

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
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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.

MEMORANDUM



TO: Mayor and City Council Members

DATE: August 15, 2019

FROM: Duane Huffman, Cathy Brightwell

RE: 2019 Primary Election – Canvass of Returns

Pursuant to Utah Code 20A-4 Part 3, the Mayor and City Council are the Board of Municipal Canvassers for the City. Following each municipal election, the board must meet to canvass the election returns no sooner than seven days after the election and no later than 14 days after the election. "Canvass" is defined as reviewing the election returns and making an official declaration of the results.

At the canvass meeting, the board will:

1. Publicly open the returns and determine from them the votes of each voting precinct for each person voted for.
2. Declare "elected" those candidates that have the highest number of votes.
3. Certify the vote totals for persons that were submitted to voters.
4. Review and sign the election report.

This year's municipal primary election was to reduce to six the number of candidates for three city-wide seats on the City Council; therefore, the six candidates receiving the highest number of city-wide votes are those who will be elected and move on to the General Election.

A draft copy of the official report will be available for your review at the August 20 meeting. The official poll books are also available for your review to confirm ballot counts.

MEMORANDUM



TO: Mayor & Council

DATE: August 15

FROM: Staff

RE: **UPDATED - Well Drilling Contractor Notice of Award**

This memo is a follow-up to the previous staff recommendation to award a well drilling contract to Lang Drilling for \$798,110.00.

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. An additional source controlled by West Bountiful City will protect from future cost increases and supply disruptions.

At the August 6th 2019 city council meeting, staff was asked to return with more information related to the overall process, the suitability of the location and the overall cost of the project. This additional information will be discussed at the August 20th meeting with the assistance of the city's consultants CRS Engineers.

The following is an outline of items that will be discussed at the upcoming meeting.

Process

1. What are the key differences between this process for well development compared to the city's previous effort?
2. If the contract is awarded, what is the time requirement for each of the next steps until completion of a production well?

Location

1. Will this location produce enough water?
 - a. Has anything changed since the 2014 hydrology report in this regard?

2. Will this location produce good quality drinking water?
 - a. What is the likelihood that water could be contaminated from sources such as chemical plumes, the interstate, the train line, or other sources?
3. Is leasing this land from UDOT a risk to the city's investment? [see UCA 72-6-116 (3)(a)]

Cost

1. How does the proposed cost compare to other recent wells in the area?
2. Since the number of bidders was so low, should the city consider re-bidding it?
3. If the drilling is successful, what are the other costs required to finish the well?
4. As the cost of the test hole is comparable to the cost of the full-size hole, should the city consider forgoing the test hole?
5. Are there options to reduce costs of the drilling?
6. Given the inherent risks of well development, should the city consider purchasing additional water from Weber Basin instead of developing a well?

July 19, 2019

Ben White
West Bountiful City, City Engineer
550 North 800 West
West Bountiful, UT 84087

Re: 400 North Well Drilling Recommendation of Award

Dear Ben,

Bids for the 400 North Well Drilling Project were received at City's offices at 2:00 PM today, July 18, 2019, and opened and read aloud. Two of the three pre-qualified bidders submitted bids as summarized below.

Contractor	Price
Lang Drilling	\$798,110.00
Hydro Resources	\$883,506.00

Based on these bid results, and the fact that each of these contractors was pre-qualified for this work, we recommend that the project be awarded to Lang Drilling for a contract value of \$798,110.00.

If you have any questions on the bids please call me at (801) 359-5565.

Sincerely,
CRS Engineers



Mark Chandler, PE, PG, CFM
Associate

Mark Chandler, PE, PG, CFM
Associate

c. 801.556.1765
mark.chandler@crsengineers.com

DOCUMENT 00400
BID

PART 1 GENERAL

1.1 BID PROPOSAL

- A. After having personally and carefully examined all conditions surrounding the Work and the Contract Documents, the undersigned proposes to furnish all labor, equipment, tools and machinery and to furnish and deliver all materials not specifically mentioned as being furnished by the OWNER, which is required in and about the construction of the Construction Contract known as:

