

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Rod Wood

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City Recorder
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Ben White

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CITY COUNCIL MEETING

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD ITS REGULAR MEETING
AT 7:30 PM ON TUESDAY, FEBRUARY 4, 2020, AT CITY HALL, 550 N 800 WEST**

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. Award 2020 800 West Project to Post Asphalt Paving & Construction for \$2,562,415.25.
4. Award Professional Services Contract to CRS Engineers for Viaduct Wellhouse Design.
5. Bond Proceeds Reserve Agreement with Blackgate Investments LLC (Highgate Subdivision).
6. Discuss Miscellaneous Concrete Projects.
7. Tentative Budget Amendment.
8. Minutes from the January 7 and January 16, 2019 City Council Meetings.
9. Public Works/Engineering Report.
10. Administrative Report.
11. Mayor/Council Reports.
12. Closed Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
13. 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 January 30, 2020.

Minutes of the West Bountiful City Council meeting held on **Tuesday, February 4, 2020**, at West Bountiful City Hall, 550 N 800 West, West Bountiful, Davis County, Utah.

Those in attendance:

MEMBERS: Mayor Ken Romney, Council members, James Ahlstrom, James Bruhn, Kelly Enquist, Mark Preece, and Rod Wood

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Todd Hixson (Police Chief), Steve Maughan (Public Works Director), Ben White (City Engineer), and Cathy Brightwell (Recorder)

VISITORS: Alan Malan, Jenn Nielsen, Jason Nielsen, Jay Gough, Todd Willey

Mayor Romney called the regular meeting to order at 7:30 pm. James Ahlstrom offered a prayer and Mark Preece led the Pledge of Allegiance.

1. Approve Agenda

MOTION: *James Bruhn made a Motion to approve the agenda as proposed. James Ahlstrom seconded the Motion which PASSED by a unanimous vote of all members present.*

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

Jennifer Nielsen, member of West Bountiful Elementary School Community Council, summarized a meeting they held today regarding future traffic issues as the school construction continues. The School District anticipates moving from the old building to the new building on April 13, then the old building will be demolished along with both parking lots. She explained that she was asked to come talk to the city about options to handle pedestrian and vehicle traffic.

Duane Huffman reported that the city has had no communication with the school district on any of this, but staff plans to meet with them on this and other issues.

Ms. Nielsen took a few minutes to describe the Community Council and what they do. Part of their duties include how to spend \$60k trust land money. She asked council members to spread the word as they are always looking for more members.

3. Award 2020 800 West Project to Post Asphalt & Construction for \$2,562,415.25.

The FY 2020 budget originally contemplated the 2020 800 West Reconstruction Project as replacing the main water line and asphalt road surface from 400 N to 1000 N. After further discussions with the city council, staff was directed to design and bid a project that would complete all improvements and upgrades from 400 N to 1600 N. The project scope includes replacing the entire city water system; storm drain from 500 N to 1000 N; full replacement of the pavement section to be constructed as 5 inches of asphalt over 18 inches of base course and a Mirafi 160N geotextile fabric; new curb, sidewalk, and full width of asphalt

where currently missing; the worst of damaged curb and sidewalk will be replaced included conforming with ADA requirements; and water and sewer services will be stubbed into a few vacant properties where development is likely with the intent that the city will be reimbursed for the construction of the water and sewer laterals at the time an applicant requests service.

Bids for the 800 West Reconstruction project were opened on January 28 and Post Asphalt Paving & Construction was the lowest responsible bidder for \$2,562,415.25. Ben White explained that their original bid was \$2,482,415.25 but an obvious error was found that raised the bid \$80,000, still making it the lowest.

Funding sources were reviewed, and timing of the project discussed. The contractor can start as soon as bonds are in place. They have clear instructions that they cannot work in front of the school/city hall until June unless it is necessary to work during the day when school is in session. We are expecting them to start with concrete immediately at Pages Lane and move south. Ben White committed to be involved in this project through completion.

