

1
2 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, May 7,
3 2013 at West Bountiful City Hall, Davis County, Utah.
4

5 Those in Attendance

6 MEMBERS PRESENT: James Ahlstrom, Mark Preece, James Bruhn,
7 Dave Tovey, Debbie McKean. Mayor Kenneth Romney was excused,
8

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

14 VISITORS: Judy Cook, Wade Workman, Matt and Julie Jensen, Kelly
15 Enquist, Terry Olsen, McKay Bennett, Shearee Bennett.
16

17
18 MOTION: Dave Tovey moved to appoint Mark Preece Mayor Pro Tem.
19

20 SECOND: James Bruhn seconded the Motion.
21

22 PASSED: Voting was as follows:

23 James Ahlstrom – Aye
24 Mark Preece – Aye
25 James Bruhn – Aye
26 Dave Tovey – Aye
27 Debbie McKean – Aye
28

29 Called to Order: Mayor Pro Tem Mark Preece called this meeting to order at 7:30 pm.
30

31 Invocation/Thought – James Bruhn gave an invocation
32 Pledge of Allegiance was led by James Ahlstrom.
33

34 1.
35 Accept Agenda
36

37 MOTION: Debbie McKean moved to accept the agenda.
38

39 SECOND: James Bruhn seconded the Motion.
40

41 PASSED: Voting was as follows:

42 James Ahlstrom – Aye
43 Mark Preece – Aye
44 James Bruhn – Aye
45 Dave Tovey – Aye
46 Debbie McKean – Aye
47

48 2.
49 Public Comment
50

51 Wade Workman, regarding Lot 21 Moss Farms, 935 North 700 West As

1 city. It has been a distraction for him, Ben White, and the inspector. Mr.
2 Workman said he went to the International Building Show in Las Vegas,
3 and the hottest trend is outdoor living. Other cities have flexibility about
4 decks.
5

6 Kelly Enquist – He looked at an old newsletter from 2009, on the back of
7 which is a summary of where tax dollars go. Previously, the council had
8 approved a 300% water increase and the citizens had voted for RAP tax to
9 remain. Since then he wonders as a citizen where the funds are. He wants
10 an accounting that would be understandable to an average citizen, perhaps
11 in the form of a timeline. He wants specifics like the various things done
12 in the park, etc., and he wants more mention about the well construction
13 project that failed.
14

15 3.
16 Review FY 2014 Budget
17

18 Heidi – Ms. Voordeckers explained that there were very few changes
19 from the last draft, except that the budget message was updated to include
20 a more detail explanation of upcoming capital projects and funding
21 sources.. The city will be applying RAP tax reserves to updating the
22 irrigation system at the North end of the City Park as well as rebuilding
23 the golf course parking lot. Several road projects will be funded by the
24 property tax increase that went in to effect in 2011. The city will be
25 replacing the parks vehicle as well as rolling the three 2009 police Dodge
26 Chargers. In exchange, the police department will lease three Ford
27 Explorers. The Explorers have a higher lease return value and the fuel
28 economy is about the same. Several water projects, including 700 West,
29 will be funded from the balance of the water bond. Ms. Voordeckers was
30 pleased that the upcoming budget will accommodate bringing back two
31 full time, benefitted positions that were let go through attrition during the
32 economic downturn. These positions are the planning and zoning clerk
33 and the golf course assistant superintendent, and will be filled by existing
34 part-time staff.
35

36 4.
37 Consider Approval of FY 2014
38 Tentative Budget and Set Date for
39 Public Hearing to Receive Input on
40 the FY 2014 Budget and Proposed
41 Amendments to the FY 2013 Budget.
42

43 MOTION: James Ahlstrom moved to approve the FY 2014 Tentative
44 Budget and set a public hearing to be held on June 4, 2013 at 7:45 pm.
45