West Bountiful – 400 North Well Drilling
For West Bountiful City, Utah

- B. The undersigned proposes to complete the Work for the price or prices listed in the Bid Schedule (Document 00410) and understands that quantities for Unit Price Work are not guaranteed.
- C. The undersigned proposes to furnish bonds with the Contract, signed by a surety company satisfactory to the OWNER, in an amount equal to the Contract amount conditioned to insure compliance with all requirements of the Contract Documents.
- D. A 5% bid security deposit is required.
- E. The undersigned proposes to execute the attached contract within ten (10) days after the Notice of Intention to Award, and to begin work within the period specified by the Bidder on the Bid Schedule (Document 00410).
- F. If OWNER finds it necessary to further define the Work, Contract Price, Contract Time or some other portion of the Construction Contract, after Bid opening, the Bidder promises to execute an Agreement Supplement prior to or concurrent with the execution of the Agreement, if the Agreement Supplement is acceptable to the Bidder.
- G. It is understood that the OWNER has the right to reject this proposal or to accept it at the prices listed in the Bid Schedule.

PART 2 EXECUTION

2.1 BIDDER

A. The Bidder is as follows

Name: Alan Lang, Lang Equipment, LLC

Address: 205 S. 1200 W., North Salt Lake, UT 84054

Mailing: PO Box 27558, Salt Lake City, UT 84127

Telephone number: 801-294-5178

Facsimile number: 801-294-5218

Tax identification number: 27-1210302

B. Bidder holds Utah Contractor's License number Well Driller's License: 568

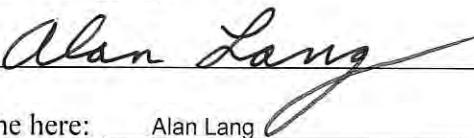
C. The undersigned hereby acknowledges receipt of the following Addenda.

Addendum #1, July 12, 2019

(list Addenda numbers here)

2.2 BIDDER'S SUBSCRIPTION

A. Date: July 17, 2019

B. Bidder's Signature: 

C. Please print Bidder's name here: Alan Lang

D. Title: Sole Member

END OF DOCUMENT

DOCUMENT 00410
BID SCHEDULE

PART 1 GENERAL

1.1 DOCUMENT INCLUDES

- A. Price schedules.
- B. Measurement and payment provisions.

1.2 CONSTRUCTION CONTRACT

- A. The Construction Contract is known as:

**West Bountiful – 400 North Well Drilling
For West Bountiful City, Utah**

1.3 REFERENCES

- A. APWA 01 29 00: Payment Procedures.
- B. Document 00500: Agreement.
- C. Section 01 25 00: Product Options and Substitutions.

1.4 SCHEDULE TO BE ADDED TO THE AGREEMENT

- A. This document will be added to the Agreement by reference.

PART 2 TIME TO COMPLETE

2.1 CONTRACT TIME

- A. The Contractor may begin Work after the date of the Notice to Proceed issued by the OWNER; and
- B. All Work will be Substantially Completed ~~January 15, 2020; or~~ one-hundred and fifty (150) continuous calendar days after **Notice to Proceed**. ~~Work commences, whichever occurs first.~~

PART 3 PRICE SCHEDULES

3.1 BASE BID

Item No.	Description	Unit	Est. Qty	Bid Unit Price	Bid Price
1	Mobilization/Demobilization/Clean-up	LS	1	170,000.00	170,000.00
2	Furnish and Install Sound Wall Barrier (approx. 800 linear feet)	LS	1	55,000.00	55,000.00
3	Drill, Furnish and install 30" surface casing and seal	LF	50	500.00	25,000.00
4	Drill, Furnish and install 24" conductor casing and seal	LF	200	400.00	80,000.00
5	Drill 12-inch Diameter Borehole From 200 to 450 Feet	LF	250	160.00	40,000.00
6	Perform Geophysical Logging	LS	1	3,200.00	3,200.00
7	Perform Formation Water Quality Testing	EA	4	12,000.00	48,000.00
8	Ream the Borehole out to 22-inch Diameter	LF	200	240.00	48,000.00
9	Perform Caliper Survey	LS	1	3,000.00	3,000.00
10	Furnish and Install 16-inch, blank low carbon steel casing	LF	240	150.00	36,000.00
11	Furnish and Install 16-inch 304 SS 60-slot Well Screen	LF	150	220.00	33,000.00
12	Furnish and Install 2 ½ inch Steel, Schedule 40, Gravel Feed Tube	LF	200	10.00	2,000.00
13	Furnish and Install Colorado Silica Sand 6X9 filter pack	CY	19	1,100.00	20,900.00
14	Furnish and Install Neat Cement Surface Seal	CY	14	1,215.00	17,010.00
15	Well Development With Dual Swab/Air Lifting By Rotary Drilling Rig	HR	40	450.00	18,000.00
16	Well Development With Cable Tool Drill Rig	HR	120	480.00	57,600.00
17	Plumbness and Alignment Testing	LS	1	3,500.00	3,500.00
18	Furnish, Install and remove line shaft turbine pumping equipment	LS	1	45,000.00	45,000.00
19	Well Development Pumping	HR	80	400.00	32,000.00
20	Step-Rate Drawdown Test	HR	12	400.00	4,800.00
21	Constant-Rate Discharge Test	HR	24	400.00	9,600.00
22	Video Well Log	LS	1	2,000.00	2,000.00
23	Well Disinfection	LS	1	6,500.00	6,500.00
24	Furnish and Install Well Head	LS	1	2,500.00	2,500.00
25	Well Capping	LS	1	500.00	500.00
26	Well Cuttings Disposal	LS	1	35,000.00	35,000.00
Total of All Unit Price Bid Items					\$798,110.00

