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2  
3 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, January 3,  
4 2012 at West Bountiful City Hall, Davis County, Utah

5  
6 Those in Attendance

7 MEMBERS PRESENT: Mayor Kenneth Romney, James Ahlstrom, Mark  
8 Preece, James Bruhn, Dave Tovey, Debbie McKean.

9  
10 STAFF PRESENT: Craig Howe (City Administrator), Heidi Voordeckers  
11 (City Recorder), Ben White (City Engineer), Steve Doxey (City Attorney),  
12 Chief Todd Hixson, Nathalie Ellingson (secretary).

13  
14 VISITORS: Denis Hopkinson, Kelly Enquist, Joel Thompson, Troy  
15 Larsen, Laura Charchenko, Scott Strong, Fran Wilby, and Lori Griffith.

16  
17  
18 Called to Order: Mayor Romney called this meeting to order at 7:36 pm.

19  
20 Invocation/Thought – Mayor Romney gave an invocation.

21 Pledge of Allegiance was led by James Ahlstrom.

22  
23 1.  
24 Accept Agenda

25  
26 MOTION: Mark Preece moved to accept the Agenda.

27  
28 SECOND: James Bruhn seconded the Motion.

29  
30 PASSED: Voting was as follows:  
31 James Ahlstrom – Aye  
32 Mark Preece – Aye  
33 James Bruhn – Aye  
34 Dave Tovey – Aye  
35 Debbie McKean – Aye  
36

37 2.  
38 Introduction of Newly  
39 Elected and Re-elected  
40 City Council Members.

41  
42 Mayor Romney – James Ahlstrom is serving a four-year term. He was  
43 formerly the Planning Commission chair. James Bruhn is serving a  
44 second four-year term. Dave Tovey is serving for two years, finishing out  
45 the four-year term of George Biada. Debbie McKean is newly elected, but  
46 serving her third term on the council.

47 3.  
48 Public Comment

49  
50 No comments

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52 4.  
53 Employee of the Month

54  
55 Craig Howe recommended Officer Jeremy Adams as the December  
56 Employee of the Month to honor him for his years of service. He is  
57 dedicated to the interests of the city. He is good at maintaining records  
58 and reporting on assignments. He is interested in self-improvement and  
59 takes feedback well.  
60

61 5.  
62 Introduction and Reports from

1 Public Services Director and  
2 Green Space Supervisor.

3  
4 Craig Howe introduced John Gallagher, the Public Services Director. He  
5 has been the owner of a landscape business which he sold recently.

6  
7 John Gallagher – he is looking forward to new challenges and the  
8 experience that comes with them. He is working on opening up  
9 communications with all departments and looking at ways to achieve  
10 better efficiency and effectiveness. He is developing a monthly report  
11 presentation to keep the council updated. As Public Services Director, he  
12 manages the work done for the water department, storm drain utility,  
13 streets, and the golf course and parks (overseeing the Green Space  
14 Supervisor).

15  
16 Craig introduced Marcus Fenton as Green Space Supervisor. He was  
17 formerly with Eaglewood Golf Course. In his position, he will be in  
18 charge of maintaining the grass on the golf course and in the parks.

19  
20 Marcus Fenton – In the next few weeks he will be looking at all the parks  
21 in the city and then the golf course in order to assess what is needed. He  
22 plans to use some of the golf course mowers for the parks, and he will  
23 organize things so that the city park can be mowed in two hours instead of  
24 several days.

25  
26 6.  
27 Consider Appointment of  
28 Planning Commission Seats.

29  
30 Two seats were made available when Tori Boggess resigned and James  
31 Ahlstrom was elected to City Council. One of the applicants is now an  
32 alternate member so if he is appointed to the commission, there will be an  
33 alternate seat open. The new appointments will be for four-year terms.  
34 Mayor Romney has reviewed the applications and recommends that  
35 council approve the following:

36  
37 Alan Malan as a member to serve for four years.

38  
39 MOTION: Mark Preece moved to approve Alan Malan to serve as a  
40 member of the Planning Commission for four years.

41  
42 SECOND: Debbie McKean seconded the Motion

43  
44 PASSED: Voting was as follows:

45 James Ahlstrom – Aye  
46 Mark Preece – Aye  
47 James Bruhn – Aye  
48 Dave Tovey – Aye  
49 Debbie McKean – Aye

50  
51 Mike Cottle as a member to serve for four years.

52  
53 MOTION: Debbie McKean moved to approve Mike Cottle to serve as a  
54 member of the Planning Commission for four years.

