

Mayor
Kenneth Romney

City Council
James Ahlstrom
James Bruhn
Debbie McKean
Mark Preece
Dave Tovey

West Bountiful City

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355

City Administrator
Craig Howe

Chief of Police
Todd Hixson

City Engineer
Ben White

City Recorder / Auditor
Heidi Voordeckers

City Treasurer
Mindi Tullis

CITY COUNCIL MEETING AGENDA

NOTICE IS HEREBY GIVEN THAT WEST BOUNTIFUL CITY WILL HOLD A CITY COUNCIL MEETING ON **TUESDAY MAY 1, 2012 AT 7:30 PM** – 550 NORTH 800 WEST, WEST BOUNTIFUL CITY

CITY COUNCIL MEETING AGENDA:

Invocation/Thought by Invitation
Pledge of Allegiance – Debbie McKean

1. Accept Agenda
2. Public Comment (Two minutes per person) or if a spokesperson has been asked by a group to summaries their comments, five minutes will be allowed.
3. Employee of the Month – Ben White
4. Consider approval of Resolution 294-12, a resolution approving a setback variance for Heritage Point Lot #8, owners Neil and Gretta Pollard
5. Consider approval of city hall reservation for Intermountain Wind and Solar at no fee
6. Consider approval of \$20,000 in RAP Tax expenditures for multiple smaller improvements at the City Park
7. Review FY 2013 Tentative Budget
8. Consider adoption of the FY 2013 Tentative Budget and set date for public hearing to receive input prior to adopting the final FY 2013 Budget
9. Planning Commission Report
10. Consider approval of Ordinance 342-12, an Ordinance amending Chapter 17.48, Signs, of the West Bountiful Municipal Code
11. Engineers Report
12. Finance Report
13. Administrative Report
14. Approval of Minutes for the April 3, 2012 Budget Work Session and April 17, 2012 Budget Work Session and City Council Meeting
15. Mayor/Council Reports
16. Closed meeting, if necessary, for reasons allowed by state law.
17. Possible action following closed meeting, including appointment to boards and commissions
18. Adjourn.

According to the American's with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should contact Heidi Voordeckers, City Recorder/Auditor, at (801) 292-4486.

Any residents or property owners in West Bountiful City may request to offer a prayer or thought at the City Council Meetings. Please notify Heidi Voordeckers, City Recorder/Auditor of West Bountiful City, of this desire twenty four (24) hours before the meeting.

** I certify that this agenda has been posted and delivered to the City Council and sent to the Clipper Publishing Company on April 25, 2012.

1
2 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, May 1,
3 2012 at West Bountiful City Hall, Davis County, Utah
4

5
6 Those in Attendance

7 MEMBERS PRESENT: Mayor Kenneth Romney, James Ahlstrom, Mark
8 Preece, James Bruhn, Dave Tovey, Debbie McKean.
9

10)
11 STAFF PRESENT: Craig Howe (City Administrator), Heidi Voordeckers
12 (City Recorder), Ben White (City Engineer), Chief Todd Hixson, Cathy
13 Brightwell, Nathalie Ellingson (secretary). City Attorney Steve Doxey
14 was expected later.

15 VISITORS: Kelly Enquist, Terry Olsen, Denis Hopkinson, Mr. and Mrs.
16 Neal Pollard, Steve Maughan, Laura Charchenko.
17

18 Called to Order: Mayor Romney called this meeting to order at 7:35 pm.
19

20 Invocation/Thought – Invocation by Mayor Romney.
21 Pledge of Allegiance led by Debbie McKean.
22

23
24 1.
25 Accept Agenda

26 Mayor Romney asked to move Item 4 to Item 10a and table Item 5.
27

28 MOTION: Debbie McKean moved to accept the Agenda with the noted
29 changes.
30)

31
32 SECOND: James Ahlstrom seconded the Motion.

