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2
3 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, November
4 20, 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.
10

11 STAFF PRESENT: Heidi Voordeckers (City Recorder/Auditor), Cathy
12 Brightwell (Deputy Recorder), Ben White (City Engineer), Steve Doxey
13 (City Attorney), Chief Todd Hixson, Steve Maughan (Public Works
14 Director), Kelly Class (Golf Pro), Nathalie Ellingson (secretary). Craig
15 Howe (City Administrator) was excused.
16

17 VISITORS: Alan Malan, Kelly Enquist.
18

19 Called to Order: Mayor Romney called this meeting to order at 7:50 pm.
20

21 Invocation/Thought – Mark Preece gave an invocation.

22 Pledge of Allegiance was led by Debbie McKean.
23

24 1.
25 Accept Agenda
26

27 MOTION: Dave Tovey moved to accept the agenda.
28

29 SECOND: Debbie McKean seconded the Motion.
30

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

38 2.
39 Public Comment
40

41 Robin Smithson 980 West 400 North. She is concerned with how long it
42 has taken to complete the work on 400 North. Her yard is still torn apart
43 and she does not want to have a lot of extra work in the spring. She said
44 residents need more information.
45

46 Steve Maughan and Ben White responded by explaining they had walked
47 the construction area today with both engineering firms, looking for
48 anything that would be an issue in the winter. The state plans to work
49 through November 30. As of today the asphalt is 100% done. Concrete
50 will be done tomorrow, and landscaping will be worked on at least
51 through the 30th, or longer if the weather permits. In the spring, UDOT
52 says they will walk the area again and look for any repairs needed.
53 Typically, the city would hold onto any money until they got a certificate
54 of completion. In this case they cannot because it is a state contract;
55 therefore the city has no leverage. They do have a punch list made up.
56 Mayor Romney said in the spring UDOT should go to each resident in the
57 area and make sure the work in their yards has been done to satisfaction.
58 Steve and Ben should document every conversation they have with
59 UDOT, make a list of everything UDOT says they will do, and email it to
60 council. Steve was going to give them the punch list in the spring but it
61 was suggested he should give it to then now and then when spring comes
62 he can add to the list. Otherwise UDOT could say the city waited too

1 long. Robin was told that she and her neighbors should feel free to call
2 Steve regarding any concerns they have.
3

4 3.
5 Discussion on Proposed
6 Subdivision – Ranches at Lakeside
7

8 Ben White – the developer, John Phillips, was present for this discussion.
9 The Planning Commission went through almost every section of the
10 project to approve it. There will be a little further discussion at the next
11 meeting, and Ben may be ready to ask for a decision. The Planning
12 Commission has recommended to add a street light at the intersection and
13 not have lights in the cul-de-sacs. Usually people have adequate lights
14 installed on their properties. Mr. Phillips stated he concurs regarding
15 lighting – he wants less vibrant lighting. He talked about renaming the
16 streets with marketing names. 1490 is already named Barton Creek. He
17 said they have seven lots along the golf course reserved already. Mayor
18 Romney asked about the water lines and Steve said they loop around and
19 there are no dead end water lines except by the golf course where a
20 hydrant is located. Flushing the hydrant will keep the line clear. Mr.
21 Phillips indicated there will be broad restrictions (CC&R's) in the
22 subdivision and James Ahlstrom reminded him they will have to be
23 approved by the Planning Commission.
24

25 4.
26 Golf Report
27

28 Kelly Class –

- 29 • The season is coming to a close and he is trying to get the
30 inventory moved out. He said the construction on 400 North
31 affected Late summer and fall revenues.
- 32 • They started a program for sending texts to golfers during slow
33 times informing them that Lakeside is open and has no waiting
34 time.
- 35 • He is thinking about increasing the fees, possibly to \$42.00.
36 Mayor Romney suggested they might get more players to make up
37 the difference if they do not raise the fees. Kelly said he will also
38 look at the driving range fees over the winter.
- 39 • He received a letter from an organizer of the long-drive
40 competition. The letter mentioned a world champion who is
41 thrilled with the golf course. They found a comment in the
42 suggestion box which said “great course, first time won’t be the
43 last.” Kelly also mentioned that in the 2008 PGA pick list in its
44 professional guide to travel, Lakeside Golf Course compared with
45 Pebble Beach, among others. (Bountiful Ridge was on that list,
46 also.)
- 47 • Kids are getting their bikes over the fence by the trail and into the
48 golf course. Kelly would like to put up some pyrachantha bushes
49 along that fence.
- 50 • An RFP has been completed on the café and has been sent out to
51 council members for review. Craig will send it out again for those
52 that may not have received it. Kelly said it would be better as a
53 snack bar than a full service restaurant.
- 54 • The golf course made more money in this calendar year than last
55 year, but not in the fiscal year.
- 56 • He wants to keep the golf course open (walking only) for
57 Thanksgiving and proposed collecting donations for the food bank.
58