46 SECOND: Debbie McKean seconded the Motion.
47

48 PASSED: Voting was as follows:
49 James Ahlstrom – Aye
50 Mark Preece – Aye
51 James Bruhn – Aye

1 Chief Hixson – Included in the council packets was a letter from Chief
2 Hixson requesting approval to replace his vehicle. The letter included the
3 initial cost breakdown and description of a 2013 Explorer at Larry Miller's
4 dealership. The dealership agreed to hold the vehicle pending approval at
5 tonight's meeting. This item was originally requested in the 2014 budget,
6 but the general fund did not have sufficient projected revenues to cover the
7 purchase. By purchasing the vehicle early, we are getting a better rate and
8 will use unanticipated revenues that have come in from the refinery
9 modernization project.
10

11 MOTION: James Bruhn moved to approve the purchase of a 2013
12 Explorer for the West Bountiful Police Department in the amount of
13 \$32,984.98, to be funded by current year General Fund revenues.
14

15 SECOND: Dave Tovey seconded the Motion
16

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

24 6.
25 Consider Approval of Arbor Day
26 Proclamation, Making May 10, 2013
27 Arbor Day in West Bountiful City.
28

29 MOTION: James Ahlstrom moved to approve May 10, 2013 as Arbor
30 Day in West Bountiful City.
31

32 SECOND: James Bruhn seconded the Motion.
33

34 PASSED: Voting 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 7.
42 Discussion on Proposal to Convert the
43 South Davis Fire District to its Own
44 Taxing Entity.
45

46 Heidi – The city managers in south Davis County have been asked to
47 present to their councils the fire district's request to separate from the
48 current interlocal agreement. As its own taxing entity, the fire district
49 would collect property tax to sustain the fire district operating budget, and
50 the tax rate for the member entities would be reduced by the same amount.
51 If the City wished to keep its current rate, we would have to go through

1 more insulation from property value fluctuations because of Holly, but
2 they would also lose control.
3

4 Debbie McKean asked if the fire district has tightened down on their
5 expenses. Heidi said they have contracted their financial services with a
6 firm and are requiring staff to handle the day-to-day entries. The hope is
7 that the Board will receive some better financial reporting. Dave Tovey
8 said it has been so difficult getting them to rein in, and he does not want to
9 lose more control than they have now. James Ahlstrom said they still have
10 the \$500,000 obligation whether the district becomes a separate entity or
11 not. There was some discussion about the possibility of a volunteer fire
12 department. We could have one, but would have to provide paramedics
13 and the city would still have the \$500,000 bond obligation.
14

15 8.

16 Consider Approval of Resolution 308-13,
17 a Resolution Approving the Form of the
18 Equipment Lease Agreement with Zions
19 First National Bank, in the Amount of \$186,792.85
20 (Total P + 1) for the Term of Six Years.
21

22 Heidi Voordeckers – The golf course superintendent prepared an
23 equipment replacement plan last fall, and the project was put out to bid in
24 December. The proposed recommendation allows the course to replace
25 some broken mowers and get on a 6 year rotation schedule. The City has
26 received favorable lease rates through Zions Bank, and has an option to
27 buy out at any time without penalty. Steve Doxey reviewed the agreement
28 and has made suggestions for additions to the lease. The bank is now
29 reviewing those changes.
30

31 MOTION: James Ahlstrom moved approve Resolution 308-13 approving
32 the form of the equipment lease agreement with Zions First National Bank
33 in the amount of \$186,792.85 (total P + 1) for the term of six years,
34 subject to changes made by the city attorney and after legal review.
35

36 SECOND: Debbie McKean seconded the Motion.
37

38 PASSED: Voting by roll call was as follows:

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

45 9.

46 Consider Approval of Storm Drain
47 Agreements Related to the 400 North
48 Reconstruction Project – Fletchers,
49 Hurdmans, and Brodericks
50
51

During the 400 North project, a storm line at the back of Jared Broderick's

1
2 MOTION: James Ahlstrom moved to approve storm drain agreements
3 with the Fletchers, Hurdmans, and Brodericks related to the 400 North
4 reconstruction project, and authorize excess funds for the improvements.
5

6 SECOND: Debbie McKean seconded the Motion.
7

8 PASSED: Voting was as follows:

9 James Ahlstrom – Aye

10 Mark Preece – Aye

11 James Bruhn – Aye

12 Dave Tovey – Aye

13 Debbie McKean – Aye
14

15 10.

