

1 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, March 19,
2 2013 at West Bountiful City Hall, Davis County, Utah.

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5 Those in Attendance

6 MEMBERS PRESENT: Mayor Kenneth Romney, James Ahlstrom,
7 James Bruhn, Dave Tovey, Debbie McKean. Mark Preece was excused.

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

13
14 VISITORS: Bud Ingles, Alan Malan, Terry Olsen, Travis Martin, Chance
15 McKean, Konner Larsen, James Behunin, Brenda Ralls, Lonnie Gotschall

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17
18 Called to Order: Mayor Romney called this meeting to order at 7:36 pm.

19
20 Invocation/Thought – from Troop 209, Konner Larsen gave the Scout Oath and Chance McKean gave
21 the Scout Law.

22 Pledge of Allegiance was led by James Bruhn.

23
24 1.
25 Accept Agenda

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

28
29 SECOND: James Bruhn seconded the Motion.

30
31 PASSED: Voting was as follows:
32 James Ahlstrom – Aye
33 James Bruhn – Aye
34 Dave Tovey – Aye
35 Debbie McKean – Aye
36

37 2.
38 Public Comment

39
40 Todd Weiler – Utah State Senator from District 23, 1248 West 1900
41 South, Woods Cross – The 2013 legislature ended its 45 day session last
42 Thursday. He passed 19 of his own bills including one concerning the fire
43 district which will affect the city. He offered to meet with council and
44 council said they will plan a work session. He mentioned he has enjoyed
45 the bike trails in West Bountiful.

46
47 3.
48 Consider Approval of Facilities Use
49 Agreement with the West Bountiful Baseball
50 League and Review Funding
51 Proposal/Request – Travis Martin

52
53 Travis Martin, President of the West Bountiful Baseball Association - The
54 Association listed four requests to the city regarding sponsorship and
55 improvements to the fields.

56
57 The first request was for running electrical power to the north field so the
58 pitching machine can be used by the 7-8 year-old groups. The cost of the
59 parts for the line would be \$695, the league would dig the trench under
60 direction of Public Works and connection to Rocky Mountain Power
61 would be \$200.
62

1 The second request was for the city to donate a \$1,000 sponsorship to use
2 for families who cannot afford the fees for their children to play. They
3 lost sponsorship revenue when the fence was removed.

4
5 The third request was for a used conveyor belt to line concrete backstops.
6 The belt would be \$1 per foot for 100 feet and hardware would be \$50.

7
8 The fourth request was for two high-quality removable pitching mounds.
9 The mounds would be \$995 each and cost \$500 each to ship. However, he
10 was able to get the shipping down to \$125 for both of them.

11
12 Steve Maughan and Kelly Enquist (Chari, Parks and Trails Committee),
13 had been presented with these requests and the agreement at the last Parks
14 and Trails meeting, and they said the committee had agreed with the
15 recommendations. Kelly said he sees baseball as the park anchor.

16
17 There was some discussion about the pitching mounds. The mounds need
18 to be removable so the fields can be used for softball. The mounds would
19 be owned by the city but the league would be responsible for maintaining
20 and storing them between uses.

21
22 There was further discussion about the sponsorship. Mr. Martin said fees
23 are \$60 to \$95 per child and they get an average of about 15 to 25 requests
24 for relief per season. When asked if he has an application for disclosing
25 income, etc., he said he tries to be sensitive and usually just asks the
26 parents to contribute time to the league. The council also discussed
27 whether the city would be showing favoritism by sponsoring baseball but
28 no other sports.

29
30 MOTION: James Bruhn moved to approve the Facilities Agreement and
31 to agree to fund requests #1, #3, and #4 on improvements.

32
33 SECOND: Debbie McKean seconded the Motion.

34
35 DISCUSSION: It was suggested something be included in the agreement
36 about storing the new pitcher mounds. Also, Steve Doxey wanted to
37 review the agreement.

38
39 AMENDED MOTION: James Bruhn amended his Motion to include
40 reference in the agreement to storing the pitcher mounds, and that the
41 approval be subject to attorney review.