MOTION: *Rod Wood made a Motion to Award the 2020 800 West Reconstruction Project to Post Asphalt & Construction Co. for \$2,562,415.25. Mark Preece seconded the Motion which PASSED by unanimous vote.*

Duane Huffman added that a neighborhood meeting needs to be scheduled as soon as possible based on the contractor's plans to begin work immediately. It was decided to hold the meeting on Monday, February 10 at 7 pm. Letters will be sent out tomorrow and the meeting will be posted on the website, social media and the marquee.

Mr. Huffman also noted that landscaping was left out of the bid so it can be handled by a separate contractor later in the project. There was discussion about options to be given to property owners when replacing park strip material. There was agreement that grass will be provided; it looks better and is more consistent especially in the Historic District. Rocks in park strips are not recommended as children often throw them into the street, especially during the annual parade.

4. Award Professional Services Contract to CRS Engineers for Viaduct Wellhouse Design.

Staff recommends awarding a contract to CRS Engineers to prepare the design and bid documents to equip the recently developed well on 400 North. The wellhouse design includes the wellhouse building; the mechanical, pumping and electrical equipment designs; landscaping and site design; and the connections to Rocky Mtn Power, storm drain, sewer, and city water lines.

Mr. White was asked about the status of reports on the well and responded that bidding was delayed until all the water quality results were back. The water is a little softer than what we have now, has good clarity and is free of sand. He also explained that the name, West Bountiful City Viaduct Well House, was selected as a distinguishable name that also describes its location.

Council member Wood asked to be involved in future discussions based on his experience and Ben White committed to stay involved in the project through completion.

MOTION: *James Ahlstrom made a Motion to Award a Professional Services Agreement to CRS Engineers, Inc. to Prepare the Design and Bid*

Documents to Equip the West Bountiful City Viaduct Well House. Rod Wood seconded the Motion which PASSED.

5. Bond Proceeds Reserve Agreement with Blackgate Investments, LLC (Highgate Subdivision).

The developers of the Highgate Estates Subdivision have nearly completed the required public improvements. A temporary turnaround at the south dead-end of 1450 West is the single largest item to complete prior to the City's acceptance of the improvements which would allow the warranty period to commence.

The construction on the south end of 1450 West was completed last fall without the required turnaround. The developers chose to omit the turnaround because they understood that the adjoining property was being developed. Jack Williams did receive final plat approval from the City Council in December 2019 for the Tailgate Subdivision. The present challenge is that no bond has been received, nor has construction commenced for the road extension for the Tailgate subdivision. At present or until the Tailgate subdivision is constructed, 1450 West is a dead-end street without the facilities for vehicles to make a U turn.

The request is to allow the balance of the Highgate improvements to be accepted by the City and allow the Warranty period to begin. The proposed agreement requires that \$20K be held in escrow for a turnaround to be constructed if the Tailgate development fails to be built in the next eighteen months. This leaves our options open. A second requirement in the agreement is that no building permits will be issued for the commercial lot located at the dead-end of 1450 West until a turnaround is constructed.

MOTION: *James Ahlstrom made a Motion to approve the Bond Proceeds Agreement with Blackgate Investments, LLC. Rod Wood seconded the Motion which PASSED by unanimous vote.*

6. Discuss Miscellaneous Concrete Projects.

The City is looking at completing several small concrete projects for this coming construction season. To achieve the best value, staff would like to combine as many of these separate projects as possible into one contract. The projects under consideration include:

1. Onion Parkway Trail extension via the recently purchased Eastman's property. There may be some funding available from Davis County for the trail access as about two-thirds of the trail is on Davis County property and they are interested in projects that complete trails. This may be a reason to wait another year to proceed on this project. The consensus was to seeking grant funding and omit this work from the upcoming RFP.
2. 700 W 2300 North drainage. This area has had drainage issues for years. Staff has proposed several options to improve the drainage. To achieve the best results, it would cost around \$35k. The consensus was to proceed to bidding this for the best results option.
3. 550 W 1000 North. The City has contemplated installing curb and sidewalk around the north side of this sharp corner. This may not be the best time to pursue this construction.

