

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
Dell Butterfield
Kelly Enquist
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THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A WORK SESSION AT 6:30 PM AND A REGULAR MEETING AT 7:30 PM ON TUESDAY, AUGUST 19TH, 2025, AT THE CITY OFFICES

AGENDA

6:30 pm – Work Session – Presentation by Utah Department of Transportation on the I-15: Farmington to Salt Lake Project.

7:30 pm – Regular Meeting

Invocation/Thought – Jenn Nielsen; Pledge of Allegiance – Dell Butterfield

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Ordinance 504-25 – An Ordinance Creating a Planned Unit Development Overlay for 21.14 Acres of Real Property Located Within the City at Approximately 1550 West 400 North.
4. Resolution 576-25 – A Resolution Adopting an Investment Policy Statement.
5. Monthly Financial Report.
6. Meeting Minutes from June August 5th and August 14th, 2025.
7. Staff Reports–Police, Public Works, Engineering, Admin & Community Development.
8. Mayor/Council Reports.
9. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
10. Adjourn.

The above agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCityut.gov), posted at city hall, and emailed to the Mayor and City Council on August 15th, 2025.

Minutes of the West Bountiful City Council meeting held on **Tuesday, August 19th, 2025**, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

MEMBERS: Mayor Kenneth Romney, Council members James Ahlstrom, Dell Butterfield, Kelly Enquist, Jenn Nielsen and Mark Preece

STAFF: Duane Huffman (City Administrator), Brandon Erekson (Chief of Police) Steve Maughan (Public Works Director), Steve Doxey (City Attorney), Kris Nielsen (City Engineer), and Remington Whiting (City Recorder)

PUBLIC: Alan Malan, Richmond Thornley, Tyler Payne, Simon Mortenson, Melodi Farley, Kara Kol, Jason Kol, Rob Merrick, Joyce Price, Jason Nielsen, Paul Giles, Gary Jacketta, Jason Williams

EXCUSED:

Work Session

Duane introduced Michael Romero from UDOT, the project lead regarding the I-15 project.

Michael Romero reviewed the scope of the project and provided general details of the project plan. He explained that the project is estimated to cost \$3.9 billion and would take approximately four years to complete once construction begins. He noted that an RFP process will take place for contractors to submit proposals, which will require coordination with Union Pacific due to the railroad running alongside the freeway.

Specific elements of the project impacting West Bountiful were discussed, including the removal of the left-hand freeway exit and the planned widening of 400 North. Mr. Romero also reviewed UDOT's property acquisitions, including the hotel and gas stations, and explained the reasoning behind their purchase timing. He mentioned the possibility of surplusing the land in the future. Additional acquisitions and properties that may be affected by the project were also identified.

Changes to the 500 South interchange were outlined, including modifications to the on- and off-ramps. Mr. Romero further explained that UDOT would provide up to \$100,000 for landscaping at each interchange, but the funds would only be provided upon the city entering into a maintenance agreement. Members of the council expressed concern and frustration regarding the limited amount of funding available for landscaping given the overall scale and cost of the project.

Regular Meeting

Mayor Romney called the meeting to order at 7:37 pm. Jenn Nielsen shared an Inspirational Thought, and the Pledge of Allegiance was led by Dell Butterfield.

1. Approve Agenda

MOTION: *Kelly Enquist made a motion to approve the agenda. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

2. Public Comment

No Comment.

3. Ordinance 504-25 – An Ordinance Creating a Planned Unit Development Overlay for 21.14 Acres of Real Property Located Within the City at Approximately 1550 West 400 North.

Duane provided an overview of what a Planned Unit Development (PUD) is and explained that adopting Ordinance 504-25 is a legislative decision of the council. He reviewed the flexibility requested by Ivory Homes, which included lot size, length of dead ends, roadway cross sections (curb, drainage, pavement width, and length of dead-end streets), and an expanded timetable to record plats. Duane also outlined project benefits such as road designs, installation of a white rail fence along the east side road, and open areas. He emphasized that the development agreement serves as a contract between the city and the developer.

