

The agenda for this meeting was posted on the State of Utah Public Notice website and the West Bountiful City website, and sent to Clipper Publishing Company on January 15, 2015 per state statutory requirement.

Minutes of the West Bountiful City Council meeting held on **Tuesday, February 3, 2015** 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), Steve Doxey (City Attorney), Todd Hixson (Police Chief), Paul Holden (Golf Director), Steve Maughan (Public Works Director), Cathy Brightwell (City Recorder/ Secretary), Dallas Green (Assistant Golf Pro), Marcus Fenton (Golf Maintenance Superintendent), Bradie Brimley (Assistant Golf Maintenance Super.)

VISITORS: Alan Malan, Ronal Bangerter, Travis Martin, John Baza, Beth Holbrook, Heberto Pirela, Chantel Henderson, City police officers and their families

Mayor Romney called the work session to order at 6:30 pm.

1. **Park** – Duane Huffman referred to a diagram put together several years ago that presented improvement options for the City Park. He understood that the goal was to have something for everybody.

There was discussion about what to include and where to locate it; also, whether a shared basketball/ tennis court was preferable to individual courts. Some thought that tennis players might complain about sharing with basketball players who they believe may cause damage to the surface of the court. Scheduling of a multi-use court may also be a problem. Mr. Huffman suggested the tiny tot playgrounds should not be separated from big toy playgrounds so that parents are able to keep an eye on their children of all ages; there is benefit to keeping them together, or at least close. Discussion continued about where to put new equipment and what to get. Council member McKean's research showed that children like monkey bars, slides, and swivel toys. The existing equipment is good for small kids, but we may want to add to the existing toys, and design a new structure farther north so parents can watch their children during baseball games.

There was also discussion about what to use as a playground surface. Council member McKean had feedback from kids saying they don't like wood/rubber chips or anything that gets in their shoes. Mr. Huffman said the Trust mentioned a new option being used in Heber consisting of sand under astro-turf that seems to work well.

There was consensus to move forward with adding new equipment to the proposed large toy area (west of the hill) and possibly adding more equipment to the existing tiny tot area. The project will go out to bid seeking suggestions about what can be purchased with the available funding. There was also a consensus that bids include basketball and tennis courts options to get a feel for what the

entire project would cost, and weigh advantages of sharing concrete costs if basketball courts were included now.

2. Personnel Policy Manual

Review of the Personnel Policy manual from previous meetings continued picking up at Section 3.

Section 3-1 ok

Section 3-2 ok

Section 3-3 ok

Section 3-4 ok

Section 3-5 ok

Section 3-6 Mr. Huffman recommended removing the City Recorder position from the proposed list of positions exempt from FLSA overtime laws. There was discussion on the 240 hour cap level for comp time as several council members thought it was too high. It could cause problems when employees leave and the City has to pay out the hours. Staff talked about how important it is to manage the accumulation of hours to avoid problems. In response to questions, Mr. Huffman explained that public works and the police department are the only departments that currently budget and pay overtime; everyone else gets comp time. He added that if the comp time cap is dropped, we will need to make sure overtime dollars are budgeted.

Discussion will continue at a later meeting.

The worksession was adjourned at 7:28 pm to the regular city council meeting.

Mayor Romney called the meeting to order at 7:40 pm.

1. Accept Agenda

Due to the number of police officers and family present for the swearing in, it is recommended that items 2 and 3 be switched.

MOTION: *James Ahlstrom moved to switch items 2 and 3. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

3. Swearing In of New Police Officers Angela Breeze, Eric Braegger, Quintin Grillone, Chamberlin Neff, Allen Van Wagoner, and Mark Zollinger.

Mayor Romney introduced the new officers, conducted the oath of office, and thanked them for their service and their families for their support.

2. Public Comment

Travis Martin - 900 W 1000 North. Mr. Martin explained that he lives at the north end of the twin homes next to the Prospector trail. He bought his house knowing the golf course was there and

that there was a chance to get hit by a golf ball. He is opposed to installation of a fence along the trail. The trail is five feet above the grade of his property and he cannot imagine having to look at the fence. In addition to blocking his view, he asked who will clean it after wind storms when it's full of garbage. He thinks a fence is a waste of money.

