

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 AMENDED AGENDA #2

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A WORK SESSION
AT 6:30 PM FOLLOWED BY ITS REGULAR MEETING AT 7:30 PM ON
TUESDAY, JUNE 18, 2019 AT CITY HALL, 550 N 800 WEST**

6:30 p.m. Work session to Discuss FY 2018/2019 Budget Amendment and FY 2019/2020 Budget

7:30 p.m. Regular Meeting

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. Consider Resolution 455-19, A Resolution Enacting the 2nd Amendment to the Fiscal Year 2018-2019 Budget.
4. Consider Resolution 456-19, A Resolution Adopting the West Bountiful City Budget and Property Tax Rate for the Fiscal Year 2019-2020.
5. Consider Award of 1100 West Sidewalk Project.
6. Consider Purchase Approval for Three 2020 Ford Explorers for a Total of \$100,209.
7. Open Meeting Training.
8. Consider Approval of Minutes from the June 4, 2019 City Council Meeting.
9. Police Report.
10. Public Works/Engineering Report.
11. Administrative Report.
12. Mayor/Council Reports.
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 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 June 17, 2019.

MEMORANDUM



TO: Mayor and City Council

DATE: June 17, 2019

FROM: Duane Huffman

RE: **Follow-up: 1100 W Sidewalk Options**

This item was discussed at the June 4th council meeting. This memo updates options related to connecting street improvements on the east side of 1100 W between Millcreek and 190 N.

Background

After HollyFrontier completed street and sidewalk improvements from 500 S to Millcreek, the city immediately began exploring how to connect the new improvements to existing improvements at 190 N. The original FY 19 budgeted included \$70,000 for asphalt, curb, gutter, and sidewalk funded through street impact fees for such a project.

Due in part to other city projects competing for staff time and the difficulties of the design, staff did not bid this project earlier this year. Mayor Romney has expressed a desire for some level of improvements to be installed for the 2019/2020 school year to increase the safety of children traveling from the area to the elementary school. Staff has developed the following three options.

Options

1. Bid the project using the standard bid process (likely with a larger project like 800 W). Now that the design is complete, staff believes that this project will exceed the budgeted \$70,000, and will likely be closer to \$110,000-\$120,000. Generally, a formal sealed competitive bid process is used for projects over \$50,000. Staff believes that using this process now will likely result in the project being completed in 2020.
2. Move forward now as an emergency project (it is still unlikely that the road will be paved before the beginning of the school year). The city was able to obtain quotes from two contractors doing projects for the city (the third did not respond). The lowest quote is for \$124,363.89 from M.C. Green & Sons, Inc. In reviewing the unit prices, staff believes it is a reasonable quote.
3. Extend asphalt without completing other improvements. If the project was pared down to just include new asphalt to create a walking path similar to other sections of 1100W, the cost would be closer to \$37,000, which is below the level required for competitive bidding. Staff believes that some of the asphalt installed in this scenario will be replaced if curb and sidewalk is eventually installed. In addition, connecting the sections of sidewalks seems a safer route than the widened asphalt.



m.c. green & sons, inc.

GENERAL CONTRACTORS

150 NORTH 1050 WEST - CENTERVILLE, UTAH 84014
PHONE: 801-298-2988 • FAX: 801-298-2697
www.mcgreen.net

To: West Bountiful City	Contact:
Address: 550 North 800 West West Bountiful, UT 84087 USA	Phone: (801) 292-4486 Fax: 801-292-6355
Project Name: 1100 West Shoulder Work 2018	Bid Number:
Project Location:	Bid Date:

Thank you for the opportunity to bid on your project. Please call with any questions.
Office: 801-298-2988

