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

Those in Attendance

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

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

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

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

SECOND: James Bruhn seconded the Motion.

PASSED: Voting was as follows:
James Ahlstrom – Aye
Mark Preece – Aye
James Bruhn – Aye
Dave Tovey – Aye
Debbie McKeau – Aye

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

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

1. Accept Agenda

MOTION: Debbie McKeau moved to accept the agenda.

SECOND: James Bruhn seconded the Motion.

PASSED: Voting was as follows:
James Ahlstrom – Aye
Mark Preece – Aye
James Bruhn – Aye
Dave Tovey – Aye
Debbie McKeau – Aye

2. Public Comment

Wade Workman, regarding Lot 21 Moss Farms, 935 North 700 West. As
city. It has been a distraction for him, Ben White, and the inspector. Mr. Workman said he went to the International Building Show in Las Vegas, and the hottest trend is outdoor living. Other cities have flexibility about decks.

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

3.
Review FY 2014 Budget

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

4.
Consider Approval of FY 2014
Tentative Budget and Set Date for
Public Hearing to Receive Input on
the FY 2014 Budget and Proposed
Amendments to the FY 2013 Budget.

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

SECOND: Debbie McKeen seconded the Motion.

PASSED: Voting was as follows:
James Ahlstrom – Aye
Mark Preece – Aye
James Bruhn – Aye
Chief Hixson – Included in the council packets was a letter from Chief Hixson requesting approval to replace his vehicle. The letter included the initial cost breakdown and description of a 2013 Explorer at Larry Miller’s dealership. The dealership agreed to hold the vehicle pending approval at tonight’s meeting. This item was originally requested in the 2014 budget, but the general fund did not have sufficient projected revenues to cover the purchase. By purchasing the vehicle early, we are getting a better rate and will use unanticipated revenues that have come in from the refinery modernization project.

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

SECOND: Dave Tovey seconded the Motion

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


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

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

7. Discussion on Proposal to Convert the South Davis Fire District to its Own Taxing Entity.

Heidi – The city managers in south Davis County have been asked to present to their councils the fire district’s request to separate from the current interlocal agreement. As its own taxing entity, the fire district would collect property tax to sustain the fire district operating budget, and the tax rate for the member entities would be reduced by the same amount. If the City wished to keep its current rate, we would have to go through
more insulation from property value fluctuations because of Holly, but they would also lose control.

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

8.
Consider Approval of Resolution 308-13,
a Resolution Approving the Form of the
Equipment Lease Agreement with Zions
First National Bank, in the Amount of $186,792.85
(Total P + 1) for the Term of Six Years.

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

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

SECOND: Debbie McKean seconded the Motion.

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

9.
Consider Approval of Storm Drain
Agreements Related to the 400 North
Reconstruction Project – Fletchers,
Hurdmans, and Brodericks

During the 400 North project, a storm line at the back of Jared Broderick’s...
MOTION: James Ahlstrom moved to approve storm drain agreements with the Fletchers, Hurdmans, and Brodericks related to the 400 North reconstruction project, and authorize excess funds for the improvements.

SECOND: Debbie McKean seconded the Motion.

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

10.
Consider Approval of Extension of Deferred Maintenance Agreement – Bennetts (400 N.)

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

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

SECOND: Debbie McKean seconded the Motion.

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

11.
Engineers Report

Ben –
- Regarding the deck issue at Moss Farms, Ben felt Mr. Workman was unfair to the Mayor in his earlier comments. Although it is in the Mayor’s neighborhood, it is a staff issue, and Ben has been working with the inspector and the property owner. The issue will be resolved maybe not as quickly as Mr. Workman would like.
- 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.
the well should pump several more years if they continue
maintenance.
- The LDS church is looking for another site for a meetinghouse in
West Bountiful.
- Tomorrow the last concrete will be poured for the trail around the
park. Ben is going to utilize the same contractor to do some
miscellaneous concrete work around the city. Also the new park
bathrooms are functioning.
- The City has received the proposal for SCADA but the
recommendation was not ready for this meeting’s agenda.
- Construction at the Ranches at Lakeside has begun.
- A consultant for Holly Oil came to the city office today to discuss
a substation they would like to put in as part of their expansion.
They want it on the site east of 800 West and barely north of the
canal. It will fit into the area that has been zoned for it, close to the
tracks.
- The Bennett’s had arrived at the meeting by the time of Ben’s
report, so he asked if they had any questions regarding the
defered agreement. They asked if they could defer covering the
ditch. The other stretches of the ditch were covered when the
homes were constructed and Public Works has always had
problems with maintaining open ditches.

12.
Planning Commission Report

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

13.
Finance/Administrative Report

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

Administrative Report –
- The Mayor, Chief Hixson, Heidi and the CERT team met with
Holly Refinery to request funding for a trailer in which the CERT
members can have an office.
- The city is bidding a professional services agreement for computer network services for the City offices. The .ut.gov domain is kicking things back and preventing staff from accessing the new website from. They are looking at another domain – possibly wbcity.org. Also, the phone system is very old, and the door lock system needs to be updated.

- Vote by Mail – the cities in Davis County have contracted with Davis County to manage municipal elections. This year, the County has proposed an all-by-mail option. The City would benefit by removing the need for early voting, however it is a costly switch. The County offered to cover the increase in cost this year as it will be considered as part of a state-wide study on vote-by-mail and voter turnout. Some drawbacks are that the County just invested in hardware for electronic voting, and there were concerns over how secure a by mail election would be. Some feel that voter turn our would decrease as the elections are appreciated as a social event in West Bountiful.

- Proposed selection process for City Administrator – They have received 25 applications so far. Heidi solicited council input regarding the proposed process and timeline. Gary Hill, the Bountiful city manager, will assist West Bountiful in going through the applications if desired. Council offered several comments in favor of that assistance. James Ahlstrom said the council should be involved in every part of the process, as well as staff members who would be directly impacted by the city administrator. It was also suggested that the City Attorney review the current code, find the responsibilities and requirements of a city manager, make any revisions they may want, and provide a list to council. That would help them know what to look for when reviewing applications and interviewing candidates. Steve Doxey said that it would be uncomfortable to do any of this process in an open meeting. Waiting to do a closed meeting would delay the process, but they could have one at the next council meeting. They could invite candidates to attend, and they could reduce the applications to the best ten. Heidi said she would make some changes to the selection process and provide a compilation about the candidates which they can review before the next council meeting. She will also arrange to have Gary Hill assist in the application review process.

14.
Mayor/Council Reports

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

Dave Tovey – Nothing to report.

Debbie McKeen – The newsletter should be going into mailboxes today.
received negative comments about the restaurant, but it was stated the restaurant has been cooperative and they are on a learning curve. They are working on getting a drink cart running.

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

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

15. Consider Approval of Minutes for the April 16, 2013 Work Session and City Council Meeting

Mark Preece requested one change regarding the sewer board.

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

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

16. Closed Meeting

Not Necessary

17. Possible Action Following the Closed Meeting

Not necessary.

18. Adjourn

9:32 pm