

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

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, AUGUST 1, 2023, AT THE CITY OFFICES

Invocation/Thought –Ken Romney; Pledge of Allegiance – James Bruhn

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Doug's Corner Subdivision – Final Plat Approval.
4. Meeting Minutes from July 18, 2023.
5. Staff Reports–Police, Public Works, Engineering, Community Development, Administration.
6. Mayor/Council Reports.
7. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
8. Adjourn.

The above agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCity.org), posted at city hall, emailed to the Mayor and City Council, and provided to the Davis Journal on July 28, 2023, by Cathy Brightwell, City Recorder.

Minutes of the West Bountiful City Council meeting held on Tuesday, August 1, 2023, at West Bountiful City Hall, 550 N 800 West, West Bountiful, 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), Kris Nilsen (City Engineer), Chief Brandon Erikson, Steve Maughan (Public Works Director), Steve Doxey (City Attorney), and Cathy Brightwell (City Recorder).

PUBLIC: Deby Marshall, Alan Malan, Jenn Nielsen, Dell Butterfield, Doug Coons, Richmond Thornley, Liz Hansen, Aren Zamani, David Newman

Mayor Romney called the regular meeting to order at 7:32 pm and provided an invocation; James Bruhn led the Pledge of Allegiance.

1. Approve the Agenda.

MOTION: *Rod Wood made a Motion to approve the agenda as presented. James Ahlstrom seconded the Motion which PASSED unanimously.*

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

Avalanche Soccer Club

Aaron Zamini, representing the Avalanche Soccer Club, explained that Avalanche Soccer is a combination of other clubs that have merged over the years, including Forza and Rush. There is a shortage of soccer fields in the area so they have been looking for land from North Salt Lake to Farmington, but available land has been very hard to find. Their goal is to have enough space to build fields that will accommodate them for 15-20 years. They are interested in land owned by the city located west of the golf course on 1200 North. They believe they can get by with 12-15 acres but could take the entire 22 acre parcel if the city is willing. He said they need a minimum of 6-7 fields and a small indoor field, so they don't have to play in the snow. He said he understands that Ivory Homes may need a portion of the land to put in an access road to their new development, but they are hopeful the city will be willing to work with them on the rest.

David Humen, also with Avalanche Soccer Club, added that soccer in South Davis County has grown significantly. In addition to the competitive side of their organization, they have 2000 recreation players in the West Bountiful/Bountiful area and around 2900 in all of Davis County. He noted that having fields and a nice indoor facility will bring money to the area for traveling tournament players including food, lodging, etc. Currently, their only facility is a building in Farmington with a lease that expires in October so they are anxious to find another location.

There was discussion about how to determine a fair market value of the city's land, what sources of income the Club has, and whether they were looking for a long-term lease or purchase. Mr. Zamini responded that they could do a long-term lease for a portion of the property, but they prefer to purchase the land used for the indoor facility. He added that most of their income comes from the competitive side of the club and donations from several businesses. Recreation players pay \$100 each which does not provide much beyond their expenses.

Mayor Romney said they will start thinking about it. He suggested that any discussion the city has with Avalanche also include representatives from the South Davis Recreation Center to get a better picture of what is needed for all of South Davis County.

3. Doug's Corner Subdivision – Final Plat Approval

Kris Nilsen summarized the application from Douglas Coons Construction, LLC for a 3 lot subdivision at 550 West and 1000 North submitted in November 2020. The property is within the R-1-10 zone and consists of 0.694 acres. The lots each meet the required R-1-10 zoning requirements for size and frontage, as represented. The planning commission approved the final plat, with conditions, on May 25, 2021. The city council previously reviewed the plat on June 6, 2023, and tabled a decision until several outstanding items were completed. There was concern at that time about trailers parked on the property and demolition that had not been completed. Kris reported that the trailers have been removed and the demolition of the buildings appears to have been completed. The overgrown shrubs and trees remain.

Mr. Nilsen explained that minor corrections to the plat are pending, including making sure the clear view area for the bend in the road remains on the plat and locations of the driveways for all three lots are clarified. Also, a current title report was received several days ago which Mr. Doxey is currently reviewing.

Council member Bruhn asked how power will be provided for the required drain pump on Lot 1, especially if it is the last lot to sell. Kris explained that the owner of Lot 1 will be responsible for providing power to the pump. Until the lot is sold, water will be detained on Lot 1 and any overflow will be handled as it has been historically. He added that the pump is only required to address a one-hundred year storm. Two neighboring homes have basements, and they claim they have never had water problems.