Skylar Tolbert, representing Ivory Homes, addressed the council regarding the closure of the 400 North entrance to the property due to unauthorized dumping by trucks in violation of their permit. He clarified that the PUD request does not include any bonus density. Mr. Tolbert discussed project benefits previously outlined by Duane and further discussed the requested flexibility items.

MOTION: *James Ahlstrom made a motion to adopt Ordinance 504-25 – An Ordinance Creating a Planned Unit Development Overlay for 21.14 Acres of Real Property Located Within the City at Approximately 1550 West 400 North. Mark Preece seconded the motion.*

The vote was recorded as follows:

James Ahlstrom – Aye

Dell Butterfield – Aye

Kelly Enquist – Aye

Jenn Nielsen – Aye

Mark Preece - Aye

4. Resolution 576-25 – A Resolution Adopting an Investment Policy Statement.

Duane explained that the proposed resolution would adopt the city's first formal Investment Policy Statement (IPS). He then explained that the purpose of the policy is to ensure that any investments are made in compliance with the Utah Money Management Act. He stated that staff believe that the current economic climate (e.g. the likelihood of interest rates falling) combined with the city's assets and cash flow history, would make now a prudent time to adopt such a policy and engage in other forms of investments.

Mr. Jason Williams, a representative from Moreton Asset Management, addressed the council. His presentation included the background of Moreton, framework on how the city could invest their funds, a liquidity analysis as well as data points regarding short term and long-term investments.

Jason Nielsen - Finance Director for the State of Utah – cautioned the council to always maintain enough liquidity so that investments would not have to be sold and to be prudent with the general length of investments.

MOTION: *Dell Butterfield made a motion to adopt Resolution 576-25 – A Resolution Adopting an Investment Policy Statement. Kelly Enquist seconded the motion.*

The vote was recorded as follows:

James Ahlstrom – Aye

Dell Butterfield – Aye

Kelly Enquist – Aye

Jenn Nielsen – Aye

Mark Preece - Aye

5. Monthly Financial Report.

Duane presented a financial report that had previously been emailed to the city council. The report included the prior year, the current year, the budget and the difference. He reported that revenues are higher than budgeted.

6. Meeting Minutes from August 5th and August 14th, 2025.

MOTION: *James Ahlstrom made a motion to approve the meeting minutes from August 5th and August 14th, 2025. Jenn Nielsen seconded the motion which PASSED by unanimous vote of all members presents.*

7. Staff Reports

Police Department – Brandon Erikson

- Sent the police stats report to the council earlier this week.
- Officer Santos will complete FTO.
- Officer De La Luz and Officer Salazar will be conducting their “ghost weeks” shortly.

Public Works – Steve Maughan

- Seal Coat work will begin on 1200 N on Friday.
- All planned asphalt maintenance will hopefully be done mid-September.
- 1100 N project is nearing completion.
- 660 W work continues. Finished grade is scheduled for the 1st week in September and pavement will begin the 2nd week of September.

Engineering – Kris Nilsen

- Continues to help with other departments.
- Administration/Community Development – Duane Huffman
- Special City council meeting will take place on August 26th to certify the results of the municipal primary election.
 - A Meet the Candidate night will be held on October 1st for residents to hear from candidates.
 - Staff is working on licensing home occupations that are operating without a license.

8. Mayor/Council Reports

Ken Romney:

- South Davis Metro Fire has determined to staff an additional truck during red flag days.
- Shared his appreciation towards staff.

James Ahlstrom:

- Nothing to report.

Dell Butterfield:

- Expressed appreciation for the police department.
- Planning Commission approved three conditional use permits last week.
- Recreation Center continues to discuss future improvements.

Kelly Enquist:

- Mosquito abatement continues to spray at night.
- Founders Day is on September 13th.

Jenn Nielsen:

- Received a complaint regarding ADA compliance near a trail. Steve will look into it.
- YCC will be sworn in on September 2nd.

Mark Preece:

- South Davis Sewer District meeting will be later this week.

9. Adjourn

MOTION: *Jenn Nielsen made a motion adjourn the meeting of the West Bountiful City Council. James Ahlstrom 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 September 2nd, 2025.


Remington Whiting, City Recorder