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2
3 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, March 5,
4 2013 at West Bountiful City Hall, Davis County, Utah.

5
6
7 Those in Attendance

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

11 STAFF PRESENT: Heidi Voordeckers (Interim City Manager and City
12 Recorder), Steve Doxey (City Attorney), Ben White (City Engineer),
13 Cathy Brightwell (Deputy Recorder), Steve Maughan (Public Works
14 Director), Chief Todd Hixson, Nathalie Ellingson (secretary).

15
16 VISITORS: Terry Olsen, Alan Malan, Lynn Keddington, Mike Wright,
17 Jeremy Christensen, Ron Crandall, Kelly Enquist, Dixie Memmott, Wells
18 McDonald, Weston Vest, Josh Peterson, Garrett Nadauld, Mark Nadauld,
19 John Phillips, Jason Burningham

20
21 Called to Order: Mayor Romney called this meeting to order at 7:35 pm.

22
23 Invocation/Thought – from Troop 209, Weston Vest gave the Scout Oath and Lance Charchenko gave
24 the Scout Law.

25 Pledge of Allegiance was led by Garrett Nadauld.

26
27 1.
28 Accept Agenda

29 MOTION: Debbie McKean moved to accept the agenda.

32 SECOND: James Bruhn seconded the Motion.

34 PASSED: Voting was as follows:
35 Mark Preece – Aye
36 James Bruhn – Aye
37 Debbie McKean – Aye

38 2.
39 Public Comment

40
41 No public comments

42
43 Mayor Romney – After the windstorm last winter, emergency
44 preparedness and procedures have been brought to the forefront. Terry
45 Olsen has worked on emergency preparedness and Ron Crandall heads up
46 the CERT committee. Mr. Olsen entered an emergency preparedness
47 award program, and West Bountiful won City of the Year. Ron Crandall
48 was awarded Volunteer Citizen of the Year, and Mayor Romney presented
49 him with a trophy.

50
51 3.
52 Employee of the Month – December

54 Chief Todd Hixson presented the award to Detective Andrew Smith,
55 explaining he had investigated some recent snow blower thefts and
56 discovered two suspects who were involved in multiple burglaries in other
57 cities. Stolen property was recovered from their residence and returned to
58 the owners.

59 4.
60 Presentation from Holly
61 Frontier – Lynn Keddington
62

1 Mr. Keddington updated the council on their permit application for
2 modernization and expansion, capital projects completed in 2012,
3 community involvement in 2012, and the outcomes of the oil spill which
4 happened in August.

5
6 Capital Projects – In 2012, the refinery completed construction on the wet
7 gas scrubber which puts fine particulates in a slurry and reduces sulfur
8 dioxide and nox. The benzene reducer unit reduces benzene in gasoline
9 by 40% - approximately 1.6 million gallons per year. A new boiler was
10 installed with selective catalyst reduction to take nox out of the
11 atmosphere, and they installed advanced emission controls on existing
12 boilers. To meet renewable energy standards, the gasoline Holly produces
13 for local use is 10% ethanol and 5% biodiesel except in winter. The
14 biodiesel is delivered through a pipe they ran under 500 South. Unit
15 control and system shutdowns were upgraded. They moved into the new
16 warehouse and maintenance shop in December.

17
18 Community Involvement – Holly put 3D printers in the local junior high
19 school so students can put in a build program and watch the printer
20 “build” something. They helped finalize construction of a welding shop at
21 Woods Cross High School. They put net books in the elementary school.
22 Instead of supporting United Way, they supported the Bountiful
23 Community That Cares Youth Summit. They also held their annual car
24 show which supports Coats for Kids.

25
26 Employment – They added 24 employees in 2012, including an ERT and a
27 nurse. Once they have permit approval, they anticipate hiring 75-100
28 more employees in 2013.

29 Modernization Process – They are two steps away from completing the
30 permitting process. They are waiting for comments from the state and
31 then they will do an approval order. At that point they can begin
32 construction.

33
34 In August 2012, Tank 31 became pressurized and spewed oil particles up
35 to four miles away. 450 claims were filed, and all were settled outside
36 court. The primary cause was water at the bottom of the tank which
37 turned to steam. They are talking about putting heating coils (bayonet
38 type) in the tank to cool the bottom of the tank and they are working on
39 increasing venting capacity.

