

**Mayor**  
Kenneth Romney

# *West Bountiful City*

**City Administrator**  
Duane Huffman

**City Council**  
James Ahlstrom  
James Bruhn  
Debbie McKean  
Mark Preece  
Dave Tovey

550 North 800 West  
West Bountiful, Utah 84087

Phone (801) 292-4486  
FAX (801) 292-6355

**City Recorder/Auditor**  
Heidi Voordeckers

**Chief of Police**  
Todd Hixson

**City Engineer**  
Ben White

## **CITY COUNCIL MEETING**

**NOTICE IS HEREBY GIVEN THAT THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A  
CITY COUNCIL MEETING ON TUESDAY, SEPTEMBER 17, 2013 AT 7:30 PM– 550  
NORTH 800 WEST, WEST BOUNTIFUL CITY.**

### **Agenda**

Invocation/Thought by Invitation  
Pledge of Allegiance – Dave Tovey

1. Accept Agenda
2. Public Comment (two minutes per person) or if a spokesperson has been asked by a group to summarize their comments, five minutes will be allowed.
3. Consider approval of amplified music request at City Park, September 21, 2013 – Trevor Austin
4. Appoint Mayor Pro-Tem
5. Consider approval of resolution 315-13, a resolution establishing the approved signatories on the West Bountiful City Bank Accounts (First National Bank and US Bank)
6. Discuss options related to snowplow vehicles/equipment
7. Consider motion to approve moving forward with Letter of Intent for cell phone tower at water tank
8. Planning Commission Report
9. Public Works Report – Golf Course Irrigation
10. Birnam Woods park discussion
11. Police Report
12. Finance Report
13. Administrative Report
14. Mayor/Council Reports
15. Approval of Minutes of the August 13, 2013 Special City Council Meeting and the August 20, 2013 City Council Meeting
16. Closed meeting for the purpose of discussing the character, professional competence, or physical or mental health of an individual, to hold a strategy session to discuss, pending

1  
2  
3 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, September  
4 17, 2013 at West Bountiful City Hall, Davis County, Utah.  
5

6  
7 Those in Attendance

8 MEMBERS PRESENT: Mayor Kenneth Romney, James Ahlstrom, Mark  
9 Preece, Dave Tovey, Debbie McKean. James Bruhn was attending a  
10 Wasatch Integrated conference.  
11

12 STAFF PRESENT: Duane Huffman (City Administrator), Heidi  
13 Voordeckers (City Recorder/Auditor), Cathy Brightwell (Deputy  
14 Recorder), Steve Doxey (City Attorney), Steve Maughan (Public Works  
15 Manager), Chief Todd Hixson, Nathalie Ellingson (secretary).  
16

17 VISITORS: Trevor Austin, Kelly Enquist, Alan Malan.  
18

19  
20 Called to Order: Mayor Kenneth Romney called this meeting to order at 7:34 pm  
21

22 Invocation/Thought – James Ahlstrom gave an invocation.  
23 Pledge of Allegiance led by Mark Preece  
24

25 1.  
26 Accept Agenda  
27

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

30 SECOND: Dave Tovey seconded the Motion.  
31

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

38 2.  
39 Public Comment  
40

41 Matt Davidson – 683 West 2300 North – He proposed that the land west  
42 of the park at Birnam Woods be made into a bike park. The land is in a  
43 central location and sidewalks are already there, making it accessible to  
44 the public. It is currently a dirt lot and even if they plant something, if it  
45 falls into disuse it will become dirt again. Mr. Davidson and his family  
46 are bike enthusiasts and he believes there are many citizens who would be

1 interested in another venue for biking. The council raised a question  
2 regarding liability, and Duane Huffman responded the City is covered  
3 under Government Immunity Act, such is with playgrounds, pools, etc.  
4 Debbie McKean proposed a work session to discuss it.  
5  
6

7 3.  
8 Consider Approval of Amplified Music  
9 Request at City Park, September 21, 2013 –  
10 Trevor Austin  
11

12 Mr. Austin has applied to have amplified music at a wedding reception in  
13 the city park on September 21st. Part of the application process is  
14 obtaining signed approval from the city council. He has been told about  
15 the nuisance ordinance which prohibits extremely loud music. The event  
16 will begin at 6:00 pm and end by 10:00 pm  
17

