

1 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, August 20,
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.

7
8 MEMBERS EXCUSED: Dave Tovey

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

14
15 VISITORS: Terry Olsen, Alan Malan, Kelly Enquist, Steve Gordon,
16 Riley Packer, Sam Rice, Brandon Bateman, Doug Lane.

17
18
19 Called to Order: Mayor Kenneth Romney called this meeting to order at 7:30 pm

20
21 Invocation/Thought – Mark Preece–
22 Pledge of Allegiance led by James Bruhn

23
24 1.
25 Accept Agenda

26
27 MOTION: Debbie McKean moved to accept the agenda.

28
29 SECOND: James Bruhn seconded the Motion.

30
31 PASSED: Voting was as follows:
32 James Ahlstrom – Aye
33 Mark Preece – Aye
34 James Bruhn – Aye
35 Debbie McKean – Aye

36
37 2.
38 Public Comment

39 No comments.

40
41 3.
42 Public Hearing to receive comments regarding
43 a request to vacate a side yard and part of a rear
44 yard easement on the property located at
45 808 N. Vintage Circle.

46
47 Ben White – As background for the public hearing, Steve Gordon wishes
48 to build a detached garage at the rear of his property. The garage will be
49 twelve feet from house and three feet from the rear property line.

50
51 MOTION: James Bruhn moved to open the public hearing at 7:35 p.m.

52
53 SECOND: Mark Preece seconded the Motion.

54
55 PASSED: Voting was as follows:
56 James Ahlstrom – Aye
57 Mark Preece – Aye
58 James Bruhn – Aye
59 Debbie McKean – Aye
60

1 Mr. Gordon stated he wanted to situate the building to keep it parallel with
2 the property line and to leave room around it for other uses. The building
3 will have firewalls, and there are no utilities in the easement.
4

5 PUBLIC COMMENT: There were no comments from the public.
6

7 MOTION: James Bruhn moved to close the public hearing.
8

9 SECOND: James Ahlstrom seconded the Motion.
10

11 PASSED: Voting was as follows:

12 James Ahlstrom – Aye

13 Mark Preece – Aye

14 James Bruhn – Aye

15 Debbie McKean – Aye
16

17 4.

18 Consider approval of Resolution 314-13,
19 a resolution vacating a side yard and part of
20 a rear yard easement for a home at 808 N
21 Vintage Circle
22

23 Ben White - Staff recommends granting the requested vacation of
24 easement but leaving the three feet that will not be used. Because the City
25 is only releasing part of the easement, several word changes were made to
26 our standard agreement by counsel.
27

28 MOTION: James Ahlstrom moved to grant vacation of the requested
29 easements with staff's noted changes.
30

31 SECOND: Debbie McKean 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 Debbie McKean – Aye
38

39 5.

40 Canvass of Votes for the West Bountiful
41 2013 Municipal Primary Election
42

43 Heidi Voordeckers – Pursuant to Utah Code 20A-4-301(2), the Mayor and
44 Council act as the City's canvassing board and no later than 14 days after
45 an election must review the number of votes for each candidate by
46 precinct, declare "elected" those candidates that have the highest number
47 of votes, and sign the canvass report. We received the final report from
48 the county today. The report lists one paper ballot in the wrong column
49 but there is no impact to total votes. We had 33 early votes, 81 absentee
50 votes with a total of 363 votes which is approximately 11% of our total
51 3291 registered voters. There was a decrease in early voters and an
52 increase in absentee voters from past elections.
53

54 MOTION: James Bruhn moved to accept the Canvass.
55

56 SECOND: Debbie McKean seconded the Motion.
57

58 PASSED: Voting by roll call was as follows:

59 James Ahlstrom – Aye

60 Mark Preece – Aye

61 James Bruhn – Aye

62 Debbie McKean – Aye

1 6.
2 Consider Approval of Master Utility Agreement
3 between Utah Department of Transportation and
4 West Bountiful City as part of the 2013 I-15
5 Construction Project .
6

7 Ben White - The Master Utility Agreement is a companion document to
8 the Betterment Agreement recently approved by the City Council. This
9 agreement provides the ability to partner with UDOT and gives them
10 authority to relocate our waterlines. The design has not yet been finalized
11 but UDOT is responsible for 100% of the cost to relocate the City's
12 facilities if the relocation is a result of their design. The cost will be the
13 City's in areas where the City chooses to replace waterlines outside of
14 areas disturbed by UDOT. Counsel has reviewed the Agreement and we
15 recommend approval.

