

**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 A REGULAR  
MEETING AT 7:30 PM ON TUESDAY, MARCH 1, 2022  
AT THE CITY OFFICES, 550 N 800 WEST**

**Online Participation via Zoom Available: <https://us02web.zoom.us/j/82451933966>**

**AGENDA:**

**6:30 pm – Work Session**

- Public Works Facility Review of Plans & Budget.

**7:30 pm – Regular Meeting**

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

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if speaking on behalf of a group.
3. Consider Award of 600 West Road Construction Project to Post Construction Company for \$1,515,471.25.
4. Meeting Minutes from February 15, 2022.
5. Staff Reports – Police, Public Works, Engineering, Community Development, Administration.
6. Mayor/Council Reports.
7. Closed Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
8. 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 February 25, 2022, by Cathy Brightwell, City Recorder.*

# MEMORANDUM



**TO:** Mayor & Council

**DATE:** February 25, 2022

**FROM:** Duane Huffman

**RE:** **Work Session – Public Works Facility**

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At the March 1, 2022 work session, staff is preparing a comprehensive review of the current plans for the Public Works Facility as well as a review of the budget.

The attached budget summary outlines the general areas and the current cost estimates based primarily on bids received. The bottom of the page outlines project area costs that staff will review with the city council for input (e.g. covered material storage, mezzanines, etc.)



**155 South 750 West, North Salt Lake, Utah 84054**  
 Phone 801-295-2341 - Fax 801-295-2656 - www.gramoll.com

**Project Name: West Bountiful City Public Works Building**  
**Project Owner: West Bountiful City**

|                                           |                     |
|-------------------------------------------|---------------------|
| General Conditions                        | \$138,586           |
| Permits & Fees                            | \$0                 |
| Existing Conditions                       | \$0                 |
| Concrete                                  | \$754,045           |
| Masonry                                   | \$32,500            |
| Metals                                    | \$292,113           |
| Woods & Plastics                          | \$113,025           |
| Thermal & Moisture Protection             | \$67,543            |
| Openings                                  | \$198,998           |
| Finishes                                  | \$141,494           |
| Specialties                               | \$27,779            |
| Equipment                                 | \$25,000            |
| Furnishings                               | \$43,585            |
| Special Construction                      | \$547,150           |
| Conveying Systems                         | \$0                 |
| Fire Protection                           | \$68,575            |
| Plumbing                                  | \$155,793           |
| HVAC                                      | \$126,879           |
| Electrical                                | \$464,400           |
| Earthwork & Underground Utilities         | \$1,051,242         |
| Site Improvements                         | \$290,837           |
| Miscellaneous Owner Items                 | \$80,000            |
| Subtotal                                  | \$ 4,619,543        |
| Bond                                      | \$ 33,493           |
| General Liability Insurance               | \$ 38,308           |
| 2% Construction Manager's Contingency     | \$ 101,015          |
| 7.5% Management Fee and Supervision Costs | \$ 359,427          |
| Preconstruction Fee                       | \$ 25,000           |
| <b>Construction Total</b>                 | <b>\$ 5,176,787</b> |

#### Breakout Pricing

|                            |               |
|----------------------------|---------------|
| Salt Storage Bin           | \$ 110,000.00 |
| Salt Storage Bin Roof      | \$ 54,046.30  |
| Material Storage Bins      | \$ 143,000.00 |
| Material Storage Bins Roof | \$ 45,325.50  |
| Large South Mezzanine      | \$ 283,784.66 |
| Small North Mezzanine      | \$ 50,079.65  |
| Salt Spreader Racks        | \$ 37,863.10  |

# MEMORANDUM



**TO:** Mayor and City Council

**DATE:** February 25, 2022

**FROM:** Staff

**RE:** 2022 600 W – Water Line and Road Project - Notice of Award

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The city received bids from five contractors to replace the main water line and reconstruct the full width of 600 West from Pages Lane to Porter Lane. **Staff is recommending the City Council accept Post Construction Company's bid as the recommended lowest responsible bidder for the total dollar amount of \$1,515,471.25 (Schedules A and B).**

## Scope

The project was advertised with two schedules as follows:

- A. Water Line and Road Reconstruction (Pages Lane to Porter Lane)
  - a. Replace 2,600 ft. of water main. (This is complicated by existing improvements such as main sewer line and county storm water infrastructure.)
  - b. Replace water services.
  - c. Excavate existing road and install 5" Asphalt Surface, 8" Base Coarse, 12" subbase and Geotextile (fabric).
  - d. Repairs to curb and gutter and storm drain infrastructure where needed.
- B. Onion Parkway Trail Connection
  - a. Install 1,470 square feet of concrete and 3,840 square feet of asphalt and associated improvements to connect the Onion Parkway trail from 680 W to 600 W.