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization	1.00	EACH	\$2,500.00	\$2,500.00
2	Clear & Grub, Tree Removal	1.00	LS	\$12,790.00	\$12,790.00
3	Excavate Shoulder	5,597.00	SF	\$3.98	\$22,276.06
4	Install 12" Borrow, 8" Base, Geotech Fabric	5,597.00	SF	\$3.65	\$20,429.05
5	Install 5" Asphalt	4,320.00	SF	\$3.94	\$17,020.80
5	Install 30" Curb & Gutter	511.00	SF	\$19.45	\$9,938.95
6	Install 4" Sidewalk(Assumed 4' Wide) With 6" Base	2,044.00	SF	\$6.97	\$14,246.68
7	Install Drive Approach With Roadbase	4.00	EACH	\$2,600.00	\$10,400.00
8	Landscape Repair, Sidewalk Backfill, Etc.	1.00	LS	\$4,500.00	\$4,500.00
9	New Inlet Box	1.00	EACH	\$2,985.00	\$2,985.00
10	New 15" RCP Assumed	35.00	LF	\$74.21	\$2,597.35
11	New Storm Drain Box On Existing	1.00	EACH	\$4,680.00	\$4,680.00

Total Bid Price: \$124,363.89

Notes:

- Surveying and layout excluded.
- This bid is valid for a period of 30 days.
- Excludes any utility relocations including power poles.
- Excludes roadway striping.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

M.C. Green & Sons, Inc.

Authorized Signature: _____

Estimator: _____



2133 West 2425 South
Woods Cross, UT 84087
Phone: (801) 521-3005
Fax: (801) 532-5544

To:	West Bountiful City	Contact:	Ben White
Address:	West Bountiful City	Phone:	
		Fax:	
Project Name:	1100 West Street Widening	Bid Number:	1
Project Location:	11 S 1100 W, West Bountiful, UT	Bid Date:	6/5/2019

Thank you for the opportunity to bid on this project.

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Mobilization	1.00	LS	\$19,250.00	\$19,250.00
Concrete Removal	300.00	SF	\$5.25	\$1,575.00
Trim And Demolish Trees And Grind Stumps	1.00	LS	\$6,500.00	\$6,500.00
Relocate Mailbox To Park Strip	1.00	EACH	\$500.00	\$500.00
30" Concrete Curb And Gutter	512.00	LF	\$35.00	\$17,920.00
Excavate And Repair Soft Subgrade Spots	20.00	SY	\$115.00	\$2,300.00
5" Thick Asphalt, Excavation, And Base Materials	500.00	SY	\$75.00	\$37,500.00
Adjust Manhole To Grade	1.00	EACH	\$575.00	\$575.00
4" Thick Concrete Sidewalk	1,750.00	SF	\$7.25	\$12,687.50
6" Thick Concrete Sidewalk, Drive Approach, And Driveway	1,000.00	SF	\$8.95	\$8,950.00
Storm Drain Box And 10" Pipe Extension	1.00	LS	\$5,500.00	\$5,500.00
8" Storm Drain Pipe, Fittings And Slope Protection	1.00	LS	\$6,900.00	\$6,900.00
Relocate Water Meter To Park Strip	1.00	EACH	\$1,250.00	\$1,250.00
Chain Link Fence Repair	1.00	LS	\$950.00	\$950.00
Front Yard Sod Repair	1,600.00	SF	\$4.00	\$6,400.00
Park Strip Topsoil, Sod, And Sprinkler	900.00	SF	\$4.00	\$3,600.00
Private Property Grading And Topsoil	2,500.00	SF	\$2.75	\$6,875.00
Total Price for above Items:				\$139,232.50

Total Bid Price: \$139,232.50

Notes:

- Wind River Excavation may use automated GPS equipment to verify existing and proposed grades as we progress through the project as compared to the bid set of the plans. To effectively use GPS, Wind River would need 5 control points provided by the GC or GC's surveyor (these can be the same property corner points used by the GC).
- Street sweeping and dust control for Wind River's work only is included. This will be done while Wind River is on site.
- Unless noted otherwise, trench backfill will be with native material. No import of trench backfill is included in this quotation.
All on-site material is considered suitable for site backfill.
- Trench drains, vapor barrier, and dewatering of any kind are excluded.
- Snow, frost, and mud removal is not included as part of this contract. If snow, frost, and mud removal is done by Wind River Excavating it will be charged on an hourly basis. Furnishing or installing insulation blankets for any purpose is not included.
- Permits, Fees, Testing, Inspections, Layout and Construction Staking are by others.
- Any Additional loads of gravel for track out pads, laydown areas or site trailers will be extra.
- Construction water will be provided at the site, at no charge, by others including the hydrant meter provided by the city.
- SWPPP installation and maintenance will be done by others unless specifically provided for in the bid items.
- Backfill of voids or holes caused by demolition of existing structures is excluded unless specifically provided for in the bid items above.
- All asphalt patching and paving is by others unless specifically provided for in the bid items.
- Delay charges stemming from lost time and production due to time waiting for answers, work area not ready when promised or other contractors encroaching in our assigned area will be billed at a rate of \$500.00 per hour for each crew idled.