18 MOTION: James Ahlstrom moved to approve Trevor Austin's  
19 application to play amplified music at City Park, September 21, 2013 from  
20 6:00 – 10:00 pm.  
21

22 SECOND: Mark Preece seconded the Motion  
23

24 PASSED: Voting was as follows:  
25 James Ahlstrom – Aye  
26 Mark Preece – Aye  
27 Dave Tovey – Aye  
28 Debbie McKean – Aye  
29  
30

31  
32 4.  
33 Appoint Mayor Pro Tem  
34

35 In the past, a Mayor Pro Tem has been temporarily appointed when the  
36 Mayor is unable to attend a City Council meeting. The purpose of this  
37 agenda item is to formally approve a standing Mayor Pro Tem to serve in  
38 the Mayors absence, and to formalize those authorized per the terms of the  
39 following agenda item, approval of Resolution 315-13.  
40

41 MOTION: James Ahlstrom moved to approve Mark Preece as Mayor Pro  
42 Tem.  
43

44 SECOND: Dave Tovey seconded the Motion.  
45

46 PASSED: Voting was as follows:

1 James Ahlstrom – Aye  
2 Mark Preece – Aye  
3 Dave Tovey – Aye  
4 Debbie McKean – Aye  
5

6 5.  
7 Consider Approval of Resolution 315-13,  
8 a Resolution Establishing the Approved  
9 Signatories on the West Bountiful City  
10 Bank Accounts (First National Bank  
11 and US Bank).  
12

13 West Bountiful is required to establish those positions that are authorized  
14 signatories on the West Bountiful City bank accounts. The attached  
15 Resolution recommends that the Mayor, the Mayor Pro Tem, the City  
16 Administrator, and the City Treasurer be authorized to sign checks on  
17 behalf of the City. Since Heidi Voordeckers cannot be a signer as it  
18 conflicts with her duties as City auditor, it is recommended that Mindi  
19 Tullis (City Treasurer) be the fourth signer.  
20

21 MOTION: James Ahlstrom moved to approve Resolution 315-13  
22 establishing the approved signatories on the West Bountiful City bank  
23 accounts at First National Bank and US Bank to be Mayor Romney,  
24 Mayor Pro Tem Preece, City Administrator Duane Huffman, and Mindi  
25 Tullis.  
26

27 SECOND: Dave Tovey seconded the Motion.  
28

29 PASSED: Voting by roll call was as follows:  
30 James Ahlstrom – Aye  
31 Mark Preece – Aye  
32 Dave Tovey – Aye  
33 Debbie McKean – Aye  
34  
35

36 6.  
37 Discuss Options Related to Snowplow  
38 Vehicles/Equipment  
39

40 Duane Huffman – The city needs a minimum of two good snowplows, and  
41 a third would be helpful. Currently they have one old unreliable  
42 snowplow and a dump truck with a plow blade. They have not been able  
43 to find a replacement for the snowplow that was totaled, so they have put  
in an order for a new snowplow which will be delivered in February 2014.

1 They have talked about two options for funding. The first option is to pay  
2 cash. The insurance settlement offer is currently \$33,000. There was an  
3 additional \$30,000 budgeted for a new snowplow, and they could use  
4 \$70,000 from the Capital Improvement Fund and \$200,000 from the  
5 General Fund. Deducting up to \$200,000 from the General Fund would  
6 leave a reasonable balance. The other option is to finance it. \$33,000  
7 from the insurance would be the down payment, and \$119,000 would be  
8 financed over 7 years (\$19,000 per year from Capital Improvements and  
9 the General Fund). At a rate of 3.1%, the interest would be \$15,000.  
10 Duane recommends financing the purchase and using the cash to retrofit  
11 the dump truck or buy a snowplow which is coming available from the  
12 University of Utah.

13  
14 James Ahlstrom stated there would be plenty left to do those  
15 improvements if they paid cash for the snowplow, but he was concerned  
16 that another use might come up for the \$200,000. He asked Steve  
17 Maughan how much it would cost to retrofit the dump truck. Steve replied  
18 a sander and blade would cost \$32,000. The new snowplow is \$155,000,  
19 and the other plow will soon need to be replaced. Heidi Voordeckers said  
20 she would feel better about financing because she wants to keep the cash  
21 on hand. Although James Bruhn was not present, he had communicated to  
22 Mayor Romney that he would choose to pay cash for the plow. Mayor  
23 Romney and all council members present also decided they were in favor  
24 of paying cash. Duane thanked council for the discussion since it will help  
25 him proceed with budgeting.  
26

27 7.

