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

Those in Attendance

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

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

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

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

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

Pledge of Allegiance was led by James Bruhn.

1. Accept Agenda

MOTION: Debbie McKean moved to accept the agenda.

SECOND: James Bruhn seconded the Motion.

PASSED: Voting was as follows:

   James Ahlstrom – Aye
   James Bruhn – Aye
   Dave Tovey – Aye
   Debbie McKean – Aye

2. Public Comment

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

3. Consider Approval of Facilities Use

   Agreement with the West Bountiful Baseball League and Review Funding

   Proposal/Request – Travis Martin

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

   The first request was for running electrical power to the north field so the pitching machine can be used by the 7-8 year-old groups. The cost of the parts for the line would be $695, the league would dig the trench under direction of Public Works and connection to Rocky Mountain Power would be $200.
The second request was for the city to donate a $1,000 sponsorship to use for families who cannot afford the fees for their children to play. They lost sponsorship revenue when the fence was removed.

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

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

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

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

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

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

SECOND: Debbie McKeen seconded the Motion.

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

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

PASSED: Voting by roll call was as follows:

James Ahlstrom – Aye
James Bruhn – Aye
Dave Tovey – Aye
Debbie McKeen – Aye

4.

Public Hearing 7:45 PM (or as soon thereafter as available) to Receive Input and Consider Approval and Adoption of a Proposed Park Impact Fee Facilities Plan and the Park Impact Fee Enactment for West Bountiful

Mayor Romney – The city hired Lewis Young Robertson and Burningham to do a park impact fee analysis, which they reviewed at a work session February 19th. At that session, Jason Burningham explained he had looked at a per capita analysis versus dollars spent. The goal was to use impact fees to fund improvements to existing facilities. The resulting park impact fee enactment will reduce the fee by $1,000.
MOTION: Debbie McKeen moved to open the Public Hearing to receive input on a proposed Park Impact Fee Facilities Plan and the Park Impact Fee Enactment.

SECOND: James Bruhn seconded the Motion.

PASSED: Voting was as follows:
- James Ahlstrom – Aye
- James Bruhn – Aye
- Dave Tovey – Aye
- Debbie McKeen – Aye

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

There were no further comments or questions.

MOTION: James Bruhn moved to close the Public Hearing.

SECOND: Dave Tovey seconded the Motion.

PASSED: Voting was as follows:
- James Ahlstrom – Aye
- James Bruhn – Aye
- Dave Tovey – Aye
- Debbie McKeen – Aye

5. Consider Approval of Ordinance 351-13

AN ORDINANCE ADOPTING AN AMENDED AND UPDATED PARKS, RECREATION, OPEN SPACE, AND TRAILS IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS, ADOPTING AN AMENDED AND UPDATED IMPACT FEE FOR PARKS, RECREATION, OPEN SPACE, AND TRAILS, ESTABLISHING CERTAIN POLICIES RELATED TO IMPACT FEES FOR PARKS, RECREATION, OPEN SPACE, AND TRAILS, ESTABLISHING SERVICE AREAS; AND/OR OTHER RELATED MATTERS.

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

SECOND: James Bruhn seconded the Motion.

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

PASSED: Voting by roll call was as follows:
- James Ahlstrom – Aye
- James Bruhn – Aye
- Dave Tovey – Aye
- Debbie McKeen – Aye

6.
Consider Approval of Widdson Turbine
Stone Creek Well Rehabilitation Proposal,
Not to Exceed $53,050.

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

MOTION: Dave Tovey moved to approve Widdson Turbine’s Stone Creek Well rehabilitation proposal not to exceed $53,050.
SECOND: Debbie McKean seconded the Motion.

PASSED: Voting by roll call was as follows:
James Ahlstrom – Aye
James Bruhn – Aye
Dave Tovey - Aye
Debbie McKean – Aye

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

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

MOTION: James Ahlstrom moved to approve the Private Utility Agreement with Trinity Steel
SECOND: James Bruhn seconded the Motion.

PASSED: Voting by roll call was as follows:
James Ahlstrom – Aye
James Bruhn – Aye
Dave Tovey – Aye
Debbie McKean – Aye

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

Heidi Voordecker – This issue regarding the use of electronic voting equipment was discussed at the last meeting and council indicated they were in favor of going electronic. Cost has been reduced for contracting services such that it is the same as running the elections using paper ballots.
MOTION: Dave Tovey moved to approve the Election Services Agreement between Davis County and West Bountiful City for 2013 municipal election services and equipment.

SECOND: Debbie McKean seconded the Motion.

PASSED: Voting by roll call was as follows:

James Ahlstrom – Aye
James Bruhn – Aye
Dave Tovey – Aye
Debbie McKean – Aye

9. Consider Notice of Award of the 700 West Reconstruction Project to Hughes General Contractors in the Amount of $451,256 and Consider Approval of Bid Additive in the Amount of $31,020.

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

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

SECOND: Dave Tovey seconded the Motion.

PASSED: Voting by roll call was as follows:

James Ahlstrom – Aye
James Bruhn – Aye
Dave Tovey – Aye
Debbie McKean – Aye


Steve Maughan –
Public Works –

• The park restroom floors have been jack-hammered out. There was a problem with the concrete being extra thick at the edges of the floor, but they still kept within the budget. Ben has been working closely with the contractor and the completion goal is May 17. Steve is looking into getting some temporary toilets until the restrooms are complete. The new 2-inch water line is going in and has been bumped back to clear the sidewalk. He asked if a Public Works meeting could be scheduled soon so they could discuss some issues he has regarding the park projects.

• The fire district did a fire inspection of City Hall. The only exceptions were the tables in the hall and some emergency lights that did not come on. Otherwise the inspection went well.

• There is a little money left in the budget to take care of the larger winter pot holes, but holes are still developing. Steve wants to wait until the cold weather has ended for sure before he fixes them. At that time, probably the first of May, he will also contract out to get the roads swept. The contract will be by the hour so they 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 adjuster 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 Voordecker 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.
They were also concerned that if Mr. Hogan is required to put curb, gutter and sidewalk on that corner, the neighbors would have to put them on their properties as well, and they do not think curb, gutter and sidewalk to be necessary.

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

Ben White –

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

Chief Todd Hixson –

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

14. Finance/Administrative Report

Heidi Voordeckers –
- 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.

MOTION: Debbie McKeen moved to extend the meeting until 10:30 pm
SECOND: James Bruhn seconded the Motion.

PASSED: Voting was as follows:
James Ahlstrom – Aye
James Bruhn – Aye
Dave Tovey – Aye
Debbie McKeen – Aye

- 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.

15. Mayor/Council Reports

Debbie McKeen – 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.

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.

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.
James Ahlstrom – nothing to report.

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

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

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

SECOND: Debbie McKean seconded the Motion.

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

17. Closed Meeting

None.

18. Possible Action

None.

19. Adjourn

10:25 pm

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

SECOND: Dave Tovey seconded the Motion.

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

[Signatures]

NATHALIE ELLINGSON (SECRETARY)