that the city consider expected future growth. He stated that he believes the city
185 would receive a AA credit rating. The first step is to adopt a parameters resolution, and this

186 can be done early in the process to make it faster to move forward later. He provided a
187 history of interest rates, and they appear to be very low currently.
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189 CONSTRUCTION DESIGN METHODS –

- 190 - Traditional – bid/build. Perceived to be most economical but longest process because the city
191 has to design everything first and can't lock in prices early.
- 192 - Design build – one contract for both design and build. Designer/architect and contractor work
193 together. Not as much involvement in details. Fewer bidders.
- 194 - CM/GC – separate contract for architect and builder. They work together and can tweak to fit
195 budget. Pro – good coordination. Faster than traditional. Less risk but pay some premium
196 getting contractor involved earlier in process but better control. More work for staff. Used by
197 school districts, fire dept. Probably best value.

198
199 Rod Wood offered examples of methods used in North Salt Lake.

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201 Next steps: Should start public outreach as soon as possible; find bond counsel and prepare
202 parameters resolution; continue to research construction methods, with the idea that we are leaning
203 towards Design Build or CMGC.
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206 **11. Executive Session for the Purpose of Discussion Items as Allowed Pursuant to UCA**
207 **52-4-205(1)(f).**

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209 An Executive Session was not held.
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212 **12. Adjourn.**

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214 **MOTION:** *James Bruhn made a Motion to Adjourn this meeting of the City Council at*
215 *10:05 p.m. Andy Williams seconded the Motion which PASSED by*
216 *unanimous vote of all members present.*

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220 *The foregoing was approved by the West Bountiful City Council on October 15, 2019 by*
221 *unanimous vote of all members present.*

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223 _____
224 Cathy Brightwell (City Recorder)

