



**THE WEST BOUNTIFUL CITY COUNCIL
WILL HOLD A REGULAR MEETING AT
7:30 PM ON TUESDAY, FEBRUARY 16, 2021
VIA ZOOM**

Participants may access the meeting at <https://us02web.zoom.us/j/89870605933>
Or go to zoom.us > select **JOIN A MEETING** > Meeting ID: 898 7060 5933

Participants are asked to mute microphones except during open comment period

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 – James Ahlstrom; Pledge of Allegiance – James Bruhn

1. Approve Agenda.
2. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
3. Award Porter Lane/800 W Road Project.
4. Award 400 North Viaduct Wellhouse Project.
5. Ordinance 438-21 Amending West Bountiful Municipal Code to Address Regulations for Garbage Collection and Disposal.
6. Resolution 490-21 Glass Collection & Recycling Agreement with Momentum Recycling, LLC.
7. 2021 Facilities Use Agreement – Baseball League.
8. 2021 Municipal Election Services Interlocal Agreement – Davis County.
9. Resolution 491-21 Reappoint Pat Soper to the West Bountiful Arts Council.
10. Financing Options Related to Construction of New Public Works Facility.
11. Minutes from February 2, 2021.
12. Staff Reports – Police, Public Works, Engineering, Community Development, Administration.
13. Mayor/Council Reports.
14. Closed Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
15. 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 February 12, 2021.

Minutes of the West Bountiful City Council meeting held on **Tuesday, February 16, 2021** at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

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.

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 Erekson, Cathy Brightwell (City Recorder), Kris Nilsen (City Engineer), and Terri Hensley (Secretary).

PUBLIC: Dennis Vest, Gary Jacketta, Julie Thompson (Davis Journal), Jason Utgaard (Momentum Recycling),

Mayor Ken Romney called the meeting to order at 7:30 pm. James Ahlstrom gave an Invocation, and the Pledge of Allegiance was led by James Bruhn.

1. Approve the Agenda.

MOTION: *James Bruhn made a motion to approve the agenda. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

2. Public Comment

There was no public comment.

3. Award Porter Lane / 800 W Road Project.

The city received bids from nine contractors to mill and replace asphalt on Porter Lane from 600 West to the Prospector Trail and 800 W from 1950 N to Porter Lane.

Post Construction Company's bid was the lowest responsible bidder for the total dollar amount of \$317,544.91, which is under budget. Post Construction did the 800 West project in 2020 and did an excellent job.

It is anticipated this project will take approximately 3 weeks from start to finish. While it should have minimal impact on residents, the city will still notify residents of timeline. The plan is to get started as soon as weather allows.

MOTION: *Kelly Enquist made a Motion to Award Porter Lane / 800 W Road Project to Post Construction Company for the amount of \$317,544.91. Rod Wood 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	

4. Award 400 North Viaduct Well House Project.

The city received bids from four contractors to construct a well house and install necessary pumps and water lines to serve the new well located along the south frontage of 400 North Street at approximately 730 West. VanCon Incorporated is the lowest responsible bidder for the total dollar amount of \$1,316,870.

Kris Nilsen explained there will be some required utility work along the road. Also, there will be additional costs to line the sewer in zone 1 of the source protection area. He elaborated on the need for a backup water source for the city stating that while the city currently has the capacity required, staff can foresee reasons why that could change.

Duane Huffman explained these are the companies the city's consultant expected would provide a bid. Steve Maughan added this is the same company used by Herriman City, Murray City and other large organizations and they have a strong history and are highly recommended.

Mayor Romney asked if we had a summary of the extra costs not included in bid. Duane shared he expected approximately \$5k in landscaping and some sewer costs to line the sewer pipes because it is in a protected zone. This is required to ensure there is no contamination. The sewer district already has a huge project going in South Davis County and we are saving money by piggy-backing on their project. He went on to say the money is available within the water fund to handle these additional costs.

There was discussion about the fixed costs of the well (maintenance, electricity, employees, etc.). Duane explained those costs are incorporated into future operating projections budget. He added that there is no set schedule, but the project must be completed by January 15, 2022.

The council members all agreed this was a sound and wise investment for the city.

