Minutes of the Special Meeting of the City Council of West Bountiful City held on Tuesday, August 31, 2010 at West Bountiful City Hall, Davis County, Utah

Those in Attendance

MEMBERS PRESENT: Mayor Kenneth Romney, Dave Tovey, John Baza, James Bruhn, Valerie Shaw, Mark Preece.

STAFF PRESENT: Craig Howe (City Administrator), Heidi Voordecker (City Recorder), Ben White (City Engineer), Nathalie Ellingson (secretary).

VISITORS: Matt Nelson, Melissa Vest, Terry Olsen, Dennis Vest, Oscar Turner, Marc Nadauld.

Called to Order:

Mayor Kenneth Romney of West Bountiful City called this meeting to order at 7:32 pm.

Invocation/Thought: Mark Preece gave a thought.

Pledge of Allegiance was led by James Bruhn.

1. Accept Agenda

MOTION: Valerie Shaw moved to accept the Agenda.

SECOND: James Bruhn seconded the Motion.

PASSED: Voting was as follows:

Mark Preece – Aye
Valerie Shaw – Aye
James Bruhn – Aye
John Baza – Aye
Dave Tovey – Aye

2. Consider Approval of

Professional Services Agreement

for Contract Mechanic – Dave Oram

Craig Howe – The city has been sending almost all mechanical work out, and it has proven to be expensive and inadequate. After taking several applications, the Administration has chosen Dave Oram. His responsibilities will be to maintain an inventory of all equipment and vehicles owned by West Bountiful City and to analyze and document the condition of each item. He will establish a preventive maintenance schedule and procedures for inventory. He will establish and maintain a Fleet Capital Plan. He
will manage vendor relationships and will authorize all external repairs and services. He will provide a monthly report to the City Recorder/Auditor for the proper allocation of costs.

Dave has a shop in Clearfield where he works full time, but he will bring tools to West Bountiful, and will be prepared to come to West Bountiful on notice if there is an emergency. The hope is that emergencies will be few because Dave will keep the equipment maintained. Otherwise he will work at the city on evenings and weekends. Dave has had 33 years experience working on diesel trucks.

The contract is for four years, to be reviewed each year. The city expects the total contract will not exceed $192,000 over the four years. That amount will be less than total compensation for Lee Childs before he retired. Also, the budget for servicing the police cars can be spread over other departments.

MOTION: James Bruhn moved to approve the Professional Services Agreement for Contract Mechanic for Dave Oram.

SECOND: Dave Tovey seconded the Motion.

PASSED: Voting was as follows:
Mark Preece – Aye
Valerie Shaw – Aye
James Bruhn – Aye
John Baza – Aye
Dave Tovey – Aye

3. Adjourn to Work Session.

MOTION: Dave Tovey moved to adjourn to the Work Session.

SECOND: John Baza seconded the Motion.

PASSED: Voting was as follows:
Mark Preece – Aye
Valerie Shaw – Aye
James Bruhn – Aye
John Baza – Aye
Dave Tovey – Aye

WORK SESSION

4. Discussion on Standard Road Sections.

Ben White did some investigation as to where the city requires of curbs and gutters by looking at past meeting minutes, ordinances, and talking to people in the office. He came to the conclusion that all paved streets should have curbs and gutters, and all paved streets should have a sidewalk on at least one side of the street. He also wanted to establish equestrian use along the roadways.
There was a lengthy discussion as to the best way of providing for equestrian use. Ben's original idea was to have a sidewalk on one side of a street and then have an asphalt or natural surface path on the other side for horses. A grass strip would divide the asphalt path from the road, and the path would be about twelve feet wide. After discussion, a less expensive alternative was put forth of having a large strip at one side of the road outside of the parked cars which could be for horses, joggers and bicyclists. A white line would separate this section from the motor vehicle lane. The public, especially Dennis Vest, provided some good input during this discussion.

There was some discussion as to what share the residents and what share the city would pay for the cost of curbs and gutters, but this will be discussed further in future meetings.

5. Discussion on Subdivision Fees

Ben White talked about the fees that developers pay to the city and county; impact fees, design review fees, application fees, recording fees, etc. He feels that some of the fees have not been consistently collected, which has hurt the city. A Memorandum to the Mayor and City Council dated August 26 addressed the inspection fees, water rights fees, and construction bonds.

Inspection Fees – Ben suggested an inspection fee of 1 to 3 percent of the bonded construction amount.

Water Rights – Current ordinance requires developers with water rights to deed those rights to the city. However, it does not address properties that have no water rights or enough water rights to cover the impact to the city. The city has unallocated water rights at this time, either collected from developers or acquired through appropriation, but they will not be enough for future development. Ben needs to charge new developers for water rights. The fee would be $1200 per connection to each domestic unit. This is in addition to the current hookup fee of $5,000, which is for well usage, etc. Eventually he will have to buy water rights and charge developers. In other cities, development has stopped because they require the developers to bring water rights with them.

Construction Bond – the city requires 120% of construction be posted on a bond. In the time that Ben has been with the city, one development went bankrupt and a bank that held bonds failed. Also, some developers lose incentive to finish projects. Some people were not able to cover the slurry seal with their bonds. Ben suggests the city hold 10% of the 120% in cash. This is not done in other cities, but it makes sense for West Bountiful. It is not an increase in the bond, just a portion being handled differently.
7. Adjournment

MOTION: James Bruhn moved to adjourn the meeting.

SECOND: John Baza seconded the Motion.

PASSED: Voting was as follows:
Mark Preece – Aye
Valerie Shaw – Aye
James Bruhn – Aye
John Baza – Aye
Dave Tovey – Aye

[Signatures]

MAYOR KENNETH ROMNEY

HEIDI VOORDECKERS (CITY RECORDER)

NATHALIE ELLINGSO (SECRETARY)