

1 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, August 6,
2 2013 at West Bountiful City Hall, Davis County, Utah.

3
4 Those in Attendance

5 MEMBERS PRESENT: Mayor Kenneth Romney, James Ahlstrom, Mark
6 Preece, James Bruhn, Debbie McKean. Dave Tovey came later during the
7 meeting.

8
9 STAFF PRESENT: Duane Huffman (City Administrator), Heidi
10 Voordeckers (City Recorder/Auditor), Cathy Brightwell (Deputy
11 Recorder), Ben White (City Engineer), Steve Doxey (City Attorney),
12 Chief Todd Hixson, Nathalie Ellingson (secretary).

13
14 VISITORS: Christian Berroteran (1130 North), Brady Tracy, David Friz,
15 Terry Olsen, Alan Malan, Kelly Enquist.

16
17 Called to Order: Mayor Kenneth Romney called this meeting to order at 7:34 pm

18
19 Invocation/Thought – James Ahlstrom– “Fix the problem, not the blame.”
20 Pledge of Allegiance led by Christian Berroteran), Troop 669

21
22 1.
23 Accept Agenda

24 MOTION: James Bruhn moved to accept the agenda.

25
26 SECOND: Debbie McKean seconded the Motion.

27
28 PASSED: Voting was as follows:
29 James Ahlstrom – Aye
30 Mark Preece – Aye
31 James Bruhn – Aye
32 Debbie McKean – Aye

33
34 2.
35 Public Comment

36 No comments.

37
38 3.
39 Appointment of West Bountiful’s City
40 Administrator – Duane Huffman

41
42 MOTION: James Ahlstrom moved to approve Duane Huffman as the
43 West Bountiful City Administrator.

44
45 SECOND: James Bruhn 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 Debbie McKean – Aye

52
53 Mayor Romney performed the formal swearing in of Mr. Huffman.

54
55 4.
56 Consider approval of surplus/sale
57 of two golf carts

58
59 Mayor Romney – The golf course has six to eight carts that have not
60 worked for the past two or three years. Ed Swanke, who repairs the golf
61 carts, has evaluated these unusable carts, and he thinks they can get
62 \$1000-\$1400 each for two of them. With the other carts he can make two

1 or three working utility carts by piecing parts together. They should then
2 keep the money from the sale for the cart maintenance budget. The golf
3 course has 60 carts, 30 are leased and 30 are owned. Debbie McKean
4 stated the need for repairs on many of the carts is obvious and the carts are
5 unsightly. James Ahlstrom suggested getting rid of the 30 carts they own
6 and lease all of the carts, which is what other courses do. Mayor Romney
7 stated they will have the new golf director address the cart situation. He
8 will suggest reviewing the warranties and developing a plan for updating
9 and maintaining the carts. He stated that having Ed Swanke do the work
10 has been very beneficial to the city.

11
12 MOTION: James Ahlstrom moved to approve the surplus sale of two golf
13 carts.

14
15 SECOND: Debbie McKean seconded the Motion.

16
17 PASSED: Voting was as follows:

18 James Ahlstrom – Aye

19 Mark Preece – Aye

20 James Bruhn – Aye

21 Debbie McKean – Aye

22
23 5.

24 Consider providing assistance to restore
25 improvements following the removal of a
26 temporary cul-de-sac at 1013 and
27 1018 West 1490 North

28
29 Ben White – The Duncan and Larsen properties were both affected by
30 removing the temporary cul-de-sac by the Ranches at Lakeside
31 Subdivision. The issue is whether the city should 1) leave it to the
32 homeowners to make their own repairs, 2) repair the concrete only and
33 leave the landscaping to the owners, or 3) repair the concrete and the
34 landscaping. The Larsen property would require more concrete work than
35 the Duncan property, but the landscaping would be almost the same on
36 both properties. The Larsens received a bid to repair their landscaping for
37 \$2,960. Duane Huffman said it would be beneficial to the city to pay a
38 cash amount instead of making improvements on private property.

39
40 Debbie McKean and James Ahlstrom both mentioned the council had
41 originally talked about giving each party \$2,500 for landscaping and the
42 city would do the concrete repairs. There was also mention of paying up
43 to \$10,000 total between both property owners. James Ahlstrom was in
44 favor of \$10,000 so that the owners would have enough for decent
45 landscaping. He pointed out it is because of the city's error that the
46 repairs are needed. Mayor Romney stated the owners bought their
47 properties with the knowledge the cul-de-sac would go away eventually
48 and additional landscaping would be needed. James Bruhn said it would
49 show good will to do the concrete work and then have the owners do their
50 own landscaping. Ben said the concrete work would not cost more than
51 \$5,000 for both properties.

