Minutes of the meeting of the City Council of West Bountiful City held on Tuesday, April 5, 2011 at West Bountiful City Hall, Davis County, Utah

Those in Attendance

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

STAFF PRESENT: Craig Howe (City Manager), Ben White (City Engineer), Chief Randy Lloyd, Nathalie Ellingson (secretary). Heidi Voordecker was excused.

VISITORS: Kelly Enquist, Alan Malan, Laura Charchenko, Wendy Hughes, Trisha Davis, Paul and Cindy Bergantz, Rocky Miller, C.J. King.

Mayor Kenneth Romney called this meeting to order at 7:35 pm.

Invocation/Thought: Valerie Shaw gave a thought from Thomas Edison. Pledge of Allegiance was let by Boy Scout C.J. King from Troop 911.

1. Accept Agenda

MOTION: Mark Preece 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 – Absent
- Dave Tovey – Absent

2. Public Comment

Valerie Shaw – The city owns property by her home in Jessie’s Meadows which they use for storage. When she moved in four years ago, there were just a few items there. Now they are storing dirt, salt, trash cans, old equipment, etc. Large dump trucks go through the neighborhood to and from the yard, and with the winding streets, this creates a safety hazard. The yard is out of compliance with ordinances, and it is devaluing her property along with the rest of the neighborhood. Also, she found clumps of mud up and down the street and sent pictures of them to the staff. She would like the city to find a better place for storage. Mayor Romney commented he has spoken with the public works and the city manager, and they are reviewing procedures about going in and out of the yard.

Cindy Harding – moved into Jessie’s Meadows four years ago, and at the time her two concerns were about the refinery and the vacant lot. Before they moved in, they talked with someone at the city about the lot, and were told it was being phased out over the next
couple of years. However, it has gotten worse. She stated
residents do not know where to lodge complaints, and the truck
drivers tend to be rude. Before coming to this meeting, she
counted 109 recycle bins in the lot. She did not count the black
bins. She also took pictures of chunks of asphalt. The trucks are
not safe for children, pets, and people in wheelchairs which
includes her husband.

Trisha Davis – agreed with the other comments and wanted to
reiterate that the curvy roads in Jessie’s Meadows are unsafe when
the trucks come down them. They usually go too fast. She
suggested the city find a place for storage on a main road so the
trucks would not have to go through neighborhoods. James Bruhn
stated they are talking with Holly Oil about getting some space on
their property for storage.

Kelly Enquist – lives in Old Farm Estates. He is not satisfied with
the results of the slurry seal. His yard has an 86 foot frontage. He
swept the road from the center line to his curb and picked up 10
gallons of gravel. He asked Ben if there was a warranty on the
project. Ben explained the excess gravel was not caused from
anything the contractor did wrong, but it was a result of cold
weather. Kelly stated there are places where the seal overlaps.
Valerie suggested they at least talk to the company about this issue.
Kelly also asked how the ordinance that no dogs are allowed in the
parks was enforced. Mayor Romney said the parks council and
administration would discuss it.

Laura Charchenko – had several issues about the budget.
• First was regarding the cost of health insurance for
employees - $300,000 for 21 employees seemed high. In
response, Craig stated that employees do pay part of the
premiums for themselves and their families. When they
learned the insurance company was increasing premiums
by 18%, they looked at other companies. They found
nothing less than 30% to 35% increases. He said the
increase this year will be smaller.
• Second was regarding the $10,000 budgeted for garbage
cans, especially as the city is storing so many. Craig
responded they had to get a set amount of recycle bines to
get the best rate, and some residents opted out. As far as
the black cans go, they are not as sturdy as they were in the
past, and so they wear out faster. They need the budget in
place to cover replacements.
• Third was regarding police cars – is it necessary for each
officer to have a car? In response, Chief Lloyd said studies
show the cars last longer when each officer has their own
car and the cars are worked in shifts. Also, some of the
vehicles are leased and have to stay below the mileage
limit. The use of the cars usually covers going between
work and home, and going to trainings, etc. They might get
charged for going over a certain mileage limit.

3.
Employee of the Month

Craig Howe presented Paul Bergantz, Golf Course Superintendent
as Employee of the Month for April. His care of the golf course is
legendary. His dedication, vision and persistence have made the
golf course successful, and his frugal nature helps the budget. Paul
stated he has worked for six different mayors and city councils and
appreciates their support of the golf course. He was in charge of
building the new nine holes, a new workshop, and remodeling the pro shop. He came in under budget on each project.

4. Parks Report – Rocky Miller

Rocky showed slides of improvements they have made at the parks.

- Grass has improved from 2006 to the present. There is less thatch and less clover due to better nutrition, they have changed the watering habits so they use less water, they bought an aerator, and they have a spraying program for weeds. Because they are saving water, they are able to water longer into the season, so the grass is green for the baseball tournaments.
- With RAP tax, they have put in new playground safety surfacing, new volleyball sand, and upgrades to the main bowery.
- They have opened up the ball diamonds by removing fences so the area can be used for other activities besides baseball. They are not as far along on the work to the baseball fields as planned due to the weather. The concrete level is higher than the grass, and they want to even it out before the baseball season starts. They have new bleachers and dugout benches on order.
- They are planning improvements to the playground, new walkways, and a new sprinkler system.