16 Consider Approval of Extension of
17 Deferred Maintenance Agreement –
18 Bennetts (400 N.)
19

20 The Bennett's, at 1321 W 400 N, want to build a home. When the lot was
21 subdivided, a deferred agreement was put in place. Consistent with other
22 deferred agreements on the street, Ben is asking council to approve an
23 extension of the deferred maintenance agreement for putting in a curb and
24 gutter until City Council requires it. They are asking the Bennett's to pipe
25 the ditch now, and since the pipe will need to match the master plan site,
26 the storm drain impact fee is being waived to offset that cost.
27

28 MOTION: Dave Tovey moved to approve the Extension of Deferred
29 Maintenance Agreement for the property at 1321 West 400 North owned
30 by the Bennetts.
31

32 SECOND: Debbie McKean seconded the Motion.
33

34 PASSED: Voting 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 11.

42 Engineers Report
43
44

45 Ben –

- 46 • Regarding the deck issue at Moss Farms, Ben felt Mr. Workman
47 was unfair to the Mayor in his earlier comments. Although it is in
48 the Mayor's neighborhood, it is a staff issue, and Ben has been
49 working with the inspector and the property owner. The issue will
50 be resolved maybe not as quickly as Mr. Workman would like.
51 James Ahlstrom said it is a trivial issue on which they have spent a
lot of time, and they should defer to the resident. Ben said he will

1 the well should pump several more years if they continue
2 maintenance.

- 3 • The LDS church is looking for another site for a meetinghouse in
4 West Bountiful.
- 5 • Tomorrow the last concrete will be poured for the trail around the
6 park. Ben is going to utilize the same contractor to do some
7 miscellaneous concrete work around the city. Also the new park
8 bathrooms are functioning.
- 9 • The City has received the proposal for SCADA but the
10 recommendation was not ready for this meeting's agenda.
- 11 • Construction at the Ranches at Lakeside has begun.
- 12 • A consultant for Holly Oil came to the city office today to discuss
13 a substation they would like to put in as part of their expansion.
14 They want it on the site east of 800 West and barely north of the
15 canal. It will fit into the area that has been zoned for it, close to the
16 tracks.
- 17 • *The Bennett's had arrived at the meeting by the time of Ben's*
18 *report, so he asked if they had any questions regarding the*
19 *deferred agreement.* They asked if they could defer covering the
20 ditch. The other stretches of the ditch were covered when the
21 homes were constructed and Public Works has always had
22 problems with maintaining open ditches.

23
24 12.

25 Planning Commission Report

26
27 Cathy Brightwell – At the last meeting, a public hearing was held on the
28 excavation restrictions but no one from the public came. Staff had made a
29 few modifications to the language as requested by Planning Commission
30 as some people thought the ban being for seven years was excessive.
31 There is a possibility a new development on 400 North will require
32 excavation of the new road.

33
34
35 13.

36 Finance/Administrative Report

37
38 Heidi –
39 Finance Report –

- 40 • Council had requested she provide a more consolidated finance
41 report, so the attached three page report was prepared to
42 summarize the general fund, enterprise funds, and golf course
43 fund.
- 44 • Heidi has attended several annual finance training sessions during
45 the past few weeks and has learned of many changes in regulations
46 at the state and federal level. A list of some upcoming changes was
47 included in the memorandum.

48 Administrative Report –

- 49 • The Mayor, Chief Hixson, Heidi and the CERT team met with
50 Holly Refinery to request funding for a trailer in which the CERT