MOTION: *James Ahlstrom made a Motion to Award 400 North Viaduct Wellhouse Project to VanCon Incorporated in the amount of \$1,316,870. Mark Preece 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	

5. Ordinance 438-21 Amending West Bountiful Municipal Code to Address Regulations for Garbage Collection and Disposal.

Steve Doxey explained that Momentum Recycling has requested to provide glass recycling services to West Bountiful residents. The purpose of amending this ordinance is to provide necessary changes to allow for the proposed glass recycling program as well as general clarifications and updates.

Assuming Resolution 490-21 (item #6) is adopted, the city will have an agreement with Momentum that includes strict guidelines. However, individual residents will contract directly with Momentum. The city will not be involved with billing, collecting of funds, etc., for this service.

There was discussion about how this may impact multi-family and commercial users. Mr. Huffman explained they are excluded from the requirement to contract through the city and could arrange for recycling services by a company of their choosing, similar to the current arrangement for commercial customers.

There was also discussion about the possible impact of this ordinance in cases where a resident could have a temporary dumpster on their property. The city does not want to unwittingly prohibit someone from removing debris during a project due to unclear language. Mr. Huffman noted that this would be deemed something other than regular garbage so a resident could contract to have a dumpster for a temporary period of time.

MOTION: *James Ahlstrom made a Motion to Approve Ordinance 438-21 Amending West Bountiful Municipal Code to Address Regulations for Garbage Collection and Disposal including clarification of WBMC 8.08.020 regarding multi-family residential complexes. Rod Wood 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	

6. Resolution 490-21 Glass Collection & Recycling Agreement with Momentum Recycling, LLC.

The city wishes to allow a residential curbside glass collection and recycling service to operate. Momentum Recycling, LLC is the sole local source for curbside glass collection with the expertise and specialized equipment required.

Duane Huffman explained this agreement is made possible by the provisions in ordinance adopted in item #5. He added that the city is not responsible for Momentum's actions and there are strict provisions, including strict timelines and penalties for glass clean up should that occur.

Momentum may begin marketing its services to city residents on March 1, 2021.

MOTION: *James Bruhn made a Motion to Approve Resolution 490-21 Glass Collection & Recycling Agreement with Momentum Recycling, LLC. Mark Preece 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. 2021 Facilities Use Agreement – Baseball League.

A Utah non-profit, private corporation, Legacy Baseball, desires to utilize the playing fields and related facilities at the West Bountiful City Park for the purpose of operating a youth baseball league during summer season.

Duane Huffman acknowledged the relationship with the league was so good that revisiting the agreement the past couple years was not a high priority and it fell by the wayside.

With Covid-19 impacting health protocols, etc., the need to update this agreement became apparent. The purpose was to clarify responsibilities including health and safety measures.

In future years, we plan to look at offering a discount for residents as teams consist of players from various cities and our fees are much lower than most cities.

MOTION: *Mark Preece made a Motion to Approve the 2021 Facilities Use Agreement for the Baseball League. Rod Wood seconded the Motion which PASSED by unanimous vote of all members present.*

8. 2021 Municipal Election Services Interlocal Agreement – Davis County.

West Bountiful City will have a mayoral and two city council seats up for election this year. The candidate filing period is June 1st through June 7th. If more than two candidates for mayor or more than 4 candidates for city council file, the city will hold a primary election on August 10th. The general election will be held on November 2nd.

Similar to past years, Davis County has equipment and resources needed to carry out an election and is prepared to offer their services. The estimate per election cost is \$7400 based on a single general election. This is slightly higher than 2019 mostly due to an increase in the number of registered voters from 3202 in 2019 to 3644 today.

Staff feels strongly that the expertise offered by Davis County is well worth the cost. They have done an excellent job in years past facilitating the election process.

MOTION: *Rod Wood made a Motion to Approve the 2021 Municipal Election Services Interlocal Agreement with Davis County. James Bruhn seconded the Motion by unanimous vote of all members present.*

9. Resolution 491-21 Reappoint Pat Soper to the West Bountiful Arts Council.

Mayor Romney recommended the Council re-appoint Pat Soper to the Arts Council. She has been a member of the Arts council since 2006.

MOTION: *James Bruhn made a Motion to Adopt Resolution 491-21 to Reappoint Pat Soper to the West Bountiful Arts Council. Rod Wood seconded the Motion which PASSED by unanimous vote of all members present.*

10. Financing Options Related to Construction of New Public Works Facility.

Duane Huffman has been working with Zion's Bank to provide options for financing a new public works facility. He reviewed the projected rates for 10 and 20 year terms. All options include paying off the city hall bond (approximately \$800 K) this year and rolling it into the new bond which will save interest expense.