MEMORANDUM



TO: Mayor and City Council

DATE: June 17, 2019

FROM: Duane Huffman

RE: **Expenditure Approval**

The city's procurement code requires that certain expenditures of \$10,000 or more first be approved by the city council. Approval is requested for the following:

1. Police Vehicles

The FY 20 budget contains funding for a police vehicle plan that includes the purchase of three new patrol vehicles. The police department needs approval now to place the order for these vehicles to avoid shipment delays. Each 2020 Ford Explorer (police package) costs \$33,403, for a total order of \$100,209.

UTAH OPEN & PUBLIC MEETINGS ACT

UTAH CODE ANN. §52-4-101et seq.

Annual Training Per UCA §52-4-104

Declaration of Public Policy

- West Bountiful City exists to aid in the conduct of the people's business.
 - **Actions will be taken openly**
 - **Deliberations will be conducted openly**



ALL THOSE IN FAVOR
OF WHAT WE DISCUSSED
IN OUR E-MAIL THREAD
AND AT LARRY'S SON'S
BIRTHDAY PARTY SAY 'AYE'

'Aye'

'Aye'

'Aye'

I

... HAVE
NO IDEA
WHAT'S
GOING ON

I THOUGHT
THIS MEETING
WAS OPEN?

WINK
NUDGE

To Whom Does the Law Apply

- Any administrative, advisory, executive, or legislative body that:
 - Was created by statute, rule, ordinance, or resolution; and
 - Consists of two or more persons; and
 - Expends, disburses, or is supported in whole or in part by tax revenue; and
 - Is vested with the authority to make decisions regarding the public's business (including recommendations to the City Council)

For West Bountiful, This Includes:

- City Council
- Redevelopment Agency
- Planning Commission
- Emergency Preparedness Advisory Committee
- Architectural Review Board – Historic Overlay District
- Arts Council
- Youth City Council

What Is a Meeting?

- Quorum must be present
 - Including workshops
 - In person or electronically
- You are there to:
 - Discuss, or
 - Receive Comment, or
 - Act on anything you have jurisdiction or advisory authority over.

What is Not a Meeting?

- A chance meeting
- A social meeting
- Convening a public body with both legislative and executive responsibilities where no public funds are appropriated and meeting solely for discussion or to implement administrative/operational matters

Meetings

- Must be open to the public unless properly closed;
- Must be properly noticed;
- Must be properly recorded.

Notice

- Must be Posted at City Office and Utah Public Notice Website at least 24 hours before the meeting:
 - Agenda
 - Date
 - Time
 - Location
- Annual notice of meetings throughout the year

Agenda

- “Shall provide reasonable specificity to notify the public as to the topics to be considered at the meeting”
- “Each topic shall be listed under an agenda item”
- Items not on the agenda that are raised by the public may be discussed, but cannot be acted upon

Minutes

- Minutes For All Open Meetings Must Include:
 - Date, time, place;
 - Names of members present and absent;
 - Substance of all matters proposed, discussed, or decided;
 - Record, by individual member, of each vote taken;
 - Name of each individual not on the body that is recognized by the chair who provides testimony or comments, and a summary of what was said;
 - Any other record of the meeting that a member requests be included.