55  
56 SECOND: James Ahlstrom seconded the Motion.

57  
58 PASSED: Voting was as follows:

59 James Ahlstrom – Aye  
60 Mark Preece – Aye  
61 James Bruhn – Aye  
62 Dave Tovey – Aye

1 Debbie McKean – Aye

2  
3 Since Alan Malan held an alternate seat, Mayor Romney recommended  
4 Laura Charchenko for the alternate seat.

5  
6 MOTION: James Bruhn moved to approve Laura Charchenko to serve as  
7 an alternate member of the Planning Commission.

8  
9 SECOND: Mark Preece seconded the Motion.

10  
11 PASSED: Voting was as follows:

12 James Ahlstrom – Aye

13 Mark Preece – Aye

14 James Bruhn – Aye

15 Dave Tovey – Aye

16 Debbie McKean – Aye

17  
18 Since James Ahlstrom served as Planning Commission Chair, Mayor  
19 Romney recommended Denis Hopkinson as Planning Commission Chair.

20  
21 MOTION: Dave Tovey moved to approve Denis Hopkinson as Planning  
22 Commission Chair until the end of his term on the Planning Commission.

23  
24 SECOND: Debbie McKean seconded the Motion.

25  
26 PASSED: Voting was as follows:

27 James Ahlstrom – Aye

28 Mark Preece – Aye

29 James Bruhn – Aye

30 Dave Tovey – Aye

31 Debbie McKean – Aye

32 7.

33 Consider Appointment of  
34 City Recorder and City Treasurer.

35  
36 Mayor Romney recommended that council approve Heidi Voordeckers as  
37 City Recorder and Mindy Tullis as City Treasurer.

38  
39 MOTION: Debbie McKean moved to re-appoint Heidi Voordeckers as  
40 City Recorder, and to re-appoint Mindi Tullis is City Treasurer.

41  
42 SECOND: Dave Tovey seconded the Motion.

43  
44 PASSED: Voting was as follows:

45 James Ahlstrom – Aye

46 Mark Preece – Aye

47 James Bruhn – Aye

48 Dave Tovey – Aye

49 Debbie McKean – Aye

50  
51  
52 8.

53 Consider Approval of Notice  
54 of Intent to Award Contract  
55 for 400 North Well; Drilling,  
56 Construction, and Testing,  
57 to Zim Industries, Inc. in the  
58 Amount of \$353,850.

59  
60 Ben White – two years ago the city began the process for a new well to  
61 supplement, and eventually replace, the old well. They drilled a test well  
62 by the 400 North water tank. They obtained the water rights and can now

1 start drilling the new well. Zim Industries answered with a competitive  
2 bid to drill the well. They operate out of California and are experienced in  
3 doing this type of drilling. Ben was asking council to approve a notice of  
4 intent so he does not have to come to council again after all the  
5 documentation is complete. The contract will include two weeks of  
6 drilling and testing of the well when it is finished. Zim was also chosen  
7 because they could begin work immediately. The contract will run while  
8 Zim Industries is drilling and testing. The contract amount is for drilling  
9 1200 feet. If it is necessary to go deeper, the amount will be more.  
10 Debbie McKean suggested they approve the contract for \$375,000 to  
11 cover extra drilling. The money will come from the water bond.

12  
13 MOTION: James Bruhn moved to approve a Notice of Intent to award the  
14 contract to Zim Industries, Inc. for drilling, construction and testing of the  
15 new well, in the amount of \$375,000.

16  
17 SECOND: Debbie McKean seconded the Motion.

18  
19 DISCUSSION: It was suggested that approval be subject to legal review.

20  
21 AMEND MOTION: James Bruhn moved to amend the motion to include  
22 legal review of the Notice of Intent.

23  
24 SECOND: Debbie McKean seconded the Amended Motion.

25  
26 PASSED: Voting was as follows:  
27 James Ahlstrom – Aye  
28 Mark Preece – Aye  
29 James Bruhn – Aye  
30 Dave Tovey – Aye  
31 Debbie McKean – Aye

32  
33 9.  
34 Discussion and Set Date for  
35 Work Session on Proposed  
36 Changes to Sections 17.16.080,  
37 17.20.080 and 17.24.080  
38 Farm Animals.

39  
40 In previous discussions several points had been brought up by council, and  
41 it was suggested the city council hold a work session which can include  
42 the planning commission. Mayor Romney set the work session for 7:30  
43 pm January 31 for city council and planning commission.

