

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 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.

Minutes of the West Bountiful City Council meeting held on **Tuesday, October 1, 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, and Andy Williams

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

EXCUSED: Mark Preece

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

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

1. Approve Agenda

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

No Public Comment.

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

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

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

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

The vote was recorded as follows:

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

4. Creation of Part-time Police Administrative Position.

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

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

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

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

The vote was recorded as follows:

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

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

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

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

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95 **6. Approve Minutes from the September 17, 2019 City Council Meetings.**
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97 **MOTION:** *James Bruhn made a Motion to Approve the Minutes from the September 17,*
98 *2019 as corrected. Andy Williams seconded the Motion which PASSED by*
99 *unanimous vote of all members present.*

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

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

109
110 **(Ben White)**

- 111 • Planning Commission will hold 3 public hearings next week - General Plan, Land Use
112 Fees, and accessory dwelling unit recording requirements. They will also consider a 4-
113 lot subdivision south of Highgate Estates called Tail Gate Acres owned by Jack
114 Williams.
- 115 • Planning Commission recently approved conditional use permits for Canyon Pipeline
116 construction staging on the Sewer District property, and a gun assembly business on 500
117 South/1100 West.
- 118 • 1100 West curb and gutter has started and should be completed next week.
- 119 • The initial phase of well drilling has been completed; grout, casing and gravel pack is
120 in. Everything looks good but still waiting for additional testing. We won't know 'real'
121 water quality/quantity for a few weeks.
- 122 • The city received an annexation application from Mr. Goldberg on 1200 North.
- 123 • Highgate has a requirement to build a 4-foot sidewalk/parkstrip on 1450 West. The
124 property owner on the corner of Millbridge/1450 N has built a 6-ft. wall along the area
125 and has agreed to put in 6-foot sidewalk, with no parkstrip, and landscaping along the
126 wall. The council did not oppose this, but Council member Bruhn requested that it be on
127 record that the sidewalk must be 6-feet wide if there is no standard park strip.

128
129 **8. Administrative Report (Duane Huffman).**

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

134
135 **9. Mayor/Council Reports.**
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137 James Ahlstrom – Has a hearing in Manti on Monday; hoping to make it back in time for
138 the Meet & Greet for candidates.

James Bruhn – Arts Council concert on October 11th will be Cowboy Poetry.

Andy Williams – Paul Holmes is concerned amount many people running the stop sign on 1100 W and Pages Lane. Also suggests streetlight at west end of his property to help light trailhead.

Kelly Enquist – Will be absent for next meeting.

Mayor Romney – No report.

10. New Public Works Complex – Potential Financing and Construction Options (work session format)

Mr. Huffman gave a brief review and introduced Mark Anderson from Zions Bank who is available to answer questions.

SCOPE –

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

FINANCING 10-year forecast –

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

FINANCING OPTIONS –

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

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

CONSTRUCTION DESIGN METHODS –

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

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

Next steps: Should start public outreach as soon as possible; find bond counsel and prepare parameters resolution; continue to research construction methods, with the idea that we are leaning towards Design Build or CMGC.

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

An Executive Session was not held.

12. Adjourn.

MOTION: *James Bruhn made a Motion to Adjourn this meeting of the City Council at 10:05 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 October 15, 2019 by unanimous vote of all members present.


Cathy Brightwell (City Recorder)