33 PASSED: Voting was as follows:
34 James Ahlstrom – Aye
35 Mark Preece – Aye
36 James Bruhn – Aye
37 Dave Tovey – Aye
38 Debbie McKean – Aye
39

40 2.
41 Public Comment

42
43 Kelly Enquist – brought a clear bottle containing water from an indoor
44 faucet at his house which was visibly dirty. He had called the Public
45 Works department, spoke with Blake, and was told there had been no
46 broken water lines recently. He suggested, since money is budgeted to
47 clean the reservoirs, it should be done this year. He said it was his
48 understanding that it should be done every five to seven years. Mayor
49 Romney said he would talk with Blake regarding this.
50

51 Heidi Voordeckers received a letter asking to reserve the city park on June
52 1st and for permission to play amplified music. Heidi distributed the letter
53 to the council.
54

55 3.
56 Employee of the Month

57
58 Craig Howe – presented Ben White, the City Engineer, as the Employee of
59 the Month for April. This is his second year as engineer, and he has also
60 served as the Public Works Director and the Zoning Administrator. Ben
61 has been able to find extra funding sources such as grants, and he saved

1 the city \$200,000 for the work on 500 South. He is being honored for his
2 dedication and service to West Bountiful City.

3
4 4.
5 Move to 10a.

6
7 5.
8 Consider Approval of City Hall
9 Reservation for Intermountain
10 Wind and Solar at No Fee.

11
12 Table.

13
14 6.
15 Consider Approval of \$20,000
16 in RAP Tax Expenditures for
17 Multiple Smaller Improvements
18 at the City Park.

19
20 Mayor Romney – at the most recent Parks and Trails meeting, the
21 committee did a walk-through at the park to see projects that are ongoing
22 and to determine projects that need to be done. They found there were
23 several small projects that needed to be done immediately. The Mayor
24 proposed that \$20,000 of RAP tax be put in a discretionary fund that can
25 be drawn from by the Public Works Director. Some examples of
26 improvements that could be paid for from this discretionary fund are:
27 filling in some areas of the new ball diamonds with fill dirt and sod; taking
28 care of some drainage problems; and, purchasing extra minor equipment
29 that may be needed.

30
31 This led to some discussion regarding a \$351,000 line item in the tentative
32 budget for a new irrigation system which will also come from RAP tax.
33 James Ahlstrom was concerned that \$20,000 added to that would take all
34 the projected RAP tax, and other projects would get pushed down the
35 road. Mayor Romney stated funds have been set aside already for some
36 projects; for example, the walking trail around the perimeter of the park
37 will be paid for from impact fees. Kelly Enquist noted that the sprinkler
38 heads in the current system are full of gravel, and filters should be put in
39 now, regardless of when a new system is put in. The filters could be paid
40 for from the discretionary fund, as well as hiring a landscape designer,
41 since a design plan is needed before they can do a new irrigation system.
42 The city can still get bids for the cost of a new system, based on a general
43 plan to just do part of the park, in order to possibly lower the figure in the
44 2013 budget.

45
46 MOTION: James Bruhn moved to approve \$20,000 in RAP tax
47 expenditures for multiple smaller improvements at the city park.

48
49 SECOND: Debbie McKean seconded the Motion.

50
51 DISCUSSION: James Ahlstrom asked to add to the motion that council
52 get a report as each of these projects are completed. Dave Tovey asked to
53 add that expenditures are at the discretion of the Public Works Director.

54
55 AMENDED MOTION: James Bruhn moved to approve \$20,000 in RAP
56 tax expenditures for multiple smaller improvements at the city park, that
57 such expenditures will be at the discretion of the Public Works Director,
58 and the expenditures be reported to City Council as they occur.

59
60 SECOND: Debbie McKean seconded the Amended Motion.

