

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Rodney Wood

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

City Recorder
Cathy Brightwell

City Engineer
Kris Nilsen

Public Works Director
Steve Maughan

WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, JUNE 7, 2022, AT THE CITY OFFICES

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. Davis County Update – Commissioner Stevenson.
4. Public Hearing to Receive Comments on Amendments to the Fiscal Year 2021-2022 Budget.
5. Public Hearing to Receive Comments on Fiscal Year 2022-2023 Tentative Budget, Including the West Bountiful Redevelopment Agency and a Proposed 7% Increase in the City's Pay Scale, including Elected Officials.
6. Onion Patch Securities/Manheim Remarketing Land Use Proposal.
7. Ordinance 453-22, An Ordinance Creating Outdoor Vehicle Storage Overlay Zone (OVSO).
8. Ordinance 454-22, An Ordinance Amending WBMC 17.92 Outdoor Storage.
9. Fiscal Year 2022 Fraud Risk Assessment.
10. Resolution 517-22, A Resolution Authorizing an Interlocal Agreement with Davis County for Placement on City Property of a 24-Hour Video Surveillance System of the Unattended Ballot Drop Box.
11. Meeting Minutes from May 17, 2022.
12. Staff Reports – Police, Public Works, Engineering/Community Development.
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 provided to the Davis Journal on June 3, 2022, by Cathy Brightwell, City Recorder.

Minutes of the West Bountiful City Council meeting held on Tuesday, June 7, 2022, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

MEMBERS: Mayor Ken Romney, 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, and Cathy Brightwell (City Recorder)

PUBLIC: Alan Malan, Richmond Thornley, Commissioner Bob Stevenson, Jay Gough, Katherine Pasker

Mayor Romney called the regular meeting to order at 7:31 pm. James Bruhn offered a thought and Kelly Enquist led the Pledge of Allegiance.

1. Approve the Agenda.

MOTION: *Rod Wood made a Motion to approve the agenda as posted. James Ahlstrom 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.

No Public Comment.

3. Davis County Update.

Commissioner Bob Stevenson provided an update on Davis County activities.

- There will be an Open House on Friday, June 10 beginning at 1pm for the Davis County Memorial Courthouse celebrating the completion of a 2-year historical renovation.
- A \$50 million remodel project is underway for the Legacy Center. It was originally built as a horse arena for the 2002 Olympics. A concrete floor was added which helped during Covid as the building was used extensively as a drive-through vaccination center. As part of the new project, a second building will be added and 9 soccer fields.
- He provided an update on the new paramedic program which is going through a 2-year transition. The program is growing, and the paramedic tax levy has been turned over to the cities. They are now starting to work on dispatch since there are currently 4 call centers in Davis County that need to work together.

Questions from the council included an inquiry from council member Ahlstrom about plans for the Legacy trail once the West Davis corridor opens. Commissioner Stevenson explained that West Davis will have its own trail which will eventually connect to the Legacy trail.

Commissioner Stevenson thanked the Council for the opportunity to visit and commented that cities make the county look good as we collaborate together on projects. He invited council members to visit the county offices anytime.

4. Public Hearing to Receive Comments on Amendments to the FY 2021-2022 Budget.

Duane Huffman summarized the three main areas of expected changes and noted that the budget amendments will be up for adoption at the next meeting.

1. Inflationary items – e.g., fuel, material costs,
2. Budgetary clean-up – e.g., bond payment,
3. Projects that span fiscal years.

MOTION: *James Ahlstrom made a Motion to open the hearing for FY 22 Budget Amendments. Rod Wood seconded the Motion which passed unanimously.*

There were no public comments offered.

MOTION: *Rod Wood made a Motion to close the budget hearing. James Ahstrom seconded the Motion which passed unanimously.*

5. Public Hearing to Receive Comments on FY 2022-2023 Tentative Budget, Including the West Bountiful Redevelopment Agency and a Proposed 7% Increase to the City's Pay Scale, Including Elected Officials.

Duane Huffman reviewed the highlights of the Tentative budget that was adopted in May and subsequent updates made.

