

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
www.WBCity.org

Finance Director
Heidi Voordeckers

City Engineer
Ben White

Public Works Director
Steve Maughan

**** amended 12/02/2013****

CITY COUNCIL MEETING

NOTICE IS HEREBY GIVEN THAT THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A CITY COUNCIL MEETING ON **TUESDAY, DECEMBER 3, 2013 AT 7:30 PM** – 550 NORTH 800 WEST, WEST BOUNTIFUL CITY.

Invocation/Thought by Invitation
Pledge of Allegiance- James Ahlstrom

Agenda

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 Ordinance 356-13, enacting a temporary land use regulation to prohibit the operation of retail tobacco specialty businesses
4. Discussion of Golf Course Items:
 - a. Selection of Lakeside Golf Course Logo
 - b. Discussion of Golf Course concession services
 - c. Discussion of Golf Course Needs Assessment
5. Discussion of the 2014 schedule of capital improvements
6. Presentation by Davis County Mosquito Abatement District
7. Planning Commission Report
8. Engineer's Report
9. Administrative Report
10. Mayor/Council Reports
11. Approval of Minutes from the October 15th City Council meeting, the November 5th Special City Council meeting, the November 12th Joint Work Session, and November 19th City Council meeting
12. Adjourn

According to the American's with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should contact Heidi Voordeckers, City Recorder, at (801) 292-4486. Any residents or property owners in West Bountiful City may request to offer a prayer or thought at the City Council Meetings. Please notify Heidi Voordeckers of this desire twenty-four (24) hours before the meeting.

1 Minutes of the Meeting of the City Council of West Bountiful City held on Tuesday, December
2 3, 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 was expected later.
7

8 STAFF PRESENT: Duane Huffman (City Administrator), Heidi
9 Voordeckers (Finance Director/Recorder), Ben White (City Engineer),
10 Cathy Brightwell (Deputy Recorder), Chief Todd Hixson, Paul Holden
11 (Golf Director), Steve Maughan (Public Works Director), Nathalie
12 Ellingson (Secretary).
13

14 VISITORS: Kelly Enquist, Alan Malan, Sandy Herrera, Jeff Bennion,
15 Jason Burningham.
16

17
18 Called to Order: Mayor Romney called this meeting to order at 7:36 pm
19

20 Invocation/Thought – Debbie McKean gave an invocation.
21 Pledge of Allegiance led by Mark Preece.
22

23 1.
24 Accept Agenda

25 MOTION: Debbie McKean moved to approve the agenda as written, but
26 adjourn for an RDA meeting when all parties arrive.
27

28 SECOND: James Bruhn seconded the Motion.
29

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

36 2.
37 Public Comment

38 No comments.
39

40 Jason Burningham arrived for the RDA meeting.
41

42 MOTION: James Ahlstrom moved to adjourn the council meeting and go
43 to the RDA meeting.
44

45 SECOND: Debbie McKean seconded the Motion.
46

1 PASSED: Voting was as follows:
2 James Ahlstrom – Aye
3 Mark Preece – Aye
4 James Bruhn – Aye
5 Debbie McKean – Aye
6

7 Reconvened City Council Meeting
8

9 3.
10 Consider Approval of Ordinance 256-13,
11 Enacting a Temporary Land Use Regulation
12 to Prohibit the Operation of Retail Tobacco
13 Specialty Businesses.
14

15 Duane Huffman – State law allows for a temporary land use moratorium
16 when a land use issue arises which is not contemplated in the city’s statute
17 or is otherwise unregulated. The City learned of the potential interest in
18 opening an electronic cigarette shop at Gateway, and West Bountiful
19 currently has no ordinance relating to tobacco products of any kind. A
20 state law was adopted in 2012 regulating this new type of business and
21 requiring special licenses be issued. A moratorium would give the council
22 up to six months to research and discuss this issue.
23

24 Sandy Ferrera, who has interest in opening an e-cigarette store, was
25 present at the meeting and came forward to explain her business. She
26 currently has a shop in Ogden called Vapor Royale, and wants to expand
27 by opening a shop at Gateway. She is a member of Utah Vapor
28 Association, which promotes the proper use of e-cigarettes. She is strict
29 about not selling to minors, and will not be selling any other tobacco
30 products in her store. James Ahlstrom asked her if a six month delay
31 would be a problem for her. She said she was worried about losing her
32 spot at Gateway, since zoning limits areas where she can have a shop.
33

