

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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**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD ITS
REGULAR MEETING AT 7:30 PM ON TUESDAY, JULY 20, 2021
AT THE CITY OFFICES, 550 N 800 WEST**

AGENDA:

Invocation/Thought – Rod Wood; Pledge of Allegiance – Mark Preece

1. Approve Agenda.
2. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
3. Request to Name Sand Volleyball Courts at City Park “Spiker Sands” in Honor of Olympian Jake Gibbs.
4. Request for Impact Fee Waiver – Becky Johnson, 567 W Pages Lane.
5. Resolution 445-21, A Resolution Amending WBMC 12.24 Related to Dogs at City Parks.
6. Proposal for Emergency Connection to West Bountiful Water System for Lakeside Golf Course.
7. Meeting Minutes from June 15, 2021.
8. Staff Reports – Police, Public Works, Engineering, Community Development, Administration.
9. Mayor/Council Reports.
10. Closed Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
11. Adjourn.

This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and provided to the Davis Journal on July 16, 2021.

Minutes of the West Bountiful City Council meeting held on Tuesday, July 20, 2021, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

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

EXCUSED: Council member Mark Preece

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Steve Maughan, (Public Works), Chief Brandon Erekson, Cathy Brightwell (City Recorder), Kris Nilsen (City Engineer), Josh Virostko (Lakeside Golf Course Superintendent)

PUBLIC: Alan Malan, Richmond Thornley, Michael & Bridger Youngberg, Matt Murri, Becky Johnson, Michelle Curtis, Julie Thompson

Mayor Romney called the regular meeting to order at 7:30 pm. Rod Wood provided an invocation, and the Pledge of Allegiance was led by Boy Scout Bridger Youngberg.

1. Approve the Agenda.

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

2. Public Comment.

Bridger Youngberg from Boy Scout Troop 109 came forward to present his idea for an Eagle Scout project. He noted that his Troop, chartered in 1922, was one of the first in the state. It continues to grow and currently has 30 boys.

His proposal is to relocate the plaques that were removed from city park when the new concession building was built a couple years ago. These plaques describe history of the city. He would like to place them on a half wall he will build on the grass by the south end of the Prospector Trail at 400 North and 900 West. He has discussed his idea with Rocky Miller and Steve Maughan who are comfortable with the proposal. He explained that placement of the plaques at city park was his father's original eagle scout project and it's important to him that they be reinstalled. His goal is to have the project complete by the end of the year. Members of the Council supported the project.

3. Request to Name Sand Volleyball Courts at City Park "Spiker Sands" in Honor of Olympian Jake, Gibbs.

Matt Murri is proposing to place signage at the city park sand volleyball courts as a tribute to "Spiker" Jake Gibb, a former Bountiful resident who recently qualified to go back to the Olympics for the 4th time. He said we have a unique opportunity to pay tribute to a local Olympic athlete whose professional beach volleyball career began playing in the sand courts at West Bountiful city park. The intent is to recognize Jake Gibb with an attractive, low maintenance, dual post sign located just in front of the light on the west side of the sand volleyball courts with the name, "Spiker Sands." He proposed that the sign include a referral to Jake's website so people can learn more

about him. Jake, a husband, and father of two, started playing when he came back from his mission, is passionate about sand volleyball, and spent countless hours playing on the West Bountiful sand courts. He decided to pursue his passion and won over 34 championship titles and has now qualified for his fourth trip to the Olympics. Mr. Murri estimates the cost to be \$250 - \$500 and he will seek private donations to cover the cost of the sign.

There was discussion and Mr. Murri was asked to provide additional information including Jake Gibb's consent to having the sign and any documentation that might provide more about him playing in West Bountiful. There was some concern about maintenance and safety around the sign. Steve Maughan said he would like to go evaluate the site with Matt to make sure it won't cause any problems.

4. Request for Impact Fee Waiver – Becky Johnson, 567 W Pages Lane.

Duane Huffman introduced a request from Becky Johnson, 567 W Pages Lane, for a waiver of the culinary water impact fee and a brief analysis of the council's authority to adjust the fee and its payment method.

Ms. Johnson explains in her letter the reasons for the request. She is a single mother who recently moved into the city. The inspector she hired when she bought the home was not familiar with wells, so only tested the water quality and not the integrity of the well. The previous homeowner told her the well worked great. Ms. Johnson installed a water softener when she discovered how hard the water was and wanted to protect against future damage to her pipes and appliances. Shortly after she bought the home, her well booster pump went out. Replacement of the pump was not covered by her home warranty policy. Once it was replaced, it was determined that the well was running dry which is believed to have caused the damage to the pump.

She learned that a culinary water line was stubbed to her home when Pages Lane was rebuilt a few years ago but it will be very costly to tie into the line. She said she has tried everything she can think of throughout this painful process but there are no other options. She is asking that the water impact fee be waived, and she would pay the meter fee and water usage going forward.

