Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, May 21, 2013 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance

MEMBERS PRESENT: Mayor Kenneth Romney, Mark Preece, James Bruhn, Dave Tovey, Debbie McKeen. James Ahlstrom was excused and arrived at the closed session at 9:00 pm.

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: Wade Workman, Jan Scoffield, George Tolman, Aaron Eppley, Terry Olsen, Alan Malan, Mr. and Mrs. DeJong, Kelly Enquist, Matt Jensen, Gary Hill.

Called to Order: Mayor Kenneth Romney called this meeting to order at 7:33 pm.

Invocation/Thought – Mark Preece gave an invocation
Pledge of Allegiance was led by Dave Tovey.

1. Accept Agenda

MOTION: Debbie McKeen moved to accept the agenda.
SECOND: Dave Tovey seconded the Motion.

PASSED: Voting was as follows:

Mark Preece – Aye
James Bruhn – Aye
Dave Tovey – Aye
Debbie McKeen – Aye

2. Public Comment

No comments

3. Innovative Homes Request for Approval for Below Grade Construction at 973 N 700 W

Ben White – Wade Workman represented Innovative Homes. They are buying a lot at Moss Farms to build a rambler, and they want to finish the floor two inches below the curb elevation. This has been allowed on other lots in Moss Farms but this lot was not included. Mr. Workman said he has studied the lot since he first thought of buying it, and he has found that the lot cannot be flooded by the creek. Ben made a list of seven requirements to be met in order to get approval, and Mr. Workman said he was fine with them. However, the last two requirements involved a sump pump, which Mr. Workman does not believe would be needed. Ben said it would be okay as long as there was a place to accommodate a sump pump in the future if needed. Council said they give approval without requirements #6 and #7.
MOTION: Dave Tovey moved to approve Innovative Homes’ request for below-grade construction at 973 North 700 West with Requirements 1 through 5 of Ben White’s memorandum.

SECOND: James Bruhn seconded the Motion

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

4. Award SCADA System Proposal to SKM, Inc.

Ben White – He received five proposals to install a SCADA system. The staff found that SKM would serve the city best at the lowest cost. This proposal puts in a monitoring station to monitor water levels at the tanks and control the pumps.

MOTION: James Bruhn moved to award the SCADA System proposal to SKM, Inc.

SECOND: Mark Preece seconded the Motion.

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

5. Award Sole Source Contracts to Holbrook Asphalt and Consolidated Paving and Concrete for Asphalt Sealing.

Ben White – In advertising for bids, the staff asked for a chip seal for part of 1100 West and a high density bond for some other streets. They received two bids; one for chip seal and one for high density bond. The bids were for $75,775 and $80,813, and the staff did not think either bid met the specification. Ben said the only contractor he knows that does a mineral bond is Holbrook Asphalt, who had not seen the advertisement. Ben approached them for a bid, and he went to Consolidated Paving for the chip sealing since they were the only chip seal contractor to bid. Holbrook provided a bid for $42,840, and Consolidated Paving’s bid was for $38,533, and Ben is asking they be awarded the contract.

Aaron Eppley, from Holbrook Asphalt, was present and offered to answer questions. He said a mineral bond is tighter and smoother than a slurry, and works well to preserve good roads. Slurries are better for very damaged roads. They have been doing the mineral seal for about five years. Residents have liked it, and Ben stated he has found it to be very durable in other applications he has monitored over the past couple of years. Mayor Romney said he has seen motorcyclists have problems with losing control when turning on a crack seal. Mr. Eppley said the mineral seal is friction-neutral. A visitor, James DeJong of Black Diamond Asphalt, asked how the road is prepared for the seal and Mr. Eppley explained the cleaning process. Another visitor, Robin Smithson, asked if the seal was rated for UDOT. Mr. Eppley responded that the product is not UDOT rated because it is not intended for application in high speed areas.
MOTION: Mark Preece moved to award sole source contracts to Holbrook Asphalt and Consolidated Paving and Concrete for asphalt sealing.

SECOND: James Bruhn seconded the Motion

DISCUSSION: Debbie McKean suggested including the amounts of the bids.

