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2
3 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, September
4 18, 2012 at West Bountiful City Hall, Davis County, Utah
5
6

7 Those in Attendance

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

11 STAFF PRESENT: Craig Howe (City Administrator), Heidi Voordeckers
12 (City Recorder/Auditor), Cathy Brightwell (Deputy Recorder), Ben White
13 (City Engineer), Steve Doxey (City Attorney), Chief Todd Hixson,
14 Nathalie Ellingson (secretary).
15

16 VISITORS: Scott Budge, Jason Meservy, Brad Lewis, Chris Marsden,
17 Brandee Nadauld, Tonya Howard Boswell, Blythe, Taylor Sexton, Gavin
18 Nadauld, Jared Hair, Rick Everett, Becky and Steve Johnson, Alison
19 Behunin, Megan Paget, Karl Paget, Jamie DeJong, Jennah Prince, Dave
20 Smith, Jake Maloy, Derek Marsden, Ethan Till, Sarah Williams, Ammon
21 Williams, Andrew Gerber, Boyd Gerber, Laura Charchenko, Alan Malan,
22 Dennis Vest.
23

24 Called to Order: Mayor Romney called this meeting to order at 7:35 pm.
25

26 Invocation/Thought – Boy Scout Troop 19 recited the Scout Oath and Scout Law.
27 Pledge of Allegiance was led by one of the scouts of Troop 19.
28

29 1.
30 Accept Agenda

32 Debbie McKean suggested moving public comment to Item 4a.

34 MOTION: Debbie McKean moved to accept the agenda moving public
35 comment to 4a.
36

37 SECOND: James Bruhn seconded the Motion.
38

39 PASSED: Voting was as follows:
40 James Ahlstrom – Aye
41 Mark Preece – Aye
42 James Bruhn – Aye
43 Dave Tovey – Aye
44 Debbie McKean – Aye
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46
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48 2.
49 Public Comment
50 Moved to 4a.
51

52 3.
54 Employee of the Month
55

56 Craig Howe presented Steve Maughan as the August 2012 Employee of
57 the Month. He joined the city's Public Works department in the position
58 of manager. He has brought common sense and a wealth of knowledge
59 and abilities to the position. He has remained dedicated throughout the
60 many projects that are underway.
61
62

62 4.

1 Swear in Youth City Council

2
3 Mayor Romney commended Brayden Wilcox for his service as Youth
4 Mayor for the past year, and presented him with a plaque for Youth
5 Citizen of the Year.

6
7 Mayor Romney next presented Tonya Boswell as the Youth Council
8 Advisor and Dave Tovey as the Council Member Representative. He
9 swore in Teresa Romney as the Youth Council Mayor for 2012-2013, then
10 the remaining council members, who were all present. The officers of the
11 Youth Council are as follows:

12
13 Megan Nadauld – Mayor Pro Tem Katana Biehn – Secretary
14 Ethan Till – Treasurer Kazley Gordon – Publicity
15 Carter Johnson – Publicity Taylor Sexton – Historian
16 Andrew Gerber – Web Administrator Jamie DeJong – Recorder

17
18 Members are:
19 Alison Behunin, Ammon Williams, Aubrey Ahlstrom, Dani Rose, Derek
20 Marsden, Gavin Nadauld, Jacob Maloy, Jared Hair, Jennah Prince, Megan
21 Paget, Nathan Wainwright, and Kimmy Mills, Advisor.

22
23
24 4a.
25 Public Comment

26
27 Kelly Enquist – During the last week, he went golfing at two courses in
28 the South Davis area and one in Salt Lake. He hadn't been to Lakeside
29 since last year and when he saw it this year he was not impressed. In spite
30 of comments that the golf course is improving, he saw there is a water
31 shortage, there are spiders in the joints of the club house, the parking lot is
32 littered, and there are holes in the parking lot. Also he pointed out that on
33 the website, the golf course is listed as a Salt Lake golf course. He also
34 commented on the DSB trail. He heard there was a naming contest but he
35 does not feel the trail is ready to open. There is a steep dropoff on the side
36 away from the canal, which needs to be graded, and there is also a lot of
37 cleanup that needs doing. Steve Maughan responded stating they are
38 meeting with the DSB contractor next week.

39
40 Steve Johnson – has lived at 804 West 2350 North for 25 years. His back
41 yard is on the Centerville border, and the lot adjacent to his back yard is
42 commercial. The owner is adding onto his building. Mr. Johnson has
43 been having trouble finding out about Centerville ordinances regarding
44 areas between residential and commercial property. Craig Howe said he
45 would speak with Centerville's city manager about it.

46
47 5.
48 Consider Extension of
49 Stringham Subdivision
50 Improvement Agreement –
51 1165 West 1200 North.