## Funding

The FY 21/22 Budget included funding estimated pre-design. The following table compares the budget to the bid, as well as funding sources. If awarded, this project will likely require an amendment to the current year budget and/or encumbrances for the FY 22/23 Budget.

|                     | Budget (Pre-Design)   | Bid                   | Funding Source        |
|---------------------|-----------------------|-----------------------|-----------------------|
| Road Portion        | \$790,100.00          | \$565,089.58          | Streets Fund, Class C |
| Water Portion       | \$478,300.00          | \$898,021.82          | Water Fund            |
| Storm Water Portion | \$11,900.00           | \$2,243.15            | Storm Water Fund      |
| Trail Connection    | \$0                   | \$50,116.70           | Davis County          |
| <b>TOTAL</b>        | <b>\$1,280,300.00</b> | <b>\$1,515,471.25</b> |                       |

### Completion Schedule

A schedule for the project has not been established. Post Construction has indicated that they would like to begin the water line portion of the project as quickly as possible – as early as mid March. Staff and the contractor are aware of the need to have 600 W in a safe condition for the July 4<sup>th</sup> holiday.

| <p align="center">           Bid Open Results (February 25, 2022 11:00 AM)<br/>           600/640 West Street and Culinary Water Reconstruction Project 2022<br/>           &amp; DSB Trail Improvement Project 2022<br/>           West Bountiful City         </p> |                                          |                    |                                       |                    |                                |                      |               |               |             |               |                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|--------------------|---------------------------------------|--------------------|--------------------------------|----------------------|---------------|---------------|-------------|---------------|--------------------------|
| Bidder                                                                                                                                                                                                                                                               | Schedule A<br>Bid Amount<br>600/640 WEST | Schedule A<br>Rank | Schedule B<br>Bid Amount<br>DSB TRAIL | Schedule B<br>Rank | Total (A+B)<br>Combined Amount | Total<br>A+B<br>Rank | Addendum<br>1 | Addendum<br>2 | Bid<br>Bond | Bid<br>Signed | Cost<br>Check<br>by City |
| <b>Post Construction Company</b>                                                                                                                                                                                                                                     | \$1,465,354.55                           | 1                  | \$50,116.70                           | 1                  | <b>\$1,515,471.25</b>          | <b>1</b>             | X             | X             | X           | X             | X                        |
| <b>Staker and Parsons Companies</b>                                                                                                                                                                                                                                  | \$1,470,325.00                           | 2                  | \$55,140.40                           | 2                  | <b>\$1,525,465.40</b>          | <b>2</b>             | X             | X             | X           | X             | X                        |
| <b>3XL Inc.</b>                                                                                                                                                                                                                                                      | \$1,684,150.63                           | 3                  | \$94,530.00                           | 3                  | <b>\$1,778,680.63</b>          | <b>3</b>             | X             | X             | X           | X             |                          |
| <b>SkyView Excavation</b>                                                                                                                                                                                                                                            | \$1,820,689.10                           | 4                  | \$126,853.80                          | 4                  | <b>\$1,947,542.90</b>          | <b>4</b>             | NOT ALL       | X             | X           | X             |                          |
| <b>Huges General Contractors</b>                                                                                                                                                                                                                                     | \$2,655,445.00                           | 5                  | \$142,904.00                          | 5                  | <b>\$2,798,349.00</b>          | <b>5</b>             | X             | X             | X           | X             |                          |

**PENDING – NOT YET APPROVED**

Minutes of the West Bountiful City Council meeting held on Tuesday, February 15, 2022, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

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

**STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Steve Maughan (Public Works Director), Kris Nilsen (City Engineer), Chief Erikson, Cathy Brightwell (City Recorder).