61
62 PASSED: Voting was as follows:

1 James Ahlstrom – Aye
2 Mark Preece – Aye
3 James Bruhn – Aye
4 Dave Tovey – Aye
5 Debbie McKean – Aye
6

7 7.
8 Review FY 2013 Tentative Budget
9

10 Heidi Voordeckers – as a result of several council work sessions and
11 finance committee meetings, and reviews by department heads, a tentative
12 budget has been developed. Each council member was provided a draft of
13 the budget and Budget Message. The Budget Message outlined the
14 accounting method used, and pointed out some of the changes in the 2013
15 budget from prior years. The message included graphs illustrating the
16 changes. A significant change is in Payroll, which typically takes 25-30%
17 of the entire budget. A salary survey was done in FY 2012, resulting in
18 adjustments. In FY 2010, payroll was 37.4% of the budget, and in FY
19 2013, it is projected to be 23.63%. Craig Howe is developing a strategic
20 plan for the city, which works toward becoming a pay-as-you-go city.
21 James Bruhn pointed out that page 8 of 9 states all employees receive a 2
22 step increase. This needs to be changed to state increases are still based
23 on merit. Debbie McKean stated the budget was very easy to read. James
24 Ahlstrom suggested the Budget Message include the total amount of the
25 proposed budget and include a pie chart based on the total, and a
26 comparison to the last two years.
27

28 8.
29 Consider Adoption of the FY 2013
30 Tentative Budget and Set Date for
31 Public Hearing to Receive Input Prior
32 to Adopting the Final FH 2013 Budget
33

34 Heidi Voordeckers – asked that a public hearing be held on June 5, 2012
35 to open and close the 2012 budget and approve the 2013 budget. She
36 would also like a budget meeting held that same day.
37

38 MOTION: Dave Tovey moved to approve setting a public hearing on
39 June 5, 2012 at 7:45 pm or soon thereafter, to receive input prior to
40 adopting the final FH 2013 budget.
41

42 SECOND: James Bruhn 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 9.
52 Planning Commission Report
53

54 Denis Hopkinson – the commission approved two animal ordinance
55 applications and turned one down. A variance for American CNG was
56 approved in regards to how their building should fit into a cul de sac. City
57 staff had asked them to review the nuisance ordinance, and their
58 conclusion was they should develop new procedures for the staff to follow
59 rather than change the ordinance. They passed some language in the
60 conditional use ordinance for farm animals, which legal counsel is
61 reviewing, and which will come to council in the next meeting, along with
62 subdivision changes. The new procedure will say that council should be

1 notified of conditional use approvals via the planning commission minutes
2 rather than the emails they currently get, but they will not need to approve
3 anything.
4

5 City Attorney Steve Doxey arrived previous to the Item 10 discussion.
6

7 10.

8 Consider Approval of Ordinance 342-12,
9 an Ordinance Amending Chapter 17.48.
10 Signs, of the West Bountiful Municipal Code

11
12 On April 17, 2012, the council approved modifications to the sign
13 ordinance but staff was asked to add language to the "Purpose" section
14 clarifying their reason for limiting temporary signs in commercial areas
15 but not in residential areas. This language has been added, and will help
16 guide future councils. Staff also added a paragraph which limits signs
17 taller than two feet in a "sight triangle," which is "the triangular area
18 formed by the street property lines and a line connecting them at points
19 forty (40) feet from the intersection of the street lines." This area has to
20 have an unobstructed view for drivers. There was some discussion about
21 whether this paragraph should be included because many properties would
22 be in violation due to trees, fences, etc. Ben suggested they might leave it
23 in for consistency because it is already in each of the residential zones.
24 There were no further comments.
25

26 MOTION: James Ahlstrom moved to adopt Ordinance 342-12 amending
27 Chapter 17.48. Signs, leaving out 17.48.070 paragraph J regarding sight
28 triangles.
29

30 SECOND: Mark Preece seconded the Motion

31 PASSED: Voting by roll call was as follows:
32 James Ahlstrom – Aye
33 Mark Preece – Aye
34 James Bruhn – Nay
35 Dave Tovey – Aye
36 Debbie McKean – Aye
37
38

39 10a.