Shantel Henderson - 853 N 900 W. Ms. Henderson agrees with the previous homeowner. For aesthetic reasons, she doesn't want a fence along the trail. She said they bought their lot so they would be on the golf course, and she doesn't think walkers want to walk down the trail right next to a fence.

A resident at 877 N 900 W stated they have kids, and love the view of the golf course. He agrees the City needs to find solutions to people getting hit by golf balls but believes there are better answers, such as signs and trees. He said when trees were on the course prior to the big wind storm, they didn't have a problem with balls.

Mr. Martin and Ms. Henderson added that trees are not an obstruction and would be ok.

MOTION: *James Bruhn moved to go to item 9 to accommodate the public present in the audience. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all members present.*

9. Consider Award of Bid for Prospector Trail Fence.

Bids were received last week to install 10-12 ft. high chain link fencing along 1700 ft. of the Prospector trail most susceptible to wayward golf balls. Mayor Romney explained that last week they went on the trail with a mock fence to see what it looked like. Walkers stopped and not one person was happy about it. He said they still have liability issues with golf balls but they might want to look at other options. Mr. Huffman said he brought out a representative from the Trust who felt the biggest risk is when golfers are teeing off. They recommended a 600-700 ft. fence off the tee box. There was further discussion about liability issues and other mitigating options, such as trees and netting on the course.

The bids for the 10 ft. pvc coated fence came in around \$100k, which was more than expected. There was discussion about planting large trees along holes #2 and #8.

Rather than moving forward with awarding this project, the Mayor and Council asked staff to return with more options related to trees, netting, limited fencing, etc.

MOTION: *James Bruhn moved to go to item 11 to accommodate the golf staff present in the audience. Debbie McKean seconded the Motion which PASSED by unanimous vote of all members present.*

11. Presentation of 2014 Lakeside Golf Course Annual Report.

Paul Holden started the report by talking about what a great year they had with weather being a huge factor; it is not often the course is open from mid-February to Christmas. He thanked the Council for their support to improve the clubhouse and course, including equipment for maintenance. He has heard a lot of great comments from golfers about how much the course has improved.

Paul went over the report and answered questions from Council. The new point of sale system has helped a lot and provides great flexibility for reporting/ tracking. Council members said they appreciated the simplicity of the report; it is easy to understand.

There was discussion about the benefits of the Long Drive and how the weekend can help us with other tournaments, and marketing. When asked about any problems he has encountered, Paul said that golfers take advantage of the Birthday promotion and there was discussion about limiting it to residents.

Council member Ahlstrom reminded him about the incentive package discussed when he was hired and suggested he put a proposal together.

Mayor Romney and the Council thanked Paul and his entire team for a great job.

MOTION: James Bruhn moved to recess the regular meeting and move to the RDA meeting. Debbie McKean seconded the Motion which PASSED by unanimous vote of all members present.

The regular meeting of the City Council resumed at 9:15 pm.

4. Public Hearing to Receive Comments Regarding a Request to Vacate a Portion of a Rear Yard Public Utility Easement at 581 W 1890 N.

MOTION: Debbie McKean moved to open the public hearing. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all members present.

No public was present.

MOTION: James Bruhn moved to close the public hearing. Debbie McKean seconded the Motion which PASSED by unanimous vote of all members present.

5. Consider Approval of Resolution 355-15, a Resolution Reappointing Denis Hopkinson and Terry Turner to the Planning Commission for Four Year Terms, and Reappointing Mr. Hopkinson as Chairman of the Commission

MOTION: James Ahlstrom moved to approve Resolution 355-15, a Resolution Reappointing Denis Hopkinson and Terry Turner to the Planning Commission for Four Year Terms, and Reappointing Mr. Hopkinson as Chairman of the Commission. Debbie McKean seconded the Motion which PASSED with a vote of 4-1.

The vote was recorded as follows:

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

6. Consider Ordinance 369-15, an Ordinance Amending Title 17 to Clarify Definitions Related to Density in Planned Unit Developments.