52
53 Ben White – The property is located in the Stringham Subdivision. Ten
54 years ago they put a deferment agreement in place. The property is up for
55 sale and the deferment agreement expired as of 2012. The property owner
56 wants to extend the agreement for another ten years. The council
57 members agreed that they should renew the agreement, but there was a
58 question as to whether new owners of properties that already have
59 agreements attached are aware of those agreements, considering the city
60 may decide at any time they want the work done. This type of agreement
61 would not always come up on a title search. Mayor Romney suggested the

1 staff keep a log of the agreements and when they come due, inform the
2 current property owners.

3
4 MOTION: James Ahlstrom moved to extend the Stringham Subdivision
5 Improvement Agreement for another ten years.

6
7 SECOND: Dave Tovey seconded the Motion.

8
9 PASSED: Voting by roll call was as follows:

10 James Ahlstrom – Aye

11 Mark Preece – Aye

12 James Bruhn – Aye

13 Dave Tovey – Aye

14 Debbie McKean – Aye

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19 6.

20 Consider Approval of Extension

21 for Off-Site Improvement Agreement –

22 Skiddy Subdivision

23
24 Ben White – There has already been much discussion regarding the
25 improvements on 400 North and 1100 West. The Robinson family has
26 applied for a building permit to build on their property in the Skiddy
27 Subdivision, and the city needs to decide about required improvements.
28 The people in the subdivision are asking for a delay, and they do not want
29 curb and gutter. James Bruhn said they should not put off the
30 improvements on that corner because all the surrounding area will have
31 curb and gutter. Debbie McKean thought if new builders did not have
32 three to five years to do the improvements, it could affect their decision to
33 build at all. Ben said he wants to make a time line of all the agreements
34 along 1100 West, and then they should require complete improvements on
35 all the properties or none of the properties. James Ahlstrom said the
36 general plan calls for eventually widening the road, and they may not want
37 curbs and gutters in place before then. Ben said they also need to consider
38 if they want to put in an equestrian walkway on one side. James Bruhn
39 said a storm drain needs to go in on 1100 West first, so curb and gutter
40 could go in on 400 North now, and then 1100 West could be done after the
41 storm drain is in. Mayor Romney said if work is delayed, they need to
42 make sure the homeowners know that the work will eventually be
43 required. James Ahlstrom said that consistency is important, and they
44 should be consistent in requiring improvements, but also consistent in
45 giving people time to plan. If the city wants the whole street done at once,
46 they would need to do a special improvement district because they do not
47 have agreements for every house.

48
49 MOTION: James Ahlstrom moved to approve the extension of the Off-
50 Site Improvement Agreement – Skiddy Subdivision, and require
51 improvements pursuant to Section 15.08.050, Building Permits, of the
52 West Bountiful Municipal Code.

53
54 SECOND: Debbie McKean seconded the Motion.

55
56 PASSED: Voting by roll call was as follows:

57 James Ahlstrom – Aye

58 Mark Preece – Aye

59 James Bruhn – Nay

60 Dave Tovey – Aye

61 Debbie McKean – Aye

62

1 7.
2 Consider Approval of Ordinance 350-12,
3 an Ordinance Amending Sections 17.16.080,
4 17.20.080, and 17.24.080 (Farm Animal
5 Regulations) of the West Bountiful
6 Municipal Code.

7
8 Mayor Romney – a work session was held two weeks ago, and the
9 following changes were made to the most recent version of the farm
10 animal ordinance: decrease the points on medium animals, but no
11 decrease on miniatures/pygmy animals; with each conditional use
12 application, the staff will notify adjacent neighbors that an application has
13 been filed; and, offspring/dependent animals will have no points until 9
14 months of age. There was a discussion on the definition of a pasture and a
15 corral. Cathy Brightwell explained that there are many different situations
16 throughout the city where a single definition of pasture/corral would not
17 apply, and it was decided to leave any language out referring to
18 pasture/corral.

19
20 MOTION: Mark Preece moved to approve Ordinance 350-12 amending
21 Sections 17.16.080, 17.20.080, and 17.24.080 of the West Bountiful
22 Municipal Code.

23
24 SECOND: Debbie McKean seconded the Motion.

25
26 PASSED: Voting by roll call was as follows:

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

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33 8.
34 Consider Notice of Award to
35 M.Y. Enterprises for 800 West
36 Curb Replacement Project.

37
38 Ben White – On the northeast corner of the intersection of 600 West and
39 Pages Lane, the asphalt is wearing away, and there is always a pool of
40 water. The curb should be replaced with a 4-inch high curb because the
41 area is so flat. The city budgeted \$50,000 for a salt shelter, but we
42 currently do not have a location to build one. He suggests taking \$7,000
43 from that project and using it to replace the curb.