52
53 MOTION: James Bruhn moved to get two concrete bids and restore the
54 concrete on both properties.

55
56 SECOND: Debbie McKean seconded the Motion.

57
58 DISCUSSION: It was suggested they table the vote until Dave Tovey
59 arrived. James Ahlstrom said \$4,000 for concrete only was too low. Mark
60 Preece suggested \$1,000 each for landscaping.

61
62 8:08

Dave Tovey arrived.

1 Dave's comments were that he would approve \$2,500 for each owner to
2 use as they wish, which was the amount that was agreed upon the last time
3 this was discussed at council meeting. If the road had been built straight,
4 the homeowners would have paid for longer driveways anyway. James
5 Ahlstrom stated he likes Dave's option.
6

7 FAILED: Voting by roll call was as follows:

8 James Ahlstrom – Nay
9 Mark Preece – Nay
10 James Bruhn – Aye
11 Dave Tovey – Nay
12 Debbie McKean – Nay
13

14 MOTION: James Ahlstrom moved to award an allowance for each
15 homeowner of \$3,500.
16

17 SECOND: There was no second so Motion was withdrawn.
18

19 Dave asked about the cost of the Larsen's concrete against the cost of the
20 Duncan's concrete. Ben said it would be \$3,200 for the Larsens and \$500
21 for the Duncans, but their landscaping costs would be similar. Mayor
22 Romney suggested they award up to a certain amount, then ask the
23 homeowners to bring in receipts for reimbursement. They may not have
24 to reimburse the full amount. Duane Huffman recommended that Council
25 not require receipts in order to simplify the process.
26

27 MOTION: James Bruhn moved to award an allowance for each
28 homeowner of \$2,500.
29

30 SECOND: Dave Tovey seconded the Motion.
31

32 DISCUSSION: Duane Huffman asked if the motion meant cutting two
33 checks for \$2,500 each, and James Bruhn replied yes. James Ahlstrom,
34 Mark Preece and Debbie McKean said they would be more agreeable to
35 \$3,000.
36

37 FAILED: Voting by roll call was as follows:

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

44 MOTION: James Ahlstrom moved to award an allowance for each
45 homeowner of \$3,000.
46

47 SECOND: Debbie McKean seconded the Motion.
48

49 PASSED: Voting by roll call was as follows:

50 James Ahlstrom – Aye
51 Mark Preece – Aye
52 James Bruhn – Nay
53 Dave Tovey – Aye
54 Debbie McKean – Aye
55

56 James Ahlstrom suggested that when the homeowners are told about this
57 arrangement, it needs to be pointed out that they would have had the costs
58 anyway if the road had been left straight.
59

- 60 6.
61 Consider approval of Utility Betterment
62 Agreement with UDOT to replace city water

1 lines under I-15 as part of the 2013 I-15
2 construction project.

3
4 Ben White – As has been discussed previously, UDOT will be doing some
5 projects on I-15, including putting in HOV lanes north to the county line,
6 rebuilding the exits at 2600 South and 500 South, and rebuilding the 400
7 North bridge. While this work is going on, Ben would like to rebuild the
8 water line that runs under the freeway. The line is about 60 years old. He
9 can have UDOT do the water line, and they will bear part of the cost. The
10 city's share will come out of the water fund, as this project was part of the
11 original bond. The water line cannot be designed until they know the
12 design of the freeway, so the council will not be approving any costs at
13 this time. This is a preliminary agreement and they can still look at other
14 options. However, Ben stated the opinion that UDOT doing the work
15 would be a benefit to the city financially.

16
17 MOTION: James Bruhn moved to approve a Utility Betterment
18 Agreement with UDOT to replace city water lines under I-15 as part of the
19 2013 I-15 construction project.

20
21 SECOND: Dave Tovey seconded the Motion.

22
23 DISCUSSION: James Ahlstrom requested adding to the motion to include
24 an option to back out as part of the overall bid. James Bruhn agreed to the
25 addition.

26
27 PASSED: Voting 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 7.
35 Consider request made by Garrett Reid
36 to house goats and assist with a security
37 fence along the Prospector Trail.

