

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 A
REGULAR MEETING AT 7:30 PM ON TUESDAY, NOVEMBER 16, 2021
AT THE CITY OFFICES, 550 N 800 WEST**

AGENDA:

Invocation/Thought – By James Bruhn; Pledge of Allegiance – By Kelly Enquist

1. Approve Agenda.
2. Recognition for Outstanding Police Work – Sergeant Chris Jacobson.
3. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
4. Canvass of West Bountiful Municipal Election.
5. Resolution 506-21, A Resolution Appointing Youth City Council Advisors Chris & Jen Jacobson.
6. Request for Water Bill Adjustment – Brett Fisher, 968 N 800 West.
7. Ordinance 449-21, An Ordinance Creating WBMC 17.44 Housing in Certain Commercial Areas Overlay.
8. Resolution 507-21, A Resolution Adopting the Davis County Pre-Disaster Mitigation Plan 2021 Update.
9. Resolution 508-21, A Resolution Appointing Rod Wood to the Great Salt Lake Scenic Byway Commission.
10. Expenditure Approvals – Public Works Vehicles (\$81,000), Golf Ranger Picker (\$12,661).
11. Moderate Income Housing Plan - 2021 Update Report
12. Meeting Minutes from October 19, 2021.
13. Staff Reports – Police, Public Works, Engineering, Community Development, Administration.
14. Mayor/Council Reports.
15. Closed Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
16. 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 November 12, 2021.

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

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

STAFF: Duane Huffman (City Administrator), Steve Maughan (Public Works Director), Chief Erikson, Dallas Green (Golf Director), Cathy Brightwell (City Recorder)

PUBLIC: Alan Malan, Richmond Thornley, Jen & Hannah Jacobson, Jason Meservy, Michelle Curtis, Brett Fisher, Bryant & Wyatt Burton, Eli Downer, Seth Preston, David & Gary Kessler, Bo Bartholomew, Ben Irvine, Devin & Creed Cenatiempo

Mayor Romney called the regular meeting to order at 7:30 pm. Boy Scout Troop 109 was present to help open the meeting. Seth Preston repeated the Scout Oath, David Kessler repeated the Boy Scout Law, and Mack Youngberg led the Pledge of Allegiance.

1. Approve the Agenda.

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

2. Recognition for Outstanding Police Work – Sergeant Chris Jacobson

Chief Erikson recognized Sergeant Chris Jacobson for outstanding work in a recent case. He was presented with a plaque and a watch.

Chris has worked for the police department for 8 years with many of those as detective. He has been involved in some of the most complex cases the department has ever had, including the ‘catch me if you can’ case which began as a simple fraud case and quickly grew to over 36 charges. This challenging case included over 100 man hours and required involvement and coordination with many other agencies. The suspect just pled guilty to over 10 felony charges.

3. Public Comment – Two Minutes Per Person, or Five Minutes if Speaking on Behalf of a Group.

No comments

4. Canvass of West Bountiful Municipal Election

Cathy Brightwell presented the final canvass results from the November 2, 2021, Municipal Election.

Summary Results Report:

- Registered Voters: 3581, Ballots Cast: 1392, Voter Turnout: 38.87%
- Votes Cast:
 - Mayor: Total Votes – 1179. Kenneth Romney – 1179
 - Council: Total Votes – 2564. Mark Preece – 775, Kelly Enquist – 723, Michelle Curtis – 658, Jessica Gertsch - 408

MOTION: *Acting in the Capacity of the Board of Canvassers, James Ahlstrom Moved to Certify the above Results of the 2021 Municipal Election and Declare as Elected Mr. Romney as Mayor, and Mr. Preece and Mr. Enquist as City Council Members. James Bruhn seconded the Motion which PASSED unanimously as reflected below.*

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

James Bruhn – aye
Mark Preece – aye

5. Resolution 506-21, A Resolution Appointing Youth City Council Advisors Chris & Jen Jacobson.

Mayor Romney welcomed Jen Jacobson as one of the new Youth City Council advisors. Her husband, Chris, was not available to attend the meeting. Jen introduced herself and her ten-month old daughter, Hannah. Jen went to school at BYU and has a master's in public administration degree. She has worked as an English teacher and an assistant vice principal in West Valley City. Her husband, Chris, is a doctor. She said they love West Bountiful and working with teenagers and look forward to this opportunity.

