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2
3 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, July 2,
4 2013 at West Bountiful City Hall, Davis County, Utah.
5
6

7 Those in Attendance

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

11 STAFF PRESENT: Cathy Brightwell (Deputy Recorder), Ben White
12 (City Engineer), Steve Maughan (Public Works Director), Chief Todd
13 Hixson, Nathalie Ellingson (secretary). Heidi Voordeckers, Interim City
14 Administrator and Recorder, was excused.
15

16 VISITORS: Alan Malan, Kelly Enquist, Cris Hogan, Kelly Herron
17
18

19 Called to Order: Mayor Kenneth Romney called this meeting to order at 7:36 pm
20

21 Invocation/Thought – James Bruhn gave a thought: “Don’t tear down any fences until you know why
22 they were built.”
23

24 Pledge of Allegiance led by James Ahlstrom
25

26 1.
27 Accept Agenda
28

29 MOTION: James Bruhn moved to accept the agenda.
30

31 SECOND: Debbie McKean seconded the Motion.
32

33 PASSED: Voting was as follows:
34 James Ahlstrom – Aye
35 Mark Preece – Aye
36 James Bruhn – Aye
37 Dave Tovey – Aye
38 Debbie McKean – Aye
39

40 2.
41 Public Comment
42

43 No comments.
44
45
46

47 3.
48 Public Hearing to receive public comment
49 regarding a request to vacate a seven-foot
50 side yard easement on property located at
51 1440 North 840 West, 7:40 pm
52

MOTION: Mark Preece moved to go to a public hearing.
54

55 SECOND: James Ahlstrom
56

57 PASSED: Voting was as follows:
58 James Ahlstrom – Aye
59 Mark Preece – Aye
60 James Bruhn – Aye
61 Dave Tovey – Aye
62 Debbie McKean – Aye

1
2 No public comments.

3
4 MOTION: James Bruhn moved to close the public hearing.

5
6 SECOND: Debbie McKean seconded the Motion.

7
8 PASSED: Voting was as follows:

James Ahlstrom – Aye

Mark Preece – Aye

James Bruhn – Aye

Dave Tovey – Aye

Debbie McKean – Aye

9
10
11 4.
12 Consider approval of Resolution 312-13,
13 a resolution vacating a side yard easement
14 for a home located at 1440 North 840 West.

15
16 Ben White – The property is located in a platted subdivision, which made
17 a public hearing a necessary part of the process. Ben received letters of
18 approval from all the utility companies which would have access through
19 the easement. He also called all the neighbors, and no one had any
20 objection to vacating the easement.

21
22 MOTION: James Ahlstrom moved to approve Resolution 312-13, a
23 resolution vacating a side yard easement for a home located at 1440 North
24 840 West.

25
26 SECOND: Dave Tovey seconded the Motion.

27 PASSED: Voting by roll call was as follows:

28 James Ahlstrom – Aye

29 Mark Preece – Aye

30 James Bruhn – Aye

31 Dave Tovey – Aye

32 Debbie McKean – Aye

33
34 5.
35 Consider approval of Onion Street
36 Gardens Subdivision (Hogan).

37
38 Ben White – this subdivision was discussed previously regarding a lot line
39 adjustment. Regarding curb and gutter, Ben suggested a deferral
40 agreement.

41
42 MOTION: James Bruhn moved to approve the Onion Street Gardens
43 Subdivision with a deferral agreement for curb, gutter and sidewalks.

44
45 SECOND: James Ahlstrom seconded the Motion.

46
47 PASSED: Voting by roll call was as follows:

48 James Ahlstrom – Aye

49 Mark Preece – Aye

50 James Bruhn – Aye

51 Dave Tovey – Aye

52 Debbie McKean – Aye

53
54 6.
55 Discussion on proposed changes to Title 12,
56 Streets, Sidewalks, and Public Places, of the
57 West Bountiful Municipal Code to include
58 excavation restrictions for newly constructed
59 roads.
60
61
62

1
2 Ben White – After construction of 400 North was completed, the city
3 received a request to cut the road. This prompted staff to research other
4 cities to see how they handle similar issues. A new section was proposed
5 for the Planning Commission to consider. They made some modifications
6 to clear up language and they changed a proposal for a 7-year moratorium
7 on excavation of new roads to 5 years. Cuts can be allowed before the
8 moratorium is up but it will be at the city's discretion. There would be a
9 fee on a sliding scale according to the age of the road. The fee will be
10 expensive and Steve Maughan stated it should prompt people to get their
11 work done before a new road goes in.