38
39 Mr. Reid addressed the council, stating that his property adjoins 1500 feet
40 of the Prospector Trail. Although the city does not own the trail, it is
41 responsible for maintenance. He acknowledged that the sides of the trail
42 are steep which makes mowing difficult, but the weeds along his property
43 are very long, and he is afraid they are a fire hazard. Another concern is
44 that people step off the trail and walk through private back yards. He
45 suggested putting up a stock fence. James Bruhn suggested Mr. Reid
46 should talk to UTA and ask if they would make an agreement as joint
47 property owners to put up a fence. Ben agreed to provide Mr. Reid with
48 the appropriate contact information for UTA.

49
50 8.
51 Consider award of well-siting study contract
52 to Stantec Consulting with a second contract to
53 Caldwell, Richards & Sorenson to conduct a
54 peer review

55
56 Ben White – In 2012, the City drilled a new culinary water well. In the
57 end, it failed to produce water. Ben is working on an agreement with
58 Bountiful to buy water and hopes to bring that to Council before the end of
59 the year. Purchasing water from Bountiful will allow the city to meet our
60 annual demand without exceeding our Weber Basin allotment, provide
61 redundancy and meet the Holly Frontier's agreement requirements.
62 However, the option will not last forever, Ben solicited proposal for a new

1 study last February, which resulted in the contract he is asking council to
2 approve.

3
4 Debbie McKean asked about the decision to go with Caldwell, Richards &
5 Sorensen to conduct a peer review and Mayor Romney stated they had a
6 site study done by them in the past and he wants the study expanded. Ben
7 said he likes Stantec because they propose do a water model (see if wells
8 in a given area produce a lot of water, and choose a site in that area). The
9 Mayor said he has reviewed the proposals.

10
11 MOTION: James Bruhn moved to award a well-siting study contract to
12 Stantec Consulting and a second contract to conduct a peer review, not
13 necessarily with Caldwell, Richards & Sorenson.

14
15 SECOND: James Ahlstrom seconded the Motion.

16
17 DISCUSSION: James Ahlstrom asked about Ben's choice of Caldwell
18 Sorenson and Ben stated it was generally agreed they could get the city a
19 good review for a fair cost.

20
21 PASSED: Voting was as follows:
22 James Ahlstrom – Aye
23 Mark Preece – Aye
24 James Bruhn – Aye
25 Dave Tovey – Aye
26 Debbie McKean – Aye

27
28 9.
29 Engineers Report

30
31 Ben White–

- 32 • Stone Creek well was rehabbed a while ago. Results of a water
33 sampling are due back from the state any day. He expects to have
34 the well on line within 10 days and expects to stay below the
35 Weber allotment.
- 36 • 700 West is paved. The residents had to shut sprinklers off to keep
37 the roadway dry, but there were no complaints.
- 38 • The golf course is ready to pave but there are still some soft spots.
39 Also, the fence at the golf course has been removed.
- 40 • Some streets will be seal coated tomorrow, and then some will be
41 done next Wednesday.
- 42 • The parking lot at the park is supposed to be overlaid tomorrow.
43 James Bruhn suggested closing the gates to the parking lot so no
44 park-and-ride people will park there before the work is done.
- 45 • On 400 North they are replacing the last of their concrete work.
- 46 • They are still working on the access in and out of the Mistletoe
47 subdivision.
- 48 • The property on 400 North owned by Security Investments is
49 owned by two daughters of the original owners of the property.
50 One of the sisters married a Hepworth, therefore it is known as the
51 Hepworth property. They may be coming before council in the
52 near future regarding a road. Also, the other sister is proposing to
53 build storage units on the property west of the tracks, and has
54 requested the Planning Commission to rezone the area, which is
55 currently zoned as residential. The property touches an LI zone. A
56 public hearing will be held at the Planning Commission meeting
57 next Thursday.

58
59 10.
60 Administrative/Finance Report –
61 June 2013 Draft Statements
62

1 Heidi Voordeckers –

2 The finance report for June 30 was in the council packets, covering the
3 end of the fiscal year. She has made end of year entries, but has not run
4 depreciation yet since some bills will come in later. The auditors will
5 begin the audit process and a meeting will be arranged for the finance
6 committee to meet with them towards the end of August. Heidi was
7 pleased that department heads stayed within budget and that the general
8 fund would close the year with a surplus.

