Special Meeting of the West Bountiful City Council
August 28, 2007

Members Present	Mayor James Behunin, Debbie McKean, Cheryl Searle, Roy Johnson, Jeff Tingey, and Don Lilyquist
Staff Present	Wendell Wild (City Administrator) Matt Collier (Engineer - CRS) Beverly Haslam (Recorder)
Visitors Present	Gary Smith, Ron Stout, Alan Malan, Denis Hopkinson, Jim Miller Roger Wray, Brad Hansen, Anita Winegar, Craig Johnson and Rebecca Conant.
Called to Order	Mayor James Behunin called the special meeting of the West Bountiful City Council to order at 7:00 p.m. Mayor Behunin explained that because this is a special meeting, we will dispense with invocation/thought, the Pledge of Allegiance and the public comment portion, which normally appear on each meeting agenda.
Agenda	The agenda for this special meeting was reviewed. Debbie McKean moved to approve the agenda of the August 28th special meeting with deleting item #4 (Johansen/Thackeray request for bill board sign relocation). Cheryl Searle seconded the motion and voting was unanimous in favor.
Wasatch Meadows Request for Basements	Wendell Wild (City Administrator) was asked to present the information regarding the deed restrictions for basements be recorded on each lot in Wasatch Meadows . Steve Doxey (City Attorney) has reviewed the agreement and has provided a red line copy showing the corrections/changes. Council member Lilyquist had requested the document include the city code which states the requirement for first finished floors elevation is 12" above top back of curb. This wording has now been incorporated into the revised agreement. The attorney for Triple S Development and Steve Doxey agree, the sole responsibility for any damage due to water intrusion will be on the homeowners. The agreement and notice of building restriction will be recorded on each deed and will be transferred with ownership. Mr. Wild informed the council that the document before them is a complete copy with all revisions, with the exception of one minor correction. Debbie McKean asked if the document presented will be the guidelines for basement elevations. Mr. Wild stated that it would be with the exception of Lot 9 which needs to be recalculated. Mayor Behunin asked Matt Collier (Engineer) if any of the homes would be below existing grade. Mr. Collier stated the lowest elevation would be 12" below grade which makes the first finish floor elevation 2" above grade. Mr. Collier went on to explain there will be drain boxes in each back yard and all drainage will be away from the home and will drain to the Southwest corner. Don Lilyquist asked how the homes on the North side of the street could drain to the Southwest corner.

Matt Collier stated the storm drain has been designed so that it will drain properly. The size of the yard drain boxes vary in size and the smallest will be 12"x12".

The question was asked about a 100 year storm, with the possibility of a foot of water collecting in the area and how the drainage system would handle that amount of water. The engineer explained that the water would still flow to the pump station and even if the power was out, the water would continue to fill the pump station to overflowing, the water would then be forced out into the pipes and under the railroad tracks and down to the storm drain.

Councilman Jeff Tingey inquired as to who would be doing the back yard elevation inspections. Wendell Wild stated that would be a combined effort of the public works and the engineer to verify the elevation of the basement construction. This would be done with the plan review and at the site of construction.

Mayor Behunin expressed his concern about Lot 5 and the stub street going south and that he could see that street forming a barrier and collecting all the water from the Southeast. Mayor Behunin is concerned that there would not be enough flow through the pipe going under the street. It was explained that there is a separate culvert going under the railroad right of way to handle that water. Mayor Behunin also stated his concern about the possibility of other homes being built south of this subdivision. Gary Smith stated that when that happens there would have to be additional drainage planned and provided for that development, just as Triple S had to do to protect the Christensen property on the north side of the subdivision.

Mayor Behunin then stated examples of other properties in the city that have been flooded due neighboring development.

Mr. Smith stated the calculations have been done many times on the drainage in the subdivision and he feels the drainage has been addressed. Matt Collier also stated that the drainage for this subdivision has been studied closely and he feels there is proper drainage in place.

Mayor Behunin asked the council members to state their concerns. Roy Johnson stated there is an ordinance is in place to address this issue, but we seem to be making variances to this ordinance. Gary Smith responded to this comment by stating there is an allowance in the ordinance whereby the council can give a variance for basements and have done so in many subdivisions in the city. Councilman Johnson went on to say he is very concerned about the water table and know of many residents in the city that have suffered from the water damage in their homes and he doesn't want others to suffer.

Jeff Tingey asked if the road had not been raised, would we still be considering variances for basements? Mr. Smith answered, saying there would still have to be a variance to the ordinance. The road had to be raised to accommodate the infrastructure of the subdivision. The road had to be raised 2 to 21/2 feet above natural ground level in order for the sewer and drainage system to work. Mr. Tingey also ask if a gravel drain could be put around the

homes. Wendell Wild stated there could be gravel drains around the home.