There was discussion about the pros and cons of a 10 year versus 20 year term. Mr. Huffman noted that depreciation of personal property for HollyFrontier Refinery has caused a dip in property taxes, and could drop a little more, so he is not comfortable with a 10 year term.

Duane explained the differences between Market and Direct Purchase. Not a lot of difference except time is significant. Direct Payment is faster and less cumbersome with only one purchaser. Market requires a bond rating.

Mayor Romney asked council members if they had concerns with this type of financing. They agreed they should move forward exploring options based on the low rate. Council member Ahlstrom asked Duane to provide more options without a pre-payment penalty.

The Mayor suggested he go with Steve and Kris to look at a couple building options to nail down details and gain a better idea of how much money is needed. Duane Huffman will get a parameter resolution drafted so that the city can move forward when ready.

11. Minutes from February 2, 2021.

MOTION: *James Bruhn made a motion to Approve Minutes from February 2, 2021. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

12. Staff Reports

Police – Brandon Erikson

- Davis Behavioral Health is moving forward with Communities That Care Coalition. Their focus is getting treatment options for youth before they are law enforcement issues. There is a similar program for adults that this will be patterned after. Assist. Chief Wilkinson is excited to be the city's point of contact for this initiative. The Mayor thanked Mark Preece for attending a Zoom meeting on this topic in his place.

- Met this morning with the representative from Spillman. There will be a meeting March 3rd for a needs assessment. This would go into next year's budget and possibly the following year to fully roll out.

Public Works – Steve Maughan

- Preparing for possible snow storm given we are short staffed this week.
- We are upgrading circuit breaker panel at park and the meter base.
- The street lights have been an issue the past few months, partly because we have to coordinate with Rocky Mountain Power who uses a contractor. We have a meeting scheduled to see if we can come up with a better solution.
- City Hall generator needs to be replaced. We are in the process of getting quotes and looking at options and will have more details at next meeting.

Engineering / Kris Nilsen

- Continuing work on Pickleball.
- We received an application for a concept review for a new subdivision - Highgate 2., which consists of 6 lots. We hope to have it ready for next week's planning commission meeting.

Community Development - Cathy Brightwell

- Planning Commission is very busy working on items for historical district, ADU proposals, code updates, and doing a great job.
- Planning commission has put ADU proposals on hold until legislative changes are decided before setting a joint meeting with city council to look at policy issues.

Administrative Report – Duane Huffman

- Woods Cross has scheduled a public hearing on proposed changes to its northwest quadrant. The un-annexed Smith property is not part of the current proposals, but the new zones could eventually be applied to the area.
- ULCT continues to lobby the Utah legislature on many bills including billboards and ADUs. He added that there is a bill that could allow builders to get their own building inspectors if reasonable timeframes are not met. There are also a lot of police bills being considered.

13. Mayor / Council Reports

Mayor Romney – No additional report beyond what has already been covered. We are following the almost \$2B dollar bonding statewide infrastructure projects in the legislature.

James Ahlstrom – spoke with Senator Weiler about the billboard bill. He explained that we want to protect residential areas and be able to regulate what is in our city. Sen. Weiler said he voted against the bill and had been told the 2nd amendment addressed most of the concerns. He will continue to watch the issue.

Council member Ahlstrom added that Cathy Brightwell does a great job with the Youth City Council. They are looking at an Easter egg drive-through type event this year instead of the annual Easter Egg Scramble.

James Bruhn – Arts Council has completed the YouTube Valentine's Concert and did a great job. He added that Wasatch Integrated has YouTube videos on recycling, etc. that might be a good addition to the city website.

Kelly Enquist – wants to commend the Planning Commission for always coming prepared and doing a great job.

Mosquito Abatement is working on tree holes. A lot of their work is done on bicycles and ATVs and they are having a tough time getting these and other supplies due to the ripple effect of Covid.

Mark Preece – No new report (sewer board coming up this week).

Rod Wood – No report but he complimented the staff for all their hard work.

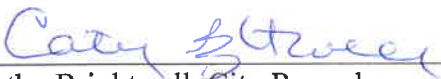
14. Closed Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.

No closed session.

15. Adjourn

MOTION: *Rod Wood made a motion to adjourn this meeting of the West Bountiful City Council at 9:13 pm. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on Tuesday, March 2, 2021.


Cathy Brightwell, City Recorder