**PUBLIC:** Alan Malan, Michelle Curtis, Eric Eastman, Ashleigh Young, Richmond Thornley

Mayor Romney called the regular meeting to order at 7:30 pm. James Ahlstrom offered a prayer and James Bruhn led the Pledge of Allegiance.

**1. Approve the Agenda.**

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

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

Eric Eastman, resident and member of the Arts Council, commented that the Arts Council is tired. They feel like they are the only ones in the city trying to foster the Arts. He asked Council members to put July 4<sup>th</sup> on their calendars because their support is needed for the annual Independence Day celebration. He said it's a good tradition we don't want to stop. The decision has been made to hold all events on one day which will be great. He is concerned that the 600 W road construction will be a problem for the parade, park events, and fireworks making it difficult for people to get to and from the events. He suggested the city put construction plans on hold until after July 4<sup>th</sup>. Mayor Romney said we will look at some options and come up with a way to make it work.

**3. Wildlife Control – Davis County Animal Care, Director Ashleigh Young.**

Ashleigh Young introduced herself as the director of Animal Care of Davis County (ACDC). Although she has only been in her position a short time, she has been in the field for about 10 years. She said she is here to respond to the city's concerns about ACDC's policy to stop responding to racoon calls. The policy was changed in June 2020 after reviewing statistics from recent years, dealing with staffing issues, and because private resources are available. She admitted that communication to cities, mayors, and citizens was not handled well and caused confusion because they didn't understand the problem.

Ms. Young said there are no easy solutions, but education is important. There is a reason why the animals are here. They are drawn to food sources like pet food, wood piles, areas of junk, etc.

Everyone in the community needs be involved by eliminating these attractions which will help reduce numbers but will not solve the problem completely.

There was discussion about other options. If ACDC was to begin responding to racoon calls again, one additional full-time employee would be needed to handle the additional workload. Based on historic numbers it would likely cost less than private companies that charge on average \$100 per animal. She explained that legally the animals cannot be transported alive, so they are euthanized by lethal injection prior to transport.

Mayor Romney said the city would support the County taking back the responsibility with cities helping to pay the additional costs. Ms. Young said she would prefer citizens to pay at some level to disincentivize hobby hunters who will call with 50+ racoons at a year.

She said they need to have another meeting with all the cities to see where they all stand.

There was discussion about ACDC's new status. Currently they are supported partially through the county and partially through cities. Going forward, they will be supported through property taxes as a new separate line item. This is intended to be neutral for cities and taxpayers.

#### **4. Resolution 512-22, A Resolution Adopting a Baseball Facilities Use Agreement.**

Duane Huffman explained that the South Davis Recreation District is taking over the Legacy baseball league. This Facilities Use Agreement has been drafted so that it can apply generically in future years.

**MOTION:** *Rod Wood Made a Motion to Adopt Baseball Facilities Use Agreement and Authorize the Mayor to sign the Agreement. James Bruhn Seconded the Motion which PASSED as reflected below.*

James Ahlstrom – aye

James Bruhn – aye

Kelly Enquist – aye

Mark Preece – aye

Rod Wood - aye

#### **5. Purchase Approvals:**

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

a. Accounting Services: \$12,000.

Previous financial auditors have strongly recommended that the city add professional capacity for accounting purposes. Staff believes that the firm involved with the FY 22 audit is very qualified and now has a unique understanding of the city's finances that will assist greatly with these services. This will require that the city solicit for new auditors.

b. Transportation Capital Facilities Plan and Impact Fee Facilities Plan Updates: \$19,500.

The last update to these plans was in 2008, and it is imperative that they be updated. Staff is recommending the proposal from a firm with expertise specifically with Transportation

Impact Fee Facilities Plans, which if done correctly will make an Impact Fee Assessment (by a financial consultant) much better. Staff is currently working on similar proposals for water and stormwater plans.