40 Consider Approval of Resolution 294-12,
41 a Resolution Approving a Setback
42 Variance Request for Lot B of the
43 Heritage Pointe Subdivision.
44

45 The Pollards appeared before the Planning Commission in their last
46 meeting, and since the process for subdivision variance approvals are not
47 in place yet, they now have to appear before council. The Planning
48 Commission granted a 25-foot setback using standard findings to grant the
49 variance. Lot B is located where 900 West makes a curve and there is a
50 50-foot gas line easement. With current requirements, a house on that lot
51 would have to be very small. Steve Doxey stated he visited with the
Pollards, and they are willing to stipulate that council has jurisdiction,
which is necessary because the new subdivision ordinance has not been
approved yet. The council members agreed they should be granted the
variance.
54
55
56

57 MOTION: Dave Tovey moved to approve Resolution 294-12, approving
58 a setback variance request for Lot B of the Heritage Pointe Subdivision,
59 based on design drawings provided by the Pollards.
60

61 SECOND: James Bruhn seconded the Motion.
62

1 PASSED: Voting by roll call was as follows:

2 James Ahlstrom – Aye

3 Mark Preece – Aye

4 James Bruhn – Aye

5 Dave Tovey – Aye

6 Debbie McKean – Aye

7
8 11.
9 Engineers Report

10
11 Ben White –

- 12 • The 1100 West waterline is done except for the 400 North
- 13 intersection, and will begin replacing sod.
- 14 • The 400 North construction work will go into the fall. The
- 15 waterline is being replaced now. Bids for the road replacement
- 16 were too high and will be rebid on May 22.
- 17 • Recommendations for the DSB trail contract award will be brought
- 18 to the next meeting. The trail should be built before the end of
- 19 August.
- 20 • A couple of streets have been overlaid; 600 West just south of
- 21 Pages Lane and the streets north of the stake center. A Weber
- 22 water line broke from the heat of the asphalt on 600 West. Weber
- 23 will repair the break and bear part of the cost to replace the
- 24 damaged asphalt.
- 25 • A proposal to repair/replace asphalt damaged by the irrigation line
- 26 break will be prepared.
- 27 • An appeal of a farm animal conditional use permit that the
- 28 Planning Commission turned down will be coming to council in
- 29 the next meeting.

30
31 12.
32 Finance Report

33
34 Heidi Voordeckers –

- 35 • For the period ending March 31, 2012, 75% of the fiscal year has
- 36 lapsed. Revenues in the General Fund are 76.4% collected and
- 37 expenses are 62.9% disbursed. The General Fund is ahead of last
- 38 year, largely due to the final settlement for FY 2011 of \$247,308.
- 39 West Bountiful received a windfall because taxes collected before
- 40 the tax increase was “trued up” in the final settlement.
- 41 • Court revenues are down, and they learned that the number of
- 42 citations is down from prior years all over the county. The court
- 43 has done a good job in collecting fines, however.
- 44 • The staff is continually watching the golf course budget, and a
- 45 comparison of staff compensation of last year and this year were
- 46 included in the report.

47
48 13.
49 Administrative Report

50
51 Craig Howe –

- 52 • Introduced Steve Maughan, the new Public Works Director.
- 53 • At the last Golf Course meeting they planned a Resident
- 54 Appreciation Day to be in conjunction with Arbor Day. They
- 55 would like this to be an annual event. Residents would be invited
- 56 to plant a tree and golf for free. This year it will simply be a
- 57 Resident Appreciation Day and will be held on Thursday, May 17.
- 58 • Staff had a discussion regarding parking at City Hall, which is
- 59 especially difficult on Tuesdays and Saturdays because of sports
- 60 activities at the school. Chief Hixson suggested putting up signs
- 61 restricting parking to city employees. The point was raised that

1 lacrosse and flag football groups practice on that field but it has
2 only been approved by the school district for soccer practices.
3 • Packets for council members are currently put together on
4 Wednesdays which is only one day after the Planning Commission
5 meeting. This doesn't give staff enough time to review and
6 prepare items being forwarded from planning commission to city
7 council and review by legal counsel. Staff would like an additional
8 day or two to put the packets together. The packets will still be
9 delivered to their homes. Most members agreed that receiving
10 their packets on Friday would be okay. It was mentioned that
11 some cities send their information through Cloud; they may do
12 something like that in the future. Mayor Romney approved having
13 the packets delivered on Thursdays.