42
43 PASSED: Voting by roll call was as follows:

44 James Ahlstrom – Aye

45 James Bruhn – Aye

46 Dave Tovey – Aye

47 Debbie McKean – Aye

48
49 4.
50 Public Hearing 7:45 PM (or as soon
51 thereafter as available) to Receive
52 Input and Consider Approval and
53 Adoption of a Proposed Park Impact
54 Fee Facilities Plan and the Park Impact
55 Fee Enactment for West Bountiful

56
57 Mayor Romney – The city hired Lewis Young Robertson and Burningham
58 to do a park impact fee analysis, which they reviewed at a work session
59 February 19th. At that session, Jason Burningham explained he had looked
60 at a per capita analysis versus dollars spent. The goal was to use impact
61 fees to fund improvements to existing facilities. The resulting park impact
62 fee enactment will reduce the fee by \$1,000.

1
2 MOTION: Debbie McKean moved to open the Public Hearing to receive
3 input on a proposed Park Impact Fee Facilities Plan and the Park Impact
4 Fee Enactment.

5
6 SECOND: James Bruhn seconded the Motion.

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

13
14 James Behunin – 1482 North 900 West – stated LYRB’s analysis was
15 good and suggested they go over past use of funds. Dave Tovey stated the
16 point of the study was so they could use the impact fees differently than in
17 the past, and also to comply with some changes in the state laws.

18
19 There were no further comments or questions.

20
21 MOTION: James Bruhn moved to close the Public Hearing.

22
23 SECOND: Dave Tovey seconded the Motion.

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

30
31 5.
32 Consider Approval of Ordinance 351-13

33
34 AN ORDINANCE ADOPTING AN AMENDED AND UPDATED
35 PARKS, RECREATION, OPEN SPACE, AND TRAILS IMPACT FEE
36 FACILITIES PLAN AND IMPACT FEE ANALYSIS, ADOPTING AN
37 AMENDED AND UPDATED IMPACT FEE FOR PARKS,
38 RECREATION, OPEN SPACE, AND TRAILS, ESTABLISHING
39 CERTAIN POLICIES RELATED TO IMPACT FEES FOR PARKS,
40 RECREATION, OPEN SPACE, AND TRAILS, ESTABLISHING
41 SERVICE AREAS; AND/OR OTHER RELATED MATTERS.

42
43 MOTION: James Ahlstrom moved to approve Ordinance 351-13,
44 adopting an amended and updated Parks, Recreation, Open Space and
45 Trails Impact Fee Facilities Plan and Analysis, adopting an amended and
46 updated impact fee for parks, recreation, open space and trails, and
47 establishing certain policies related to impact fees for parks, recreation,
48 open space and trails, and/or other related matters.

49
50 SECOND: James Bruhn seconded the Motion.

51
52 DISCUSSION: There were a couple of questions regarding language in
53 the ordinance, and it was determined by council and Steve Doxey that the
54 language was adequate.

55
56 PASSED: Voting by roll call was as follows:
57 James Ahlstrom – Aye
58 James Bruhn – Aye
59 Dave Tovey – Aye
60 Debbie McKean – Aye

61
62 6.

1 Consider Approval of Widdison Turbine
2 Stone Creek Well Rehabilitation Proposal,
3 Not to Exceed \$53,050.

4
5 Ben White – The city hired Widdison Turbine to rehabilitate the well in
6 2009. At that time the city replaced the pump and discovered the iron
7 bacteria problem, for which the well was acid treated. Ben stated he does
8 not see a need to replace the pump this time. The proposal is for
9 mechanical and chemical cleaning of both the pump and the well. He
10 believes this work will add two more years of use to the well. Dave Tovey
11 asked if this work would be done regularly and Ben stated he plans to do it
12 every four years. Heidi Voordeckers stated well maintenance is budgeted
13 every year in the water fund. It is important to keep this well going for the
14 time being until an alternate water source is established.

15
16 MOTION: Dave Tovey moved to approve Widdison Turbine’s Stone
17 Creek Well rehabilitation proposal not to exceed \$53,050.

18
19 SECOND: Debbie McKean seconded the Motion.

20
21 PASSED: Voting by roll call was as follows:

22 James Ahlstrom – Aye
23 James Bruhn – Aye
24 Dave Tovey - Aye
25 Debbie McKean – Aye
26

27 7.
28 Consider Approval of Private Utility
29 Agreement – Trinity Fire Protection Line

30
31 Ben White – Although Trinity Steel is located in Centerville, they also
32 own a 5 to 8 acre parcel west of their facility which is in West Bountiful.
33 Trinity wants to build a shipping building on that parcel, so it will be
34 necessary to have a water main provide culinary water and fire protection.
35 There is no street frontage at that location so the main would be on private
36 property. The agreement provides that there will be no misunderstanding
37 regarding terms and uses of the water line.

