

Minutes of the West Bountiful City Council meeting held on **Tuesday, June 17, 2014** at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

MEMBERS: Mayor Kenneth Romney, Council members James Ahlstrom, James Bruhn, Kelly Enquist, Debbie McKean, Mark Preece

STAFF: Duane Huffman (City Administrator), Heidi Voordeckers (Finance Director/Recorder), Ben White (City Engineer), Chief Todd Hixson, Paul Holden (Golf Director), Cathy Brightwell (Deputy Recorder/Secretary)

VISITORS: Alan Malan, Corey Sweat, Dave & Terrie Ryan, D. Michael Nielsen, Josh & Trisha Davis,

Mayor Romney called the meeting to order at 7:30 pm. James Ahlstrom gave an Invocation, and the Pledge of Allegiance was led by Kelly Enquist.

1. Accept Agenda

The Mayor reviewed the agenda and reported that the certified tax rate listed in Item 8 had been updated and would be discussed at that time.

MOTION: *James Bruhn moved to approve the agenda as written. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all members present.*

2. Public Comment

No comments.

3. Consider request to waive April 2014 water excess usage fees – David Ryan

Duane Huffman summarized the situation described in his memorandum and letter from David and Terrie Ryan at 425 N 60 W regarding their broken water line. He cited the code that makes the Council the official Board of Equalization to hear complaints and make adjustments that are deemed to be fair and just regarding water charges. Duane reported that until this incident our records show that the Ryan's have never used more than the allotted 8,000 gallons per month, and the water leak has now been fixed. There was some discussion about the efforts the Ryan's had taken to fix the problem. Council member McKean asked for clarification about what portion of the total amount currently due is overage versus part of the regular monthly bill. Heidi Voordeckers pulled the actual bills which show that for water only, the charges for the first month were \$246.53 and the charges for the second month were \$85. After subtracting the monthly water fee of \$63 for each of those months, the overage amount is \$205.53.

Council member Enquist asked Ben White if we have some kind of option in our system that will shut off the water automatically if it detects that the water hasn't stopped. Ben responded that because we only read meters once a month we would not pick such a signal. Mayor Romney asked if the information would be stored so it would show up when we do read meters. Ben said he will check.

Council member McKean asked how many times this usually happens. Duane responded that he has no figures on it, but it probably happens several times a year. He added that in most cases folks just pay the bill. He said that in the past, staff has been able to set up payment arrangements. The Mayor said that in his six years, he believes this is the first time anyone has come to Council for this type of problem.

MOTION: *Debbie McKean moved to excuse \$205.53 in water fees for the Ryan's caused by their water leak. James Ahlstrom asked to add language that states the Council believes this treatment is fair and just. Ms. McKean agreed to the additional language. James Ahlstrom seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye
James Bruhn – Aye
Kelly Enquist – Aye
Debbie McKean– Aye
Mark Preece – Aye

4. Presentation by the South Davis Recovery Club

Mike Nielson introduced himself and said that for years he served as West Bountiful's prosecutor before being arrested for drugs which ended his career as a prosecutor. He said he was fortunate to get involved in the South Davis Recovery Club and introduced other members of the group with him tonight. He informed Council that this is a local group for AA and other required meetings that provide a safe place to learn new and different ways of living. They are open 8 hours/day, 365 days/year with 3 meetings per day. He believes that all other similar groups in the area are sponsored by churches; they are excellent but usually only meet in the evenings. He explained that participation in these meetings are often a requirement of DUI court, and he has enjoyed his association with the group. Their motto is: Recovery, Unity, Service.

Mr. Nielson said they have met with most south Davis city councils, with the exception of Bountiful, and they have a dual purpose for being here. The first is to provide information about the group and what they do for the community. He stated they had been located above Spanky's, in North Salt Lake but are acquiring a new building at 200 West and Center St. in Bountiful.

The second reason they are here is to make a request for funding. The group is currently able to fund day to day expenses but have trouble with larger items, and pointed out that they have moved 14 times because rent goes up. In their new location they have signed a lease-to-own contract. They do their own fund raisers, but can't afford large expenses such as roof repairs, so they are requesting \$2,500 from each city. He said they understand how tight budgets are, and would appreciate anything the City can do. He added that when they met with the North Salt Lake City Council, the police chief suggested this could be part of alcohol funds and he told them he would like to pass

their card out if there is a situation that warrants it. Mayor Romney suggested they contact Craig Johnson from the Community Development Block Grant (CDBG) program. He explained they give grants for community programs and it may be a great opportunity for them. Council member Ahlstrom suggested they may also want to contact Mike Wright with Holly Frontier as they may be able to help. The Mayor said that the Council would consider their request and thanked them for coming and for the information they provided.