Minutes, continued

- Body must establish and implement procedure for approval of minutes
- Minutes not yet approved must have something to the effect of “Pending”, or “Not Yet Approved ” printed on top
- Pending minutes, Approved Minutes, and a Recording of a public meeting are public records under GRAMA
- Must be available to the public within 3 days of approval
- Minutes must be retained permanently

Audio Recordings

- Each meeting must be recorded
- Recording of open meetings must be available to the public
- Recording of closed meetings are protected records under GRAMA

Electronic Meetings

- An ordinance/rule/policy “governing the use of electronic meetings” must be adopted by Public Body
- Can meet by phone, computer, or other electronic means
- Notice requirements still apply
- Public must be able to attend or participate
- *Currently only applies to City Council meetings*

Emergency Meetings

- Emergency means emergency
- Must give as much notice as possible
- Must attempt to notify all members
- A majority of members must approve the meeting

Electronic Message Transmissions

UCA § 52-4-210:

”Nothing in this chapter shall be construed to restrict a member of a public body from transmitting an electronic message to other members of the public body at a time when the public body is not convened in an open meeting. “

Closed Meetings/Executive Session

- Closed meetings are used to discuss specific items that fall into one or more of the following categories:
 - An individual's character, professional competence, or physical or mental health;
 - Pending or reasonably imminent litigation;
 - Purchase, sale, lease, exchange of real property
 - Deployment of Security personnel, devices or systems; or
 - Criminal misconduct.

Closed Meetings, continued

- Meeting must begin as an open meeting;
- Must have a 2 / 3 vote to go into a closed meeting;
- Purpose of the closed meeting must be publicly stated;
- The discussion cannot stray from stated allowed purpose;
- May not interview candidates applying to fill an elected position;
- Must be held at the regular meeting location if held on the same day; and
- No official actions can be approved or final votes taken.

Enforcement/Violations

- Intentional closed meeting violation = Class B misdemeanor
- Court may:
 - Void an action taken
 - Compel compliance
 - Award attorney fees and court costs to successful plaintiff
- Attorney General and County Attorneys are charged with Enforcement
- Any aggrieved individual can bring suit

	Legislative	Administrative	Quasi Judicial
Characteristics	Very Broad Authority Broad Public Input	Restricted Authority Limited or No Public Input	Very Restricted Authority Input Restricted-Involved Parties
	• Creates New Law • Allows for Citizen Input as Basis for Decision • Vision/Goal Setting	• Enforces Current Law • Bound by Law Rather than Public Opinion • Does Not Create or “Bend” Law	• Based on Established State Law • No ex-parte communication
Responsible Body	<u>Land Use Authority (es)</u> • Planning Commission (advisory) • City Council	<u>Land Use Authority (es)</u> • Planning Commission • City Council • City Engineer • City Recorder • Enforcement Officer	<u>Land Use Authority (es)</u> • City Council <u>Courts</u>
Land Use Actions	• General Plan • Zoning Ordinances • Subdivision Ordinance • Amendments • Annexation Policy	• Business License • Building Permit • Conditional Use Permit • Subdivision Approval • Variances	• Appeals

Questions/Concerns?

PENDING – Not Yet Approved

Minutes of the West Bountiful City Council meeting held on **Tuesday, June 4, 2019** 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, Mark Preece, and Andy Williams

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

EXCUSED: Steve Doxey (City Attorney)

VISITORS: Dan Broderick, Gary Jacketta, Curtis Bingham, JoLee Fletcher, Alan Malan

Mayor Romney called the regular meeting to order at 7:31 pm. Kelly Enquist provided an invocation; James Ahlstrom led the Pledge of Allegiance.

1. Approve Agenda

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

Debbie McKean, representing the Arts Council, provided an update on the 2019 Independence Day celebration. She said the Arts Council appreciates the increase in budget for the event. Fireworks display will be a little longer with the new budget and the Park will take on new look. Canopies will be set up providing a carnival look and festive atmosphere. She distributed assignments for council members and asked that if they trade assignments to let her know. Parade entries are down but Shelly Murphy, the parade chair, is calling past entrants. Council members need to submit parade entries online and arrange for cars.