16 MOTION: James Bruhn moved to approve the Master Utility Agreement
17 with UDOT as described above.
18

19 SECOND: Debbie McKean seconded the Motion.
20

21 PASSED: Voting by roll call was as follows:

22 James Ahlstrom – Aye

23 Mark Preece – Aye

24 James Bruhn – Aye

25 Debbie McKean – Aye
26

27 7.
28 Engineers Report
29

30 I-15 project – UDOT has no final design at this point the I-15 contract is
31 Design-Build where the contractor will have some flexibility. The
32 contractor cannot reconstruct contiguous interchanges at the same time. I
33 expect 500 South to be first so we may not see 400 North until next year.
34 400 North overpass will be built in place, with an approximate two month
35 shut down. The other bridges will stay partially open during construction.
36 500 South will be built offsite and moved in place over a 48 hour period.
37 There is some aesthetics money to go with the project. Three fourths of
38 one percent is set aside. We're looking at powder-coated light poles and
39 message boards, etc. We have requested something other than chain link
40 over the 400 North bridge but it will only be over I-15 not over the
41 railroad tracks so we're not sure how well that will work. Can make
42 request now for other betterment type items.

43 The Ranches subdivision has new sidewalk. The Larsen's curb and gutter
44 was poured yesterday and the driveway will be in the next day or two. We
45 put him in contact with the developer's contractor and he will likely use
46 him.
47

48 Brian Moore on Pages Lane is putting in curb, gutter and sidewalk. The
49 house next door is lower and has been subject to flooding over the years.
50 We may ask the owner if he wants to extend curb in front of his home to
51 help prevent future flooding.
52

53 1000 North – 800 West to 550 West has been seal coated with new
54 product.
55

56 Golf Course parking lot is paved, the fence is up and we expect the mason
57 to be here this week. The pre cast monument sign has been ordered.
58

59 Debbie McKean asked why there are big tire tracks on the north side of
60 400 North at 1100 West. Steve will take a look.
61

1 700 West is mostly done; we are working to get the final punch list items
2 finished.
3

4 400 North will be done by September 30. UDOT can assess \$1000/day
5 fines if they go beyond that deadline. There is still some landscaping
6 being done this week. Rocky Mountain Power needs to move poles . We
7 staked the poles at the beginning of the project and when they were close
8 to being done, realized the poles had not been placed where we wanted.
9 Questar put in their lines in the space that was left, but we need to get
10 easement to move it. The power pole issue will linger beyond the rest of
11 project.
12

13 Ben reported that he had been contacted about Olsen Farms 7 (west of
14 1100 West) and the three to one clause as the lots there are very long and
15 narrow. Is that what we want? We may have requests to change it.
16

17 Holly will be coming in tomorrow to talk about temporary parking off of
18 800 W, and 1100 West access.
19

20 Our last project of the year is SCADA, radio controlled system for
21 monitoring our water system.
22

23 Stone Creek well is on but has not been turned on to our system yet.
24 Mayor Romney asked if he thought with early secondary water shutoff by
25 Weber Basin we may see an increase in the use of culinary water for
26 outside watering. Ben responded that we may see an increase. Steve
27 Maughan explained that we were waiting on the water test results, which
28 took 4-6 weeks, before turning on the well. We just got them back so he
29 may be able to turn it on tomorrow. It has tested clean but we are still
30 pumping to make sure color, etc., is good.
31