44  
45 10.  
46 Consider Approval of Resolution 289-12

47  
48 A Resolution Approving an Interlocal Agreement between the  
49 Redevelopment Agency of West Bountiful City (the "Agency")  
50 and West Bountiful City (the "City") Which Diverts Certain Tax  
51 Increment Fund to the Agency to Fund the West Bountiful Legacy  
52 Community Development Project Area Plan, and Authorizes the City  
53 Mayor to Sign the Interlocal Agreement.

54  
55 MOTION: James Bruhn moved to approve Resolution 289-12 as read.

56  
57 SECOND: Mark Preece seconded the Motion.

58  
59 PASSED: Voting by roll call was as follows:  
60 James Ahlstrom – Aye  
61 Mark Preece – Aye  
62 James Bruhn – Aye

Dave Tovey – Aye  
Debbie McKean – Aye

11.  
Consider Approval of Resolution 290-12.

A Resolution Approving an Interlocal Agreement between the Redevelopment Agency of West Bountiful City (the “Agency”), the Redevelopment Agency of Woods Cross City (the “Woods Cross” Agency), (collectively “the Agencies”) and West Bountiful City (the “City”) Which Diverts Certain Tax Increment Fund to the Agencies to Fund the West Bountiful Legacy Community Development Project Area Plan, and Authorizes the City Mayor to Sign the Interlocal Agreement.

MOTION: James Bruhn moved to approve Resolution 289-12 as read.

SECOND: Mark Preece seconded the Motion.

PASSED: Voting by roll call was as follows:

James Ahlstrom – Aye  
Mark Preece – Aye  
James Bruhn – Aye  
Dave Tovey – Aye  
Debbie McKean – Aye

12.  
Consider Approval of Ordinance 339-12,  
an Ordinance Amending Chapters 2.40  
and 2.64, Appeals, of the West Bountiful  
Municipal Code

Steve Doxey – the land use appeal procedure needs to be more specific and the planning commission is currently working on it. They also need to have a procedure for non-land use appeals to decisions made by Heidi Voordeckers and Craig Howe. There was a discussion regarding subsection H, standards of review, and how the city can have adequate protection if a decision should go to court. It was also suggested they build in some deadlines. Steve recommended tabling this item to give time to decide what should be put in the procedures to protect the city.

MOTION: James Ahlstrom moved to table Item 12, consideration of Ordinance 339-12, to review Subsection H, possibly changing to de novo review and regarding setting time frames for submission.

SECOND: Mark Preece seconded the Motion.

PASSED: Voting was as follows:

James Ahlstrom – Aye  
Mark Preece – Aye  
James Bruhn – Aye  
Dave Tovey – Aye  
Debbie McKean – Aye

13.  
Discussion and Consider Approval  
for Alcohol Enforcement Program

Chief Hixson – the state of Utah provides funds to each law enforcement agency to use, relative to offenses contributed to by alcohol. This year he would like to create an Alcohol Enforcement Program. It would be a new

1 budget line item because he wants to hire up to four part time aggressive,  
2 experienced officers. These officers would be entirely funded by the  
3 grant, as well as DUI money from the state. They will only have these  
4 positions as long as the grants last. These officers would work mostly on  
5 weekends in five hour shifts and at special events. They will focus on  
6 looking for alcohol-related incidents, but a secondary benefit to the city  
7 would be increased police presence.

8  
9 MOTION: Mark Preece moved to approve an Alcohol Enforcement  
10 Program as a budget line item.

11  
12 SECOND: Debbie seconded the Motion.

13  
14 PASSED: Voting was as follows:

15 James Ahlstrom – Aye  
16 Mark Preece – Aye  
17 James Bruhn – Aye  
18 Dave Tovey – Aye  
19 Debbie McKean – Aye  
20

21 MOTION: Dave Tovey moved to extend the meeting until 10:30 pm.

22  
23 SECOND: Mark Preece seconded the Motion.