AMENDED MOTION: Mark Preece moved to award sole source contracts to Holbrook Asphalt for $42,840 and Consolidated Paving and Concrete for $38,533 for asphalt sealing.

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

6. Engineers Report

Ben White –
- The old well is pumping as well as it did two or three years ago. They rebuilt the pump and replaced lengths of casing that had holes worn in them. They will check the screen with a camera.
- The park trails and restrooms are almost done. The City is having the same contractor do some concrete work around the city and sharing the cost with residents.
- The staff has received a notice from Holly Oil proposing to build a substation, which should come up on a meeting agenda soon.
- Chris Hogan will be asking for a lot line adjustment.
- The contractor laid the last of the main waterline on 700 West today.
- Some residents visiting the meeting expressed concern the work on 400 North was taking too long and they won’t be able to landscape before the weather gets very hot. The mayor said they will get back with UDOT.

7. Planning Commission Report

Ben White – The commission talked about street cuts and have almost finished with the ordinance. They have made a few modifications, the most important being in regards to how long a moratorium should last. They also discussed the issue of requirements for decks.

8. Finance/Administrative Report

Heidi Voordeckers – The finance report for the period ending April 30, 2013 was presented using the same consolidated format as last month. Sales tax revenues were up 8% the first half of the fiscal year, dropped to an increase of 2%, then rose to 8% again in April. This is consistent with annual average gains of 4%. She is hopeful that golf course revenues pick up for the last two months of the fiscal year, but the good news is expenditures are down. The golf course may need a higher subsidy than was budgeted. Heidi had no new administrative items to report.
9. Police Report

Chief Hixson – He referred the council to the statistics and then addressed some highlights.

- Reserve Officer Erskine has completed his FTO, and testing letters have gone out for reserve hiring. The testing for the sergeant position has gone well. They had three officers test for the position and Officers Jeremy Adams and Andrew Smith were selected.
- Chief Hixson completed his second week of LCO training, and he is going to make it mandatory for officers.
- The Safety Fair will be held July 3rd.
- A notable case was a vehicle burglary that was investigated by Det/Sgt Smith, who was able to come up with suspects, serve search warrants, and find stolen property and large quantities of methamphetamines. It turned out to be a multiple jurisdiction case.
- Officer Boyle has done several demos with Vader, who is very popular. Vader also tracked another suspect.

10. Mayor/Council Reports

Debbie McKean – needs newsletter articles again by Friday for the newsletter going out the first part of June. They want to include July 4th information and a CERT article from Terry Olsen.

Dave Tovey – nothing to report.

James Bruhn – pointed out to Ben White a section of 1100 West and 400 North with seal cracks. Ben said he had not noticed it but would take a look before they get worse.

Mark Preece – attended a DUED meeting at which UDOT came to discuss the west corridor. They said they will not plan to do landscaping on the next project. At the sewer board meeting the Holly spill matter was concluded.

Mayor Romney – everything he had to report has been covered in the agenda.

11. Consider approval of minutes for

May 7, 2013 City Council Meeting

MOTION: Mark Preece moved to approve the minutes for the May 7, 2013 City Council meeting.

SECOND: James Bruhn seconded the Motion.

PASSED: Voting was as follows:

Mark Preece – Aye
James Bruhn – Aye
Dave Tovey – Aye
Debbie McKean – Aye

12. Closed meeting

MOTION: Mark Preece moved to go to a closed meeting in the police conference room to discuss the character, professional competence, or physical or mental health of an individual under Utah Code 52-4-205.
SECOND: James Bruhn seconded the Motion.

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

10:00 pm
MOTION: Dave Tovey moved to adjourn the closed session.

SECOND: Debbie McKeon seconded the Motion.

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

13.
Possible Action Following the Closed Meeting

Not necessary.

14.
Adjourn
10:05 pm

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

SECOND: Debbie McKeon seconded the Motion.

PASSED: Voting was as follows:
Mark Preece – Aye
James Bruhn – Aye
Debbie McKeon – Aye

Mayor Kenneth Romney

Heidi Voordecker (City Recorder)

Nathalie Ellingson (Secretary)