

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

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

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City Recorder
Cathy Brightwell

City Engineer
Kris Nilsen

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**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD ITS
REGULAR MEETING AT 7:30 PM ON TUESDAY, FEBRUARY 2, 2021**
Meeting will be held ONLY electronically via Zoom (see info below)

Mayor Romney has determined that due to the COVID-19 pandemic and the physical distancing needed to prevent the spread of infection, public meetings present a substantial risk to the health and safety of those who may be present. That risk can be substantially mitigated by holding City Council meetings through electronic means that allow for public participation without an anchor location. A copy of the Mayor's determination and order is available at www.wbcity.org

AGENDA:

Invocation/Thought – Mark Preece; Pledge of Allegiance – James Ahlstrom

1. Approve Agenda.
2. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
3. Public Hearing – FY 2021 Budget Amendment #1.
4. Resolution 489-21 Enacting the First Amendment to the Fiscal Year 2020-2021 Budget.
5. UDOT Request for Night Construction on I-15 Anticipated to Last 45-75 days between April 15th and October 15th, 2021.
6. Award 400 North Viaduct Wellhouse Bid.
7. Findings and Decision on Request for Variance for Mountain View Estates, Lot 104.
8. Options Related to Construction of New Public Works Facility.
9. Minutes from January 19, 2021.
10. Staff Reports – Police, Public Works, Engineering, Community Development, Administration.
11. Mayor/Council Reports.
12. Closed Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
13. Adjourn.

This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and sent to the Davis Journal on January 29, 2021.

Join Zoom Meeting:

<https://us02web.zoom.us/j/85141493495>

Meeting ID: **851 4149 3495**

1-346-248-7799

1-669-900-6833

1-408-638-0968

Minutes of the West Bountiful City Council meeting held on **Tuesday, February 2, 2021** at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

All participants were on Zoom. Those in attendance:

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

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Steve Maughan, (Public Works), Chief Brandon Erikson, Assistant Chief Lance Wilkinson, Cathy Brightwell (City Recorder), Kris Nilsen (City Engineer), Patrice Twitchell (Finance Specialist), and Terri Hensley (Secretary).

PUBLIC: Gary Jacketta, Jansen Davis (Center Point Theater), Brady Roberts (UDOT), Julie Thompson (Davis Journal), Paul Cutler.

Mayor Ken Romney called the meeting to order at 7:30 pm. He read the following: ***I, Mayor Romney, has determined that due to the current COVID-19 pandemic and the physical distancing required to prevent the spread of infection, public meetings present a substantial risk to the health and safety of those who may be present at the meetings. That risk can be substantially mitigated by holding City Council meetings through electronic means that allow for public participation without an anchor location. A copy of the Mayor's determination and order in this regard is available at www.wbcity.org.***

Mark Preece gave an Invocation, and the Pledge of Allegiance was led by James Ahlstrom.

1. Approve the Agenda.

MOTION: *Kelly Enquist made a motion to approve the agenda with Item #6 tabled until February 16th City Council meeting. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

2. Public Comment

There was no public comment.

3. Public Hearing – FY 2021 Budget Amendment #1.

MOTION: *Rod Wood made a Motion to open the Public Hearing for the Budget 2021 Budget Amendment #1. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

Duane Huffman summarized the proposed FY 2021 Budget Amendment. See agenda item #4 for details.

There was no public comment.

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

4. Resolution 489-21 Enacting the First Amendment to the Fiscal Year 2020-2021 Budget.

Duane Huffman explained that following tonight's public hearing, the council may adopt this resolution making the recommended changes or modifying them as necessary. He focused on the eight changes made since the January 5th draft.

Fund	Account	Amount	Explanation
General Fund	10-33-340 Federal Grants	\$209,900	CARES Funding for FY 21.
General & Other Funds	Various Salaries/Benefits	(\$147,200)	Decrease in costs due to changes in personnel throughout the year.
General & Other Funds	Various Salaries/Benefits	\$11,700	1.5% cost of living increase in pay scale beginning in February.
General Fund	10-50-619 Pandemic	\$155,600	Expenses related to COVID-19
General Fund	10-50-622 Arts Center Donation	Place Holder	Potential Donation to Center Point Theater
General Fund	10-54-110 Police Salaries	\$67,000	Use of CARES funding for police staffing
General Fund	10-62-742 Transp. Tax	\$300,000	Porter Lane/800 W Street Project
RDA Fund	25-40-312 Professional Fees	\$5,000	Study for city's south west annexation area.