TOTAL BASE BID (words): Seven Hundred Ninety-Eight Thousand, One Hundred Ten and 00/100

PART 4 MEASUREMENT AND PAYMENT

4.1 GENERAL

- A. Units of measurement are listed above in the price schedule(s).
- B. Measurement and payment procedures follow APWA Section 01 29 00.
- C. ENGINEER will take all measurements and compute all quantities.
- E. CONTRACTOR will verify measurement and quantities.
- D. CONTRACTOR will provide all equipment, workers, and survey crews to assist ENGINEER in making measurements.

4.2 SCOPE

- A. This section provides a description of the items in the attached Bid Schedule. The quantities of work or material stated in unit price items of the Bid are supplied only to give an indication of the general scope of the WORK; the OWNER does not expressly or by implication agree that the actual amount of work or material will correspond therewith, and reserves the right after award to increase or decrease the quantity of any unit price item of the WORK without a change in the unit price, and shall include the right to delete any Bid item in its entirety. Payment for materials and labor will be based on actual quantities furnished, installed, or constructed in accordance with the prices bid for unit price items. Lump sum items will not change to reflect actual quantities or services rendered, unless those items are completely deleted from the project.

4.3 BID ITEM 1 – MOBILIZATION/DEMobilIZATION/CLEAN-UP

- 1. This item includes all materials, transportation, labor and other items required for Contractor to mobilization, demobilization, bonding, insurance, permits, supervision, SWPPP preparation, dust control, sanitation facilities, **tree removal and disposal**, coordinating with property owners, coordinating with utility companies and other required work not specifically addressed under other Bid Items.
- 2. This item is measured on a Lump Sum (LS) basis, which shall constitute the total cost to the Owner.
- 3. Payment shall not be more than 40% for the first pay application and not

more than 80 % for less than 50% of the total amount of contract earned.

4.4 BID ITEM 2 – FURNISH AND INSTALL SOUND WALL BARRIER (APPROX. 800 LINEAR FEET)

1. This item includes all materials, transportation, equipment, labor, tools and other items required to furnish and install a sound wall (**minimum wall height of 20 feet**) as for use during the drilling, construction, developing and testing of the production well. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Lump Sum (LS) basis and constitutes the total cost to the Owner.

4.5 BID ITEM 3 – DRILL, FURNISH AND INSTALL 30” SURFACE CASING AND SEAL

1. This item includes all materials, transportation, equipment, labor, tools and other items required to furnish and install a sound wall as for use during the drilling, construction, developing and testing of the production well. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Linear Feet (LF) of **30”** surface casing installed basis and constitutes the total cost to the Owner.

4.6 BID ITEM 4 – DRILL, FURNISH AND INSTALL 24” CONDUCTOR CASING AND SEAL

1. This item includes all materials, transportation, equipment, labor, tools and other items required to furnish and install a sound wall as for use during the drilling, construction, developing and testing of the production well. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Linear Feet (LF) of **24”** conductor casing installed basis and constitutes the total cost to the Owner.