9
10 Duane Huffman – He had a good first day today. He has sent an email to
11 schedule time to get together with the staff and with contractors. He asked
12 council and staff to send him recommendations of anyone he should talk
13 to soon.

14
15 11.
16 Mayor/Council Reports

17
18 Debbie McKean– She will hold a communications meeting Friday
19 morning. The due date for newsletter articles will be extended until the
20 20th. She will be attending a Mosquito Abatement meeting on Thursday
21 and will get a no-spray map.

22
23 Dave Tovey – Youth council activities will be starting up again soon.

24
25 James Bruhn – He attended a Wasatch Integrated meeting. Their revenues
26 came in 102% and expenditures 87%. Citizens asked him about the
27 possibility of a left turn lane on 400 North to get onto the road under the
28 overpass. There have been several rear-end accidents. Ben said he will
29 bring it up to UDOT. Duane said if the Mayor sent a letter to UDOT, they
30 would do a traffic study. James wants to find out from the golf course
31 which golf course employees are getting free golf and what the criteria is.
32 He thinks they should set a firm policy in that regard. James Ahlsrom
33 said the golf committee has discussed it. The current policy is for city
34 council members and families, and all staff and families to get free golf.
35 They have considered whether the Planning Commission should be
36 included. Heidi Voordeckers also said there have been discussions as to
37 how much free golf part-time golf employees should get. The free players
38 could be tracked on an ongoing basis if they required everyone to go
39 through the cash register. The Mayor said the new administrator and golf
40 director could put a program together. Mayor – new administrator and
41 golf director can put program together. Finally, James said his father used
42 to be an assistant in the Bountiful street department, and he may be able to
43 help find a snowplow truck. Heidi mentioned Steve Maughan and Steve
44 Doxey are currently communicating with the insurance company.

45
46 Mark Preece – He would like the standing water by his sister in law's
47 house to be fixed by the city so it will drain. He also asked the status of
48 the golf director interviews.

49
50 James Ahlstrom – Nothing to report.

51
52 Mayor Romney – He and Ben started rough sketches of grades where
53 there are ditches with standing water. They phone interviewed six
54 applicants for the golf director, and are down to three finalists. Interviews
55 will take place tomorrow night. He asked if members of council, other
56 than James Ahlstrom and Dave Tovey, want to be involved in the
57 interviews. No one else was interested. Mark Preece suggested they
58 provide the council with the resumes and that should help them to know
59 who is being considered.
60
61
62

1 12.
2 Approval of minutes of the June 27, 2013
3 Special City Council Meeting and the
4 July 16, 2013 City Council Meeting.
5

6 MOTION: James Bruhn moved to approve the minutes of the June 27,
7 2013 Special City Council Meeting and the July 16, 2013 City Council
8 Meeting.

9
10 SECOND: Mark Preece seconded the Motion.

11
12 PASSED: Voting was as follows:
13 James Ahlstrom – Aye
14 Mark Preece – Aye
15 James Bruhn – Aye
16 Dave Tovey – Aye
17 Debbie McKean – Aye
18

19 13.
20 Possible closed meeting for the purpose of
21 discussing items as allowed, pursuant
22 Utah Code Annotated 52-4-205
23

24 MOTION: James Bruhn moved to go to a closed meeting in the police
25 training room for the purpose of discussing the character, professional
26 competence, or physical or mental health of an individual, hold a strategy
27 session to discuss pending or reasonably imminent litigation, and hold a
28 strategy session to discuss the sale of real property, pursuant Utah Code
29 Annotated 52-4-205.

30
31 SECOND: Mark Preece seconded the Motion.
32

33 PASSED: Voting by roll call 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 10:30 pm

41 MOTION: James Bruhn moved to adjourn the closed meeting and go to
42 council meeting.
43

44 SECOND: Debbie McKean seconded the Motion.
45

46 PASSED: Voting was as follows:
47 James Ahlstrom – Aye
48 Mark Preece – Aye
49 James Bruhn – Aye
50 Dave Tovey – Aye
51 Debbie McKean – Aye
52

53 16.
54 Possible action following closed meeting
55

56 None.
57

58 17.
59 Adjourn
60

61 MOTION: James Bruhn moved to adjourn the city council meeting.
62

1 SECOND: Dave Tovey seconded the Motion.
2

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

11
12
13
14 
MAYOR KENNETH ROMNEY

15
16
17
18 
HEIDI VOORDECKERS (CITY RECORDER)

19
20
NATHALIE ELLINGSON (SECRETARY)

