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

Those in Attendance

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

STAFF PRESENT: Duane Huffman (City Administrator), Heidi Voordecker (City Recorder/Auditor), Cathy Brightwell (Deputy Recorder), Ben White (City Engineer), Steve Doney (City Attorney), Chief Todd Hixson, Nathalie Ellingson (secretary).

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

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

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

1. Accept Agenda

MOTION: James Bruhn moved to accept the agenda.

SECOND: Debbie McKean seconded the Motion.

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

2. Public Comment

   No comments.

3. Appointment of West Bountiful’s City Administrator – Duane Huffman

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

SECOND: James Bruhn seconded the Motion.

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

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

4. Consider approval of surplus/sale of two golf carts

Mayor Romney – The golf course has six to eight carts that have not worked for the past two or three years. Ed Swanke, who repairs the golf carts, has evaluated these unusable carts, and he thinks they can get $1000-$1400 each for two of them. With the other carts he can make two
or three working utility carts by piecing parts together. They should then keep the money from the sale for the cart maintenance budget. The golf course has 60 carts, 30 are leased and 30 are owned. Debbie McKean stated the need for repairs on many of the carts is obvious and the carts are unsightly. James Ahlstrom suggested getting rid of the 30 carts they own and lease all of the carts, which is what other courses do. Mayor Romney stated they will have the new golf director address the cart situation. He will suggest reviewing the warranties and developing a plan for updating and maintaining the carts. He stated that having Ed Swanke do the work has been very beneficial to the city.

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

SECOND: Debbie McKean seconded the Motion.

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

5. Consider providing assistance to restore improvements following the removal of a temporary cul-de-sac at 1013 and 1018 West 1490 North

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

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

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

SECOND: Debbie McKean seconded the Motion.

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

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

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

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

SECOND: There was no second so Motion was withdrawn.

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

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

SECOND: Dave Tovey seconded the Motion.

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

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

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

SECOND: Debbie McKean seconded the Motion.

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

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

6. Consider approval of Utility Betterment
Agreement with UDOT to replace city water
lines under I-15 as part of the 2013 I-15 construction project.

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

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

SECOND: Dave Tovey seconded the Motion.

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

PASSED: Voting was as follows:

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

7.
Consider request made by Garrett Reid to house goats and assist with a security fence along the Prospector Trail.

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

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

Ben White – In 2012, the City drilled a new culinary water well. In the end, it failed to produce water. Ben is working on an agreement with Bountiful to buy water and hopes to bring that to Council before the end of the year. Purchasing water from Bountiful will allow the city to meet our annual demand without exceeding our Weber Basin allotment, provide redundancy and meet the Holly Frontier’s agreement requirements. However, the option will not last forever, Ben solicited proposal for a new
study last February, which resulted in the contract he is asking council to approve.

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

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

SECOND: James Ahlstrom seconded the Motion.

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

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

9. Engineers Report

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

10. Administrative/Finance Report –
June 2013 Draft Statements
Heidi Voordecker –
The finance report for June 30 was in the council packets, covering the end of the fiscal year. She has made end of year entries, but has not run depreciation yet since some bills will come in later. The auditors will begin the audit process and a meeting will be arranged for the finance committee to meet with them towards the end of August. Heidi was pleased that department heads stayed within budget and that the general fund would close the year with a surplus.

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

11. Mayor/Council Reports

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

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

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

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

James Ahlstrom – Nothing to report.

Mayor Romney – He and Ben started rough sketches of grades where there are ditches with standing water. They phone interviewed six applicants for the golf director, and are down to three finalists. Interviews will take place tomorrow night. He asked if members of council, other than James Ahlstrom and Dave Tovey, want to be involved in the interviews. No one else was interested. Mark Preece suggested they provide the council with the resumes and that should help them to know who is being considered.
12. Approval of minutes of the June 27, 2013 Special City Council Meeting and the July 16, 2013 City Council Meeting.

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

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

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

SECOND: Mark Preece 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

10:30 pm

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

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

16. Possible action following closed meeting

None.

17. Adjourn

MOTION: James Bruhn moved to adjourn the city council meeting.
SECOND: Dave Tovey seconded the Motion.

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

MAYOR KENNETH ROMNEY

HEIDI VOORDECKERS (CITY RECORDER)

NATHALIE ELLINGSON (SECRETARY)