4.7 BID ITEM 5 – DRILL 12-INCH BOREHOLE FROM 200 TO 450 FEET

1. This item includes all Costs associated with all labor, materials, supplies, tools, and equipment required to drill a **12-inch** minimum pilot borehole to a depth of **250 feet**. The measurement is from a depth of 200 feet (assumed bottom of the installed conductor casing) to the total depth of the completed borehole. The measurement does not include any rat hole deemed necessary by the CONTRACTOR to construct the well to the depth specified. Also disposing drilling fluids, cuttings, and pumped water associated with the borehole drilling. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Linear Feet (LF) basis and constitutes the total cost to the Owner.

4.8 BID ITEM 6 – PERFORM GEOPHYSICAL LOGGING

1. This item includes all cost of performing the geophysical logging of the pilot borehole. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Lump Sum (LS) basis and constitutes the total cost to the Owner.

4.9 BID ITEM 7 – PERFORM FORMATION WATER QUALITY TESTING

1. This item includes all cost of performing the geophysical logging of the pilot borehole. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on an Each (EA) interval sampled basis and constitutes the total cost to the Owner.

4.10 BID ITEM 8 – REAM THE BOREHOLE OUT TO 22-INCH DIAMETER BOREHOLE

1. This item includes all costs associated with all labor, materials, supplies, tools, and equipment required to ream the **12-inch** pilot borehole and ream the borehole to a **22-inch** diameter. The measurement is from a depth of 200 feet (assumed bottom of the installed conductor casing) to the total depth of the completed well. The measurement does not include any rat hole deemed

necessary by the CONTRACTOR to construct the well to the depth specified. Also includes cost of disposing drilling fluids, cuttings, and pumped water associated with the borehole drilling. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work, for this construction project.

2. This item is measured on a Linear Feet (LF) basis and constitutes the total cost to the Owner.

4.11 BID ITEM 9 – PERFORM CALIPER SURVEY

1. This item includes all Cost of performing the caliper survey of the borehole. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Lump Sum (LS) basis and constitutes the total cost to the Owner.

4.12 BID ITEM 10 – FURNISH AND INSTALL 16-INCH, LOW CARBON BLANK STEEL CASING

1. This item includes all Costs associated with all labor, materials, supplies, tools, and equipment required to furnish and install **16-inch** low carbon blank steel well casing, as required by Specifications. The measurement is based on length of pipe used and extending 3 feet above ground surface. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Linear Feet (LF) basis and constitutes the total cost to the Owner.

4.13 BID ITEM 11 – FURNISH AND INSTALL 16-INCH 304 STAINLESS STEEL 60-SLOT WELL SCREEN

1. This item includes all costs associated with all labor, materials, supplies, tools, and equipment required to furnish and install 16-inch 304 stainless steel 60-slot wire wrapped screen, as required by Specifications. The measurement is based on length of screen installed. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials, including special couplers required to join stainless steel screen to carbon steel casing.
2. This item is measured on a Linear Feet (LF) basis and constitutes the total cost to the Owner.

4.14 BID ITEM 12 – FURNISH AND INSTALL 2 1/2 –INCH STEEL, SCHEDULE 40, GRAVEL FEED TUBE

1. This item includes all costs associated with all labor, materials, supplies, tools, and equipment required to furnish and install 2 1/2 -inch gravel feed tube as required by Specifications. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Linear Feet (LF) basis and constitutes the total cost to the Owner.

4.15 BID ITEM 13 – FURNISH AND INSTALL COLORADO SILICA SAND 6 X 9 FILTER PACK

1. This item includes all Costs associated with all labor, materials, supplies, tools, and equipment required to furnish and install 6x9 Colorado Silica Sand gravel pack as required by Specifications and shown on the DRAWINGS. The measurement is based on the volume of installed gravel pack from the bottom of the casing to the top of the gravel pack. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Cubic Yard (CY) basis of 6 x 9 filter pack installed and constitutes the total cost to the Owner.

4.16 BID ITEM 14 – FURNISH AND INSTALL NEAT CEMENT SURFACE SEAL

1. This item includes all costs associated with all labor, materials, supplies, tools, and equipment required to furnish and install a neat cement cap on top of the gravel pack as required by Specifications and shown on the DRAWINGS. The measurement is based on the volume of installed gravel pack from the bottom of the casing to the top of the gravel pack. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Cubic Yard (CY) basis of neat cement installed and constitutes the total cost to the Owner.

4.17 BID ITEM 15 – WELL DEVELOPMENT WITH DUAL SWAB/AIR LIFTING BY ROTARY DRILL RIG

1. This item includes all Cost associated with all labor, materials, supplies, tools,

and equipment required for the initial development of the production well as required by Specifications. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.