Traffic volumes are expected to increase in this area due to detours from the 800 West construction and the property may be developed soon. The consensus was to omit this this from

4. Cottages at Havenwood. Damaged concrete needs to be repaired. This project will be kept separate from other city projects, and subdivision bond proceeds will be used.

There were comments that more money needs to be added in the future to the sidewalk fund so we can fix problem areas, although a firm policy needs to be developed on parking strip trees before we pay to fix sidewalks.

7. Tentative Budget Amendment.

Duane Huffman reviewed the proposed amendments to the current fiscal year budget. There were several items that were billed this year instead of last year, an increase in fireworks, 1100 W sidewalk connection, a water overage from Weber Basin, and we mistakenly deleted the holiday lights from the budget.

MOTION: *James Ahlstrom made a Motion to Tentatively Approve the Fiscal Year 2019-2020 Budget Amendment and Set a Public Hearing for March 17, 2020. Mark Preece seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye

Mark Preece – Aye

James Bruhn – Aye

Rod Wood – Aye

Kelly Enquist – Aye

8. Minutes from the January 7 and January 16, 2020, City Council Meetings.

MOTION: *Kelly Enquist made a Motion to Approve the Meeting Minutes from January 7th and 16th, 2020, as amended. James Bruhn seconded the Motion which PASSED by a unanimous vote of all members present.*

9. Public Works/Engineering Report.

Steve Maughan:

- Plowing is going well. We purchased a hydraulic hose machine for truck maintenance.
- The new snack shack final inspection is tomorrow.
- A water leak at 659 N 660 W was called in during the snowstorm.
- The city exceeded its 2019 Weber Basin allotment even though it appeared we were in good shape at the end of November. Due to this, the city began investigating for leaks, and found what is believed to be a long-running leak at a fire hydrant t-connection on 840W and 1450 N.

10. Administrative Report.

Duane Huffman:

- Ben will be leaving full-time employment with the City next week.
- Tomorrow Mayor Romney and I will meet with UDOT Region 1 leadership and cities regarding Legacy Parkway options to mitigate issues.
- There is a joint meeting scheduled for February 24 with Woods Cross city council and planning commission to discuss issues with the Smith property and how to work together.
- ULCT mid-year conference is in April in St. George. All city council members are planning to attend.
- Requesting an executive session to discuss strategies for the purchase of real property.

11. Mayor/Council Reports.

Kelly Enquist discussed trail access with the new developments, e.g., McKean Meadows and Mountain View Estates.

James Bruhn – Arts Council has decided to start this year’s parade route at 1100 W and Pages Lane due to the construction on 800 W. The February 14 concert will be Paul Maloy. Shelly Murphy has agreed to chair parade again but recently sold her home.

James Ahlstrom commended our snowplow drivers. They’ve spoiled us with the good job they do; our roads are much better than surrounding cities.

Mark Preece – Sewer district is still dealing with a big flame. There is an element of mercury in methane and Dominion Energy can’t keep their side of the pipe running long enough to see if we can get rid of it. They have been able to isolate the water coming out of the North Salt Lake refinery so might still be able to use North Salt Lake plant which will save about \$1M.

Rod Wood – no report.

Mayor Romney – Woods Cross has been vigilant about cracking down on speeding on Legacy Parkway and truck traffic is increasing.

12. Executive Session for the Purpose of Discussion Items as Allowed Pursuant to UCA 52-4-205.

MOTION: *James Ahlstrom made a Motion to move into a closed session at 9:35 pm in the police training room for the purpose of a strategy session to discuss the sale of real property. Mark Preece seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye

Mark Preece – Aye

James Bruhn – Aye

Rod Wood – Aye

Kelly Enquist – Aye

MOTION: *James Bruhn made a Motion to close the executive session. Mark Preece seconded the Motion which PASSED by a unanimous vote of all members.*

13. Adjourn.

MOTION: *James Bruhn made a Motion to Adjourn this meeting of the City Council. Mark Preece seconded the Motion which PASSED by a unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council on March 17, 2020, by a unanimous vote of all members present.


Cathy Brightwell (City Recorder)