Council member Ahlstrom thanked her and asked her to let the rest of the group know they appreciate the hard work that goes into this event.

Levi Tuaone, resident, reminded Council he had been here several meetings ago and was disappointed that there was nothing in the recent newsletter about his suggestion to change the name of the city. He believes West Bountiful needs its own name to stand apart from Bountiful City.

Council member Ahlstrom responded that he does not oppose the idea and it could be fun to see what the residents think but he believes it will be difficult to get broad consensus. He's curious

what it would cost to change everything. It will take time to get the word out for community buy-in and prepare a cost analysis. He suggested exploring a naming contest for public buy-in.

Mayor Romney asked staff to look at the issue, prepare an outline of what would be involved to change the name, including cost. Then we could see about putting out in newsletter and social media to get some momentum. If there is enough momentum, could put it on election to get vote of people.

Duane Huffman commented this could be a significant project. Before investing a lot of time, we should know if there was consensus among the council to explore the idea. Council member Enquist believes it will be an expense to re-brand everything; council member Williams likes the name, West Bountiful. Mr. Huffman said he will do a cursory review and get back to them.

Mr. Tuaone said he came here because he didn't know how to proceed. He asked if there was any objection to him distributing little information sheets around town to let people know what he'd like to do and let them think about it. There was no objection.

3. Public Hearing – Amendments to Fiscal Year 2018-2019 Budget.

MOTION: *James Bruhn made a Motion to Open the Public Hearing for Amendments to the FY 2018-2019 Budget. Mark Preece seconded the Motion which PASSED with a vote of 5-0.*

Mr. Huffman reviewed the highlights from the Tentative Budget Message. The biggest changes are in fund transfers to control general fund balance and to ensure that projects are in the correct budget year. The proposal includes an additional \$800K transfer from the general fund to the capital projects funds. The Pages Lane II project, park restroom, and new well all have funding moved from FY 19 to FY 20. There some increases in expenses, for example, the repairs to the Stone Creek well, Bountiful City water, and building inspections. Final updates will be proposed prior to adoption at the next meeting.

There was no public comment.

MOTION: *James Ahlstrom made a Motion to Close the Public Hearing. Mark Preece seconded the Motion which PASSED with a vote of 5-0.*

4. Public Hearing – Fiscal Year 2019 – 2020 Budget

MOTION: *Mark Preece made a Motion to Open the Public Hearing for the FY 2019-2020 Budget. James Bruhn seconded the Motion which PASSED with a vote of 5-0.*

Duane Huffman reviewed the highlights of the tentative budget. Significant capital projects include the public works west yard, and 800 West and Porter Lane road projects, and pickleball. Before the projects proceed, the council will need to have more discussion to determine the scope. He recommends keeping the dollars as placeholders for now.

The budget proposes equipment purchases for police and public works. Election expenses currently include a primary, and we will know if it's needed prior to adopting the budget. There is no proposal for new personnel, but the tentative budget does include an inflation adjustment to the pay scale of 2%.

Since the tentative budget was adopted there have been additional updates: worker's compensation rates have been reduced based on new quotes; proportional allocations of public works employees to various funds have been updated; fire district contributions are still in development but will likely be lower than current levels; telephone system recommendations are close to be finished.

The largest item still in the works is the property tax rate. Mr. Huffman explained how certified property tax rates are determined according to truth-in-taxation laws. Based on these laws and changes in values of business personal property, homeowners could see fifteen percent increase. Staff estimated the reduction in revenue necessary to keep the average homeowner costs flat to be approximately \$209k. Without action, homeowners would see about \$40/year.

The final budget will be on the agenda for approval on June 18.

There was no public comment.

MOTION: *Andy Williams made a Motion to Close the Public Hearing. Kelly Enquist seconded the Motion which PASSED with a vote of 5-0.*

5. Consider Request to Defer the Responsibility to Construct Public Improvements for 1636 N 560 West as a Condition of a Building Permit.

At its last meeting, the council affirmed that the construction of curb and sidewalk along the street frontage of 560 West was required as part of the building permit for a new house. The Council also acknowledged that they would reconsider the decision based on additional design information based on the flatness of the road.