38
39 MOTION: James Ahlstrom moved to approve the Private Utility
40 Agreement with Trinity Steel

41
42 SECOND: James Bruhn seconded the Motion.

43
44 PASSED: Voting by roll call was as follows:

45 James Ahlstrom – Aye
46 James Bruhn – Aye
47 Dave Tovey – Aye
48 Debbie McKean – Aye
49

50 8.
51 Consider Approval of Election Services
52 Agreement Between Davis County and
53 West Bountiful City for 2013 Municipal
54 Elections Services and Equipment

55
56 Heidi Voordeckers – This issue regarding the use of electronic voting
57 equipment was discussed at the last meeting and council indicated they
58 were in favor of going electronic. Cost has been reduced for contracting
59 services such that it is the same as running the elections using paper
60 ballots.
61

1 MOTION: Dave Tovey moved to approve the Election Services
2 Agreement between Davis County and West Bountiful City for 2013
3 municipal election services and equipment.

4
5 SECOND: Debbie McKean seconded the Motion.

6
7 PASSED: Voting by roll call was as follows:

8 James Ahlstrom – Aye

9 James Bruhn – Aye

10 Dave Tovey – Aye

11 Debbie McKean – Aye

12 9.
13 Consider Notice of Award of the
14 700 West Reconstruction Project
15 to Hughes General Contractors in
16 the Amount of \$451,256 and
17 Consider Approval of Bid Additive
18 in the Amount of \$31,020

19
20 Ben White – The city standard for asphalt on roads is three inches deep.
21 He added a bid additive to make it four inches deep at the request of a
22 resident. His opinion is the road could last an extra ten years with four-
23 inch asphalt, but the life of a road can also be extended that much by
24 keeping the surface sealed. The difference would be possibly paying more
25 immediately or paying more for maintenance in the future. The
26 contractor's price for three inches is very good.

27
28 MOTION: James Ahlstrom moved to approve awarding the 700 West
29 reconstruction project to Hughes General Contractors in the amount of
30 \$451,256 without the bid additive of \$31,020.

31
32 SECOND: Dave Tovey seconded the Motion.

33
34 PASSED: Voting by roll call was as follows:

35 James Ahlstrom – Aye

36 James Bruhn – Aye

37 Dave Tovey – Aye

38 Debbie McKean – Aye

39 10.
40 Public Works Report

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42 Steve Maughan –
43 Public Works –

- 44
- 45 • The park restroom floors have been jack-hammered out. There
46 was a problem with the concrete being extra thick at the edges of
47 the floor, but they still kept within the budget. Ben has been
48 working closely with the contractor and the completion goal is
49 May 17. Steve is looking into getting some temporary toilets until
50 the restrooms are complete. The new 2-inch water line is going in
51 and has been bumped back to clear the sidewalk. He asked if a
52 Public Works meeting could be scheduled soon so they could
53 discuss some issues he has regarding the park projects.
 - 54 • The fire district did a fire inspection of City Hall. The only
55 exceptions were the tables in the hall and some emergency lights
56 that did not come on. Otherwise the inspection went well.
 - 57 • There is a little money left in the budget to take care of the larger
58 winter pot holes, but holes are still developing. Steve wants to
59 wait until the cold weather has ended for sure before he fixes them.
60 At that time, probably the first of May, he will also contract out to
61 get the roads swept. The contract will be by the hour so they
62 should try to have the residents keep their gutters swept until then.
Debbie suggested putting an announcement in the next newsletter.

- One of the public works employees slipped and fell on 700 West during the ice storm. He had surgery on his shoulder and is now doing well. He will be back soon for light duty. One of his responsibilities will be to inspect the work done on 700 West.
- The summer hiring ad is online and will come out in the newspaper on Thursday.
- Holly Frontier asked him if the city knows of any agricultural projects going on. Council suggested they help West Bountiful put in some park-strip approved trees.
- There was some discussion between Steve and Council regarding insurance on the snowplow that was damaged in an accident. The adjustor said it could be repaired but Steve's opinion is it should be totaled. James Ahlstrom suggested they involve Steve Doxey in future discussions with the adjustor.