40
41 There was a discussion about the low shelf life of ethanol. Mr.
42 Keddington said the ethanol attracts moisture and it can gum up
43 carburetors, especially in motors that are inactive for a long time such as
44 in lawnmowers and snowmobiles. He stated the federal government
45 requires that they add ethanol, or buy credits, which is too expensive.

46
47 5.
48 Consider Approval of Transfer of
49 \$10,000 from the General Fund to
50 the Golf Course Fund to Fund Updates
51 to the Pro Shop

52
53 Mayor Romney – Management of Lakeside Golf Course has been given to
54 Steve Maughan, at least for the immediate future, so he asked Steve to
55 address this item.

56
57 Steve provided a report to council members containing the estimated costs
58 of items he needs in order to have a professional, clean pro shop. Some
59 costs have changed since the report was prepared because he has received
60 some bids. New cabinets will be \$5,400, new ceiling fan \$100, paint
61 \$2,000, blinds \$300, and miscellaneous supplies \$200. Although he did
62 not include new carpet in the budget, the carpet is in bad shape and needs

1 to be replaced. Debbie McKean suggested they get new carpet while the
2 shop is being renovated. She has contacted a local company who will
3 work with the city on price. She proposed adding \$5,000 to the budget to
4 include carpet, but more than likely they would not need to spend that
5 much.

6
7 Mayor Romney – The golf course budget has been stripped bare the past
8 couple of years and they have run the golf course with fewer employees.
9 The city has great opportunity for improvement in this area, and he said
10 with good business and operating plans, and after the last payment is made
11 on the bond in September, the golf course could provide over \$100,000 in
12 revenues for the city each year.

13
14 MOTION: Debbie McKean moved to approve the transfer of \$15,000
15 from the General Fund to the Golf Course Fund to fund updates to the pro
16 shop.

17
18 SECOND: Mark Preece seconded the Motion.

19
20 DISCUSSION: James Bruhn asked if they were going to approve \$15,000
21 or “up to” \$15,000.

22
23 AMENDED MOTION: Debbie McKean moved to approve the transfer of
24 up to \$15,000 from the General Fund to the Golf Course Fund to fund
25 updates to the pro shop.

26
27 SECOND: Mark Preece seconded the Amended Motion.

28
29 PASSED: Voting was as follows:
30 Mark Preece – Aye
31 James Bruhn – Aye
32 Debbie McKean – Aye

33
34 6.
35 Consider Approval of Contract with
36 Valley Services Inc. for Concessions
37 Services at Lakeside Golf Course

38
39 Heidi Voordeckers – In November, the city issued an RFP for concession
40 services at the golf course, and when it closed on Feb. 15, 2013, the only
41 response they had received was from Valley Services, Inc. Valley
42 Services presented a meal at the golf board meeting, and the committee
43 members were impressed with the food. Dixie Memmott, who is with
44 Valley Services, was present to answer questions. Debbie McKean asked
45 if they will be running a drink cart, and if a drink cart should be added to
46 the equipment list as part of the proposal. Dixie stated they would have a
47 drink cart, and the golf course already has a cart they can use.

48
49 MOTION: Debbie McKean moved to approve the contract, adding a
50 drink cart to the equipment list.

51
52 SECOND: James Bruhn seconded the Motion..

53
54 PASSED: Voting by roll call was as follows:
55 Mark Preece – Aye
56 James Bruhn – Aye
57 Debbie McKean – Aye

58
59 7.
60 Review Updated Park Impact Fee
61 Draft Report and Set Date for Public
62 Hearing.