44
45 MOTION: James Bruhn moved to approve Notice of Award to M.Y.
46 Enterprises for the 600 West curb replacement project.

47
48 SECOND: Dave Tovey seconded the Motion.

49
50 PASSED: Voting was as follows:

51 James Ahlstrom – Aye
52 Mark Preece – Aye
53 James Bruhn – Aye
54 Dave Tovey – Aye
55 Debbie McKean – Aye

56
57 9.
58 Planning Commission Report

59
60 Cathy Brightwell – they discussed the request from Pam Nichols to
61 combine two adjoining parcels. They also finished the by-laws, and those

1 will be presented for approval by resolution at the next City Council
2 meeting.

3
4 10.
5 Engineers Report

6
7 Ben White –

- 8 • The washout construction is to begin at the golf course shortly.
- 9 • The DSB is not quite finished.
- 10 • The curb and gutter will go in on the next couple of days at the 800
11 West intersection.
- 12 • In previous discussions of putting in a storm drain at the Rapp
13 property, a problem came up regarding connecting a 30-inch pipe
14 to a 15-inch pipe. Ben has solved the problem and wants to get the
15 storm drain in before winter. The cost would be \$15,000.
- 16 • They are expanding the driving range, which will involve rerouting
17 a ditch, taking out some trees, and sod work. Mayor Romney
18 displayed a map showing the plan. He believes the cost to do this
19 work will be worth it in marketing. They are working on putting
20 together a tournament along with a driving range event.

21
22 11.
23 Police Report

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25
26 Chief Todd Hixson –

- 27 • Statistics on the report will include some from September.
- 28 • The alcohol enforcement officers have been working on field
29 training. They have both made arrests for alcohol violations and
30 other offenses. They have covered shifts, as well.
- 31 • Someone tipped over the radar trailer and battery fluid leaked out.
32 They do not know yet if there is any electrical damage.
- 33 • Detective Smith and Officer Bogdan have finished their first years
34 and received annual reviews.
- 35 • Reserve officer Chris Cope has been with the department for a year
36 now, but his training is taking longer since he cannot commit full
37 time to the department.
- 38 • The school crossing guard program is in compliance to state law –
39 they have new cones and the guard wears a reflective vest or coat.
40 The crossing guard is outstanding and the kids love her.
- 41 • Officer Boyle and Vader finished certification. They have served
42 search warrants and Vader has found narcotics.
- 43 • Chief Hixson has made a conditional offer to Kevin Erskine. He
44 was in the Air Force, has gone through the police academy, and
45 will be an outstanding addition.
- 46 • Staff meetings are planned for this month – a meeting of the
47 supervisors, and then a meeting of the complete staff.
- 48 • Holly Frontier had an incident (the news reported it was a refinery
49 in Woods Cross). Chief Hixson was notified at home by an off-
50 duty officer who saw it occur. He made further contacts and was
51 able to assist with the cleanup. He was impressed at how the
52 health, police and fire departments worked together to get
53 everything done. Their primary concern was public safety.
- 54 • There was some discussion regarding establishing the West
55 Bountiful Youth Court again. Chief Hixson said juvenile arrests
56 are down, but other cities could get involved. Sgt. Rasmussen is in
57 charge of public relations, including youth court.

58
59 12.
60 Finance Report

61

1 Heidi Voordeckers – They are two months into the fiscal year, and
2 everything is tracking status quo. Golf course revenues have been
3 disappointing, and the course is taking extra efforts to determine where
4 sales are dropping off. Because of the many capital projects in progress,
5 the line by line year-to-date comparison might not track as expected, and
6 Heidi offered to answer any questions regarding these differences.
7

8
9 13.
10 Administrative Report

11
12 Craig Howe –

- 13 • There will be a DUED bus tour tomorrow morning, which will go
14 all over the county.
- 15 • The Utah League of Cities and Towns had a convention last week.
16 They are holding an essay contest on “Why I Like My
17 Community.” Craig took a sample to the school. The school could
18 win \$1,000.
- 19 • Lynn Keddington from Holly Frontier will be available on October
20 16 to present a follow-up of the event they had.
- 21 • A bid was put out some time ago for janitorial services for the city
22 building and the golf course buildings. The bids were rated and a
23 new service was selected.
- 24 • A contest has been held for the elementary students to name the
25 new trail. The winner will be announced on Saturday, September
26 21 at 2:00 pm, where there will be an activity for the elementary
27 kids beginning at the intersection of the Prospector trail and the
28 DSB trail. They will walk down the Prospector trail to the golf
29 course, and the driving range area will be shut down for about an
30 hour so activities for the kids can be held there.
- 31 • There will be a golf course meeting on Thursday
- 32 • Craig attended several fire district meetings. They have been
33 trying to refund bonds, but it will not work for the district because
34 the County will be bonded to their limit for the next two . The city
35 managers held a discussion with Carl Hendrickson, legal counsel
36 for the fire district.
37