- Pay scale increase of 7% for all employees, except police will receive 2%.
- Worker's Compensation rates went down 30%.
- Discussion of Centerpoint Theater donation of \$15k.
- Sidewalk repair increased to \$100k.
- Certified Tax Rate should be available prior to the next meeting.
- Replacement of south playground at city park is estimated at \$60-70k and would include new play equipment and a new perimeter sidewalk – the council needs to decide whether to include this.
- Electrical quotes are pending to add power at city park.
- Researching 675 West as a future road project. Water line appears to be good, but valves may need to be replaced.
- Vehicles - looking at what we were not able to get this year and what might be available next year.
- Ensuring revenues and expenses are in the correct year.

MOTION: *Mark Preece made a Motion to Open the Hearing for FY 23 Tentative Budget. James Ahlstrom seconded the Motion which passed unanimously.*

Alan Malan raised a concern about the proposed donation to Centerpoint Theater. He said he does not think the city should provide a donation because it was voted down by residents. He said his position

is not based on whether support for Centerpoint Theater is good or bad but shows a lack of respect to voters; if people want to donate, they can do it on their own.

James Ahlstrom responded that more than half the voters supported a larger ongoing amount, and the theater has no other way to get support. This is a one-time donation so we are not committed to future support – we can change our minds anytime.

Duane Huffman clarified that the vote was back in 2008, and it failed by 1 vote. Had it passed, the city would have been committed to a non-optional ongoing funding obligation. The current request is for General Fund, not RAP funds

Council member Enquist also opposed the donation adding that it does not matter what the vote was, it failed. They could always put it on the ballot again.

Mayor Romney commented that Centerpoint is a local community theater not tied to RAP tax so the city can choose to vote for it or not.

Council member Wood stated that he fully supports the 7% increase to pay scale for employees but does not believe it should carry through to council members.

No other comments were offered.

MOTION: *Kelly Enquist made a Motion to Close the Budget Hearing. James Bruhn seconded the Motion which passed unanimously.*

6. Onion Street/Manheim

James Ahlstrom disclosed his firm has been engaged by Manheim, and he has no involvement in the representation.

Duane Huffman provided a summary of the proposal from Onion Patch Securities and Manheim Remarketing, Inc. that would allow Onion Patch to lease 6.75 acres of vacant land to Manheim for ten years in exchange for 3.32 acres of residential property fronting 1450 West.

The proposal includes several steps. The first step is to create an Outdoor Vehicle Storage Overlay (OVSO) that can be applied to the underlying zone. The OVSO allows outdoor vehicle storage as a conditional use. The second step is to amend WBMC 17.92 (Outdoor Storage) to allow outdoor vehicle storage in the OVSO. After these two sections of the city's code are adopted, Onion Patch has asked for the specific land being leased to Manheim (6.75 acres) to be rezoned to apply the OVSO and has also submitted a conditional use application to comply with the rezone.

The two code changes are being requested at this meeting, and then the planning commission will consider the conditional use application and implement conditions to mitigate any potential negative effects of the use. As part of the overlay rezone and conditional use, a development agreement will be considered by city council. Other than the code changes, this is a package deal; all three pieces are contingent on each other.

Onion Patch stated that this will clean up the residential area in Highgate Estates by closing the gap next to Manheim with the land trade they propose. The leased area to be used for vehicle storage is farther to the west.

There was discussion about the need for protections to make sure this arrangement cannot be argued to extend beyond ten years without city council approval. The language in the development agreement needs to be very clear. It includes an automatic revocation at the end of the term and any extension is completely discretionary by the Council.

