

**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

**Public Works Director**  
Steve Maughan

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD ITS  
REGULAR MEETING AT 7:30 PM ON TUESDAY, JUNE 1, 2021  
AT THE CITY OFFICES, 550 N 800 WEST**

***THIS MEETING WILL BE HELD IN-PERSON***

**WORK SESSION (beginning at 6:30 pm):**

6:30 pm – Water Rates Discussion

**REGULAR AGENDA (beginning at 7:30 pm):**

*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. Public Hearing to Receive Comments on Amendments to FY 2020-2021 Budget
4. Public Hearing to Receive Comments on FY 2021-2022 Tentative Budget, including the Budget for the West Bountiful Redevelopment Agency and a Proposed 2% Increase in the City's Pay scale, including Elected Officials.
5. South Davis Recreation Center Master Plan Presentation – Tiff Miller
6. Notice of Award for 2021 Miscellaneous Concrete Replacement Project.
7. Proclamation Declaring June 9, 2021 as Arbor Day.
8. Minutes from May 18, 2021.
9. Staff Reports – Police, Public Works, Engineering, Community Development, Administration.
10. Mayor/Council Reports.
11. Closed Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
12. 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 May 28, 2021.*

Minutes of the West Bountiful City Council meeting held on Tuesday, June 1, 2021, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

**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)

**PUBLIC:** Alan Malan, Richmond Thornley, Todd Meyers, Whitney Ward, Tif Miller

Work Session – Water Rates

Mayor Romney opened the work session at 6:34 pm to continue the discussion on culinary water rates. Discussion of residential rates at the last meeting went well but it was clear that more work was necessary regarding business rates.

Duane Huffman led the discussion that included the following issues:

- How best to ensure all water users pay an equitable share. Under the current rate structure, it appears that residential customers are subsidizing commercial customers. This is in part due to commercial rates being old. There also appears to be serious inequities between high commercial users vs. regular-to-low users.
  - Small commercial users with 2 inch pipes are pretty close to paying their fair share. The problem is with larger users, for example, one customer used 11 million gallons of water and paid \$20k; their fair share would have been close to \$47k.
- Will adding usage tiers help both residential and commercial users? It may provide an incentive for customers to conserve water. For example, one commercial user had a water leak and did not bother to fix it for many months. After repairing the leak, their usage went from 1.7 million gallons in January to 87,000 gallons in August.
- How does lack of secondary water impact culinary water rates/usage? While most properties in the city have secondary water, there are a few subdivisions that do not. These customers end up using more culinary water in the summer to irrigate their yards because they do not have the same choices as other residents do. Consider a separate tier for these customers.

Duane noted that the more we look into the issues, the more complicated they become. If we want a good outcome, we should get some outside help. He suggested talking to a consultant about doing a rate analysis. He also suggested they talk with Weber Basin about their future plans regarding metering and anything else that might impact rates and usage.

Mayor Romney directed staff to get information on companies available to do rate analysis studies, talk with Weber Basin, and get input from high usage commercial customers. He also suggested researching grants that may be available especially as the state pushes water conservation. At the next meeting we will confirm the current residential rates so they do not expire which will give us more time to establish good rates.

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Mayor Romney called the regular meeting to order at 7:32 pm. James Ahlstrom offered a thought, and the Pledge of Allegiance was led by James Bruhn.

**1. Approve the Agenda.**

**MOTION:** *Kelly Enquist 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 were no public comments.

**3. Public Hearing to Receive Comments on Amendments to FY 2020-2021 Budget.**

The proposed Amendments to the FY 2020-2021 have been discussed in previous meetings.

**MOTION:** *Rod Wood made a motion to open the public hearing. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

There were no public comments.

**MOTION:** *Kelly Enquist made a motion to close the public hearing. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

**4. Public Hearing to Receive Comments on FY 2021-2022 Tentative Budget, including the Budget for the West Bountiful Redevelopment Agency and a Proposed 2% Increase in the City's Pay Scale, Including Elected Officials.**

**MOTION:** *Kelly Enquist made a Motion to Open the Public Hearing. James Bruhn seconded the Motion which PASSED:*

There were no public comments.

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

**5. South Davis Recreation Center Master Plan Presentation – Tiff Miller.**

Tiff Miller – executive director for the Recreation District, Todd Meyers - Board member, and Whitney Ward presented information on the South Davis Recreation District (SDRD) Facilities Master Plan.