34 Chief Hixson expressed his concern about glass pipes, potpourri, spice and
35 bath salts being sold, and that customers could add harmful substances to
36 the fluid.
37

38 Items to discuss during the moratorium would be zoning and land use
39 issues, and whether strong restrictions should be in place to prevent the
40 shop from eventually selling tobacco products under future ownership.
41

42 MOTION: James Ahlstrom moved to adopt a six-month moratorium on
43 approving Ordinance 256-13, enacting a temporary land use regulation to
44 prohibit the operation of retail tobacco specialty businesses, to allow time
45 for research and discussion.
46

1 SECOND: Dave Tovey seconded the Motion.
2

3 PASSED: Voting by roll call 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 Mayor Romney suggested to Ms. Ferrera that she check the Planning
11 Commission agendas over the next few months.
12

13 4.

14 Discussion of Golf Course Items
15

16 a. Selection of Lakeside Golf Course Logo.

17 Mayor Romney – There have been several different logo designs used
18 at the Lakeside Golf Course. Because of the improvements at the golf
19 course, consideration has been given to updating the logo. Paul
20 Holden brought posters showing three potential new logos and outlines
21 of golf shirts to show how the logos would look on them. The
22 majority of those attending the meeting chose the logo showing
23 mountains in the background as their favorite.
24

25 b. Discussion of Golf Course Concession Services.

26 Duane Huffman – The council had discussed at the last meeting
27 whether they want to use staff to maintain the cafe or if they want to
28 contract it out again. It was decided that for 2014 the City would
29 contract the services out. Duane presented a plan for an RFP process.
30 He wants to issue the RFP by the middle of December and run it until
31 January 17, with the intention of having a recommendation to present
32 to the council at the first meeting in February.
33

34 c. Discussion of Golf Course Needs Assessment.

35 Duane Huffman – The staff worked up a list of immediate, short term
36 and long term plans for the golf course. They are planning a remodel
37 of the cafe and restrooms which will come out of the current budget.
38 They want to eventually discuss hiring an additional full time staff
39 member at the pro shop. They will bring proposals to the council
40 regarding the new staff.
41

42 The golf carts became the focus of the rest of the discussion. Duane,
43 Steve Maughan and Paul Holden had listed some different options for
44 updating and adding to the fleet of golf carts. The city currently owns
45 twenty that are operational, but it is common to have four or five out of
46 service at a time. They have an additional seven, which are non-

1 operational. There are three leases for ten carts each; they end on 6/30/14,
2 6/30/15, and 6/30/16 respectively. The current annual total of all lease
3 payments is about \$20,000 per year, and the revenue from the carts is
4 \$180,000 per year. The 20 city-owned carts are becoming a liability and
5 maintenance issue, so the staff needs to decide what to do with them.
6

7 Option 1 would be to trade in the 27 city-owned carts as part of a new
8 lease for 30 additional leased carts. They would end up with a total of 60
9 carts, which will improve the players' perception of the golf course, and
10 they could host more tournaments. This would increase the FY 2015
11 budget by \$12,429.
12

13 Option 2 would be to keep 10 of the city-owned carts and trade in the
14 remaining 17 carts for 20 new carts on lease. They would end up with 60
15 carts, and they could keep back the 10 older carts until the rest of the carts
16 are used. This would increase the FY 2015 budget by \$9,860.
17

18 Option 3 would be to wait and explore solutions as part of the FY 2015
19 budget development process, and leave the problem unaddressed for the
20 upcoming season.
21

22 James Ahlstrom and Mark Preece liked Option 1 but James suggested they
23 consider three year rotations, which is what the nicer golf courses do.
24 Duane said they will have better day-to-day maintenance which will make
25 the carts last longer than they currently do. He suggested the possibility of
26 working into a three year rotation over a period of time. James Bruhn
27 liked Option 2 because they would not be getting as many new carts right
28 away, and Debbie McKean agreed with him. Duane said he would have
29 more detailed lease options to show to the council at the next meeting.
30 Mayor Romney asked staff to start working on future golf course budgets.
31

32 5.
33 Discussion of the 2014 Schedule of
34 Capital Improvements.
35

36 Ben White – Referring to the schedule provided to the council, he said the
37 projects are still in development, but that the funding sources should be
38 accurate. Duane said the projects for the current fiscal year are budgeted
39 and in the works. Duane would like feedback from council on how to
40 schedule and prioritize the remaining projects. James Bruhn suggested
41 delaying Item 3 because new asphalt would be ruined by trucks going to
42 and from the new subdivision while houses are being built. Ben and
43 Duane said if the asphalt is done the properly, the trucks would have no
44 impact for the first year. Duane said they are planning on having a full-
45 time public works employee overseeing the projects next construction
46 season. James Bruhn wanted Bountiful City water connection moved up

1 and Mark Preece wanted Birnam Woods drainage moved up. Ben said he
2 took the items for the parks from the recommendations made by the parks
3 and trails committee. Duane suggested holding a comprehensive planning
4 meeting in January.
5

6 6.