5. Consider Approval of Resolution 276-11, a resolution authorizing the T-Mobile Cell Tower Lease agreement

Craig Howe – the city was approached by T-Mobile asking to put a cell tower in the lot at 500 North and 600 East, by the north water tank. The tower will be 80 feet tall. The lot is somewhat secluded. The terms include a monthly lease of $1,100, which will go to the city. The agreement provides that the city’s utilities are protected. They have made sure the agreement excludes the city from any liability.

Ben has looked at the area. He is planning a well to go next to the water tank, but knowing where the cell tower will be, he said there should be plenty of room. He recommended the council approve the resolution.

Steve Doxey added some language to the agreement before it went back to T-Mobile, and their representative has approved the agreement with the new language.

MOTION: Valerie Shaw moved to approve Resolution 276-11 authorizing the T-Mobile Cell Tower Lease agreement.

SECOND: Mark Preece seconded the Motion.

PASSED: Voting by roll call was as follows:

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

6. Administrative Report

- The school district wants to visit the city council on May 11, 2011 at either a breakfast or a lunch meeting. He will recommend they meet at 8:00 am for breakfast.
- Jack Todd from Trinity invited the council on another tour in May. Mayor Romney suggested Tuesday, May 26 at 4:00 pm.
- Spring cleanup is next week, Monday through Saturday. Citizens bringing green waste will be given a voucher to take it to BARD, rather than trying to put it in the bins.
- On April 13 the new Equestrian Committee will be meeting, and the main discussion will be regarding trails.
- A series of town hall meetings to discuss the budget are scheduled for 7:00 pm April 21, May 19 and June 16.
- Craig provided an Analysis of Mechanic Services. Last August, council approved an agreement for a new mechanic. Prior to then, there had only been one mechanic for the golf course, and no mechanic for the city. Even with a mechanic, a good part of golf course repairs were being sent out, as well as all repairs for the city. This was costing the city $61,000 per year. After the new mechanic started, there was an immediate reduction in service repairs. The greatest saving was in repairs that kept the city from having to buy new equipment. Also, repairs are done immediately; there is no need to wait for a shop to do them. The mechanic uses his own tools, and he is teaching the staff how to take better care of the equipment.

7. Engineer Report

Ben White –

- The State of Utah has processed the city’s water right application, which moves locations to well sites. Once it is returned, there will be a period of public comment/argument
- The environmental consultant for the 400 North Project will be in attendance at the next council meeting.
- The solar project is complete and has been operating for about a month. It is currently generating 20% of the electricity used. This will change when the air conditioners go on, when it will generate about 12%.
- Storm drains – Ben showed council a five foot long tree root that was pulled out of a blocked drain. The five foot piece was cut off, but the root went into the pipe for several more feet.
James Bruhn — went out Saturday afternoon by the bridge in Burnham Woods to look at the new deck and it didn't look like the sod had been replaced. Craig said the county replaced it after the secondary water had been turned off, without informing the city, so it never got watered. Then a sprinkler pipe in the area was broken, which left a big puddle. They will check with Blake about fixing that before more sod is put down. Then James went to look at the main park and found the men's restroom had been left unlocked and there was a big mess inside. They need to work out a way to insure the doors are always locked when the park is closed. He received a letter from a citizen living on 400 North about putting in a three way stop at the top of 400 North by the school.

Valerie Shaw — asked whether the tow part time parks people have started yet and what it is they do. Craig said they are working a short time each day while school is in session. They have been working on the ball fields and have done some mowing. When summer starts, they will add two more part time parks workers. She also mentioned the vacant lot needs to be cleared of weeds and the grass fixed by the fence. There was no Planning Commission meeting last week.

Mark Preece — nothing to report.

Mayor Romney — asked Chief Lloyd to highlight an incident that occurred. There had been some burglaries in a church parking lot, for which there had been witnesses, but the details were vague. Apparently when one witness called dispatch to report it, he asked not to be contacted. Then later he called the Mayor asking why he had not been contacted. When the witnesses were contacted, it was found one had taken a picture with his cell phone of the car the burglars drove, and they were able to make out a partial license plate. TJ searched the state computer and eventually found the car in the yard of an older couple. The couple said the car had been stolen, but there was a question as to how the burglars got the keys. The burglars dressed in church clothes so they could hang out in church parking lots and break into cars. Other agencies have reported the same thing. They have not picked up the suspects because it seems they have left the area. Chief Lloyd asked dispatch to be more careful when taking information. The Mayor had nothing else to report.


On page 7 of 12, line 44, change “ordinance” to “plan.”

MOTION: Mark Preece moved to approve the minutes for the March 15, 2011 council meeting with correction.
SECOND: James Bruhn seconded the Motion.

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

17. Closed Meeting, if necessary, for reasons allowed by State Law
Not necessary.

18. Possible Action Following Closed Meeting
Not necessary.

19. Adjournment
9:30 pm

MOTION: Valerie Shaw moved to adjourn the meeting.

SECOND: James Bruhn seconded the Motion.

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

MAYOR KENNETH ROMNEY

HEIDI VOORDECKERS (CITY RECORDER)

NATHALIE ELLINGSON (SECRETARY)