Mr. Miller explained they have been working on a Master Plan for several years to gauge the needs of the SDRD for the future. The District has grown by 12,000 residents since it was built in 2008 and expects to see an additional 30,000 new residents by 2050. Community use of the facility remains high with membership numbers hovering at full capacity and the demand for more recreational sports programming for both youth and adults is on the rise. Some areas of the existing facility are in need of repairs, upgrades, and expansion but there is no additional space to accommodate more equipment, larger classes or a needed aquatic expansion making it unable to meet the area's projected population growth.

Two surveys helped form the basis of the Master Plan by gathering a lot of information from member communities. Expansion needs identified by residents include adding a new 50 meter pool south of the existing building; expanding group fitness studio space, open cardio, and weight areas; and building a new smaller facility in a southwest location. Currently, SDRD utilizes school facilities for field space and gyms but as schools grow, their facilities are expected to be less available. It is preferable for SDRD to have its own space.

A 10-acre parcel is recommended to accommodate a new facility that would include fitness areas, gymnasium, leisure pool and lap pool, and running track. No location has been identified at this point.

Existing facility improvement costs are expected to run approximately \$3M to implement the repairs and upgrades needed for the existing facility and an additional \$16M to accommodate the renovations and additions at the existing SDRD facility. Costs for a second recreation center are anticipated to cost \$23,800,000 to purchase property and construct the facility and require about \$250k of operational support per year. It is preferable to do everything now to avoid higher prices in the future.

Funding for the Master Plan projects would come from a general obligation bond to be voted on in the fall. The original bond (2006/2007) will expire in 2026 and represents 1.8% of a property owner's taxes. A new bond is proposed to be issued in two parts: one for the upfront costs of the improvements and expansion, and a second bond to support the operational costs for the two recreation centers. An average homeowner with a home valued at \$391,000 would see an increase of \$32/year for the first 3 years until the existing bond expires then a total tax impact of \$76/year (\$6.33/month) thereafter. The impact to businesses will be roughly \$36/year.

Mayor Romney thanked them for the hard work that has gone into this project over the past couple of years.

#### **6. Notice of Award for 2021 Miscellaneous Concrete Replacement Project.**

Duane Huffman explained that unit bid of items needed for miscellaneous concrete replacement (repair) projects scattered throughout the city were combined for bidding purposes in schedule A. Schedule B project was broken out in a separate schedule for the purpose of reviewing cost and flexibility in award or delay of the project.

- Schedule A includes various concrete projects throughout the city for the replacement and repair of sidewalk and street surface drainage (cross drains, curb, and gutter).

- 140 - Schedule B is the previously delayed project for the replacement and repair of street surface  
141 drainage (cross drain, curb, and gutter) at 2300 North and 700 West. This project includes  
142 replacing gutter on the east side of 700 West, replacing the valley gutter on 2300 North and  
143 associated asphalt remove and replace along all new concrete. All work is to be completed no  
144 later than September 30, 2021. This project was previously bid, awarded, and then delayed in  
145 2020. The cost of this project was bid at approximately \$44,000 in 2020, and the current bid  
146 is \$59,603.

147 Staff recommends a notice of award to JMR Construction for Schedule A. Regarding Schedule B,  
148 staff recommends an award to JMR if the council feels that this project will provide sufficient value  
149 to the community.

150  
151 There was discussion about the scope of work to be done and cost of Schedule B. The location is  
152 very flat with no elevation change so there is no guarantee that the project will fix the problem.  
153

154 **MOTION:** *James Ahlstrom made a Motion to award Schedule A to JMR Construction,*  
155 *Inc. and table a decision on Schedule B until more information can be*  
156 *collected. Rod Wood seconded the Motion which PASSED with a*  
157 *unanimous vote*  
158

159 **7. Proclamation Declaring June 9, 2021, as Arbor Day.**  
160

161 West Bountiful has been designated as a Tree City USA for many years and supports Arbor Day as a  
162 way to celebrate the environment by planting trees to promote the well-being of present and future  
163 generations. Trees play an important role in energy conservation, modifying temperature extremes  
164 with shade and humidity, and contributing to improving air quality by reducing air pollution by  
165 removing airborne particulates from the atmosphere and helping to purify the air.  
166

