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3 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, May 21,
4 2013 at West Bountiful City Hall, Davis County, Utah.

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7 Those in Attendance

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

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

16
17 VISITORS: Wade Workman, Jan Scoffield, George Tolman, Aaron
18 Eppley, Terry Olsen, Alan Malan, Mr. and Mrs. DeJong, Kelly Enquist,
19 Matt Jensen, Gary Hill.

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21
22 Called to Order: Mayor Kenneth Romney called this meeting to order at 7:33 pm.

23
24 Invocation/Thought – Mark Preece gave an invocation
25 Pledge of Allegiance was led by Dave Tovey.

26
27 1.
28 Accept Agenda

29
30 MOTION: Debbie McKean moved to accept the agenda.

31
32 SECOND: Dave Tovey seconded the Motion.

33
34 PASSED: Voting was as follows:
35 Mark Preece – Aye
36 James Bruhn – Aye
37 Dave Tovey – Aye
38 Debbie McKean – Aye

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40 2.
41 Public Comment

42
43 No comments

44
45 3.
46 Innovative Homes Request for
47 Approval for Below Grade
48 Construction at 973 N 700 W

49
50 Ben White – Wade Workman represented Innovative Homes. They are
51 buying a lot at Moss Farms to build a rambler, and they want to finish the
52 floor two inches below the curb elevation. This has been allowed on other
53 lots in Moss Farms but this lot was not included. Mr. Workman said he
54 has studied the lot since he first thought of buying it, and he has found that
55 the lot cannot be flooded by the creek. Ben made a list of seven
56 requirements to be met in order to get approval, and Mr. Workman said he
57 was fine with them. However, the last two requirements involved a sump
58 pump, which Mr. Workman does not believe would be needed. Ben said it
59 would be okay as long as there was a place to accommodate a sump pump
60 in the future if needed. Council said they give approval without
61 requirements #6 and #7.
62

1 MOTION: Dave Tovey moved to approve Innovative Homes' request for
2 below-grade construction at 973 North 700 West with Requirements 1
3 through 5 of Ben White's memorandum.

4
5 SECOND: James Bruhn seconded the Motion

6
7 PASSED: Voting was as follows:
8 Mark Preece – Aye
9 James Bruhn – Aye
10 Dave Tovey – Aye
11 Debbie McKean – Aye

12
13 4.
14 Award SCADA System Proposal
15 to SKM, Inc.

16
17 Ben White – He received five proposals to install a SCADA system. The
18 staff found that SKM would serve the city best at the lowest cost. This
19 proposal puts in a monitoring station to monitor water levels at the tanks
20 and control the pumps.

21
22 MOTION: James Bruhn moved to award the SCADA System proposal to
23 SKM, Inc.

24
25 SECOND: Mark Preece seconded the Motion.

26
27 PASSED: Voting by roll call was as follows:
28 Mark Preece – Aye
29 James Bruhn – Aye
30 Dave Tovey – Aye
31 Debbie McKean – Aye

32
33 5.
34 Award Sole Source Contracts to
35 Holbrook Asphalt and Consolidated
36 Paving and Concrete for Asphalt Sealing.

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

47
48 Aaron Eppley, from Holbrook Asphalt, was present and offered to answer
49 questions. He said a mineral bond is tighter and smoother than a slurry,
50 and works well to preserve good roads. Slurries are better for very
51 damaged roads. They have been doing the mineral seal for about five
52 years. Residents have liked it, and Ben stated he has found it to be very
53 durable in other applications he has monitored over the past couple of
54 years. Mayor Romney said he has seen motorcyclists have problems with
55 losing control when turning on a crack seal. Mr. Eppley said the mineral
56 seal is friction-neutral. A visitor, James DeJong of Black Diamond
57 Asphalt, asked how the road is prepared for the seal and Mr. Eppley
58 explained the cleaning process. Another visitor, Robin Smithson, asked if
59 the seal was rated for UDOT. Mr. Eppley responded that the product is
60 not UDOT rated because it is not intended for application in high speed
61 areas.
62

1 MOTION: Mark Preece moved to award sole source contracts to
2 Holbrook Asphalt and Consolidated Paving and Concrete for asphalt
3 sealing.

4
5 SECOND: James Bruhn seconded the Motion

6
7 DISCUSSION: Debbie McKean suggested including the amounts of the
8 bids.