Golf –

- The cabinets have been installed in the pro shop. The countertops will go in next Monday. The old carpet will be removed tomorrow night. The walls have been painted and they are ready to hang the slat wall. He is planning to have everything done and merchandise out by the middle of next week. The cameras are up and functioning and he is going to get them on the internet so the shop can be monitored from home. He said Valley Services is very professional. The health department has approved the grill.
- He is going to start work on the driving range extension this Saturday, and he may have to add a drainage line.
- They have not done anything yet on getting new mowers. Toro prepared a presentation at a Golf Committee meeting, and both James Ahlstrom and Dave Tovey, who represent Council on the Golf Committee, are in favor of leasing equipment because it would be new. They could get a six year lease with buyout at the end for \$30,000. The grounds manager, Marcus Fenton, plans on keeping the equipment for a few years so it would be good to start with new equipment. The advantage of Toro equipment would be that parts are interchangeable. Heidi Voordeckers stated the lease would run through the bank as they would get a better rate than going through the vendor. Steve and Marcus will get a proposal to council by Friday.
- Regarding the volunteer policy, he wants to make sure the work they get work from the volunteers equals the free golf time offered, and he asked if there could be some discussion.
- Credits from golf winnings are being redeemed for golf rounds but Steve would like to see those credits go towards pro shop merchandise. Winnings from skin games should not be included, and they also need to have Steve Doxey review as to whether skin games are legal.
- Debbie McKean asked where the trees in the maintenance area had come from; they were donated by Holly Frontier. Debbie also mentioned the mosquito abatement district will spray the golf course two times per week at no charge.
- Steve mentioned he has gotten positive feedback regarding the pro shop remodel from players already.

11.
Planning Commission Report

Cathy Brightwell – They held a public hearing regarding Cris Hogan's two-lot subdivision request at the corner 8th West and Pages Lane. Neighbors of the proposed subdivision were concerned that the new property owners would have issues about their animals, and they were concerned about drainage problems that could result from new building.

1 They were also concerned that if Mr. Hogan is required to put curb, gutter
2 and sidewalk on that corner, the neighbors would have to put them on their
3 properties as well, and they do not think curb, gutter and sidewalk to be
4 necessary.

5
6 Ben presented for the Planning Commission's consideration a memo and a
7 sidewalk policy he had put together which would be attached to building
8 permits.

9
10 12.
11 Engineers Report

12 Ben White –

- 13 • Council packets contained a redlined change to Title 12 which
- 14 adds new excavating restrictions, revises some language to make it
- 15 more accurate, and corrects typographical errors.
- 16 • The policy regarding cuts on new streets during a five-year
- 17 moratorium states that a fee for a request in the first three years
- 18 should be four times the regular fee, and a request for the last two
- 19 years should be two times the regular fee.
- 20 • A copy of Ben's sidewalk policy, approved by the Planning
- 21 Commission, was included in the council packets.
- 22 • Sometime this week, Geneva should be doing some touchup work
- 23 and landscaping on 400 North. The last seal coat will go on in
- 24 June.
- 25 • The contractor will start the park trail in early April and complete
- 26 it by the middle of May.
- 27 • Ben thanked the Mayor for CDBG funding of \$25,000 for repairs
- 28 to sidewalks and handicap approaches on 800 West.
- 29 • There was a meeting with the I-15 design team to discuss the first
- 30 stage of the project to redo the exits and entrances. UDOT will be
- 31 working on the entrance and exit on 500 South and a couple of
- 32 other bridges first before they do any work on 400 North. Due to
- 33 500 South being closed during this period, 400 North will see
- 34 increased traffic going off and on the freeway.
- 35
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38 13.
39 Police Report

40 Chief Todd Hixson –

- 41 • Officer Erskine is currently doing Air Force training in Georgia.
- 42 He will return in mid-March for two weeks and then redeploy for
- 43 approximately three months.
- 44 • The alcohol officers program is going well.
- 45 • Chief Hixson will be attending a Utah Chiefs of Police conference
- 46 in St. George March 24 – March 28. Sergeant Hamilton will take
- 47 charge for that period.
- 48 • The next staff meeting will be March 21, 2013.
- 49 • In February, a pursuit started in Utah County and ended in
- 50 Kaysville when the suspect was shot by officers. The West
- 51 Bountiful department was involved by blocking exit ramps in the
- 52 area and helping to stop traffic on the freeway. Detective Smith
- 53 participated in the initial crime scene investigation.
- 54 • Officer Corey Boyle's second yearly evaluation was February 20.
- 55 • Mischelle Robinson's one year anniversary with the department
- 56 was March 12.
- 57 • The department met with the budget committee to discuss the
- 58 2013-2014 budget.
- 59 • Several Davis County chiefs have discussed lockdown procedures
- 60 with the school district which have not been updated since the
- 61

1 incident at Columbine. They formed a committee and Chief
2 Hixson is the coordinator.