**MOTION:** *Rod Wood made a Motion to approve purchase approvals. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all members present.*

**6. Meeting Minutes from February 1, 2022.**

**MOTION:** *James Bruhn made a Motion to Approve the Meeting Minutes from February 1, 2022, as Presented. Kelly Enquist Seconded the Motion which PASSED by Unanimous Vote of all Members Present.*

**7. Staff Reports**

**Police –**

- Electronic speed signs are up and going. There is still a problem with the one north of city hall, but it can be handled under warranty. Council member Bruhn suggested we post the speed limit on the sign so drivers know how fast they should be going.
- Chief Erikson reviewed data from the electronic speed signs on 1100 W.
- Interviews are scheduled this Thursday for our new candidates.

**Public Works – Steve Maughan**

- The well is progressing, it will probably be the end of the month before it is turned into the system.

**Engineering – Kris Nilsen**

- The 600 W project went out to bid. Bid open is scheduled for February 25. There was discussion about the conflicts with the July 4<sup>th</sup> celebration raised earlier. Steve said it's similar to what we dealt with on Pages Lane a few years ago and it shouldn't be a big problem. We can probably make sure the road is accessible that weekend, even if it's dirt.
- Rocky Mountain Power has agreed to move the poles on 1000 N. We are looking at the costs of putting them underground.

**Community Development – Cathy Brightwell**

- Building Permits are picking up now that Spring is around the corner.
- Business license renewal penalties were assessed on February 1; about one-third of our licenses are outstanding.

**Administration – Duane Huffman**

- Ivory homes contacted us and are ready to continue discussions on the west side property. A meeting will be scheduled for next week.
- The Highgate owners have been in talks with the new Smith property owners trying to come up with connectivity to the west and the south. They have offered to facilitate discussions.
- We met today on the estimated budget for the public works facility. The projected cost is now \$5.5 million. There are still some material and sub-contractor issues, but he believes it would

be hard to find any project that has been more cost effective. More information will be presented in March.

- Plan to have first look at the FY 23 city budget in March.
- We expect a conditional use permit application for property in the R-1-10 zone on 400 North.
- Highgate developers and Manheim Auto are working on a proposal involving leasing and swapping land to the north of the current development. This proposal would likely require a zone change.

## **8. Mayor / Council Reports**

Kelly Enquist – Nearly half of Mosquito Abatement’s new board members are new. He thanked the city for installing the cross walk sign near the park.

James Bruhn – Arts council concert last Friday was good, and about 50 people attended. He said he is hearing from residents about a lot of dog droppings on the trails. He added that some residents of Mountain View Estates have put their fences about 10 feet from the Onion Parkway trail fence which will result in a lot of weeds growing in the space between the fences. Similar problems exist on the Prospector Trail.

James Ahlstrom – Youth Council met last week and will begin preparing for the Easter Egg Scramble in April. Rick Rose, a previous resident, has created a presentation in response to Davis County School District’s problems with discrimination. He takes it out to churches and has offered to come to the YCC. They are anxious to see the presentation.

Mark Preece – South Davis Sewer District meeting will be held this week. All construction is going well, they are ahead of schedule.

Rod Wood – no report

Mayor Romney – Covid update – The city peaked at almost 275 total active cases the middle of January and has come down to about 65 active cases last week and 30 active cases this week. Even though testing numbers have decreased, samples of wastewater show decreases consistent with the testing numbers we are seeing. Cases are still high but there has been a steady decrease. Since the pandemic began, we have had several Covid deaths in city.

Recreation district is going through master planning to considering a second facility. They have looked at several land options and potentially may use a portion of Hatch Park for a new pool. They are also looking at adding a 50 meter pool adjacent to the existing facility on the south side in conjunction with funds from the school district. They will need a bond election for any of the options.

## **9. Closed Session Pursuant to UCA § 52-4-205.**

No Closed Session

189  
190 **10. Adjourn.**  
191

192 **MOTION:** *James Ahlstrom Moved to Adjourn the Meeting. Mark Preece seconded the*  
193 *Motion which PASSED by unanimous vote of all members present.*  
194

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196  
197 *The foregoing was approved by the West Bountiful City Council by unanimous vote of all members*  
198 *present on Tuesday, March 1, 2022.*  
199

200  
201 \_\_\_\_\_  
202 Cathy Brightwell, City Recorder