9
10 AMENDED MOTION: Mark Preece moved to award sole source
11 contracts to Holbrook Asphalt for \$42,840 and Consolidated Paving and
12 Concrete for \$38,533 for asphalt sealing.

13
14 PASSED: Voting by roll call was as follows:

15 Mark Preece – Aye

16 James Bruhn – Aye

17 Dave Tovey – Aye

18 Debbie McKean – Aye

19
20 6.
21 Engineers Report

22
23 Ben White –

- 24 • The old well is pumping as well as it did two or three years ago.
25 They rebuilt the pump and replaced lengths of casing that had
26 holes worn in them. They will check the screen with a camera.
- 27 • The park trails and restrooms are almost done. The City is having
28 the same contractor do some concrete work around the city and
29 sharing the cost with residents.
- 30 • The staff has received a notice from Holly Oil proposing to build a
31 substation, which should come up on a meeting agenda soon.
- 32 • Chris Hogan will be asking for a lot line adjustment.
- 33 • The contractor laid the last of the main waterline on 700 West
34 today.
- 35 • Some residents visiting the meeting expressed concern the work on
36 400 North was taking too long and they won't be able to landscape
37 before the weather gets very hot. The mayor said they will get
38 back with UDOT.

39
40 7.
41 Planning Commission Report

42
43 Ben White – The commission talked about street cuts and have almost
44 finished with the ordinance. They have made a few modifications, the
45 most important being in regards to how long a moratorium should last.
46 They also discussed the issue of requirements for decks.

47
48 8.
49 Finance/Administrative Report

50
51 Heidi Voordeckers – The finance report for the period ending April 30,
52 2013 was presented using the same consolidated format as last month.
53 Sales tax revenues were up 8% the first half of the fiscal year, dropped to
54 an increase of 2%, then rose to 8% again in April. This is consistent with
55 annual average gains of 4%. She is hopeful that golf course revenues pick
56 up for the last two months of the fiscal year, but the good news is
57 expenditures are down. The golf course may need a higher subsidy than
58 was budgeted. Heidi had no new administrative items to report.
59

1 9.
2 Police Report

3
4 Chief Hixson – He referred the council to the statistics and then addressed
5 some highlights.

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

20
21 10.
22 Mayor/Council Reports

23
24 Debbie McKean – needs newsletter articles again by Friday for the
25 newsletter going out the first part of June. They want to include July 4th
26 information and a CERT article from Terry Olsen.

27
28 Dave Tovey – nothing to report.

29
30 James Bruhn – pointed out to Ben White a section of 1100 West and 400
31 North with seal cracks. Ben said he had not noticed it but would take a
32 look before they get worse.

33
34 Mark Preece – attended a DUED meeting at which UDOT came to discuss
35 the west corridor. They said they will not plan to do landscaping on the
36 next project. At the sewer board meeting the Holly spill matter was
37 concluded.

38
39 Mayor Romney – everything he had to report has been covered in the
40 agenda.

41
42 11.
43 Consider approval of minutes for
44 May 7, 2013 City Council Meeting

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46 MOTION: Mark Preece moved to approve the minutes for the May 7,
47 2013 City Council meeting.

48
49 SECOND: James Bruhn seconded the Motion.

50
51 PASSED: Voting was as follows:
52 Mark Preece – Aye
53 James Bruhn – Aye
54 Dave Tovey – Aye
55 Debbie McKean – Aye
56

57 12.
58 Closed meeting

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

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2 SECOND: James Bruhn seconded the Motion.
3

4 PASSED: Voting by roll call was as follows:

5 Mark Preece – Aye
6 James Bruhn – Aye
7 Dave Tovey – Aye
8 Debbie McKean – Aye
9

10 10:00 pm

11 MOTION: Dave Tovey moved to adjourn the closed session.
12

13 SECOND: Debbie McKean seconded the Motion.
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15 PASSED: Voting was as follows:

16 Mark Preece – Aye
17 James Bruhn – Aye
18 Dave Tovey – Aye
19 Debbie McKean – Aye
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21 13.
22 Possible Action Following the
23 Closed Meeting
24

25 Not necessary.
26

27 14.
28 Adjourn
29 10:05 pm
30

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

32 SECOND: Debbie McKean seconded the Motion.

33 PASSED: Voting was as follows:

34 Mark Preece – Aye
35 James Bruhn – Aye
36 Debbie McKean – Aye
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HEIDI VORDECKERS (CITY RECORDER)

NATHALIE ELLINGSON (SECRETARY)