32 8.
33 Planning Commission Report
34

35 The planning commission held a public hearing for a Rezone request from
36 R-1-10 to L-I at 681 W 400 North. The applicant would like to build
37 storage units on the property. James Ahlstrom asked about spot zoning.
38 Ben White responded that it was questionable because there was an L-I
39 zone just to the East of the property but it was separated by the railroad
40 tracks. Ben reported that there were approximately twenty residents
41 making comments and none were favorable. Before the next meeting, the
42 Planning Commission will go take a look at property. There were 3
43 conditional use permit applications – a beauty salon, milling business, and
44 container company on 500 South. There was also more discussion on
45 deck setbacks. They appear to be leaning towards requiring conditional
46 use permits for all detached decks that encroach in the rear setback. James
47 Ahlstrom asked it that would be more work.
48

49 9.
50 Police Report
51

52 Chief Hixson reported that the Reserve officer program testing has been
53 completed. Top 3 candidates, including a nationally known drug addiction
54 officer and a Highway Patrol officer are going through the background
55 investigation and Chief interview process.
56

57 Crossing guard training for the 2013/2014 school year is scheduled for
58 August 22 at noon.
59

60 Sgt. Rasmussen's retirement party went very well. He and his wife were
61 very grateful for such a good send off.
62

1 Sgt. Jeremy Adams anniversary was July 15. He has done a great job over
2 the past year. He has been with the WBPD for 15 years.

3
4 Officer Joshua Ellery's anniversary was July 10. He has also done a great
5 job this past year. He has been with the WBPD for 7 years.

6
7 The Chief has been working on completing policy and procedure updates
8 to include changes in legislation and case law and is half way through. It
9 is a long drawn out process.

10
11 Detective Ereksen's patrol car was rear-ended while driving home from
12 work. There was minor damage done to the vehicle and the other driver's
13 insurance will be covering all the costs of repair. James Ahlstrom asked if
14 the other driver was cited. The Chief did not know but explained that with
15 all the miles driven by officers, it is inevitable to have accidents.

16
17 The Department Statistics summary was provided and the Chief will be
18 happy to answer questions.

19
20 Also included in Council packets was a letter from the Chief asking for
21 approval to order the four 2014 Ford Explorer police interceptors included
22 in the FY2013/2014 budget. The letter explained that the estimated lease
23 for the vehicles had increased 2% over the projected amount. It was
24 determined that because the vehicles had already been approved in the
25 budget, a formal motion was not necessary. Nevertheless, James
26 Ahlstrom and Mark Preece told the Chief to go ahead and order the
27 vehicles. The Chief was asked how many vehicles he would have left in
28 his spare fleet. He responded that the Crown Victoria's will be gone
29 leaving him with 2 spare vehicles.

30
31 10.

32 Finance Report –

33
34 Heidi Voordeckers provided the financial report for the period ending July
35 31, 2013. She reported that everything was looking good. Sales tax
36 revenues are great, up 8%, and building permits were up. We are working
37 on getting the State transparency website up to date. There has not been a
38 data dump since 2011. She explained that she was not able to provide the
39 condensed report requested in the past as it takes more time to prepare.
40 The larger report is now on our website and state public notice website
41 and provides a good summary of where we are.

42
43 11.

44 Administrative Report

45
46 Nuisances/weeds - Duane Huffman reported that the city has put a
47 moratorium on mowing resident's weeds when they ignore notices and
48 warnings, due to issues of notice and risk management. Duane will
49 personally contact George Knighton, Guy Haskell and Triple S
50 construction to discuss voluntary compliance and negotiate outstanding
51 bills. He explained that staff will be working on policy and ordinance
52 changes before the next weed season. He will bring options for you to
53 consider.

54
55 Golf Director – Paul Holden has accepted the position Director of Golf.
56 He was the assistant pro at Eaglewood in North Salt Lake and will begin
57 his new position on Monday, September 9th. He will be at the Course for
58 the Men's championship this weekend.

59
60 Cell tower – we are talking with other agencies to get rates.
61

1 Early voting for the general election will be handled a little differently. In
2 an attempt to encourage voter participation, we will advertise a schedule
3 that includes at least one evening (City Council meeting or Planning
4 Commission meeting) and be available for partial days that allow for
5 voters to come in over their lunch hours.
6

7
8 The ULCT annual conference will be held September 11-13. The Mayor
9 and Council members are encouraged to attend but should contact Mr.
10 Huffman to handle registration.