1
2 Jason Burningham – Impact fee laws have changed and the city needs to
3 make sure they meet the new requirements. An Impact Fee Facilities Plan
4 and an Impact Fee Analysis are both required and were provided to
5 council members. One change in the law lowered the impact fees
6 collected from new construction. A change to the ordinance will be
7 required, and the effective date of the new ordinance is typically 90 days
8 after approval. However, since the fee is going to be lower, and in
9 fairness to new builders, the 90 day period can be waived. Part of the
10 approval process requires a public hearing, which must be posted 10 days
11 prior to the hearing. Jason proposed a hearing on March 19 and Heidi said
12 they would set it for 7:45 PM. The ordinance to be approved only affects
13 impact fees for parks and trails.
14

15 MOTION: Debbie McKean moved to set a public hearing to review
16 updated park impact fees for March 19 at 7:45 p.m.
17

18 SECOND: James Bruhn seconded the Motion.
19

20 PASSED: Voting was as follows:
21 Mark Preece – Aye
22 James Bruhn – Aye
23 Debbie McKean – Aye
24

25 8.
26 Consider Approval of Final Plat for
27 Ranches at Lakeside Subdivision
28

29 Ben White – The council had been provided with the CCRs and design
30 guidelines at the last meeting. They had also discussed giving the
31 developer some financial relief to help offset the costs incurred with
32 eliminating the temporary cul-de-sac on 1490 North. If the council were
33 to make a motion to approve the final plat, Ben suggested that the ten
34 conditions be included, which he had listed in his memo to council.
35

36 The developer, John Phillips, suggested the best idea would be to defer the
37 storm drain fee and the water rights fee to be paid with the building permit
38 instead of with mapping. That would save him an up-front cost of \$2400
39 per building permit. Ben said the CCRs have been modified to include
40 small farm animals. He also wants to make the part about lighting more
41 general.
42

43 MOTION: James Bruhn moved to approve the final plat for Ranches at
44 Lakeside Subdivision, with storm drain and water rights fees deferments
45 and the ten conditions listed in Ben White's memorandum be executed
46 with the city.
47

48 SECOND: Debbie McKean seconded the Motion.
49

50 PASSED: Voting was as follows:
51 Mark Preece – Aye
52 James Bruhn – Aye
53 Debbie McKean – Aye
54

55 9.
56 Review and Discuss Davis County 2013
57 Municipal Election Proposal and Contract
58

59 Heidi Voordeckers – Davis County ran elections in the 2011 Municipal
60 elections for all cities in Davis County except West Bountiful. The City
61 felt that making the switch was cost-prohibitive at the last election. The
County would like to have all cities contract with them and use electronic

1 equipment with touch screens for elections. This year, the bid estimate
2 provided by the County is comparable to managing elections in-house
3 using paper ballots, once staff time is considered. Heidi asked council to
4 get some input from residents on whether there is a preference for paper
5 voting over electronic. This will be put on the next agenda for vote.
6

7 10.

8 Consider Contract Award to Tom Parker
9 Construction for the West Bountiful City
10 Park Bowery Restroom Remodel Project
11 in the Amount of \$80,620 With a Project
12 Budget of \$85,000.
13

14 Ben White – The bid includes flush valve toilets and electric eyes on
15 faucets. A new 2 inch water line will be needed in order to use flush
16 valves. They will also need to install grab bars for ADA compliance. The
17 remodel will provide hot water to the bowery.
18

19 MOTION: James Bruhn moved to award the contract for the West
20 Bountiful City Park Bowery Restroom Remodel Project to Tom Parker
21 Construction in the amount of \$80,620, with a project budget of \$85,000,
22 to be funded from park impact fees.
23

24 SECOND: Debbie McKean seconded the Motion.
25

26 PASSED: Voting by roll call was as follows:

27 Mark Preece – Aye
28 James Bruhn – Aye
29 Debbie McKean – Aye

30 11.
31 Engineers Report
32

33 Ben White –

- 34 • The low bid for the 700 West street reconstruction was from
35 Hughes General Contractors. Ben is looking at the option of a 4
36 inch or a 3 inch asphalt layer. He said the 4 inch layer is better, but
37 does not necessarily guarantee a longer life. The asphalt bid is
38 \$91,000. He had told residents it would cost \$11 per foot for
39 driveway entrances, but he has gotten it down to \$5.50 per foot.
- 40 • T Mobile is making inquiries regarding their cell tower lease
41 option. The monthly lease is proposed to be \$1100 per month.
- 42 • A new tenant will be moving into Commons next to Office Depot,
43 and Office Depot is downsizing their space to provide room for
44 them.
- 45 • Cris Hogan came before the planning commission regarding a 2-lot
46 subdivision at 780 West Pages Lane. The main discussion
47 involved the sidewalk/no sidewalk issue. A public hearing will be
48 held on March 12.
- 49 • The proposal to UDOT to add turn lanes at 400 North 500 West is
50 in review now. The request was for \$933,000, and the funding
51 would be for 2019.
- 52 • Mistletoe Farms (equestrian center) is inquiring about a road
53 providing access through Jessi's Meadows. Ben suggested to them
54 that they look at access from 1200 North first.
- 55 • A proposal from Widdison to rehabilitate the existing well will be
56 on the next agenda.
- 57 • Bountiful City asked if West Bountiful would be interested in
58 buying water from them. Ben thought it would be a good option if
59 the terms are right.

