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2 Minutes of the Special Meeting of the City Council of West Bountiful City held on  
3 Tuesday, August 31, 2010 at West Bountiful City Hall, Davis County, Utah  
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6 Those in Attendance

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

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10 STAFF PRESENT: Craig Howe (City Administrator), Heidi  
11 Voordeckers (City Recorder), Ben White (City Engineer), Nathalie  
12 Ellingson (secretary).

13  
14 VISITORS: Matt Nelson, Melissa Vest, Terry Olsen, Dennis Vest,  
15 Oscar Turner, Marc Nadauld.  
16

17  
18 Called to Order:

19  
20 Mayor Kenneth Romney of West Bountiful City called this  
21 meeting to order at 7:32 pm.  
22

23 Invocation/Thought: Mark Preece gave a thought.  
24 Pledge of Allegiance was led by James Bruhn.  
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28 1.  
29 Accept Agenda  
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31 MOTION: Valerie Shaw moved to accept the Agenda.

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33 SECOND: James Bruhn seconded the Motion.  
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35 PASSED: Voting was as follows:

36 Mark Preece – Aye  
37 Valerie Shaw – Aye  
38 James Bruhn – Aye  
39 John Baza – Aye  
40 Dave Tovey – Aye  
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50 2.  
51 Consider Approval of  
52 Professional Services Agreement  
53 for Contract Mechanic – Dave Oram  
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55 Craig Howe – The city has been sending almost all mechanical  
56 work out, and it has proven to be expensive and inadequate. After  
57 taking several applications, the Administration has chosen Dave  
58 Oram. His responsibilities will be to maintain an inventory of all  
59 equipment and vehicles owned by West Bountiful City and to  
60 analyze and document the condition of each item. He will  
61 establish a preventive maintenance schedule and procedures for  
62 inventory. He will establish and maintain a Fleet Capital Plan. He

1 will manage vendor relationships and will authorize all external  
2 repairs and services. He will provide a monthly report to the City  
3 Recorder/Auditor for the proper allocation of costs.  
4

5 Dave has a shop in Clearfield where he works full time, but he will  
6 bring tools to West Bountiful, and will be prepared to come to West  
7 Bountiful on notice if there is an emergency. The hope is that  
8 emergencies will be few because Dave will keep the equipment  
9 maintained. Otherwise he will work at the city on evenings and  
10 weekends. Dave has had 33 years experience working on diesel  
11 trucks.  
12

13 The contract is for four years, to be reviewed each year. The city  
14 expects the total contract will not exceed \$192,000 over the four  
15 years. That amount will be less than total compensation for Lee  
16 Childs before he retired. Also, the budget for servicing the police  
17 cars can be spread over other departments.  
18

19 MOTION: James Bruhn moved to approve the Professional  
20 Services Agreement for Contract Mechanic for Dave Oram.  
21

22 SECOND: Dave Tovey seconded the Motion.  
23

24 PASSED: Voting was as follows:

25 Mark Preece – Aye  
26 Valerie Shaw – Aye  
27 James Bruhn – Aye  
28 John Baza – Aye  
29 Dave Tovey – Aye  
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35 3.  
36 Adjourn to Work Session.  
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38 MOTION: Dave Tovey moved to adjourn to the Work Session.  
39

40 SECOND: John Baza seconded the Motion.  
41

42 PASSED: Voting was as follows:

43 Mark Preece – Aye  
44 Valerie Shaw – Aye  
45 James Bruhn – Aye  
46 John Baza – Aye  
47 Dave Tovey – Aye  
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50 WORK SESSION  
51

52 4.  
53 Discussion on Standard  
54 Road Sections.  
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56 Ben White did some investigation as to where the city requires of  
57 curbs and gutters by looking at past meeting minutes, ordinances,  
58 and talking to people in the office. He came to the conclusion that  
59 all paved streets should have curbs and gutters, and all paved  
60 streets should have a sidewalk on at least one side of the street. He  
61 also wanted to establish equestrian use along the roadways.  
62

1 There was a lengthy discussion as to the best way of providing for  
2 equestrian use. Ben's original idea was to have a sidewalk on one  
3 side of a street and then have an asphalt or natural surface path on  
4 the other side for horses. A grass strip would divide the asphalt  
5 path from the road, and the path would be about twelve feet wide.  
6 After discussion, a less expensive alternative was put forth of  
7 having a large strip at one side of the road outside of the parked  
8 cars which could be for horses, joggers and bicyclists. A white line  
9 would separate this section from the motor vehicle lane. The  
10 public, especially Dennis Vest, provided some good input during  
11 this discussion.

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13 There was some discussion as to what share the residents and what  
14 share the city would pay for the cost of curbs and gutters, but this  
15 will be discussed further in future meetings.  
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19 5.  
20 Discussion on Subdivision Fees

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22 Ben White talked about the fees that developers pay to the city and  
23 county; impact fees, design review fees, application fees, recording  
24 fees, etc. He feels that some of the fees have not been consistently  
25 collected, which has hurt the city. A Memorandum to the Mayor  
26 and City Council dated August 26 addressed the inspection fees,  
27 water rights fees, and construction bonds.  
28

29 Inspection Fees – Ben suggested an inspection fee of 1 to 3 percent  
30 of the bonded construction amount.  
31

32 Water Rights – Current ordinance requires developers with water  
33 rights to deed those rights to the city. However, it does not address  
34 properties that have no water rights or enough water rights to cover  
35 the impact to the city. The city has unallocated water rights at this  
36 time, either collected from developers or acquired through  
37 appropriation, but they will not be enough for future development.  
38 Ben needs to charge new developers for water rights. The fee  
39 would be \$1200 per connection to each domestic unit. This is in  
40 addition to the current hookup fee of \$5,000, which is for well  
41 usage, etc. Eventually he will have to buy water rights and charge  
42 developers. In other cities, development has stopped because they  
43 require the developers to bring water rights with them.  
44

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

  
MAYOR KENNETH ROMNEY

  
HEIDI VOORDECKERS (CITY RECORDER)



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NATHALIE ELLINGSON (SECRETARY)