12 There was discussion regarding the section about blocking sidewalks. The
13 Planning Commission wanted to remove the language about gates opening
14 across sidewalks. They said the way the law reads, it would be unlawful
15 to swing a gate across a sidewalk even if it is closed immediately. James
16 Ahlstrom stated they should leave in the part about blocking a sidewalk,
17 but leave out the language regarding gates, and the council agreed. There
18 was also some discussion about the advantage of keeping to a seven-year
19 moratorium. The council to keep the 5-year moratorium.
20

21 7.
22 Engineers Report

23
24 Ben White –

- 25 • As a heads-up, he said a subdivision is proposed to go up close to
- 26 our water tank on 400 North. The church located in that area
- 27 would need to sell some property and he thought West Bountiful
- 28 may want to buy some of it.
- 29 • There will be another public hearing to vacate an easement at the
- 30 next meeting.
- 31 • As part of the I-15 bridge project, Ben is talking with UDOT about
- 32 replacing our water lines under the freeway while the work is
- 33 being done.
- 34 • Ben has had some inquiries in the past two months as to whether
- 35 the security investment property on 400 North and 1100 West is
- 36 going to be sold.
- 37

38 8.
39 Planning Commission Report

40
41 Ben White – There was a public hearing regarding decks and the only
42 comments were from the parties who have applied to put in decks. The
43 Planning Commission is still debating if changes to the Code would be
44 appropriate. Denis Hopkinson stated the code has been in for a long time
45 and they should look at why it was put there before they decide to change
46 it.
47

48 City Attorney Steve Doxey arrived at 8:15 pm.

49
50 9.
51 Public Works Report

52
53 Steve Maughan –
54 Streets and Water

- 55 • Microsurfacing on 400 North is done according to state
- 56 specifications, and the striping is nearly complete.
- 57 • On 700 West, the water line is in and all the tie-ins are done. The
- 58 old water lines have been disconnected, including all stubs. There
- 59 will be a three-way valve at each stub.
- 60 • There was a water break a year ago at 1600 North 800 West and a
- 61 sink hole appeared this year. Public Works excavated and found
- 62 the water had apparently affected an abandoned gas line causing

1 the sink hole. Steve used a flowable-fill method to patch the hole.
2 He is considering having the people doing cuts to repair them
3 using the flowable-fill. The product is expensive but its use will cut
4 manpower hours and may work better than previous methods.

- 5 • They did one water tie-in yesterday at Ranches at Lakeside. They
6 are planning on finding a line on the east side and will tie in there
7 on Friday. The curb and gutters are going in and they are getting
8 the storm drain boxes done.
- 9 • Holly Oil put in a 16-inch main line for fire protection from 800
10 West to the canal. The tie-in was done this week. We took
11 samples to test before they turn the water on.
- 12 • Water samples have been taken from the Stone Creek Well rehab.
13 After the samples are back, which should be by the end of July,
14 they will start running the well.
- 15 • Seven fire hydrant replacements were ordered and Steve is
16 working on prioritizing the locations for them. The purchase was
17 budgeted last year and the labor is budgeted this year. Debbie
18 suggested putting tall flags on the hydrants before next winter,
19 which would be a good scout project, and she will put an article in
20 the newsletter asking residents to clean snow off the hydrants that
21 are near their homes.

22
23 Parks and golf course

- 24 • The roadside mowing is done. Regarding the golf course, they are
25 talking about spraying the weeds along the fence with a broadleaf
26 killer and then grow grass. They had been planning on putting
27 grass in part of the road edge, anyway. They can begin working on
28 the Birnam Woods Park now that the weather is drier.
- 29 • The park restrooms are complete but Steve does not know if there
30 has been a bigger line run to the bowery yet. He has heard many
31 positive comments about the park improvements, as have the
32 council members. They will get the edges of the trail level with
33 the grass over time.
- 34 • The parking lot project for the golf course will start next week.
35 They are filling up the pond at Hole 17 and have put in a gate to
36 control the level. Marcus finished planting grass at the back of the
37 driving range. A resident of West Bountiful has offered to level
38 the holes with some special equipment he has for that purpose.
39 They received great comments from the long-drive competition.

40
41 10.
42 Mayor/Council Reports

43 Debbie McKean – Everything looks good for the celebrations planned for
44 July 3 and 4 and she thanked council members for their support. The
45 safety fair will be fantastic and she asked for council members' attendance
46 and support there as well. The next newsletter articles will be due August
47 15.