7. Ordinance 453-22, An Ordinance Creating Outdoor Vehicle Storage Overlay Zone.

MOTION: *James Ahlstrom Made a Motion to Adopt Ordinance 453-22 Creating the Outdoor Vehicle Storage Overlay Zone and Requiring a Perimeter Fence. Rod Wood Seconded the Motion which PASSED as reflected below.*

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

8. Ordinance 454-22, An Ordinance Amending WBMC 17.92, Outdoor Storage.

MOTION: *James Ahlstrom Made a Motion to Amend WBMC 17.92, to Include Language Requiring Parking Areas to be Fenced and Controlled by an Access Gate Subject to Review by City Attorney. 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	

9. Fiscal Year 2022 Fraud Risk Assessment.

Duane Huffman provided a review of the annual fraud risk assessment. He explained that the city's score is higher; it has moved from 320 to 345 which is considered "very low" risk.

10. Resolution 517-22, A Resolution Authorizing an Interlocal Agreement with Davis County for Placement on City Property of a 24-Hour Video Surveillance System of the Unattended Ballot Drop Box.

MOTION: *James Bruhn Made a Motion to Adopt Resolution 517-22. Rod Wood Seconded the Motion which PASSED as reflected below.*

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

11. Meeting Minutes from May 17, 2022.

MOTION: *Rod Wood Made a Motion to Adopt the Meeting Minutes from May 17, 2022, as Presented. Mark Preece Seconded the Motion which PASSED by Unanimous Vote of all Members Present.*

12. Staff Reports

Police – Chief Erikson

- The Jason W. Read Protect and Serve Foundation provided the first donation for K-9 program. He was a Centerville K-9 officer killed in a motorcycle accident.
- Last week, Sgt. Smith and K-9 Goose participated in competition with 39 other dogs and did very well.
- Working with Chasebrook on theft issues in the Gateway shopping center. Still need to meet with Ross and TJ Maxx.
- Officer Harris completed his first month of FTO.
- The Department will participate with our local 7-11 in their annual Slurpee program.
- Officer Wilkinson's vehicle sold at auction today.
- Monthly statistics for May: Stats – calls for service 451, Traffic stops – 343 (warnings 271, citations 72), Traffic accidents – 10, DUI – 6, Sex offense – 1, Assault – 1, Drug offenses – 6, and Fraud – 2.

Public Works /Engineering– Kris Nilsen

- 600 West road construction project is on schedule and going well. Tomorrow they will make water connections on Pages Lane as all testing has passed. Hydrants were hooked up this week.
- Public Works Facility construction is currently waiting on concrete.
- 400 North Well - working with team on fluoride pump. Will start using water once fluoride is up and running.
- Ivory development (Belmont Farms) has turned in a plan for a 9-lot subdivision. Preliminary plat will be reviewed by planning commission next week.

Community Development – Cathy Brightwell

- City officials and staff will tour Wholesome Co this Thursday morning at 9am.

Administration – Duane Huffman

- No report.

13. Mayor / Council Reports

James Ahlstrom – Youth council finished up interviews for the new council. There will be a welcome get together Monday at the city hall bowery. Elsie Buck is the new Mayor and Noah Peterson is Mayor Pro Tem.

James Bruhn – The Wasatch Integrated landfill is increasing fees. They are completing the liner project for the last phase of expansion project.

Kelly Enquist – commented that it will be important to make sure people do not park along Pages Lane between the railroad tracks and the park entry for the July 4th event. There are typically vehicles parked there which is very dangerous with the large crowds expected. He asked if we can we get it striped for no parking or come up with something beyond stripes since people are used to parking there.

Mark Preece – South Davis Sewer District is still working on engineering for the north plant. South plant is done. Also working on gas transfers.

Rod Wood – Asked about the Arts Council and their budget? He said he attended a recent event and they raised concerns about the road being open during the July 4th parade as construction continues. Duane responded that the Arts Council has a budget of \$7400.

Mayor Romney – July 4th celebration is coming up quickly. Mike Youngberg will be the speaker at flag raising and will have his Boy Scout troop. Appreciate everyone's hard work, especially dealing with water leaks, and police activities.

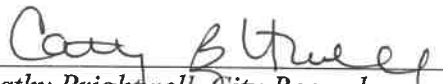
14. Closed Session, if needed

No closed session was needed.

15. Adjourn.

MOTION: *James Bruhn made a Motion 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, June 21, 2022.


Cathy Brightwell, City Recorder