MOTION: *James Bruhn Made a Motion to Approve Resolution 506-21 Consenting to the Mayor's Appointment of Jen and Chris Jacobson as Youth City Council Advisors. James Ahlstrom seconded the Motion which PASSED unanimously as reflected below.*

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

James Bruhn – aye
Mark Preece – aye

6. Request for Water Bill Adjustment for Brett Fisher, 968 N 800 West.

Brett Fisher submitted a request for an adjustment to his water bill on November 8, 2021, as a result of a water leak. He explained that the city contacted him on October 28 to let him know their water usage was higher than normal over the past month. He said they had replaced the water main to the carriage house 3 years ago and checked the connection to the new pipe but did not find a leak, however there was water coming from under the concrete pad of the RV garage. After contacting a leak detection service, the leak was located, and the old pipe disconnected from the system. The Fishers are requesting a full refund of the fees for the lost water.

Duane Huffman explained that the city council is designated as the board of equalization on water rates to hear complaints and make corrections of any assessments alleged to be illegal, unequal, or unjust. He noted that the amount of water used by the Fisher's in October was 325,000 gallons, which correlates to a bill of \$441.81, or \$391.81 above the standard monthly charge.

Mr. Huffman noted that the vast majority of water overages resulting from leaks are paid in full by property owners; however, over the last several years, the city council has considered similar requests. In most cases, the council has forgiven the amount beyond the wholesale costs of the water to the city. The city pays Weber Water between \$0.71 to \$0.96 per 1000 gallons. Using an average, it can reasonably be calculated that this water overage is a wholesale cost of \$256.60 for a difference between the overage charges and the wholesale cost of water of \$135.21.

MOTION: *James Ahlstrom Moved to Forgive \$135.21 for the Fishers October Water Bill which is the Difference Between the Wholesale Cost of Water and the Overage Charges. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

7. Ordinance 449-21, An Ordinance Creating WBMC 17.44 Housing in Certain Commercial Areas Overlay.

Mayor Romney summarized the proposal, which was previously developed by the planning commission, reviewed by city council, and additionally modified by the planning commission. The city council proposed added flexibility to the planning commission's draft by changing 'requirements' to 'recommendations.' After additional review, the planning commission agreed that more flexibility is preferred, and any areas of concern can be negotiated as part of the development agreement approval. However, they believe some requirements for setbacks, lighting and parking should be maintained which are reflected in this draft.

MOTION: *Mark Preece made a Motion to Approve Ordinance 449-21 as Presented. Rod Wood seconded the Motion which PASSED as reflected below.*

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

James Bruhn – aye
Mark Preece – aye

8. Resolution 507-21, A Resolution Adopting the Davis County Pre-Disaster Mitigation Plan 2021 Update.

West Bountiful City has participated in the creation of a multi-hazard mitigation plan known as the Davis County Pre-Disaster Mitigation Plan 2021 Update in accordance with the Disaster Mitigation Act of 2000. The plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in West Bountiful from the impacts of future hazards and disasters.

Duane Huffman explained that the mitigation plan update is required by FEMA to be approved by each Davis County city and the County. Jason Meservy, representing CERT, supports adopting the update which will protect our city and provide access to money for emergencies.

MOTION: *James Bruhn Moved to Approve Resolution 507-21. Kelly Enquist seconded the Motion which PASSED as reflected below.*

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

9. Resolution 508-21, A Resolution Appointing Rod Wood to the Great Salt Lake Legacy Parkway Scenic Byway Commission.

MOTION: *James Ahlstrom Moved to Approve Resolution 508-21 Consenting to the Mayor's Appointment of Rod Wood to the Great Salt Lake Legacy Parkway Scenic Byway Commission. Mark Preece seconded the Motion which PASSED as reflected below.*

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

10. Expenditure Approvals – Public Works Vehicles (\$81,000), Golf Range Picker (\$12,661).

The city's procurement code requires that certain expenditures of \$10,000 or more must be approved by the city council even when included in the budget. Approval is requested for the following:

Public works vehicles - \$81,000. The FY22 budget included \$90,000 for two new service trucks for the public works department – one for water and one for parks. Staff recommends the purchase of (1) 2022 Chevrolet Silverado 2500HD crew cab for \$38,179, (1) Chevrolet Silverado 2500HD Double Cab for \$32,945, and (1) associated utility bed for \$9,974.86. These trucks replace a 2017 and a 2012 vehicle which should bring good resale. It is unknown when the trucks will be available.

Golf Range Picker with cage – \$12,661.00. The equipment used to collect balls from the driving range has broken down several times this year resulting in the need to close the range for extended times while balls are collected by hand. After searching options, staff has been unable to find a used piece of equipment and therefore recommends the purchase of a new Yamaha U-Max range picker and cage. Business has grown a lot with the pandemic and is impacted when the picker is broken. Money will need to be moved around using savings from the previously approved water pump and income offsets by not closing the range.