28 Consider Motion to Approve Moving  
29 Forward with Letter of Intent for Cell  
30 Phone Tower at Water Tank.  
31

32 Duane Huffman – The Letter of Intent is not an agreement with Capital  
33 Telecom, but a letter offering terms for a lease agreement. A final lease  
34 agreement will come to council later for approval, but the council can  
35 choose to back out at any time until then. Capital Telecom wants to lease  
36 a 50' x 50' area, and they will pay a minimum of \$2,550 per month. The  
37 city would charge \$250 for each additional carrier. The agreement would  
38 go for 10 years.

39  
40 MOTION: James Ahlstrom moved to approve moving forward with the  
41 Letter of Intent for a cell phone tower at the water tank.

42  
43 SECOND: Dave Tovey seconded the Motion.

44  
45 PASSED: Voting was as follows:  
46 James Ahlstrom – Aye

1 Mark Preece – Aye  
2 Dave Tovey – Aye  
3 Debbie McKean – Aye  
4  
5  
6  
7

8 8.  
9 Planning Commission Report  
10

11 Cathy Brightwell – The council has had a chance to review the feedback  
12 from the public hearing regarding the rezone. The Planning Commission  
13 recommends denying the rezoning. The applicant wants to be on a future  
14 council agenda. Four conditional use permits were granted. Discussions  
15 on decks is ongoing. At the last meeting they decided the deck could  
16 encroach into the setback with a conditional use permit. The permit will  
17 include seven conditions that must be met.  
18

19 James Ahlstrom recommended they require only staff approval for decks  
20 in setbacks, because a conditional use permit for each one would overload  
21 the Planning Commission. He suggested someone from the Planning  
Commission come to the council with reasons for conditional use permits.

22  
23  
24 9.  
25 Public Works Report – Golf Course Irrigation  
26

27 Steve Maughan –

- 28 • Pages Lane is going to be closed at the railroad track next week on  
29 Tuesday, Wednesday and Thursday so some repairs can be done.  
30 The railroad has had trouble at that crossing for a while, especially  
31 in winter. At the same time, they will do the curb and gutter at the  
32 park. Steve asked for the council's help with notifying citizens of  
33 the closure.
- 34 • Steve verified with the Weber Basin office that the water will be  
35 shut off October 1. They might have to spray the greens at the golf  
36 course with their pressure washer as they had done before when  
37 seasons have been dry. He could use a pump, but a pump would  
38 cost \$2,800 and they may not need it. He recommends they get a  
39 computerized pump as a long-term addition to the irrigation system  
40 at the golf course. For the rest of this season, he wants to  
41 concentrate on getting the ponds full and use additional employee  
42 hours to water with a hose.
- 43 • Fall cleanup is scheduled the week of October 5 to October 12.  
• Next week they will do their last round of roadside mowing for the  
year.

- They are getting some hydrants replaced before winter. He will keep the council posted. Debbie McKean asked about marking the hydrants in case of deep snow. Council decided CERT should do it, and in most winters it will not be necessary.
- The street patching is getting done. They have some work still to do on the chip seal project.

#### Golf Course

Most of the parking lot at the golf course is done; the landscaping and sprinklers are still unfinished. They may need to look for contingency money for the golf course. They are already over budget due to a lightning strike that took out the timers. Steve did not know if the budget covered irrigation in the parking lot. Heidi said council had approved \$12,000 as a contingency budget. Steve said he would get together with Ben and gather up all the bills so as to get a better idea of what will be needed. Duane said they had budgeted \$100,000 for the park irrigation, and there may be money left over that could be redirected to the golf course parking lot.

The Mayor said he is in favor of getting all the irrigation in this year so everything will be ready for the new season. The question was whether they want to start work and hope there is money by spring, or do they want to wait until spring to do any work. Dave Tovey favored doing the irrigation now and finishing up the landscaping in the spring, and the rest of the council agreed. Duane said it was likely they would need budget amendments in the spring. Debbie McKean had an upset neighbor because a Russian olive tree growing on the golf course was cut down and thrown into her yard. Steve said he would look into it.

10.