59 5.
60 Public Works Report
61

62 Steve Maughan –

- He reported on 400 North during public comments.
- The wash out at the golf course is 100% complete. There are some compaction issues; a couple of spots are soft but they should get solid over a little time.
- They have sprayed the DSB trail, which is now sterile, and he has taken care of some other safety issues except for the drop off.
- Roadside mowing is almost done. He didn't get to the west side of Birnam Woods Park, and the ground is very soft by the Legacy Trail. He will keep working on it as long as weather permits.
- Steve was asked if they can put off the sprinkler project for another year in order to have more funding for the golf course projects. He said it would be okay but there will be some manual irrigation.
- At the new year, Ben will bid out for asphalt and cement work at the park parking lot, the golf course parking lot, and the park trail.
- The grass on the 500 South islands east of 1100 West blocks visibility so Steve will have to get it cut back before any new storms.
- A sanitary survey of the water system will take place a week from today, November 27 at 9:00 am. An inspector from the health department will go through the facility, look at financial statements, and look at projects planned and completed.
- The city is up against its Weber water culinary allotment and does not want to be forced to purchase an additional allotment. Staff has started pumping from the old well to determine output. The water ran dirty for about 40 minutes, then turned clear. They ran the pump for three days and it stayed clear. It will pump 135 gallons per minute. His testing will be done by next Monday and if all turn out, they will run the well every other day.

6.
Discussion on Proposed Changes
to Facility Rental Policy

Cathy Brightwell provided a memo highlighting issues that have come up since the last meeting. There was some discussion about the procedures at the golf course for renting out the club house. One concern is that snow removal is difficult and they could be liable for a slip and fall if people are there and snow is in the parking lot/walkways. James Ahlstrom suggested renting it on a case by case basis, but most others stated they weren't comfortable with renting the club house.

An issue arose on the Saturday of a big snowstorm and people has reserved the City Hall for a birthday party. There was no public works staff on hand to clear the walkways, but Steve happened to be driving by and stopped to shovel. James Ahlstrom said if the city sees snow on the sidewalks to the City Hall and knows someone will be there, the city is obligated to shovel. They might consider charging more on weekends to cover an employee having to come in to facilitate a reservation since the city would have to pay the employee at least one hour overtime. They should make the hall available for all holidays or no holidays, otherwise there could be discrimination issues.

Steve and Craig tested the card key and it does not work well. It unlocks the door for a second but it locks again before they can open the door

7.
Discussion on Proposed UDOT
500 South Access Plan

1 Ben White – He provided a map to an access management plan that was
2 originally drafted by UDOT and Woods Cross, and it was done with future
3 development in mind. It was decided that West Bountiful should be part
4 of the plan. The map showed locations of full medians and turn lanes. He
5 wants potential for a flyover by the tracks if it does not interfere with
6 access to the gas station on 700 West,
7

8 8.
9 Planning Commission Report

11 Ben White – They talked about the final plat for Ranches at Lakeside; next
12 week they will have a hearing for the equestrian center development
13 (Mistletoe Subdivision), but there are many issues undecided. The
14 Planning Commission is still reviewing the plat

15 9.
16 Engineers Report

18 Ben White –

- 19 • There is a company working on a proposal to install a pipeline
20 from Uintah Basin through to Holly Refinery. Two alignments
21 are being contended; Red Butte and Bountiful. He is not sure what
22 current lines they will use or if there will be a new line.
- 23 • Design work for a traffic signal is beginning for 500 South 1100
24 West. UDOT will be ready in 2013.
- 25 • West Bountiful and Bountiful City have submitted a joint proposal
26 to the Wasatch Front Regional Council to add turn lanes in the 400
27 N 500 W intersection.
- 28 • UDOT has maintenance responsibility on 400 North. There is a
29 bad wheelchair ramp by the school and they are looking in to
30 fixing it. The sidewalk going over the tracks has settled about
31 three inches. Someone fell there about a month ago. The
32 settlement has been reported to UDOT.

34 MOTION: James Ahlstrom moved to extend the meeting to 10:30

36 SECOND: Debbie McKean seconded the Motion.

38 PASSED: Voting was as follows:

39 James Ahlstrom – Aye
40 Mark Preece – Aye
41 James Bruhn – Aye
42 Dave Tovey – Aye
43 Debbie McKean – Aye
44

- 47 • UDOT is working on an HOV lane going north. In a couple of
48 years they will be changing the 500 West ramp and moving it to
49 the other side of the freeway. Ben said UDOT may build a sound
50 wall, but the City may need to maintain it. They will need rights of
51 way from residents but he will wait for UDOT to do some more
52 research before he talks with residents.
- 53 • At the next council meeting he will bring a curb and gutter deferral
54 agreement to council for approval. Someone is tearing down a
55 house and putting up another one, and the city needs to decide
56 whether to require them to do a curb and gutter or not.
- 57 • He is planning to replace the 700 West water line next spring. He
58 will make an offer to the residents there that the city will pay half
59 of their driveway if they do curb and gutter.
- 60 • The storm drain project has been on hold because a manhole didn't
61 fit in the drain Skiddy put in. They will pay the city for the cost of
62 the pipe. They should get it done before the spring runoff.

