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2
3 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, October 30,
4 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: Alan Malan, Terry Olsen, Sparky Taylor, Kelly Enquist.

17
18 Called to Order: Mayor Romney called this meeting to order at 7:35 pm.

19
20 Invocation/Thought – Dave Tovey gave an invocation.
21 Pledge of Allegiance was led by James Ahlstrom.

22
23 1.
24 Accept Agenda

25
26 MOTION: Debbie McKean moved to accept the agenda.

27
28 SECOND: Dave Tovey 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 Public Comment

39
40 No comments.

41
42 3.
43 Presentation of Well Drilling
44 Summary – Forsgren Associates
45

46 Clarence Kemp from Forsgren Associates addressed the council regarding
47 the failed well, stating he was grateful for the opportunity to appear before
48 council and explain the process, how they got to where they are, to
49 provide the opportunity for everyone to ask questions, and to provide
50 recommendations of what could be done in the future to increase the
51 potential for success. He introduced Bill Loughlin of Loughlin Water
52 Assoc., a company that does hydrology studies and with whom Forsgren
53 consults.

54
55 Mr. Loughlin explained that his company's role in the project was to help
56 plan, permit, execute and interpret the exploration well project and use
57 those results to help design and oversee the construction of the production
58 well. They were surprised and disappointed in the yield of this particular
59 well. Mr. Loughlin provided council with a handout which showed a
60 topographical map of the area. It showed the initial yields of other wells
61 in the area, including West Bountiful's well on 400 North. There was an
62 addendum showing the particulars on individual wells. The city picked

1 the location for the well because of several advantages; the city owns the
2 ground, it would be next to a storage tank, the infrastructure is already in
3 place, and other wells in the area have yields of 500 to 1000 gallons a
4 minute. Loughlin agreed it was an excellent location, but since yields vary
5 throughout the Bountiful area, they recommended drilling a test well.
6

7 The handout had drawings that showed layers in the subsurface where
8 they drilled the test well, which went to 1,000 feet. Evaluation of the test
9 well showed the production well would get 500 to 1000 gallons per minute
10 from the sand and gravel layer, which is what the city wanted. The city
11 proceeded with permitting, designing, and construction of the production
12 well. A log of the well was provided on the handout. To clean out the
13 well, they used a method called air lifting, but the well was not yielding
14 any water. Loughlin recommended bringing in a specialist who used a
15 different method of clearing out the well that has worked in similar
16 circumstances, but the well never produced more than 50 gallons per
17 minute.
18

19 Mr. Loughlin believes the well failed because they drilled into an isolated
20 pod of sand and gravel which may have resulted from a stream channel
21 that got cut off. In any case, he didn't think there was any more
22 development that can be done to get a significant yield out of that zone.
23

24 Mr. Loughlin explained some alternative methods for testing an area. One
25 was to build a small well, 10 inches in diameter and 800 feet deep, put
26 casing down the whole depth, then clean it out and put a pump in it. If it
27 worked, they would then build a production well in the same place. Or
28 they could do a zone test which involves building a temporary well, and
29 putting in a slotted drilling pipe for taking samples. After a zone test, they
30 can use the same hole for the production well. He said each method
31 would add 50% to what the test well had cost.
32

33 The council asked questions as to whether the city could or should have
34 done anything different in site selection and testing. Mr. Loughlin
35 indicated they concurred completely with the site selection, and that the
36 testing had been done based on their best knowledge. However, he stated
37 there is an element of risk in any well project.
38

39 4.
40 Consider Approval of Resolution 302-12,
41 a Resolution Authorizing the Exchange of
42 Title for the Property Located at
43 935 West 1600 North
44

45 Ben – Frank Chase has entered a contract with a developer to sell off a
46 portion of his land. The development will be called Ranches at Lakeside.
47 Since he is keeping a portion of his land, the property line needs to be
48 realigned to match what Mr. Chase desire to keep and sell. This resolution
49 is to facilitate the sale. Copies of a map were provided to council and
50 reviewed by them. There is a little jog in the line of Mr. Chase's
51 remaining property, and council had some questions as to why the
52 property line could not be straight. Ben's response was they did it to
53 adjust the acreage. James Ahlstrom pointed out the subdivision parcel has
54 many lot-line irregularities as well, so the jog is insignificant. James
55 Bruhn commented it would have helped council if they saw the plat map
56 of the development showing divisions instead of a blank ground.
57