#### Birnam Woods Park Discussion

Mayor Romney – The council has had a meeting regarding the park, and they need to decide how to proceed next. He asked Duane Huffman and Ben White to prepare a list of options. Duane suggested they first make a list of the problems and the current assets. Then they can identify which options will solve which problems. He suggested they work up a presentation to show to citizens and then get their feedback. They talked about doing this in a work meeting sometime in October. Mayor Romney gave Mr. Davidson some names of people to contact regarding a bike park.

11.

#### Police Report

1 Chief Hixson – After doing background checks, they have three good  
2 candidates for the officer reserve program. They still need to make offers.  
3 Annual crossing guard training was held August 22. Several guards have  
4 reached anniversary dates. The school crossing light had been pushed  
5 back into some trees but Public Works did a good job attaching it so it can  
6 be seen. An ad for the officer position was included in the council report.  
7 Reserve officers who apply will only need to be interviewed. They have  
8 hired a fill-in secretary, Roxanne Thompson. The overall statistics looked  
9 good and the police force is busy and motivated.  
10

11 12.  
12 Finance Report  
13

14 Heidi Voordeckers – the council packets included a budget report for the  
15 first two months of the fiscal year. Sales tax revenues for August were  
16 down 5.5% compared to last year. The drop in sales tax was statewide,  
17 with the first decrease in 20 months. The City projected a 4% increase this  
18 fiscal year – so far the first two months have averaged 2.5% over last year.  
19 The external auditors spent last week at the city offices completing field  
20 work. They spent time interviewing administrative staff along with golf  
21 course staff, the mayor, and some of the council members. They will be  
22 making recommendations regarding improvements to cash management at  
23 the golf course.  
24

25  
26 13.  
27 Administrative Report  
28

29 Duane Huffman –

- 30 • He developed a claim form for claims against the city. There has  
31 not been one in the past. Steve Doxey reviewed it. He stated a  
32 disadvantage of the form would be that often people do not make a  
33 claim until after the time limit, the form would remind them of the  
34 time limit, and the city could get more claims. Duane said on the  
35 other hand the form would deter people from involving a lawyer  
36 who would be expensive for the city.
- 37 • A “Mortgage Burning” celebration is being held at the golf course  
38 from 1:00 to 6:00 pm on Saturday, September 26. Those attending  
39 will get a free bucket of balls. The food service will provide hot  
40 dogs and chips. They will hold a small tournament with some kind  
41 of challenge, and other activities will be a bounce house and a  
42 dunking booth. Also, Chief Hixson wants to do a canine demo.  
43 The cost will come from the advertising budget or Paul’s budget  
44 and the food service will also be helping financially. Duane asked  
45 for help from council members and one idea was for them to take  
46 non-golfers on tours of the course in golf carts.

1 14.  
2 Mayor/Council Reports  
3

4 Dave Tovey – The youth city council is working on staffing for the year.  
5

6 Debbie McKean – The newsletter went out and the next articles are due  
7 November 15. The mosquito board approved the CDA for light industrial  
8 on Redwood Road in North Salt Lake (giving up 75% tax increment).  
9 Debbie had copies available of maps of the CDA area. Mosquito  
10 Abatement has trapped half as many mosquitoes in the park during their  
11 four-day aggressive spray (roughly 1,200 mosquitoes). They are doing a  
12 study on the effect of sprays on bees and they concluded there is no effect  
13 because the bees are in hives during the spraying times. Gary Hatch will  
14 come do a work session regarding the no-spray zones. Finally, the West  
15 Bountiful 3rd Ward needs service projects.  
16

17 Mark Preece – He met with the emergency preparedness group (EPAC)  
18 before tonight's meeting, where they worked on rules, etc. The sewer  
19 board meeting will be later this week.  
20

21 James Ahlstrom – the golf committee is doing a good job.  
22

23 Mayor Romney – People have asked him about lacrosse and soccer being  
24 played in the city park. The city had an agreement with a soccer group,  
25 but he did not know if there are any agreements now. Steve Maughan said  
26 he saw a soccer field marked out on the north end. The baseball league  
27 brings its agreement to the city and pays for use of the park. The soccer  
28 and lacrosse teams have to play on a first come first served basis. He  
29 asked council if they want to work something out with those groups. They  
30 will hold a discussion about it.  
31

32 15.  
33 Approval of Minutes of the August 13, 2013  
34 Special City Council Meeting and the  
35 August 20, 2013 City Council Meeting  
36