There was discussion about the request. Mr. Huffman said he believes there are about seven other homes in the city in a similar situation and what they decide tonight will impact these other homeowners.

Mayor Romney inquired about a long term payment plan and how a future sale of the property might impact full payment. Steve Doxey explained that an agreement could be recorded against the property so full payment would be required before closing on any future sale.

There was consensus that a long term payment plan agreement be prepared so the impact fees can be paid in installments for up to five years.

Rod Wood added that he is aware of people who would like to donate to the cause.

Ms. Johnson thanked the Council for their consideration and appreciates their willingness to help her. She also thanked council member Wood for the donations he mentioned.

MOTION: *Rod Wood made a Motion not to waive the water impact fees but to allow installments with no interest for up to five years as worked out with staff and approved by the city attorney. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

5. Resolution 445-21, A Resolution Amending WBMC 12.24 Related to Dogs at City Parks.

Mayor Romney requested that the topic of dogs at city parks be placed on the agenda for discussion and potential action following the recent and on-going issues of dog waste, dogs off-leash, and other health and safety issues.

There was discussion about the on-going problems. Dogs have been allowed in the parks now for several years, but many owners do not follow the posted rules. The two biggest problems are dogs off-leash and dog waste not picked up even though dog waste stations have been installed in convenient locations.

Mr. Huffman shared proposals that offer two options related to dogs at city parks. The first would prohibit dogs at all city parks; the second would prohibit dogs at the main city park and allow them on-leash at other parks. These prohibitions will not affect service dogs.

A couple options were discussed.

- Improve signage.
- Police it better and cite owners when dogs are off-leash.
- Prohibit dogs at city park but continue to allow them at other parks and trails.
- Allow dogs on-leash but prohibit them at large events.

Mr. Huffman recalled that it was tough to enforce regulations when no dogs were allowed, and even harder now when it's on-leash only. Police have increased patrols of the park, but this is not generally the best use of their time.

There was discussion about how signage might be improved and other ways to get the word out. Separate signs by the waste stations, newsletter articles or a more general public relations campaign. We could let people know that if the problems continue, dogs will no longer be allowed.

There was general consensus to prohibit dogs at large events like the firework display.

Council member Enquist said he spends a lot of time at the park and finds most dogs are on leash and most owners pick up after their dogs. The problem is when dogs are allowed to run loose they leave messes in areas that their owners don't see. He doesn't believe the problem is worse than in the past and thinks the dog waste stations have been helpful. He suggests more signage.

Steve Maughan noted that the problem comes and goes with spring being the worst time of year. He has not heard many complaints from his guys when mowing or working in the parks.

Julie Thompson, from the Davis Journal, commented that her kids were afraid of dogs, and they liked coming to the West Bountiful Park because dogs were banned.

Staff was directed to take some time to review the problems and find ways to better educate the public.

6. Proposal for Emergency Connection to West Bountiful Water System for Lakeside Golf Course.

The irrigation system at Lakeside Golf Course is supplied with secondary water from Weber Basin Water Conservatory District. While the city has a certain allotment, it is contingent on the water being available. Due to the current drought, we began the season with a 20% decrease in our secondary water allotment, with the expectation that the water season will be shortened to October 1. We have been told by Weber Basin that the season could be shortened into September as drought conditions worsen. If we lose water before the middle of September, the course will likely lose turf on fairways, tees, and greens.

Understanding the need to conserve water, Lakeside began the season with a water management plan and is on schedule to meet the water reduction goals.

While the course will see aesthetic impacts from using less water like the browning of turf, it is critical that we not allow the death of turf, especially on greens, tees, and fairways. For example, if a green is lost and the course replaces it with sod, we would likely lose play on that green for 1.5 months and spend \$75K-\$100K on sod. If it is replaced with seed, we would lose 150 days of play for re-growth during peak playing season. Loss of play on greens would significantly alter course revenue.

If the course used all of its resources to keep greens alive, we would risk significant loss on tees and fairways, which would also result in months for re-growth, essentially losing a season of play, as well as tens of thousands in seed costs. This is the primary reason that this emergency connection proposal includes a connection large enough to keep the full course alive.

In anticipation of secondary water becoming unavailable at a point in the year where water would still be critical to keeping turf alive, staff explored options related to connecting the irrigation system to the city's water system. Such a connection will continue to benefit the course if the drought continues in the coming years and could also serve in emergency situations when Weber Basin has a broken water line or maintenance to their system.

The proposal is for a 6" connection coming from the end of 975 West and approximately 812 North. This connection would require a vault for the meter and backflow protection. In reviewing design options, a smaller connection would not supply the needed pressure to fully operate the system.

The cost estimate for this proposal is \$104,000 and includes a 15% contingency. Staff believes self-performing as much work as possible could lower the total cost to \$70,000, but manpower will be a challenge. This proposal should be viewed as a long-term investment in the course, giving the city more control in the ability to protect the primary asset.