Cheryl Searle feels it is the homeowners responsibility to keep the drains cleaned out.

Jim Miller was present and stated he owns a lot in Wasatch Meadows and would like to get started building. Mr. Miller also stated that he has done work on several homes in West Bountiful and has never encountered a problem with the high water table.

Don Lilyquist stated he would like to see approval given on a lot to lot basis and not a blanket approval for the entire subdivision. Wendell Wild pointed out that each lot owner would have to sign the building restriction agreement. A contractor would have to sign the agreement for any spec home they are building. The agreement then would be transferred to the property owner.

Ron Stout of Triple S Development said he would like to see approval given of the recommendations made by the engineer, so those wanting to build homes in the subdivision could move forward and have a plan designed. It was noted that the elevations will be reviewed along with the plan review.

Motion

Don Lilyquist moved to approve the list of elevations allowed as prepared by CRS Engineering on the document dated August 24, 2007 as presented to the City Council, with the stipulation that every lot owner be required to sign the agreement of building restrictions for Wasatch Meadows Subdivision (Agreement attached) and that each individual land owner sign the agreement before receiving a building permit. For those lots remaining in the hands of the developer, the developer will be required to sign said agreement. Council member Lilyquist agreed to amend the motion as follows: Owners and developers will adhere to all other recommendations made by CRS as outlined in the memo dated August 7th, 2007 (See memo attached). Jeff Tingey seconded the motion. Voting as follows:
Cheryl Searle, Debbie McKean, Jeff Tingey, and Don Lilyquist voted in favor of the motion. Roy Johnson opposed.
(Motion carried).

500 West Waterline

Wendell Wild explained that 360 feet of waterline along 500 West needs to be replaced. Other waterlines in that same area are all basically new line, with the exception of the 360 feet, which is approximately 50 years old. The pipe is in the UDOT right of way, with the fact that the line is old and outdated, it needs to be replaced. UDOT will be re-paving 500 West from North Salt Lake to the freeway on ramp to I-15, and will place a moratorium on construction and will not approve permits to dig in the asphalt unless it is an absolute emergency, so it is prudent that the waterline be replaced before the re-paving is done. Mr. Wild went on to give a breakdown of cost for the project.

There have been three bids received. The low bid was Reynolds Brothers Construction at $55,605.20 and the material for the project which the city would provide at a cost of $6,519.00. Western States bid came in at $80, 548.00 and Claude Nix bid at $112,566.00.

As was requested was made in the last City Council meeting to seek out other contractors to bid on the project. Boyce Construction, Rich Fleming Construction and M.C. Green have all stated they are busy for the rest of the summer and they are not interested in presenting a bid.

The recommendation from staff, is to go ahead with Reynolds Brothers bid. Mayor Behunin asked about the funding for the waterline project. Wendell Wild explained there is a fund balance of $100,000.00 in the water department and those funds would be transferred to the Capital Improvement fund in order to utilize that money for the project.

Mayor Behunin inquired about Reynolds Brothers Construction and the experience they have in this type of construction. Matt Collier explained that they have been the contractors for the Lowes project and are very familiar with the 500 West area. It was noted that Reynolds Brothers still have the permits from UDOT and would not have to go through the permit process again.

Cheryl asked if the contractors were still on the Lowes site. She was informed that they had just recently left the site but are willing to come back to do this project.

Jeff Tingey asked if we have a firm commitment from UDOT as to when the overlay will begin. Mr. Tingey suggested the project wait until spring to see if we could get the price down . Councilman Tingey also expressed his concern that the cost figures out at almost $200.00 per foot. Wendell Wild stated we do not have a firm date for the overlay. It just depends on where the overlay begins (North Salt Lake or at the I-15 on ramp).

The construction would likely begin before the asphalt plants close which is around Oct. 16th. With this time frame, the construction would have to be complete in approximately six weeks.

Motion

Debbie McKean moved to award the 500 West waterline replacement bid to Reynolds Brothers construction in the amount of $55,605.20 with materials to be provided by the city at a cost of $6,519.00 and to fund the project by transferring money from fund balance in the Water Utility Fund to the Capital Improvement Fund. Roy Johnson seconded the motion and voting was unanimous in favor.

Rebecca Conant

Rebecca Conant, citizen from Jessi, Meadow, voiced her complaint about the agenda for the meetings not being on the City Web-site or in the Clipper. Ms. Conant was informed that the agendas are sent to the Clipper each week and it is their choice to print them or not print them. It was also noted that the agendas are posted on the web-site each Monday morning before a meeting.

Adjournment

Jeff Tingey moved to adjourn the August 28th special meeting of the City Council. Don Lilyquist seconded the motion and voting was unanimous in favor.

Meeting adjourned at 8:55 p.m

Mayor James Behunin

Beverly Haslam, Recorder