37 MOTION: James Ahlstrom moved to approve minutes of the August 13,  
38 2013 special City Council meeting and the August 20, 2013 City Council  
39 meeting.  
40

41 SECOND: Debbie McKean seconded the Motion.  
42

43 PASSED: Voting was as follows:  
44 James Ahlstrom – Aye  
45 Mark Preece – Aye  
46 Dave Tovey – Aye

1 Debbie McKean – Aye  
2  
3

4 16.  
5 Closed Meeting  
6 9:31 pm  
7

8 MOTION: Mark Preece moved to go to a closed meeting for the purpose  
9 of discussing the character, professional competence, or physical or  
10 mental health of an individual, to hold a strategy session to discuss  
11 pending or reasonably imminent litigation, and to discuss investigative  
12 proceedings regarding criminal conduct, pursuant Utah Code Annotated  
13 52-4-205(a), (c), and (g), to be held in the police exam room.  
14

15 SECOND: Debbie McKean seconded the Motion.  
16

17 PASSED: Voting by roll call was as follows:  
18 James Ahlstrom – Aye  
19 Mark Preece – Aye  
20 Dave Tovey – Aye  
21 Debbie McKean – Aye

22  
23  
24 10:10 pm

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

25  
26  
27 SECOND: Dave Tovey seconded the Motion  
28

29 PASSED: Voting was as follows:  
30 James Ahlstrom – Aye  
31 Mark Preece – Aye  
32 Dave Tovey – Aye  
33 Debbie McKean – Aye  
34

35  
36 17.  
37 Possible action

38 None.  
39  
40

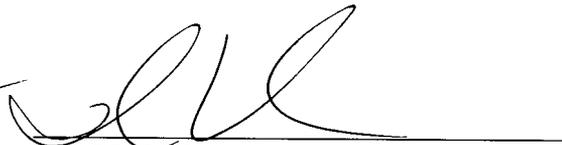
41  
42 18.  
43 Adjourn

44  
45  
46 MOTION: James Ahlstrom moved to adjourn the city council meeting.

1  
2 SECOND: Dave Tovey seconded the Motion.  
3

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

10  
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12  
13  
14  
15   
MAYOR KENNETH ROMNEY

16  
17  
18   
HEIDI VOORDECKERS (CITY RECORDER)



37  
38   
NATHALIE ELLINGSON (SECRETARY)

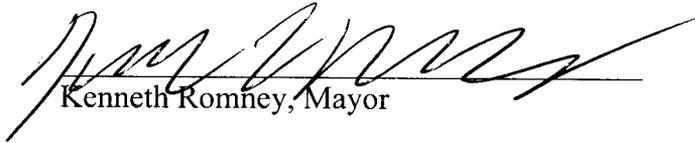
**WEST BOUNTIFUL CITY**  
**Statement Regarding Closed Meeting of City Council**  
**September 17, 2013**

STATE OF UTAH            )  
                                      : ss.  
COUNTY OF DAVIS        )

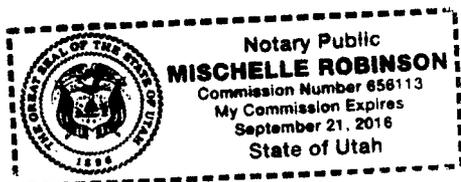
I, Kenneth Romney, hereby affirm as follows:

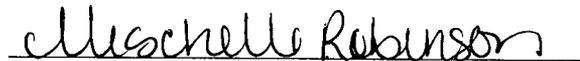
1. I am the mayor of West Bountiful City, and make the following averments based on personal knowledge.
2. I presided at a duly noticed meeting of the West Bountiful City Council on September 17, 2013.
3. Upon motion and a unanimous vote, the City Council closed the meeting and moved the meeting to the police line-up room for the purpose of discussing the character, professional competence, or physical or mental health of an individual, to hold a strategy session to discuss pending, or reasonably eminent litigation, and to discuss investigative proceedings regarding criminal conduct, pursuant *Utah Code Ann. § 52-4-205(1)(a)(c)(g)*
4. Upon conclusion of that discussion, the Council resumed its open meeting.

DATED this 22 day of October, 2013.

  
Kenneth Romney, Mayor

SUBSCRIBED AND SWORN TO before me this 22 day of October, 2013.



  
Notary Public