167 Youth Council will plant several trees at city park on Arbor Day.  
168

169 **MOTION:** *James Ahlstrom made a Motion to Proclaim June 9, 2021, as Arbor Day in*  
170 *West Bountiful. James Bruhn seconded the Motion which PASSED with a*  
171 *vote unanimous.*  
172

173 **8. Minutes from May 18, 2021, City Council Meeting.**  
174

175 The city's computer server was down on Friday when city council packets were prepared, and the  
176 minutes could not be included. They were distributed to council members this afternoon, but it was  
177 suggested that approval of the May 18, 2021, minutes be tabled until the next meeting so members  
178 have more time to review them.  
179

180 **MOTION:** *James Ahlstrom made a Motion to table the Minutes from May 18, 2021,*  
181 *until the next meeting. James Bruhn seconded the Motion which PASSED*  
182 *by unanimous vote of all members present.*  
183  
184  
185

**9. Staff Reports**

**Police – Brandon Erikson**

- The two trucks have arrived and are being worked on for equipment installations.
- Tomorrow interviews will begin for the open officer position. We received 31 applications, 15 were weeded out, leaving 15 for consideration.
- FATPOT found our current contract so we will need to provide 30 days' notice prior to cancellation when the city is ready to move to the new records management system.

**Public Works – Steve Maughan**

- 400 N well house construction is underway. The pipe is going in and concrete will begin soon. A progress meeting is scheduled for tomorrow. There is a 24" pipe that will come out into the street as they make room for the old to come out and new to go in. 400 North will need to be closed. We will try to wait until school is out and plan for 8 am – 5 pm closure.
- Porter Lane construction is on hold until July then it should go pretty quickly.
- Still in need of seasonal Parks employees.

**Engineering – Kris Nilsen**

- Reviewing final plats for Highgate 2 subdivision and Ferlin subdivision.
- Working on estimates for a new trail and drainage at golf course.

**Community Development – Cathy Brightwell**

- Candidate Filing Period began today and will run through Monday, June 7 for the mayoral seat and two city council seats.

**Administrative Report – Duane Huffman**

- Closed session is requested for pending litigation
- Budget still waiting for final rates, will need to adopt at the next meeting.

**10. Mayor / Council Reports**

James Bruhn - Wasatch Integrated is looking at a juicer that squeezes juices out of garbage for the anerobic digester at South Davis Sewer District.

James Ahlstrom – YCC is accepting applications for the new term. Interviews will be scheduled for the middle to end of June. Nicole Wood will be the new Mayor and last year's mayor, Sydney Morrill will stick around to help with interviews.

Kelly Enquist asked about the status of Rocky Mountain Power working on streetlights. Steve Maughan said that he sends weekly emails but has been told that they have only one person in the valley to handle all streetlight work orders. He added that he is exploring alternatives. There are some lights we can buy out, so he is checking prices.

Mosquito Abatement – there is a surge in mosquitos this year and they are having difficulty getting chemicals.

Mark Preece – Sewer district is doing better. They are now selling gas but having difficulty getting food products in.

Rod Wood – no report.

Mayor Romney – West Bountiful only had one Covid case last week and prior to that there were a couple weeks with zero cases. Also, looking for a veteran for the July 4<sup>th</sup> flag raising.

**11. Closed Session Pursuant to UCA § 52-4-205(1)(c).**

**MOTION:** *James Ahlstrom made a Motion to move into closed session in the police training room for the purpose of discussing pending or reasonably imminent litigation. The regular meeting will adjourn simultaneously with the adjournment of the closed meeting. Rod Wood seconded the Motion which PASSED by unanimous vote of all members present.*

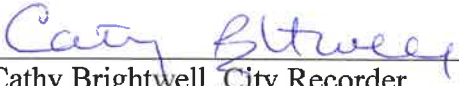
James Ahlstrom – aye  
Kelly Enquist – aye  
Rod Wood – aye

James Bruhn – aye  
Mark Preece – aye

**12. Adjourn.**

**MOTION:** *James Ahlstrom made a Motion to adjourn the closed meeting. James Bruhn 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 by unanimous vote of all members present on Tuesday, June 15, 2021.*

  
Cathy Brightwell, City Recorder