2. This item is measured on a per Hour (HR) basis and constitutes the total cost to the Owner.

4.18 BID ITEM 16 – WELL DEVELOPMENT WITH CABLE TOOL DRILL RIG

1. This item includes all Cost associated with all labor, materials, supplies, tools, and equipment required for the initial development of the production well as required by Specifications. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a per Hour (HR) basis and constitutes the total cost to the Owner.

4.19 BID ITEM 17 – PLUMBNESS AND ALIGNMENT TESTING

1. This item includes all Cost to perform the plumbness and alignment test for the casing and well screen of the production well. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Lump Sum (LS) basis and constitutes the total cost to the Owner.

4.20 BID ITEM 18 – FURNISH, INSTALL AND REMOVE LINE SHAFT TURBINE PUMPING EQUIPMENT

1. This item includes all cost associated with all labor, materials, supplies, tools, and equipment required to provide, install, and remove the pump and associated appurtenance for the development and testing of the production well as, required by Specifications. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Lump Sum (LS) basis and constitutes the total cost to the Owner.

4.21 BID ITEM 19 – WELL DEVELOPMENT BY PUMPING

1. This item includes all Cost associated with all labor, materials, supplies, tools, and equipment required for the development of the production well by pumping as required by Specifications. The measurement is based actual pumping and/or surging and does not include installation or removal of the pump. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a per Hour (HR) basis and constitutes the total cost to the Owner.

4.22 BID ITEM 20 – STEP-RATE DRAWDOWN TEST

1. This item includes all cost associated with all labor, materials, supplies, tools, and equipment required to test the production well by the Step-Rate Drawdown Test as required by Specifications. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a per Hour (HR) basis and constitutes the total cost to the Owner.

4.23 BID ITEM 21 – CONSTANT-RATE DISCHARGE TEST

1. This item includes all cost associated with all labor, materials, supplies, tools, and equipment required to test the production well by the Constant-Rate Discharge Test as required by Specifications. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work-for this construction project.
2. This item is measured on a per Hour (HR) basis and constitutes the total cost to the Owner.

4.24 BID ITEM 22 – VIDEO WELL LOG

1. This item includes all cost to video camera survey of the production well. This pay item shall *constitute* full compensation *for* all labor, equipment, tools, supplies, *and* materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Lump Sum (LS) basis and constitutes the total cost to the Owner.

4.25 BID ITEM 23 – WELL DISINFECTION

1. This item includes all cost to disinfect the production well after completion of the well testing and prior to final capping. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Lump Sum (LS) basis and constitutes the total cost to the Owner.

4.26 BID ITEM 24 – FURNISH AND INSTALL WELL HEAD

1. This item includes all costs associated with all labor, materials, supplies, tools, and equipment required to furnish and install a complete hinged and lockable well head as required by Specifications and shown on the DRAWINGS. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Lump Sum (LS) basis and constitutes the total cost to the Owner.

4.27 BID ITEM 25 – WELL CAPPING

1. This item includes all costs associated with all labor, materials, supplies, tools, and equipment required to furnish and install a welded, watertight seal between all casing at or above the ground surface and cap the production well. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, and materials required to complete this portion of the Work for this construction project.
2. This item is measured on a Lump Sum (LS) basis and constitutes the total cost to the Owner.

4.28 BID ITEM 26 – WELL CUTTINGS DISPOSAL

1. **This item includes all costs associated with all labor, materials, supplies, tools, fees and equipment required to haul all well cuttings off of the site and disposed of properly. This pay item shall constitute full compensation for all labor, equipment, tools, supplies, dump fees and materials required to complete this portion of the Work for this construction project.**
2. **This item is measured on a Lump Sum (LS) basis and constitutes the total cost to the Owner.**

5. ADDITIONAL MATERIALS

- A. Payment for the cost of additional materials utilized for additional activities requested by the ENGINEER that are not covered by these specifications shall be cost plus fifteen percent (15%).

6. ADDITIONAL INFORMATION

END OF DOCUMENT

PENDING – NOT YET APPROVED

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	Mark Preece – Aye
James Bruhn – Aye	Andy Williams – Aye
Kelly Enquist – 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	Mark Preece – Aye
James Bruhn – Aye	Andy Williams – Aye
Kelly Enquist – 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.*

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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)