Josh Virostko explained that irrigation of the course is very efficient by using a Toro smart irrigation system that provides separate control of each sprinkler head.

There was discussion about combining this project with the trail planned to go from the end of 975 West along the north side of hole #2 and connecting to the Prospector trail. There is enough in the Golf Course Fund to pay for the water connection, but RAP funds would be needed to help cover the costs of the trail.

As far as timing, Duane said we should be fine this year but would like to move forward as soon as possible. It will be important to do some public relations work, so the public understands why we need the connection. He added that we will move forward with the design and costs for the trail to present for discussion at a future meeting.

MOTION: *James Bruhn made a Motion to Approve an Emergency Connection for Lakeside Golf Course to the West Bountiful Culinary Water System, and to Move Forward with the Design and Costing of a New Trail Connection from 975 W Along the South Edge of Hole # 2 to the Prospector Rail Trail. Rod Wood seconded the Motion which PASSED by unanimous vote of all members present.*

7. Minutes from June 15, 2021, City Council Meeting.

MOTION: *Kelly Enquist made a Motion to approve the meeting minutes from June 15, 2021. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

8. Staff Reports

Police – Brandon Erikson

- Provided an update on vehicles. Trucks and Explorers were delivered, and installation of equipment will begin.
- Sgt Adam's retirement open house is scheduled for this Friday from 3-5 pm at city park.

Public Works – Steve Maughan

- The Porter Lane road project went well and he's pleased with the results. They started Monday and completed paving on Saturday.
- Seal coating will begin in early August, then striping the entire city.
- Well update – the block for the building is not available for about 6 weeks.
- Water meters throughout the city are being checked to update all our records; it's a big project.
- Miscellaneous sidewalk project is about 2/3 of the way completed.

Engineering – Kris Nilsen

- We will address the block issues at tomorrow's progress meeting on the Well project.
- Public Works facility. We made progress today getting down to 1 company on design and CMCG candidates down to 4. We are following the process suggested by the state for the selection committee, then we will negotiate a contract for an architect. The process for CMCG will be similar but it may take longer to make a selection.

- Working on utility mapping for UDOT.

Community Development – Cathy Brightwell

- We are working on ordinance updates with planning commission – ADU's, fences/clear view area, housing in commercial areas, and landscaping.
- We are investigating several complaints regarding businesses operating without licenses.

Administrative Report – Duane Huffman

- Chasebrook, the owners of the Gateway shopping center complex, met with us about the need to make changes to the property as they are losing tenants. They were excited to hear about the city's efforts to consider housing in commercial areas. We told them we are open to look at anything they propose that would help the area be commercially viable.
- We discovered that property owners in Highgate Estates who have already paid for their building permits paid for the standard ¾ inch water meter instead of the 1 inch meter the developers installed. The difference in cost is about \$2400. They have all been invoiced for the difference and we will be open to installments, if requested.
- We received our first allotment ARPA funds, and the state just announced a matching grant program.
- Duane met with the Sewer District, and they provided a tour of their algae facility. They would like to make a presentation at the next city council meeting and request a portion of our ARPA funds.
- The owner of the lot in Birnam Woods who has asked to purchase our lot continues to call. We are looking into having a wetlands study conducted.

9. Mayor / Council Reports

Kelly Enquist – Mosquito Abatement is still struggling to find employees. Three positive pools for West Nile have been identified but none in West Bountiful. He asked for an update on the streetlight outage issue and reported several lights out at city park.

James Bruhn – no report.

James Ahlstrom – Acceptance letters were sent out to all 20 Youth Council applicants for the upcoming term. The first meeting will be held on August 12, and they will discuss possibly changing future meeting days as the McReynold's have a conflict. They are preparing for some service projects including Coats for Kids.

Centerpoint Theatre provided him with the twelve additional ticket vouchers the city requested for residents. They said the recent Newsies performances were the highest attendance show they have had.

Rod Wood – no report.

Mayor Romney provided a COVID update. West Bountiful has been averaging 8 – 10 cases a week. Hospitalizations are up and 85% of all cases in the county are unvaccinated individuals. The number of new vaccinations has leveled off, with zip code 84087 having one of lowest vaccination rates in the county. Break-through cases still seem to be fairly rare.

The police department has had a hard week dealing with some tough cases. We appreciate the great job they have done.

Santorini's Greek Grill held their grand opening recently with a good turnout. All restaurants are desperate for help which means some must limit their hours and the number of patrons allowed.

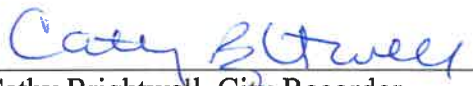
10. Closed Session Pursuant to UCA § 52-4-205(1)(c).

No closed session was necessary

11. Adjourn.

MOTION: *James Bruhn made a Motion to adjourn the closed meeting. Rod Wood 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, August 3, 2021.



Cathy Brightwell, City Recorder