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4 14.
5 Finance/Administrative Report

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7 Heidi Voordeckers –

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- The financial report for the month ending February 28 was in the council packets.
 - A CAER meeting was held last Wednesday. Holly had received four complaints this month; one for odor and three for flaring. One of the complainants posted a video of the flaring on YouTube.
 - She attended a meeting with the director of Animal Control, where they discussed per call charges and per incident charges. The assistant director is also a CERT trainer for animal evacuations and she will make a presentation to the CERT committee.
 - Legislative updates – 1) candidate filing dates changed from two weeks to one week, which will be June 3-7; 2) approved minutes must be posted online within two days of approval; 3) the General Fund reserve balance expanded from 18% to 25%; 4) legislative wrap-up booklets will be mailed as soon as they are prepared.
 - They have had new complaints regarding the Jensens' animals, and Cathy Brightwell spoke with attorneys regarding whether to prosecute the Jensens. The Jensens moved the goats, however they are still out of compliance with two horses on under a half acre.
 - The new website will roll out in the next couple of weeks, thanks to Cathy.

29 MOTION: Debbie McKean moved to extend the meeting until 10:30 pm

30 SECOND: James Bruhn seconded the Motion.

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33 PASSED: Voting was as follows:

34 James Ahlstrom – Aye
35 James Bruhn – Aye
36 Dave Tovey – Aye
37 Debbie McKean – Aye
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- Heidi has been reviewing the annual RDA tax increments. She will email specifics regarding agreements with Gateway to council.
 - Cathy will start on a full time basis in April. They are working on properly separating the financial and administrative duties.

44 15.
45 Mayor/Council Reports

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Debbie McKean – Dennis Hopkinson's mother passed away and she suggested the council get a card for him. The newsletter went out, and new articles for the next one are due April 15. Gary Hatch from Mosquito Abatement agreed to come to the April 2 meeting.

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Dave Tovey – the Youth City Council will do the Easter Egg Hunt April 30 at 10:00 AM. They are also doing the games on the Fourth of July after the parade.

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James Bruhn – the Arts Council is meeting about the parade and park activities. The parade will start at 10:30 am and will last one hour. There will be fireworks and a band concert Wednesday night. They want to contact the city and get a list of all servicemen past and present to be joint grand marshalls. The theme is "Let Freedom Ring." James was able to attend the Hero Behind the Badge, which was really good and well-attended.

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2 James Ahlstrom – nothing to report.
3

4 Mayor Romney – he attended the Youth City Council Leadership
5 conference in Logan. There have been questions regarding the appearance
6 of a large number of dead crows. The Mayor learned that Fish and Game
7 Management is working on controlling the crow population.

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11 16.
12 Consider Approval of Minutes for
13 the February 19, 2013 Work Session
14 and March 5, 2013 City Council Meeting

15 MOTION: James Bruhn moved to approve the minutes for the February
16 19, 2013 work session and the March 5, 2013 City Council meeting.

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18 SECOND: Debbie McKean seconded the Motion.

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20 PASSED: Voting was as follows:
21 James Ahlstrom – Aye
22 James Bruhn – Aye
23 Dave Tovey – Aye
24 Debbie McKean – Aye
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26 17.
27 Closed Meeting

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29 None.

30 18.
31 Possible Action

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33 None.
34

35 19.
36 Adjourn
37 10:25 pm

38 MOTION: James Bruhn moved to adjourn the City Council meeting.

39
40 SECOND: Dave Tovey seconded the Motion.

41
42 PASSED: Voting was as follows:
43 James Ahlstrom – Aye
44 James Bruhn – Aye
45 Dave Tovey – Aye
46 Debbie McKean – Aye

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49 
MAYOR KENNETH ROMNEY

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HEIDI VOORDECKERS (CITY RECORDER)



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NATHALIE ELLINGSON (SECRETARY)