24  
25 PASSED: Voting was as follows:

26 James Ahlstrom – Aye  
27 Mark Preece – Aye  
28 James Bruhn – Aye  
29 Dave Tovey – Aye  
30 Debbie McKean – Aye  
31

32 14.  
33 Engineers Report  
34

35 Ben White – he is receiving bids on the third baseball field on Friday. The  
36 400 North street design is proceeding, and council will get a final set of  
37 plans before next week. He plans to have the road work done before  
38 school starts next fall. Before the road is built, they need to rebuild the  
39 water line, and Ben would include the 1100 West water line on the  
40 contract. They will use bond money for 400 North, and he has not decided  
41 yet whether to use bond money or the water fund for 1100 West.  
42

43 15.  
44 Administrative Report  
45

46 Craig Howe –

- 47 • 400 North will be closed during the project. He hopes the staff can
- 48 inform residents in a timely manner.
- 49 • The staff is very pleased with the new council.
- 50 • They made a successful transition from the county dispatch to
- 51 Bountiful Dispatch.
- 52 • Craig wants to hold a retreat to go over budgeting plans and focus
- 53 on financial and service goals. He also wants to focus this year on
- 54 technology. He will provide possible dates later. Once the
- 55 economy improves, he hopes the city can continue with the
- 56 policies put in place during the bad times.
- 57 • The fire district's budget is a significant issue. They are having
- 58 difficulty in paying their bond because there has been a drop off of
- 59 impact fees collected due to the decline in construction. Costs of
- 60 capital equipment and operations are always increasing. West
- 61 Bountiful's assessment to the fire district has increased 15% two
- 62 years in a row.

1  
2 16.  
3 Approval of Minutes of  
4 December 20, 2011  
5 City Council Meeting  
6

7 Page 4 line 43 should be 400 North instead of 400 South.

8  
9 MOTION: James Bruhn moved to approve the minutes of the December  
10 20, 2011 city council meeting with noted change.

11  
12 SECOND: Dave Tovey seconded the Motion.

13  
14 PASSED: Voting was as follows:  
15 James Ahlstrom – Aye  
16 Mark Preece – Aye  
17 James Bruhn – Aye  
18 Dave Tovey – Aye  
19 Debbie McKean – Aye  
20

21 17.  
22 Discussion and Consider  
23 Approval of Park Bowery  
24 Stage Extension.  
25

26 The Parks and Trails Committee asked council to reconsider  
27 improvements to the Bowery Stage. Kelly Enquist showed some pictures  
28 of the present stage and explained changes he wants. He said he wants  
29 some contractors to look at his plans. Ben recommended building a new  
30 stage. The bids they got last year to rebuild the stage were \$30,000. They  
31 want to have some contractors look at the stage and Kelly figures the  
32 exploratory work and design plans would cost \$500. There is currently  
33 \$112,000 in the RAP fund, \$40,000 of which is dedicated to the new  
34 baseball diamond. Mayor Romney recommended they plan \$30,000 for  
35 the entire project.

36  
37 MOTION: Debbie McKean moved to table approval until they have bids  
38 and a complete RAP tax report including projections.

39  
40 SECOND: James Ahlstrom seconded the Motion.

41  
42 DISCUSSION: Denis Hopkinson suggested they first have the Parks  
43 Committee write a request for proposal, but Ben stated there is a time  
44 issue, since he wants the projects done by the end of March.  
45

46 PASSED: Voting was as follows:  
47 James Ahlstrom – Aye  
48 Mark Preece – Aye  
49 James Bruhn – Aye  
50 Dave Tovey – Aye  
51 Debbie McKean – Aye  
52

53 MOTION: Mark Preece moved to extend the meeting by five minutes.

54  
55 SECOND: James Ahlstrom seconded the Motion.

56  
57 PASSED: Voting was as follows:  
58 James Ahlstrom – Aye  
59 Mark Preece – Aye  
60 James Bruhn – Aye  
61 Dave Tovey – Aye  
62 Debbie McKean – Aye

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18.  
Mayor/Council Reports

James Ahlstrom – nothing to report.  
Mark Preece – nothing to report  
James Bruhn – nothing to report  
Dave Tovey – nothing to report  
Debbie McKean – she needs newsletter articles about the council members by Thursday. She also wants to include a thank you for the elf tree in the newsletter, as well as an article about the principal of West Bountiful Elementary, as she is leaving. She also reminded council they need to get a parade committee chair soon.  
Mayor Romney – asked about Christmas tree pickup, and Craig said he would find out. Waste Management might do it for free.

19.  
Closed Meeting

Not necessary.

20.  
Possible Action  
Following Closed Meeting

Not necessary.

21.  
Adjourn  
10:55 pm

MOTION: Mark Preece moved to adjourn City Council meeting.

SECOND: James Ahlstrom seconded the Motion.

PASSED: Voting was as follows:  
James Ahlstrom – Aye  
Mark Preece – Aye  
James Bruhn – Aye  
Dave Tovey – Aye  
Debbie McKean – Aye

  
MAYOR KENNETH ROMNEY

  
HEIDI VOORDECKERS (CITY RECORDER)



NATHALIE ELLINGSON (SECRETARY)