Jansen Davis from Center Point Theater was in attendance to answer questions from Council.

Council member Ahlstrom reiterated his desire for the city to make some type of contribution to Center Point Theater, whether it be a onetime sponsorship or annual contribution. He said the citizens of West Bountiful benefit from the Theater and he would like to find a way to assist in supporting the Theater. He asked Mr. Davis if several sponsorship packages may include incentive tickets. Mr. Davis confirmed that packages could be designed to meet the city's needs.

There was discussion about where funding would come from for this contribution. Mr. Huffman stated that per the wording of the city's ballot question, RAP tax funding is restricted to entities located within the city so other funding sources would be necessary.

Mayor Romney recommended a one-time \$15,000 sponsorship for CenterPoint Theater from the General Fund. He then took a straw poll to gauge support for the contribution. Council member Preece said he was fine with the one-time option but does not want to be tied to an annual commitment at this time. Council member Ahlstrom agreed that a one-time donation was the right fit

at this time and said the \$15,000 was the perfect amount. Council member Wood asked for clarification about use of incentive tickets. If we arrange the sponsorship such that tickets are available, they could be used in many ways throughout the year for such things as the employee of the month awards, Best Yard of the month contests, etc. With that clarification, he supports a one-time donation. Council member Enquist also supported the proposal as a one-time donation. Council member Bruhn does not support the contribution.

Regarding the cost of living increase, there was some discussion about how the proposal was calculated. It was determined that 1.5% was appropriate at this time and will be re-evaluated in July.

MOTION: *James Ahlstrom made a Motion to Adopt Resolution 489-21 Enacting the First Amendment to the Fiscal Year 2020-2021 Budget Noting the Addition of a \$15,000 Sponsorship to Center Point Theater. Mark Preece seconded the Motion.*

The Motion PASSED with a vote as follows:

James Ahlstrom – aye	James Bruhn – nay
Kelly Enquist – aye	Mark Preece – aye
Rod Wood – aye	

5. UDOT Request for Night Construction on I-15 Anticipated to Last 45-75 day between April 15th and October 15th, 2021.

West Bountiful Municipal Code 15.14.010 places time-of-day restrictions for construction activities with impacts (noise, light, vibrations) noticeable beyond the property line unless the applicant receives written permission from the city council.

Utah Code Ann. 72-6-112.5(2) specifically exempts state highway construction projects from the city's code, but as a practice, UDOT works with local jurisdictions to be a good partner with a desire to educate the community on the project plans and share information.

Interstate 15 is within city limits and adjacent to residences along with Woodhaven Trailer Park and from approximately 400 N – 1600 N (for homes north of the city park, I-15 is technically no longer within city limits).

Brady Roberts from UDOT was available for questions. He explained that this project will not be finalized until after the legislative session. Due to the high traffic volume in this area, UDOT is recommending work be done at night.

Mr. Huffman explained that no action is necessary for this request due to UDOT's exemption. He thanked Mr. Roberts for providing the information and asked him to provide a heads up once the dates have been set so staff can be prepared to appropriately answer questions that will inevitably arise from residents.

6. Award 400 North Viaduct Wellhouse Bid.

Item tabled until February 16th meeting.

MOTION: *Rod Wood made a Motion to Table the Discussion of Awarding 400 North Viaduct Wellhouse Bid until the February 16th Meeting. James Ahlstrom seconded the Motion.*

The Motion PASSED with a vote as follows:

James Ahlstrom – aye	James Bruhn – aye
Kelly Enquist – aye	Mark Preece – aye
Rod Wood – aye	

7. Findings and Decision on Request for Variance for Mountain View Estates, Lot 104.

Steve Doxey summarized the background and decision on the request for a variance of Lot 104 in Mountain View Estates. The City Council heard oral argument on this request at its meeting on January 19th and directed staff to prepare a written decision denying the request as all of the requirements have not been satisfied.

MOTION: *James Ahlstrom made a Motion to adopt the decision and give the mayor authority to sign on behalf of council. Mark Preece seconded the Motion.*

The Motion PASSED with a vote as follows:

James Ahlstrom – aye	James Bruhn – nay
Kelly Enquist – aye	Mark Preece – aye
Rod Wood – aye	

8. Options Related to Construction of New Public Works Facility.

In 2018, the city purchased 5.5 acres on 1200 N from the South Davis Sewer District for the purpose of constructing a new public works facility to eventually replace the shop behind city hall and the yard adjacent to Jessi's Meadows subdivision.