11 12.
12 Mayor/Council Reports
13

14 Debbie McKean – Newsletter articles are due tomorrow. She sent out ‘no
15 spray’ zone information from Mosquito Abatement. She explained they
16 have been getting really aggressive at the Park in an attempt to improve
17 the problem. In response to a question, the Mayor explained that the
18 mosquito’s that have been trapped at the Park are the type that breed in
19 stagnant water and bite really hard but we don’t have stagnant water at the
20 Park so we’re perplexed. Debbie suggested that because mosquito’s like
21 tires we recycle or hold a tire drive. Steve will look at it to see if they can
22 bring bins out for clean-up. Debbie would like to schedule a work session
23 in Oct/Nov/Dec with Gary Hatch to talk about policies we’d like to see.
24 We need a policy about whom, and how often no spray requests can be
25 made. The City can implement a policy and Mosquito Abatement will
26 follow it.
27

28 James Bruhn – Wasatch Integrated Waste meeting – West Bountiful City
29 was reported to have 366 self haul trips to the landfill. He asked about the
30 golf cart shed hit by the contractor. Will they take care of it? Steve - Yes,
31 they’ll fix it.
32

33 Mark Preece – Attended a South Davis Sewer meeting and they were
34 talking about their property surrounding the plant on 1200 North. They
35 have already gated the road that dead ends at the sewer plant. They own
36 the two homes still existing along the road and behind their gate.
37 Can/should we deed the road to them?
38

39 James Ahlstrom – His committees - finance, public works and golf are all
40 doing well. His son won junior championship at Lakeside.
41

42 Mayor – South Davis Fire board report – There were three structure fires
43 at the same time last week which was a huge drain on resources. Some
44 stations are geared more toward medical emergencies than fire fighting.
45 They are working on multi tasking so they can be better prepared in the
46 future.
47

48 Holly – The driver of a semi truck at the filling station on 500 South
49 drove off without disconnecting the fuel hose. The truck left quite a bit of
50 fuel on the road. A lady on a bike turned into RB’s and when she hit the
51 diesel fuel, she fell and was injured. She was discharged from the hospital
52 yesterday.
53

54 The Mayor is aware that several cities are not able to fund road
55 projects. He’d like to thank council and staff for working so hard to get
56 our projects funded and completed. We’re in good shape.
57

58 He has received good reports on the work we’ve done in the pro shop
59 and believes we could probably get a lot more years out of the facility if
60 we do something similar with café area.
61
62

1 James Ahlstrom reported that between #1 and #2 holes there is a pipe
2 sticking out of the ground in a huge puddle, and the asphalt paths have bad
3 pot holes. Steve replied that he scheduled asphalt repairs today but they
4 won't be done before championship this weekend. He will also take a
5 look at the pipe between #1 and #2.
6

7 13.
8 Approval of minutes of the August 6, 2013
9 Work session and City Council Meeting
10

11 MOTION: James Bruhn moved to approve the minutes of the June 27,
12 2013 Special City Council Meeting and the July 16, 2013 City Council
13 Meeting.
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 14.
24 Possible closed meeting for the purpose of
25 discussing items as allowed, pursuant
26 Utah Code Annotated 52-4-205
27

28 Not Needed
29

30 15.
31 Possible Action following closed meeting.
32

33 None
34

35 16.
36 Adjourn
37

38 MOTION: James Bruhn moved to adjourn the city council meeting at
39 8:45.
40

41 SECOND: Mark Preece seconded the Motion.
42

43 PASSED: Voting was as follows:
44 James Ahlstrom – Aye
45 Mark Preece – Aye
46 James Bruhn – Aye
47 Debbie McKean – Aye
48
49

50
51
52
53 
MAYOR KENNETH ROMNEY


HEIDI VOORDECKERS (CITY RECORDER)

54
55
56 
CATHY BRIGHTWELL (SECRETARY)
57
58