MOTION: Rod Wood Made a Motion to Approve Doug's Corner Subdivision Subject to Completion of the Outstanding Items Listed by Staff and Mr. Doxey's Review of the Current Title Report and Bonding Documents. James Ahlstrom Seconded the Motion which PASSED Unanimously.

James Ahlstrom – aye

James Bruhn – aye

Kelly Enquist – aye

Mark Preece – aye

Rod Wood - aye

4. Meeting Minutes from July 18, 2023.

MOTION: James Ahlstrom Made a Motion to Approve the Meeting Minutes from July 18, 2023, as presented. Mark Preece Seconded the Motion which PASSED Unanimously.

5. Staff Reports

Police – Chief Erikson

- The police department received a grant from the highway safety office for a new radar trailer to replace the old trailer.
- They also received a grant to expand mental health services for the department.

Public Works – Steve Maughan

- The pressure testing phase of the water line project has been completed and bacteria testing will begin. He said the project is not as far along as he would like.
- Tree/sidewalk project – trees and roots have been removed; sidewalk replacement is still in progress.
- Street striping began yesterday and should finish up tomorrow. They were able to squeeze us in when they had a break in their workload, so we didn't have a lot of time to get notice to residents who were parked on road. They will come back to fill in missed areas.
- Still working to get Google Fiber clean-up finished. There are some issues with mastic seal not sticking to the road.
- We are moving into the new facility as we have time.

Engineering – Kris Nilsen

- The seal coat project will go out to bid this week.
- Beginning to work on several city projects - 660 West, 1100 West, and the #13 golf course cart path.

Community Development – Cathy Brightwell

- No report.

Administration – Duane Huffman

- We have a request from Lumen Fiber (subsidiary of Century Link) to put fiber in the city, but their franchise agreement has expired. We are working with them on the potential of a new agreement that includes right-of-way license fees consistent with what current providers pay. Then we will need to work out design issues. Once we understand their proposal, we will bring it to city council for further discussion.
- On Tuesday, August 15, we will hold an orientation meeting for city council candidates at 6pm. The city council meeting will consist of a public hearing at 7:30 pm on the proposed property tax increase. The Truth in Taxation process does not allow any other agenda items to be discussed at the time of the hearing, so regular business will be postponed. The next scheduled city council meeting is September 5, which is cancelled because the city chambers will be used for the primary election for the U.S. Representative race, so we may need to schedule a meeting on August 29th (the fifth Tuesday), if needed.
- South Davis Metro Fire is holding an open house tomorrow night to talk about their tax increase and will hold a public hearing on August 7.
- ULCT annual conference is scheduled for September 6-8 at the Salt Palace. Please let us know if you would like to attend.

6. Mayor / Council Reports

Kelly Enquist – no report, but he commented that he has had problems with mastic seal sticking to tires. Steve Maughan explained that Google Fiber repaired several sections of road in cold, rainy weather so the mastic seal does not stick well to the underlying road material and comes off on tires. He added that there have been cases where Google has had to replace tires.

James Bruhn – Google Fiber is still not cooperating on several park strip repair issues. He asked if we are holding a bond, can we hire a private contractor to do the repairs and deduct the cost from the bond? Duane said we still have the bond, but we will need a good list of what is outstanding and follow a specific process. Steve Maughan will start compiling a list and then will contact Google.

James Ahlstrom – Youth council is on summer break. He asked if a list is being prepared of projects that can be used with the remaining public works bond money the city council approved. Duane said he is working on a growing list of projects that will be provided to city council, including 1200 North road repair.

Mark Preece – South Davis Sewer District projects are status quo. They are producing gas but not selling it.

Rod Wood – UDOT has been talking with staff about details of the I-15 project. We are still discussing the need to leave access open on 500 South into the Gateway shopping center.

Mayor Romney – no report

7. Closed Session pursuant to *Utah Code Ann. § 52-4-205*, if needed.

No closed session was needed.

8 Adjourn.

MOTION: James Ahlstrom made a Motion to Adjourn the Meeting. James Bruhn Seconded the Motion which PASSED Unanimously.

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on Tuesday, August 15, 2023.


Cathy Brightwell, City Recorder