58 MOTION: Dave Tovey moved to approve Resolution 302-12,
59 authorizing the exchange of title for the property located at 935 West 1600
60 North.
61

62 SECOND: James Bruhn seconded the Motion.

1
2 PASSED: Voting by roll call was as follows:

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

8
9 5.
10 Consider Approval of Resolution 303-12.
11 a Resolution Adopting Tax Compliance
12 Policies for the West Bountiful Sales
13 Tax Revenue Refunding Bonds, Series 2012
14

15 Craig Howe – This resolution came to them through the bond council and
16 Lewis Young Robertson & Burningham (“LYRB”). The city needs some
17 policies in place for part of the bonds just refunded. Reports must be done
18 and kept on hand for five years in case there is a tax audit to check
19 compliance. If the city is found to be out of compliance, the bonds will no
20 longer be tax exempt. Jason Burningham has gone through the resolution
21 line by line with staff so they can understand what is to be done. The
22 mayor asked if these policies were a statutory requirement. LYRB’s legal
23 council said they are not required, but they are important if the city is to
24 avoid losing tax exempt status. There is a box to check on the form that
25 goes to IRS telling them policies are in place. This work is included in
26 LYRB’s fees.
27

28 MOTION: Debbie McKean moved to approve Resolution 303-12
29 adopting tax compliance policies for the West Bountiful Sales Tax
30 Revenue Refunding Bonds, Series 2012

31
32 SECOND: James Bruhn seconded the Motion.
33

34 PASSED: Voting by roll call was as follows:

35 James Ahlstrom – Aye
36 Mark Preece – Aye
37 James Bruhn – Aye
38 Dave Tovey – Aye
39 Debbie McKean – Aye
40

41 6.
42 Discussion on Proposed Updates
43 to Surplus Property Policy
44

45 Craig Howe presented changes to the ordinance regarding disposal of
46 surplus property, but was not ready yet to make a recommendation. He
47 asked for guidance from council as to any further changes they would
48 want. Mayor Romney suggested James Ahlstrom read through it and give
49 them his suggestions. Craig indicated there is no rush because he can rely
50 on the current policy to dispose of some surplus property now. Debbie
51 suggested council be provided a list of surplus property and they can
52 check off items as they are approved for disposal. They agreed that
53 employees should not be eligible to purchase any surplus property to avoid
54 a conflict of interest.
55

56 7.
57 Discussion on Proposed Updates
58 to City Facility Use Policy
59

60 Cathy Brightwell – At the last meeting when discussing the fee schedule,
61 they had discussed prices and policies for renting out facilities, and Cathy
62 has been working on revisions to the policy. Most of this discussion was

1 regarding city hall. The old policy referenced various responsibilities of
2 staff members and the governing body, which was confusing. She
3 proposed the policy allow staff to handle the reservations and if there is a
4 dispute, it can go to the mayor. Council would become involved in any
5 waiving of fees. Debbie McKean stated she wants council to be more
6 involved in the reservations because there were times in the past when she
7 tried holding a meeting and there was an outside party already using the
8 room. Cathy stated that staff can do the scheduling and then council can
9 be provided updates to the schedule. Debbie also stated she was
10 uncomfortable about giving access cards to people. Cathy said it would be
11 awkward for someone from the city to be here to lock and unlock the door
12 when people need access to hold their event, as well as setting things up
13 and clearing things away afterward. In discussing it, the staff concluded
14 an access card would allow the people to go in and out for a specific
15 limited period of time. Part of the inspection after the event would be
16 getting the card back. Cathy asked for feedback over the next week.