5. Consider Notice of award in the amount of \$97,898 to Hills Construction for the Altitude Valve Installation Project

This project is for the connection to Bountiful's water system. Ben reported that the City had three bidders and he was somewhat surprised there were not more. He believes it is a sign contractors are doing pretty well right now. Council member McKean commented about the great disparity in the line items of each bid. Ben discussed several potential reasons. Contractors will often include different labor and material costs in different line items. If approved, this project will begin around September 1.

MOTION: *James Bruhn moved to award the bid from Hills Construction in the amount of \$97,898 for the Altitude Valve Installation Project. Debbie McKean seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye
James Bruhn – Aye
Kelly Enquist – Aye
Debbie McKean – Aye
Mark Preece – Aye

6. Consider appointment of Cathy Brightwell as acting City Recorder.

MOTION: *James Ahlstrom moved to appoint Cathy Brightwell as the acting City Recorder. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

7. Consider approval of Resolution 340-14, a resolution amending the Fiscal Year 2013-2014 budget.

Heidi Voordeckers explained that the proposed budget amendment allowed for the transfer of incorporated funds (unclaimed funds from police work) to cover the additional Charger lease buyout, as was proposed by the police department earlier this year. Other changes include reallocating public works budgeted payroll to match department expenses, recognizing a new line item for the collection of delinquent property tax, and funding for the extension of the sidewalk project in the park, as well as an additional \$500 donation to the Veteran's Memorial in Sandy.

MOTION: *James Bruhn moved to approve Resolution 340-14, amending the Fiscal Year 2013-2014 budget. Debbie McKean seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye
James Bruhn – Aye
Kelly Enquist – Aye
Debbie McKean– Aye
Mark Preece – Aye

8. Consider approval of Resolution 341-14, a resolution adopting the FY 2014-2015 budget and Certified Tax Rate of .001797

Council member McKean asked if we were to donate to Mike Nielson's group where would it come from. Heidi Voordeckers responded that it could come from the community action programs line item, but additional funding would need to be added in that area, as it is all currently allocated. Ms. Voordeckers also clarified that the new Certified Tax rate is .001788.

MOTION: *James Bruhn moved to approve Resolution 341-14, adopting the FY 2014-2015 budget and Certified Tax Rate of .001788. James Ahlstrom seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye
James Bruhn – Aye
Kelly Enquist – Aye
Debbie McKean– Aye
Mark Preece – Aye

9. Planning Commission Report

Ben White reported that at its last meeting the planning commission held a public hearing for the Hopkinson's one lot subdivision. The applicant revised the initial location from the west side of the property to 800 West just south of Wasatch Meadows. There was also discussion about where to place curb and gutter and where to begin a wider park strip to accommodate large Sycamore trees along 800 West. Ben explained that as a small subdivision, once they get plat approval from planning commission, they will likely come to city council for final approval in July.

Ben continued that during the meeting, the Hopkinson's decided to request removal from the Historic Overlay district because the home they intend to build does not conform to the historic design requirements. A public hearing to remove this lot from the historic overlay district is scheduled for next week. There was then discussion about the adjoining corner lot in Wasatch Meadows and whether it was in the historic district. Ben confirmed that it was not in the historic district. The Mayor said the developer voluntarily agreed to build a historic home on that lot but never did. Now the lot has been sold and it will not look historic. Council member McKean commented that she sees the area north of 1000 North as hodge-podge with no uniform historic

character, so she wonders why we would want to maintain that standard. Council member Ahlstrom commented that he is not sure what benefit the city has received from having these historic building requirements. Heritage Pointe is turning out nice but he hears lots of complaints about the design requirements.

10. Police Report

Chief Hixson reviewed the monthly report provided to the Council, noting that several officers are having anniversaries with the city, the Emergency Preparedness Advisory Committee meeting had been rescheduled, and thanking the Mayor and Council for their support over the last year.

11. Engineer Report

Ben White reported that soil samples have been taken on the Holly berm. If the results show the dirt is clean, the city will discuss a new grading plan with Holly. The 800 West project is moving along and will continue through June and most of July with the road being closed during the day and open to local traffic at night and on weekends. Sidewalks are being installed around the Park where they did not connect with existing sidewalks. The alternative valve project (Bountiful water connection) needs to be completed so we can coordinate with I-15 construction. The delay in start time to that project relates to the time required to get special parts.

Ben added that UDOT approached the city at the last minute with some details/costs associated with potential improvement associated with the I-15 project. There is very little betterment money available from UDOT, so the cost of the improvements would fall on the city. With the money available from UDOT, the south Davis cities have talked about powder-coating any visible steel items and having some uniformity related to potential signage. We had talked informally about a canopy over the 400 North sidewalk, but UDOT is saying that the cost would be about \$200k (just over I-15). The Council discussed designing the bridge so a cover could be added at a later time, and Ben will check into that. With the remaining betterment money, we will look into extending the smaller-mesh chain-link fence as far west along 400 N as possible.