14 14.
15 Approval of Minutes for the
16 April 3, 2012 Budget Work Session
17 and April 17, 2012 Budget Work Session
18 and City Council Meeting
19

20
21 Debbie McKean did not have a chance to go through the minutes so she
22 will not vote. James Bruhn pointed out an error in the April 3 budget
23 session minutes regarding restrooms on the golf course, and then a
24 typographical error in the next paragraph. Minutes from the April 17
25 Budget Meeting were not included in packet.
26

27 MOTION: James Bruhn moved to approve minutes from the April 3,
28 2012 Budget Work Session with noted changes and the April 17, 2012
29 City Council Meeting.

30 SECOND: Dave Tovey seconded the Motion.

31
32
33 PASSED: Voting was as follows:
34 James Ahlstrom – Aye
35 Mark Preece – Aye
36 James Bruhn – Aye
37 Dave Tovey – Aye
38 Debbie McKean – Abstained
39

40 15.
41 Mayor/Council Reports
42

43 Debbie McKean –has minutes from the last parks meeting but has not
44 forwarded them yet. Items will be bulleted so the council can go to the
45 park and review them. The newsletter is currently getting proofed.
46 Information for the next newsletter will be due May 15, which will include
47 information regarding Independence Day.
48

49 Dave Tovey –attended the parks meeting, also. A public safety committee
50 meeting was held but there was nothing to report. The Golf Advisory
51 Committee talked about the free golf day, finances, and hours. The Youth
Council is working hard on the parade. The Youth Council will begin
accepting applications for new members after July 4th.

52
53 James Bruhn – asked Craig if he had spoken with the county regarding the
54 damaged trees on the trail. He attended a Wasatch Integrated budget
55 meeting, and there will be a board meeting tomorrow.
56

57
58 Mark Preece – attended a DUED meeting, attended the first CERT
59 meeting which 15 people attended, attended a parade committee meeting,
60 and the Youth Council is doing very well with their parade plans.
61
62

1 James Ahlstrom – the Public Works Committee is waiting for instructions
2 from the new Public Works director. James attended a finance meeting
3 and a golf board meeting. He asked if anyone was going to attend a
4 Wasatch Integrated meeting and the Mayor said only if they were on the
5 agenda.
6

7 Mayor Romney – welcomed the new Public Works Director. The
8 Recreation Board is looking at re-funding bonds because the interest rates
9 are low. It won't change how much West Bountiful will have to put in.
10 The Fire District is trying to do the same thing, which will not lower West
11 Bountiful's contribution, but will limit any increase. He stated to Craig he
12 hopes the city managers will look into performance of the fire department
13 chiefs. He has had comments that 1100 West construction has been a
14 nuisance, but the contractors have done a good job of keeping the road
15 open during the work.
16

17 15.
18 Closed Meeting, if Necessary,
19 for Reasons Allowed by State Law
20

21 Not necessary.
22

23 16.
24 Possible Action Following
25 Closed Meeting,
26

27 Not necessary.
28

29 17.
30 Adjourn
31 9:30 pm
32

33 MOTION: James Bruhn moved to adjourn City Council meeting.
34

35 SECOND: Mark Preece seconded the Motion.
36

37 PASSED: Voting was as follows:

38 James Ahlstrom – Aye
39 Mark Preece – Aye
40 James Bruhn – Aye
41 Dave Tovey – Aye
42 Debbie McKean – Aye
43

44
45
46 
47 MAYOR KENNETH ROMNEY

44
45 
46 HEIDI VOORDECKERS (CITY RECORDER)
47

48
49
50  NATHALIE ELLINGSON (SECRETARY)
51