38
39
40 14.
41 Approval of Minutes of the
42 July 17, 2012 and August 21, 2012
43 City Council Meetings.
44

45 A person’s name was misspelled on Page 8 of the August 21 minutes.

46
47 MOTION: Debbie McKean moved to approve minutes of the July 17,
48 2012 and August 21, 2012 City Council meetings, with noted change to
49 the August 21 minutes.
50

51
52 SECOND: James Bruhn seconded the Motion.

53 PASSED: Voting was as follows:
54 James Ahlstrom – Aye
55 Mark Preece – Aye
56 James Bruhn – Aye
57 Dave Tovey – Aye
58 Debbie McKean – Aye
59

60
61 16.
62 Mayor/Council Reports

1
2 Debbie McKean – A timeline was displayed on the walls of the council
3 room which had been done by Jackie Miller. Debbie suggested having the
4 charts framed and professionally exhibited. The charts were found in
5 Jackie’s house after she passed away. Also, Debbie reported that the
6 newsletter has gone out.
7

8 Dave Tovey – The Youth Council is doing a service project on September
9 29.
10

11 James Bruhn – The LDS Sixth Ward did a cleanup on a section of the trail.
12 He attended the Utah League of Cities and Towns conference and was
13 impressed by a talk on absolute honesty.
14

15 Mark Preece – A CERT class will be held Thursday night.

16 10:00 pm

17
18 MOTION: James Ahlstrom moved to extend the meeting to 11:00 pm.
19

20 SECOND: James Bruhn seconded the Motion.
21

22 PASSED: Voting was as follows:
23 James Ahlstrom – Aye
24 Mark Preece – Aye
25 James Bruhn – Aye
26 Dave Tovey – Aye
27 Debbie McKean – Aye
28

29 James Ahlstrom – He attended the Finance Committee meeting. They
30 discussed the bonds, and authorized Jason Burningham to go forward with
31 the private offering. The bond will be paid off in 2026, and they will
32 realize a net savings of 282,000. He attended the League of Cities and
33 Towns conference. David Church reminded them of the need for an
34 ordinance that specifies rules of order that are easier for the public to
35 understand than the Roberts Rules of Order. There were also some ethics
36 and conflicts of interest ordinances discussed that default to the state
37 system, which has complicated procedures, if the city does not have its
38 own procedures in place. Additionally, James stated that ordinances must
39 be easy for the public to understand. He commented that the appearance
40 of the garage on the Phipps property has improved 100%. Also, he would
41 like a chance to meet all the police officers. Chief Hixson stated they
42 would plan something to which the council would be invited.
43

44 Mayor Romney – He asked the council to let residents know he is doing
45 research and an evaluation on the well project.
46

47 10:15 pm.
48

49 MOTION: Debbie McKean moved to go to the police briefing room for a
50 closed session for the purpose of holding a strategy session to discuss
51 pending or reasonably imminent litigation and discuss the character,
52 professional competence or physical or mental health of an individual.
53

54 SECOND: James Bruhn seconded the Motion.
55

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

1 17.
2 Closed Meeting

3 MOTION: James Bruhn moved to adjourn the closed session.

4
5 SECOND: Dave Tovey seconded the Motion.

6
7 PASSED: Voting was as follows:
8 James Ahlstrom – Aye
9 Mark Preece – Aye
10 James Bruhn – Aye
11 Dave Tovey – Aye
12 Debbie McKean – Aye
13

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15 18.
16 Possible Action
17 Following Closed Meeting

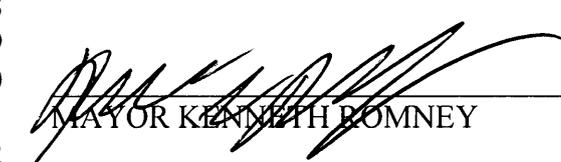
18 Not necessary
19

20
21 19.
22 Adjourn
23 12:25 pm

24
25 MOTION: James Bruhn moved to adjourn City Council meeting.

26
27 SECOND: Debbie McKean seconded the Motion.

28
29 PASSED: Voting was as follows:
30 James Ahlstrom – Aye
31 Mark Preece – Aye
32 James Bruhn – Aye
33 Dave Tovey – Aye
34 Debbie McKean – Aye
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42 MAYOR KENNETH ROMNEY

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HEIDI VOORDECKERS (CITY RECORDER)



NATHALIE ELLINGSON (SECRETARY)