48
49 Dave Tovey – nothing to report

50
51 James Bruhn – nothing to report

52
53 Mark Preece – attended the sewer district summer picnic. Everything is
54 going well there. He will drop shirts off to the council members
55 tomorrow.

56
57 James Ahlstrom – nothing to report

58
59 Mayor – They will have two World War II veterans as speakers for the
60 flag raising ceremony. Help will be needed to set up chairs and a sound
61 system. Mayor Romney will be there at 6:30 am so Steve will come set up
62 along with anyone else who wants to help. Mayor Romney expressed

1 thanks to everyone working on the parade. "Meet The Candidate Night"
2 will be July 30, 2013 at 7:30 pm. A copy of the sign ordinance will go
3 with a letter Cathy will send out to all candidates.
4

5 11.

6 Approval of Minutes:

7 June 11, 2013 Special City Council Meeting

8 June 18, 2013 City Council Meeting

9 June 19, 2013 Special City Council Meeting

10 June 22, 2013 Special City Council Meeting

11
12 James Bruhn – change made to June 19 minutes on first page, changes to
13 Jun 18 minutes, page 5 and page 9.

14
15 MOTION: James Bruhn moved to approve the minutes from the June 11,
16 2013, June 19, 2013 and June 22, 2013 special City Council meetings, and
17 June 18, 2013 City Council meeting, after noted changes.

18
19 SECOND: Dave Tovey seconded the Motion.

20
21 PASSED: Voting was as follows:

22 James Ahlsrom – Aye

23 Mark Preece – Aye

24 James Bruhn – Aye

25 Dave Tovey – Aye

26 Debbie McKean – Aye

27
28 12.

29 Closed meeting for the
30 purpose of discussing items as
31 allowed, pursuant Utah Code
32 Annotated 52-4-205.

33
34 MOTION: James Ahlstrom moved to go to a closed meeting in the large
35 conference room for the purpose of discussing the character, professional
36 competence, or physical or mental health of an individual pursuant Utah
37 Code Annotated 52-4-205.

38
39 SECOND: Dave Tovey seconded the Motion

40
41 PASSED: Voting by roll call was as follows:

42 James Ahlsrom – Aye

43 Mark Preece – Aye

44 James Bruhn – Aye

45 Dave Tovey – Aye

46 Debbie McKean – Aye

47
48 10:25 pm

49
50 MOTION: James Bruhn moved to end the closed session.

51
52 SECOND: Debbie McKean seconded the Motion.

53
54 PASSED: Voting was as follows:

55 James Ahlsrom – Aye

56 Mark Preece – Aye

57 James Bruhn – Aye

58 Dave Tovey – Aye

59 Debbie McKean – Aye

60 13.

61 Possible action following closed meeting

62

MOTION: James Ahlstrom moved to extend an offer of employment to Duane Huffman under terms and conditions to be set out and delivered by Steve Doxey. The offer will include the following:

1. Contract term will be three years.
2. Three months' severance arrangements if terminated within three years.
3. City will provide \$1,000 moving expense. If he leaves within one year of employment, he will reimburse the city.
4. He has the option to opt out of the state retirement system with the same contribution to be made available for a personal 401K program.
5. Leave/vacation will accrue at five hours per pay period beginning immediately.
6. The city will pay Duane's dues for Utah City Managers' Assn. (UCMA), International City Managers' Association (ICMA), and Utah League of Cities and Towns (ULCT). Travel to meetings/conferences will be decided on a case-by-case basis as budgeted.
7. No compensation time will accrue.
8. Salary will be \$75,000 per year.
9. A \$200 per month car allowance will be provided.
10. Start date will be August 6, 2013.

SECOND: Mark Preece seconded the Motion.

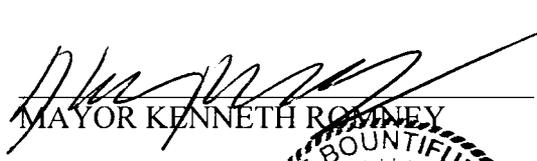
PASSED: Voting was as follows:
James Ahlstrom – Aye
Mark Preece – Aye
James Bruhn – Aye
Dave Tovey – Aye
Debbie McKean – Aye

14.
Adjourn
10:32 pm

MOTION: James Bruhn moved to adjourn City Council meeting.

SECOND: Mark Preece seconded the Motion.

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


MAYOR KENNETH ROMNEY


HEIDI VOORDECKERS (CITY RECORDER)



NATHALIE ELLINGSON (SECRETARY)