- 1 • The city is bidding a professional services agreement for computer
2 network services for the City offices. The .ut.gov domain is
3 kicking things back and preventing staff from accessing the new
4 website from. They are looking at another domain – possibly
5 wbcity.org. Also, the phone system is very old, and the door lock
6 system needs to be updated.
- 7 • Vote by Mail – the cities in Davis County have contracted with
8 Davis County to manage municipal elections. This year, the
9 County has proposed an all-by mail option. The City would benefit
10 by removing the need for early voting, however it is a costly
11 switch. The County offered to cover the increase in cost this year
12 as it will be considered as part of a state-wide study on vote-by-
13 mail and voter turnout. Some drawbacks are that the County just
14 invested in hardware for electronic voting, and there were concerns
15 over how secure a by mail election would be. Some feel that voter
16 turn our would decrease as the elections are appreciated as a social
17 event in West Bountiful
- 18 • Proposed selection process for City Administrator – They have
19 received 25 applications so far. Heidi solicited council input
20 regarding the proposed process and timeline. Gary Hill, the
21 Bountiful city manager, will assist West Bountiful in going
22 through the applications if desired. Council offered several
23 comments in favor of that assistance. James Ahlstrom said the
24 council should be involved in every part of the process, as well as
25 staff members who would be directly impacted by the city
26 administrator. It was also suggested that the City Attorney review
27 the current code, find the responsibilities and requirements of a
28 city manager, make any revisions they may want, and provide a list
29 to council. That would help them know what to look for when
30 reviewing applications and interviewing candidates. Steve Doxey
31 said that it would be uncomfortable to do any of this process in an
32 open meeting. Waiting to do a closed meeting would delay the
33 process, but they could have one at the next council meeting. They
34 could invite candidates to attend, and they could reduce the
35 applications to the best ten. Heidi said she would make some
36 changes to the selection process and provide a compilation about
37 the candidates which they can review before the next council
38 meeting. She will also arrange to have Gary Hill assist in the
39 application review process.

40
41 14.

42 Mayor/Council Reports

43
44 James Bruhn – Last week he attended a street survival course through the
45 police department, and said all officers should go through that training. It
46 was excellent and interesting; it tells officers how to stay alive in all
47 aspects of the job.

48
49 Dave Tovey – Nothing to report.

50
51 Debbie McKean – The newsletter should be going into mailboxes today.

1 received negative comments about the restaurant, but it was stated
2 the restaurant has been cooperative and they are on a learning
3 curve. They are working on getting a drink cart running.

- 4 • Several people have brought up about Holly Frontier buying
5 homes, asking what the long-term plans are and if there will be any
6 restrictions. There was some discussion. Heidi stated Holly's
7 purpose is to create a green buffer zone. Holly can tear the homes
8 down if they want. They are paying far above market price, and
9 some residents are leasing them back until Holly does something
10 with them.

11
12 James Ahlstrom – the Mother of the Year luncheon is this Friday at noon
13 at Wight House on Main Street in Bountiful. Mayor Romney will not be
14 there so James will present the award. If council members want to come,
15 they need to tell Cathy because she needs a count for the luncheon.
16

17 15.

18 Consider Approval of Minutes for the
19 April 16, 2013 Work Session and City
20 Council Meeting
21

22 Mark Preece requested one change regarding the sewer board.
23

24 MOTION: Dave Tovey moved to approve the minutes for the April 16,
25 2013 work session and council meeting with noted correction.
26

27 SECOND: James Bruhn seconded the Motion.
28

29 PASSED: Voting was as follows:

30 James Ahlstrom – Aye

31 Mark Preece – Aye

32 James Bruhn – Aye

33 Dave Tovey – Aye

34 Debbie McKean – Aye
35

36 16.

37 Closed Meeting

38 Not Necessary

39 17.

40 Possible Action Following the
41 Closed Meeting
42

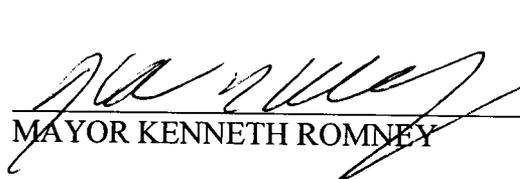
43
44 Not necessary.
45

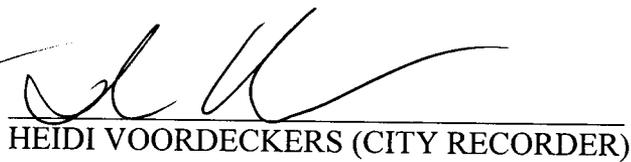
46 18.

47 Adjourn

48 9:32 pm
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9


MAYOR KENNETH ROMNEY


HEIDI VOORDECKERS (CITY RECORDER)



NATHALIE ELLINGSON (SECRETARY)