1
2 10.
3 Police Report
4

5 Chief Hixson –

- 6 • Council was provided with the statistics for October/November.
- 7 • NIMS training is steadily being completed and he will report to the
8 state in two weeks. His goal is still to be done by the end of
9 December. Everybody affiliated with the city including volunteers
10 are required to complete the training.
- 11 • Reserve Officer Cope left, but Kevin Erskine has been putting in a
12 lot of hours and has been outstanding.
- 13 • The school crossing guards are very reliable, good people.
- 14 • They did an alcohol ordinance violation test. They got some
15 narcotics from a West Bountiful home and worked the case to a
16 positive conclusion.
- 17 • The police department and the youth council handed out treats at
18 Halloween. He failed to mention in his last report that they
19 participated in a South Davis Preparedness Fair at Woods Cross
20 High School. It was great public relations and a great success.
21 Terry Olsen gave a presentation at the Fair.
- 22 • Some officers were at West Bountiful Elementary for Red Ribbon
23 Week.

24 11.
25 Finance/Administrative Report
26

27 Heidi Voordeckers –

- 28 • With the first four months of the fiscal year complete, revenues
29 and expenses are lining up with budgeted figures. The General
30 Fund runs in a slight deficit this time of the year in anticipation of
31 property tax revenues that will be received in December. With
32 34% of the year elapsed, there is a \$173,000 net loss, which is
33 close to last year. The city received a windfall in sales tax in
34 October relative to the pipeline project.
- 35 • Utah League of Cities and Towns prepared an article on the fiscal
36 cliff and potential impact on Utah Cities. We should be prepared to
37 accommodate up to a 4% contraction and decline in sales tax
38 revenues.
- 39 • She is getting the management discussion analysis ready and
40 auditors will be present at the next meeting to present the audit
41 report for Fiscal Year 2012.
- 42 • The RDA Annual report is out so council should consider holding
43 an RDA meeting in December. The fire board budget was
44 reviewed at last night's meeting. West Bountiful's increase will be
45 2%.
- 46 • Business license renewals will be mailed out the week after
47 Thanksgiving.
- 48 • Disclosure documents for the Series 2009 water bond are being
49 prepared. This includes listings of high users, new projects, and
50 debt coverage.
- 51 • The Jessi's Meadows Homeowners Association has requested to be
52 put on the agenda for the next city council meeting. They are
53 interested in dissolving the HOA and will be proposing the idea to
54 council.

55
56 12.
57 Mayor/Council Reports
58

- 59 • Mayor Romney – Regarding Jessi's Meadows and their HOA, he
60 does not believe they have grounds. An HOA increases the value
61 of their property. There is a push for the fire board to go to a

special district taxing entity, and they are trying to get legislation to change the maximum rate in the type of district they want to fall under. It will probably pass, and if so, cities will be unable to pressure them on their budget. He needs to appoint someone to the Mosquito Abatement District but there is a concern that the meetings conflict with council meeting so he will probably get someone outside the council. Appointing someone new (outside of City Council) to the sewer district requires a public hearing and, per ordinance, is the council's decision. They may do a resolution making it the mayor's decision

- James Ahlstrom – nothing to report
- Mark Preece – nothing to report
- James Bruhn – received some good training with Utah Assoc. for Special Districts; Wasatch Integrated will have a meeting next Tuesday
- Dave Tovey – the Youth Council did a food drive. Christmas on Onion Street is planned for December 3rd.
- Debbie McKean – asked if there was a well update. Mayor Romney said he spoke with Bob Ramsey, who is putting a summary together which the mayor will get next week. He and Ben will get material out and they can have a work session.

13.
Closed Meeting

Not necessary

14.
Possible Action Following
Closed Meeting

Not necessary

15.
Adjourn
11:20 pm

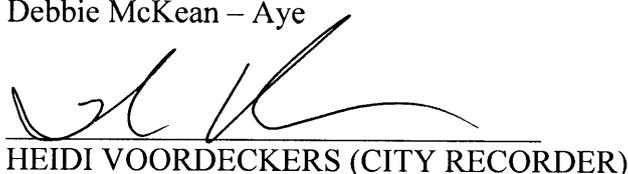
MOTION: Dave Tovey moved to adjourn City Council meeting.

SECOND: James Bruhn 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 VORDECKERS (CITY RECORDER)



NATHALIE ELLINGSON (SECRETARY)