- Ben is putting out a bid to contractors for a SCADA system, which will allow remote monitoring of the city's water tanks, pumps and the well. This will come to council in the near future.
- Well siting study proposals were received on February 13. Ben recommends moving forward with the evaluation of the proposals and the well siting study so they will be better informed when making decisions about buying water.
- A private utility agreement will be on the next agenda which provides that the city's staff will not have to maintain a hydrant on Trinity's property.
- There has been a conflict about the location of some Rocky Mountain Power poles on 400 North. They will be moved so a sidewalk can be put in.
- There was a problem with water flooding a back yard which happened because some work the city did cut off draining to a sewer drain.
- The traffic light on 500 South 1100 West should be operational next week.
- Ben has checked conditions at Pony Haven and Golden West Subdivision since the heavy snow has been melting.
- The project on 800 West north of Porter Lane will be put off until next spring.

12.
Administrative Report

Heidi Voordeckers –

- The first finance meeting for the 2014 budget was held and they went over the police budget in detail. City Council Budget Work Sessions will start in April.
- Staff is working on a solution to the problems they have been having with the computer network services. They are looking at having someone come in on an at-need basis.
- Marcus Fenton, the golf course grounds supervisor, is preparing a recommendation for needed golf course equipment. This will come to the city before the end of the fiscal year.
- A Parks and Trails meeting will be Thursday at 6:00 pm.
- Heidi received a request from a resident for a fee waiver of a recycle can. A provision in the code states that if there is an economic need, the mayor, with the consent of council, can approve a waiver.

13.
Mayor/Council Reports

Debbie McKean – The newsletter is going out tomorrow or Thursday.
Wendy Marble from the Arts Council is the new parade chair.

James Bruhn – nothing to report

Mark Preece – attended a Sewer Board meeting last week. A valve went bad in the Woods Cross part of Holly Frontier and released fumes. There will be some fines but Holly went after the problem quickly so the fines will not be too bad. The sewer people became involved because the leak reached the sewer plant. The CERT committee met this week and some “natural disaster” drills are going to be held soon.

Mayor Romney – the Youth Council is going next week to USU and he will be attending, also. The city is down one snowplow because of a head-on collision with a car. They are waiting for an insurance report.

14.
Consider Approval of Minutes for the
February 19, 2013 City Council Meeting

1
2 MOTION: Debbie McKean moved to approve minutes for the February
3 19, 2013 City Council meeting.
4

5 SECOND: James Bruhn seconded the Motion.
6

7 PASSED: Voting was as follows:
8 Mark Preece – Aye
9 James Bruhn – Aye
10 Debbie McKean – Aye
11

12 15.
13 Closed Meeting
14

15 Not necessary.
16

17 16.
18 Possible Action Following Closed Meeting
19

20 Not necessary
21

22 17.
23 Adjourn
24 9:30 pm
25

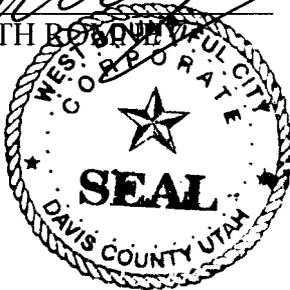
26 MOTION: James Bruhn moved to adjourn
27

28 SECOND: Debbie McKean seconded the Motion.
29

30 PASSED: Voting was as follows:
31 Mark Preece – Aye
32 James Bruhn – Aye
33 Debbie McKean – Aye
34

35
36 
37 MAYOR KENNETH ROBINSON

38 
39 HEIDI VOORDECKERS (CITY RECORDER)



NATHALIE ELLINGSON (SECRETARY)