12. Administrative Report

Duane Huffman noted how sad we are to lose Heidi this week. He invited everyone to a farewell lunch on Thursday, and talked about how great she has been to work with during this transition. He acknowledged that this transition has given us a quick idea of how much we value her. The plan is to come back soon with staffing ideas.

He reported that things continue to go well at the golf course. We are transitioning to the new point of sale system this week. The new heating/air conditioning will be going in next week and will take about a week to complete. The #17 tee box will be open in a couple of weeks.

Tomorrow Duane will join council members Preece and Enquist for a tour of Weber Basin facilities.

Staff is still working out the final details on the grazing leases.

13. Mayor/Council Reports

Kelly Enquist talked about how much he enjoyed attending the Coats for Kids event and seeing all the old refurbished cars.

He asked about the city's policy on covering loads of dirt. He said there has been a considerable amount of dust lately and he's not sure where it is coming from. Duane Huffman said he will check in to it and report back.

Mr. Enquist then talked about signs at the park not being clear about whether dogs, horses and bikes are allowed, and asked how we enforce it. Chief Hixson agreed that the current signs are confusing. There was discussion about bikes and the difference between fast bikes on Legacy trail and family biking on the trail around the Park and comments that it may not be an issue in the Park.

He then reported that he has received several calls regarding back yard fires and asked the Chief if they are legal. Chief Hixson responded that recreational burning is legal under certain conditions.

Debbie McKean was not able to attend the last Mosquito Abatement meeting so had no report. When asked if there had been any feedback about removing the no spray zones, she responded that she is not aware of any complaints.

July 4th update – she confirmed that everyone has their cars. She will submit parade entry applications online for each council member. She reminded members they can pick up their candy and shirts in the back lobby at city hall next week. She warned them not to take more than what they ordered to avoid not having enough for everyone. She then went over some of the council assignments for Park activities on the 4th.

James Bruhn reported he received comments regarding concerns of personal information being listed in the city newsletter, and suggested we be more careful in the future.

For his Wasatch Integrated report he said they are still negotiating with Hill AFB to finalize their contract. He said they are struggling; it is very difficult to work with the federal government.

He commented that he was at a young men and women's activity at the Park and it looked better than he has ever seen before. He added that the entire City looks great, including the golf course. He said he and Duane looked at the cart shed to get some ideas of what to do to make it look better, and will get some bids.

Mark Preece reported that the Sewer board is facing an interesting dynamic. When he joined the Board, he was the first new member in 15 years. Now, they have a new member from Woods Cross, the North Salt Lake member was called on a mission, and another member died, so there will be 3 new members out of 7.

He also reported that Youth City Council does not have a lot going on other than July 4th preparations, and he reminded everyone that applications for next year are due by July 1.

James Ahlstrom reported that Bob Holmes, from Olsen Ranches subdivision, found a different source for his dirt so he is not currently moving it from I-15.

He then addressed council member McKean's earlier question about where money would come from if the council wanted to donate to a group such as the one they heard earlier this evening. For that particular group, he recommended checking with Chief Hixson regarding possible availability of alcohol money. Duane added that there is a specific procedure to follow when donating to non-government entities, which could be incorporated into a future budget amendment process.

Mr. Ahlstrom said the golf course looks great but asked when the area near the parking lot east of the carts will be landscaped. Paul Holden responded that Marcus started working on that area today. James then commented that the grass on the outside of the fence on 1100 West appears to be doing well but he thinks the transition from grass to gravel to asphalt may need to be addressed.

Mayor Romney thanked everyone for all they are doing on July 4th activities, then added "Go USA!" in reference to the recent U.S. soccer win.

14. Approval of Minutes from the June 3, 2014 City Council Meeting.

MOTION: *James Bruhn moved to approve the minutes from the June 3, 2014 meeting as presented. Debbie McKean seconded the Motion which PASSED by unanimous vote of all members present.*

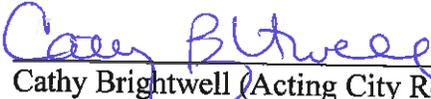
15. Executive session, pursuant to Utah Code 52-4-205 (a) to discuss the character, professional competence, or physical or mental health of an individual, (c) to discuss pending or reasonably imminent litigation, and (d) to hold a strategy session to discuss the purchase, exchange, or lease of real property.

No executive session was held.

16. Adjourn

MOTION: *James Bruhn moved to adjourn this meeting of the West Bountiful City Council at 9:10 pm. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on Tuesday, July 1, 2014.


Cathy Brightwell (Acting City Recorder)