Ben White stated that a topographic survey of 560 West confirmed what had been speculated. 560 West street is essentially flat between Pages Lane and the cul-de-sac bubble. In order to achieve proper drainage, the entire 350-foot section of road will need to be removed, regraded and reconstructed which is beyond the scope of one homeowner. Additionally, 560 West has a four-inch cast iron water line that needs to be replaced. For these reasons, the Clyde's are asking the City Council to reconsider the requirement to install curb and sidewalk.

Mr. White presented three options. 1) Defer the installation of curb and sidewalk, 2) Council could elect to replace the water line and street now while having the Clyde's participate in the financial cost to install curb and sidewalk along the frontage of their property, or 3) Install the curb, storm drainage and sidewalk along the frontage of the property matching the existing asphalt elevation while providing for as good of drainage as possible.

There was discussion about the options. If the Clyde's place curb only in front of their property, would it resolve the drainage issues? Mr. White indicated it might help but it would not fix the problem. If just the sidewalk is added, it would not match current grades and could be dangerous.

MOTION: *Andy Williams made a Motion to defer the Responsibility to Construct Public Improvements for the Clyde's at 1636 N 560 West. Mark Preece seconded the Motion which PASSED with a vote of 5-0.*

6. Consider Request to Defer the Responsibility to Construct Public Improvement for Neuschwander's on 400 North as a Condition of a Building Permit.

The Neuschwander family has submitted a building permit application to construct a new house on their vacant two-acre parcel located at approximately 1400 W 400 North. They installed

water and sewer services while Dominion Energy was working in front of and on their property and completed that work prior to Dominion resurfacing the road to avoid a road cut in front of their future house. Upon review of Neuschwander's building permit application, staff made the determination that WBMC 15.08.50 is applicable and the installation of curb and sidewalk would be required.

Ben White discussed possible rationale in favor of granting the deferment request. 1) There is not curb or sidewalk within 700 feet on the north side of 400 North. The only curb on 400 North, west of 1100 West, is one lot width at Jessi's Meadow. 2) Most of 400 North has homes already constructed and the likelihood of another property owner on the north side of 400 North being required to install curb on the north side of 400 North in the near future is slim. 3) The street may not look as attractive if there was only one house with curb and sidewalk, 4) Mailbox placement is sometimes problematic, and 5) Traffic safety is often a concern when the street width varies.

Mr. White also offered possible rationale to deny the deferment request. 1) The land parcel is 230 feet wide which represents a considerable section. 2) The parcel is two acres with enough frontage for two houses so it is possible the lot could be subdivided in the future and a second house built. 3) The city standard for streets includes curb and sidewalk. 4) There is on-going discussion about development of the nearby equestrian center.

There was discussion about the options. When development occurs to the west, the road won't be able to handle the traffic. Most homes on that street already have deferral agreements, some from the city and some from the County before they were incorporated as West Bountiful. When the road is redone, agreements can be called due and residents will benefit from larger group pricing.

MOTION: James Ahlstrom made a Motion to Defer the Responsibility to Construct Public Improvements for the Neuschwander's on 400 North as a Condition of a Building Permit. Andy Williams seconded the Motion which PASSED with a vote of 5-0.

7. Consider Approval of Amended Plat for Hurdman's.

Robert Hurdman and Richard Fletcher own the two lots in this plat. In 2014, they agreed to modify their property boundaries to "square up" Lot 1. They modified landscaping and had an amended plat prepared. However, approval and recording the amended plat was overlooked. The two owners are now requesting the City approve the plat amendment to modify property lines in accordance with the Owner's agreement five years ago.

Ben White stated that staff recommends approval of the amended Hurdman subdivision plat. No new lots are created with this amendment, the remaining lots meet the minimum requirements for their R-1-22 zone and previous plat approval, the public easements are unchanged, and the City is the only public entity affect by the plat amendment.

MOTION: James Ahlstrom made a Motion to approve the Amended Plat for Hurdman Subdivision. James Bruhn seconded the Motion which PASSED with a vote of 5-0.