7 Presentation by Davis County
8 Mosquito Abatement District
9

10 Gary Hatch had planned to give a presentation but he never arrived.
11

12 7.

13 Planning Commission Report
14

15 Ben White – At the last meeting they continued discussion on the setback
16 issues from the joint work session. They talked about structures in the A1
17 zone being taller with setbacks increased and raising the percentage of rear
18 yard coverage for accessory buildings. This discussion will take one or
19 two additional meetings.
20

21 8.

22 Engineers Report
23

24 Ben White –

- 25 • In the next two weeks they should have SCADA installed.
- 26 • UDOT will the award for the I-15 project ready soon.
- 27 • The Stone Creek well is down. The electrical connections have
28 been checked and are good, so it probably has something to do
29 with the pump.
- 30 • On 700 West, Rocky Mountain Power dug up asphalt due to an
31 emergency. The power line, which was directly below the water
32 line, was dinged by the contractor, and it shorted out last Sunday
33 causing a power outage to residents in the area. When the road is
34 repaired they will have the contractor do a seamless patch.
- 35 • Holly received their state air quality permit for their upgrades. A
36 new substation is going up near Millcreek Canal in what is now a
37 vacant field, and plans further improvements along 800 West. The
38 question has arisen as to whether Holly should be required to put in
39 curb and gutter. He suggested that the council look at the
40 ordinance soon, decide on their expectations, and discuss it at the
41 next meeting.
42

43 9.

44 Administrative Report
45

1 Duane Huffman – The staff is currently looking at ways to keep the office
2 open during the lunch hour and opening earlier in the morning. The
3 council is invited to the staff Christmas party which will be lunch at the
4 golf course next Friday. The staff has finished with the first round of
5 policy and procedures changes. The changes will be brought to the
6 council early next year. The December 17 meeting will include an audit
7 presentation, a discussion of police vehicles, and executive discussion
8 items.
9

10 10.
11 Mayor/Council Reports

12
13 Debbie McKean – The newsletter articles are due December 16.
14 Christmas on Onion Street will be this coming Monday.

15
16 Dave Tovey – Nothing to report

17
18 James Bruhn – Reporting on the Wasatch Integrated meeting, negotiations
19 with HAFB broke down. They are having another contractor come in.
20

21 Mark Preece – Nothing to report

22
23 James Ahlstrom – He and the Mayor reached out to Senator Wieler
24 regarding the Legacy drainage issue. Senator Wyler talked to the new
25 person at UDOT, and he has agreed to meet with them. They need Ben to
26 provide them with numbers regarding before and after the Legacy
27 highway was put in which they will present to UDOT.
28

29 Mayor Romney – He wants to move the tobacco store issue high on the
30 Planning Commission's agenda, and involve Steve Doxey and Chief
31 Hixson in the discussions.
32

33 11.
34 Approval of Minutes from the October 15
35 City Council Meeting, the November 5
36 Special City Council Meeting, the
37 November 12 Joint Work Session and
38 the November 19 City Council Meeting.
39

40 Mark Preece requested a change in the November 19 minutes, and Debbie
41 said Alan Malan had requested a change in the joint work session minutes.
42

43 MOTION: Mark Preece moved to approve the minutes from the
44 November 5 Special City Council Meeting, the November 12 joint work
45 session with the Planning Commission, and the November 19 City
46 Council Meeting with the requested changes.

1
2 SECOND: James Ahlstrom seconded the Motion.
3

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

11 12.
12 Adjourn
13 10:10
14

15 MOTION: James Bruhn moved to adjourn.

16 SECOND: James Ahlstrom seconded the Motion.

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

27
28
29 
30 MAYOR KENNETH ROMNEY
31

32 
33 HEIDI VOORDECKERS (CITY RECORDER)

NATHALIE ELLINGSON (SECRETARY)