17
18 8.
19 Engineers Report

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21 Ben White –

- 22 • The paving on 400 North finished today, but will remain closed
23 through the end of this week. The contractor needs to get the
24 sidewalk finished, and signs and striping done before they can
25 open the road. A seal coat can't be applied until the weather is hot
26 again. Work on the sidewalks was held up because there are water
27 valves, poles, etc. in sidewalk areas. A couple of property owners
28 on 800 West (North of the project boundary) did not want to
29 participate in putting in a curb so the curb will stop before those
30 properties.
- 31 • Storm drain work on 400 North and 1151 West can be done before
32 April. It is going out to bid and a proposal will come before
33 council at next meeting.
- 34 • Ben is getting the 700 West project out to bid. They are replacing
35 the water line from 1000 North to Pages Lane, and then resurfacing
36 the road. He asked council to look at drive approaches on that
37 street. Most are in poor condition. He wants to go to homeowners
38 about fixing their driveways. Mayor said they would go 50/50
39 with the residents. The cost for this could reach \$100,000. The
40 Mayor asked Ben for a cost estimate for fixing the drive
41 approaches. 1550 North, a 200 foot stretch of road, will be
42 included. The Mayor asked if there would be any storm drain
43 work. Ben said he will be adding one catch basin, rebuilding
44 another one, and eliminating valley gutters.
- 45 • The City is holding construction bond money which has been
46 collected over the years, and next spring he is going to go around
47 and fix damaged sidewalk sections and curbs.

48
49 9.
50 Administrative Report

51
52 Craig Howe –

- 53 • Reminded council of the chili and soup potluck on November 16th.
- 54 • Davis County recently finished their new administrative building,
55 which is located just south of the court house in Farmington. An
56 open house will be held on November 9th. There will be the
57 ribbon cut at 6:00 pm and there will be tours of the building.
- 58 • Davis County's Planning Commission is going to do a review of
59 their general plan this Thursday evening at 6:00 pm in Room 304B
60 of the new building. The main focus will be on transportation.

- Craig has a copy of the tentative budget for the South Davis Sewer District, and council is invited to attend their board meeting on Nov 15th.
- Craig forwarded to council the proposed budget for the fire district.
- This Friday Craig will be at Utah City Managers Conference at BYU.
- A corridor preservation agreement with UDOT was emailed to council. The agreement was initially created with Woods Cross for 500 South. It concerns the number of entrances and exits that can be along 500 South. West Bountiful is part of the agreement because part of 500 South is in the city boundary. Mayor Romney mentioned some citizens have complained about the tall grass on the middle island on 500 South because it blocks vision.
- Craig said he will be out of town for the meeting on November 20th.

10.
Approval of Minutes from
October 16, 2012 City Council Meeting

Changes on Page 7 Line 38 and Page 3 Line 6 and Page 6 Line 6.

MOTION: James Ahlstrom moved to approve the minutes of October 16 2012 City Council meeting with requested changes.

SECOND: Debbie McKean moved to approve the Motion.

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

11.
Mayor/Council Reports

- Debbie McKean – the newsletter is at the printer; there was a wonderful concert on Friday.
- Dave Tovey – the Youth Council is doing Safe Halloween at City Hall from 5 to 7 pm tomorrow.
- James Bruhn – he had some comments regarding 1100 West. He thought they were going to put a moratorium on any businesses cutting the asphalt, and there are two new cuts on 1100 West. One has already sunk because it was not compacted properly. The Mayor asked Steve Maughan and Ben White to get together and figure out something to do. He attended the Wasatch Integrated meeting; they are building a green waste facility which is anticipated to be complete in mid May. They are working on a repurchase agreement with Rocky Mountain Power,
- Mark Preece – the newsletter will be ready by Friday
- James Ahlstrom – the golf committee is relying on Ben to separate the RFPs he is working on into manageable projects so they can have like projects done at the golf course.
- Mayor – asked if there was a problem with the marquee. Craig said they had a power outage with several surges which damaged the computer component in the marquee. Kelly Class also lost his computer. Craig is replacing Kelly's computer but he may have to have Yesco come look at the marquee.

1 12.
2 Closed Meeting

3
4 Not necessary

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6 13,
7 Possible Action
8 Following Closed Meeting

9
10 Not necessary

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12 15.
13 Adjourn
14 10:30 pm

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16 MOTION: Mark Preece moved to adjourn City Council meeting.

17
18 SECOND: James Ahlstrom seconded the Motion.

19
20 PASSED: Voting was as follows:
21 James Ahlstrom – Aye
22 Mark Preece – Aye
23 James Bruhn – Aye
24 Dave Tovey - Aye
25 Debbie McKean – Aye

26
27
28
29 
MAYOR KENNETH ROMNEY


HEIDI VOORDECKERS (CITY RECORDER)



NATHALIE ELLINGSON (SECRETARY)