8. Follow-up Discussion Regarding Catalpa Trees in Park Strip.

At the May 7th council meeting staff was asked to research a species of catalpa trees called umbrella catalpas, specifically regarding their status as prohibited in city park strips. This was in relation to a request from Mr. Robert Luke, 789 W 1950 N, who recently planted nine such trees in the park strip in the front and side his home. At the same meeting, staff asked Mr. Luke for any assistance he could offer regarding the exact species, and he was also asked to trim his older trees as soon as possible.

Duane Huffman summarized his research. He discussed the issue with Assistant Professor Sheriden Hansen who had provided an earlier letter to Mr. Luke that was included in his April 29th packet to city council. She emphasized that umbrella catalpas would only be compatible in a narrow park strip if trimmed completely back each year. If this maintenance occurs, the width of the tree would remain about five feet. If the branches are not trimmed back each year, the tree will reach a width of 15-20 feet, and a total height of 15–20 feet. This size is not compatible for the standard park strips in West Bountiful.

Mr. Huffman also provided information on catalpas from the University of Utah including an image of a mature tree and referenced a YouTube video showing the seasonal growth of a mature tree that has been pruned back titled “Time Lapse Catalpa Tree.”

Also discussed were photos of the overgrown trees in front of Mr. Luke’s home taken on May 30, 2019 showing it is not reasonable to expect such trees to be trimmed back each year.

Mr. Huffman stated that based on the research, as well as Mr. Luke’s failure to perform any maintenance on the older trees since May 7th, staff does not recommend amending the current official tree list to allow umbrella catalpa trees.

There was discussion and council member Ahlstrom added that these trees were clearly not allowed in West Bountiful Park strips at the time they were planted.

Council took no further action to consider amending the official tree list.

9. Consider Purchase Approval for Property Associated with a Trail Connection at 620 W 1950 North for up to \$10,400.

The city has been in discussion with Eric and Lucile Eastman regarding the purchase of land or easement along their northern property line with the intent of extending the Onion Parkway Trail to 600 West. While negotiations are not completely finalized, staff is seeking council approval for purchase of property up to \$10,400 (\$9.59 per square foot). Such approval will allow the city to issue payment once negotiations are concluded and the property is deeded to the city.

MOTION: *James Bruhn made a motion to approve the purchase of property up to \$10,400 (\$9.59 per square foot) for property associated with a trail connection at 620 W 1950 North. Andy Williams seconded the Motion which PASSED with a vote of 5-0.*

10. Consider Approval of West Bountiful City Hall as West Bountiful’s Polling Location for both the 2019 Municipal Primary, if necessary, and General Elections.

MOTION: *James Ahlstrom made a Motion to Approve West Bountiful City Hall as West Bountiful’s Polling Location for the 2019 Elections and Adopt Other Davis*

County Vote Centers as proposed. Mark Preece seconded the Motion which PASSED with a vote of 5-0.

11. Discuss Options for Sidewalk Improvements on the East Side of 1100 West.

After HollyFrontier completed sidewalk improvements from 500 South to Millcreek, the city immediately began exploring how to connect the new improvements to existing improvements at 190 North. The original FY 19 budgeted included \$70,000 for asphalt, curb, gutter, and sidewalk funded through street impact fees for such a project, which is not expected to cover the entire cost of the project. Due in part to other city projects competing for staff time and the difficulties of the design, staff did not bid this project earlier this year. Mayor Romney has expressed a desire for some level of improvements to be installed for the 2019/2020 school year to increase the safety of children traveling from the area to the elementary school. Staff has developed three options for how to move forward. The first option is to bid the project using the standard bid process. Second option is to obtain quotes from trusted contractors doing projects in the area, and the third option is to pare down the project to only extend the asphalt to create a walking path similar to other sections of 1100 West without completing other improvements

There was discussion of the options. This section is different than areas farther north on 1100 West because there is not an asphalted walking space, but there is existing sidewalk and curb to connect to.

Ben White was asked to get cost estimates from the three contractors currently doing work for the city. This could be considered an emergency change order and would be competitive due to the efficiency of them already here working. He believes the project could probably be completed this year.