Since 2018, the city has conducted geotechnical studies on the property and commissioned a master plan for the site. The city has also explored financing options and issued an un-awarded RFP for professional design services.

Duane Huffman summarized the options below for moving forward on this project as listed below, reminding the Council that costs have significantly increased since 2019. At that time, total costs were estimated at \$7m and may be closer now to \$8m.

- Maximize all available current assets to pay for project in cash
- Continue to build up capital funds until the city can more comfortably pay cash
- Finance the entire project
- Use a mix of cash and borrowing to fund the project

The Council also discussed the various sources for financing the project:

- Capital Projects Fund

- Water Fund
- Internal sources (General Fund, RAP Fund, Impact fees)
- Outside sources (Revenue Bonds, General Obligation Bonds)

There was discussion about whether to consider possible changes to the project including changes to size or building material. There is an immediate need to have an enclosed space for salt storage. Steve Maughan explained the challenges that arise when the salt is not properly covered, and the difficulty and waste involved.

The idea of selling some city real estate was discussed. Duane noted that two things to consider would be the possible future use of that land since acquiring land is quite difficult and it may be worth more once more surrounding development goes in.

Mayor Romney shared that while the city has been very hesitant to borrow funds in the past, for good reason, money is currently inexpensive, and we have the land as backup so perhaps that may be a good option to explore.

Duane was asked to research information on a revenue bond in the \$4-5m range and bring information to the council at its next meeting.

9. Minutes from January 19, 2021.

MOTION: *James Bruhn made a Motion to Approve Minutes from January 19, 2021. Kelly Enquist seconded the Motion which PASSED by unanimous vote of all members present.*

10. Staff Reports

Police – Brandon Erikson

- The county held a meeting with all stakeholders involved with dispatch. The consensus with all involved is there is definitely a need to update to a new central record management system, possibly through Spillman. They are still looking at finalizing all details, but this is the direction the entities within the county are exploring.

Public Works – Steve Maughan

- Working on the City Hall irrigation system south side of building.
- City Park – missing concrete due to Century Link not marking lines was repaired but will need to be replaced in the spring.
- Potholing areas throughout the city to better map out cast iron vs. PVC pipes.
- Generator was serviced but is still not working. We are getting a bid on costs and will present at the next meeting. The generator was originally installed in 2007.

Engineering – Kris Nilsen

- The Sellers building with new roof is now measured at 37'2" height. All necessary documents will be updated and submitted.

Community Development – Cathy Brightwell

- Planning commission is very busy working with John Janson updating land use regulations. They have suggested a joint meeting to discuss possible policy changes to ADUs and conditional uses. Duane suggested we add higher density options for discussion in this meeting.

Administrative Report – Duane Huffman

- Now that 1st budget amendment has been adopted we will begin working on a 2nd amendment to look at in March. Department heads are working on FY22 budgets.

11. Mayor / Council Reports

Mayor Romney – Covid-19 numbers are down significantly and continue to trend down. Vaccinations are ongoing, but we still have a way to go before we are adequately covered.

James Ahlstrom – No report – YCC did not meet this month.

James Bruhn – Arts Council is still working on concerts and posting to their YouTube channel.

Kelly Enquist – Would still like to have a July 4th parade even if it is just a spontaneous parade.

Mark Preece – There was a special sewer board meeting about being out of compliance last year. They are moving forward with the \$70 M price tag to fix the issues.

Rod Wood – Asked about the new proposed legislation that allows the billboards within the city to become electronic billboards. Duane confirmed that this is a current bill that is being watched closely.

12. Closed Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.

MOTION: *James Ahlstrom made a Motion to move into closed session via Zoom pursuant to UCA § 52-4-205 for the purpose of discussing pending or reasonably imminent litigation. The regular meeting will adjourn simultaneously upon adjournment of the closed session. Rod Wood seconded the Motion which PASSED by unanimous vote of all members present.*

The Motion PASSED with a vote as follows:

James Ahlstrom – aye	James Bruhn – nay
Kelly Enquist – aye	Mark Preece – aye
Rod Wood – aye	

MOTION: *James Ahlstrom made a Motion to Adjourn the Closed Meeting. Rod Wood seconded the Motion which PASSED by unanimous vote of all members present.*

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253 *The foregoing was approved by the West Bountiful City Council by unanimous vote of all members*
254 *present on Tuesday, February 16, 2021.*
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257 *Cathy Brightwell*
258 Cathy Brightwell, City Recorder
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