MOTION: *James Ahlstrom Moved to Approve the Purchase of Two Public Works Vehicles for \$81,000 and a Golf Range Picker/Cage for \$12,661 as described above. Rod Wood seconded the Motion which PASSED by unanimous vote of all members present.*

11. Moderate Income Housing Plan – 2021 Update Report.

Duane Huffman explained that Utah Code requires that the city council annually update the 5-year estimates of moderate-income housing needs, conduct a review of the moderate-income housing element and its implementation, report the findings for updated planning to the Housing and Community Development Division of the Utah Department of Workforce Services, and post the report on the city website.

He reviewed the updated report which will be submitted to the state and posted on the city website when approved. Changes include the new accessory dwelling unit ordinance, continuation of impact fee waivers for ADU's, and exploration of a down payment assistance plan. He noted that next year's reporting requirements may be very different.

MOTION: *Rod Wood Moved to Approve the 2021 Update to West Bountiful's Annual Moderate-Income Housing Report. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

12. Minutes from October 19, 2021, City Council Meeting.

MOTION: *Kelly Enquist made a Motion to Approve the Meeting Minutes from October 19, 2021, as Presented. James Bruhn Seconded the Motion which PASSED by Unanimous Vote of all Members Present.*

13. Staff Reports

Police –

- The new sergeant candidate has accepted a full-time offer. He has 21 years' experience with the majority of it in West Jordan. He will begin on January 3, 2022.
- Interviews began for the open officer position. There were only 6 applicants.
- Update on Vehicles – Sgt. Wilkinson's new (2021) truck is unavailable. The dealer will order a 2022 at the same price and it is expected to arrive in January. The new officer vehicle arrived today. We have also had problems getting equipment for the new vehicles.
- Overnight parking restrictions began on November 15. Officers are leaving notices on vehicles to educate the public.

Public Works – Steve Maughan

- Christmas lights in front of city hall have been installed. It has been hired out the past 4-5 years, but we decided to do it ourselves this year.
- Holiday banners will be hung this week on 800 West and Pages Lane.
- Restrooms at the snack shack and city hall will be winterized. Will hold off on the main park restrooms as long as we can, especially with Christmas on Onion Street scheduled for December 11.
- Crews are cleaning up leaves.
- Trimming overhanging branches to prevent damage to snowplows.
- We are blue-staking on 600 W so we can pothole in preparation for designing the 600 W road construction project.

- Wellhouse roof framing has been completed.
- Dennis Daniels has accepted a position with Davis County public works. His last day will be next Friday.

Community Development – Cathy Brightwell

- Planning Commission approved a conditional use permit, with conditions, for John and Jessica Nelson for a home occupation permit to sell exercise equipment at 963 Meadowlark Lane.

Engineering – Duane Huffman

- Kris is attending a storm water conference in Moab.
- Public Works facility planning and design is moving along well.
- Highgate, Phase 2 is still being reviewed. There is an issue due to crossing a federal canal so the city will need to sign an agreement for maintenance.
- Duane and Kris are working on a process for updating capital facilities plans.

Administration – Duane Huffman

- It took a lot of work and documentation, but after 5 months, the city received \$45,000 from FEMA from the windstorm.
- Working on budget adjustments.

14. Mayor / Council Reports

Kelly Enquist – Complemented reflectors on stop signs.

James Bruhn – Arts Council Christmas concert on Friday with Susie Carter. He also reported that the arts council would like to see festive holiday lights at the park. Duane suggested they contact him to discuss.

James Ahlstrom – Youth Council held their retreat over the weekend. They enjoyed a lot of teambuilding exercises and Det. Horstman gave a good presentation on bullying. Now they are working on Christmas on Onion Street which is scheduled for December 11. West Bountiful Elementary school choir will sing.

Mark Preece – There was an EmPAC mtg today and things are going well. We are really lucky to have that group and the people on it. South Davis Sewer District's truth in taxation hearing had a low turn-out but there were some good questions.

Rod Wood – City Christmas party will be held at El Matador on December 16 at 6pm. He complemented Duane on preparing a good survey to find out what employees want.

Mayor Romney – South Davis Recreation board is working on potential expansion options. They are looking at an Olympic size (50-meter) pool at the existing location thanks to land provided by Bountiful City. This will accommodate local high school swim teams. They are still looking at further expansion with a new location in the North Salt Lake area. Hatch Park is being expanded so that may be an option.

He also reported on the South Davis Metro Fire board. Recruits graduating from the Fire Academy on Friday will fill some of our empty slots.

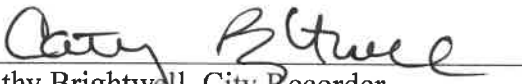
15. Closed Session Pursuant to UCA § 52-4-205.

No closed session was needed

16. Adjourn.

MOTION: *James Ahlstrom Moved to Adjourn the Meeting. Mark Preece 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, December 21, 2021.


Cathy Brightwell, City Recorder