12. Consider Resolution 453-19, A Resolution Amending the West Bountiful City Employment Policies and Procedures Manual Regarding Accommodations for Pregnant Employees.

MOTION: *Andy Williams made a Motion to Adopt Resolution 453-19 Amending the West Bountiful City Employment Policies and Procedures Manual Regarding Accommodations for Pregnant Employees. 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	

**13. Consider Resolution 454-19, A Resolution Adopting Interlocal Cooperation Agreement Relating to the Conduct of Community Development Block Grant Program for Federal Years 2020, 2021 and 2022.
Readopt**

MOTION: *James Bruhn made a Motion to Adopt Resolution 454-19 Readopting the Interlocal Cooperation Agreement Relating to the Conduct of Community*

Development Block Grant Program for Federal 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	

14. Consider Approval of Minutes from the May 7, 2019 City Council Meeting.

MOTION: *James Ahlstrom made a Motion to Approve the Minutes from the May 7, 2019 City Council Meeting as presented. 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	

15. Administrative Report.

- We are working on a joint letter with Woods Cross City to the Permanent Community Impact Fund Board regarding a study for an above-grade train crossing on 500 South.
- We are working on issuing a request for proposals related to financial advisor services. In working on west yard, we have found we could use some financial advice.
- Candidate filing period through Friday this week. As of today, we have two candidates. If we get more than six, a primary election will be needed.

16. Public Works/Engineering Report.

- City hall parking lot construction will begin soon. By the next city council meeting, we may be parking in the school lot to the south.
- Construction of the new park restroom/snack shack is expected to begin July 15.
- Jessi's Meadow project – the contractor is struggling to change out bolts and valves in the water line. We discovered that about half of the thrust block boxes were missing in the initial water line. They plan to start milling the road next week.
- Mtn. View Estates – they are pouring concrete on 1100 West, probably will not be paving for 6-8 weeks, which will require significant work on dust control.
- McKean Meadows – They are pouring concrete and prepping the trail to Prospector trail. The road will be re-paved due to unacceptable work last fall.
- Highgate is prepping for road work.
- Stone Creek well is up and running – 250 gallon/min, which is double the previous water flow. We are in the process of making sure it's clean before turning it into system.
- Ordered new brackets/banners for celebration flags for 800 West and Pages Ln.
- Power meter for Park safety lights should be set this week.
- Working on Pages Lane construction punch list – anxious to get it done. Weather needs to warm up before they can overlay the road. Have not finalized true-up numbers yet.

- Removed safety nets at the park due to safety concerns. Wind bent the poles so we are looking at other options for next year.
- Council member Bruhn asked about weeds on Onion Parkway trail – Steve said they have been spraying

17. Mayor/Council Reports.

James Ahlstrom – no report.

Mark Preece – reported on the fire in his neighborhood on 600 West. Power was out until noon the next day for the surrounding area. They are still working on installing a new power pole.

James Bruhn – There will be an open house for the new transfer station. They are building a new education center between the transfer station and recycling center.

Andy Williams – Interviews begin tomorrow for the new youth city council. An end of term party/welcome party will be held on Saturday. He also reported he has received calls about rumors of contaminated dirt at the equestrian center.

Kelly Enquist – no report.

Mayor Romney – There was a near drowning at the Rec Center last week; lifeguards saved the child. Reminded council members to register for the parade (entry forms are on the website). Thanked Duane for his hard work with Fire Department budget.

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

MOTION: *James Ahlstrom made a Motion to Move into Executive Session in the Police Training Room at 9:15 pm for the purpose of discussing (1) the character, professional competence, or physical or mental health of an individual, and (2) the purchase, exchange, or lease of real property. 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	

MOTION: *James Ahlstrom made a Motion to close the Executive Session at 9:43 pm. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

19. Adjourn.

MOTION: *Mark Preece made a Motion to Adjourn this meeting of the City Council at 9:45 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 June 18, 2019 by unanimous vote of all members present.

Cathy Brightwell (City Recorder)