Mr. White explained ambiguity in existing Code regarding definitions of density. The goal was to clarify without changing the intent, which he believes the planning commission has done.

MOTION: *Mark Preece moved to approve Ordinance 369-15 an Ordinance Amending Title 17 to Clarify Definitions Related to Density in Planned Unit Developments. 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

7. Consider Resolution 356-15, a Resolution Amending the Interlocal Agreement Between the City of West Bountiful and the Redevelopment Agency of West Bountiful City (the “Agency”) Which Diverts Certain Tax Increment Funds Within the West Bountiful Legacy CDA to the Agency, and Authorizes the Mayor to Sign the Amended Interlocal Agreement in its Substantially Final Form.

Mr. Huffman explained these were related to the Resolutions approved in the earlier RDA meeting.

MOTION: *James Bruhn moved to approve Resolution 356-15 amending the Interlocal Agreement between the City of West Bountiful and the Redevelopment Agency of West Bountiful City (the “Agency”) which diverts certain tax increment funds within the West Bountiful Legacy CDA to the Agency, and authorizes the Mayor to sign the amended Interlocal Agreement in its substantially final form. 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 357-15, a Resolution Approving An Amended Interlocal Agreement Between the City of West Bountiful (the “City”), the Redevelopment Agency of West Bountiful City, and the Redevelopment Agency of Woods Cross City (the “Agencies”) Which Diverts Certain Tax Increment Funds Within the Joint Legacy CDA to the Agencies, and Authorizes the Mayor to Sign the Amended Interlocal Agreement in its Substantially Final Form.

MOTION: *James Bruhn moved to approve Resolution 357-15 approving an amended Interlocal Agreement Between the City of West Bountiful (the "City"), the Redevelopment Agency of West Bountiful City, and the Redevelopment Agency of Woods Cross City (the "Agencies") which diverts certain tax increment funds within the Joint Legacy CDA to the Agencies, and authorizes the Mayor to sign the amended Interlocal Agreement in its substantially final form. 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

10. Consider Options for Fence Material on 400 North/I-15 overpass.

Mr. White explained that the design for the 400 North overpass is complete, and UDOT has presented the City with costs for various fencing options. UDOT's budget includes the replacement of a 6 foot high 2 inch galvanized chain link fence over I-15, but not the replacement of the fence over the railroad tracks. They also have \$22k for aesthetic treatments for the 400 North overpass project, which could include landscape upgrades, fencing upgrades, etc. Any of this money not used on the 400 North project can be transferred to 500 South aesthetic upgrades.

There was discussion about how best to use the money. 400 North is the entrance to the City and it should look nice, but should it be focused on the overpass or at the bottom of the overpass? Is it important for the fencing to match what is already in place over the railroad tracks?

Mayor Romney asked for Council's preferences and the consensus was to go with 2 inch galvanized chain link.

12. Consider Approval for Façade Improvements for Lakeside Golf Course cart barn.

Mr. Huffman explained that in response to Council direction in 2014 to move forward with repairing/addressing the façade of the cart barn, several proposals have been received.

Proposal #1 - Contractor repair of damaged siding/framing - \$9,086 with the City responsible for painting.

Proposal #2 – Contractor replaces all siding with new vinyl siding - \$12,150, which includes framing repairs.

Proposal #3 – City staff performs prep work for the above Proposals. This drops the vinyl siding to \$8,400.

Proposal #4 – City staff performs all work. This reduces the cash savings significantly but when the cost for labor is added in, the city vs. contractor cost is comparable.

Initially it was thought that repairs would be sufficient, but it appears that replacing the siding makes more sense given its current condition and expected life. There was discussion about the different

proposals. Concern with several Proposals was shared due to the time it would take our employees away from their regular jobs and the possible need to purchase tools to do the job.

MOTION: *Debbie McKean moved to Award to Broderick Construction the vinyl re-siding of the golf course cart barn based on Proposal 2. James Bruhn 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

13. Planning Commission/Engineering Report

Mr. White reported that at Council's direction, Planning Commission is working on language dealing with nonconforming structures. They will hold a public hearing next week on Wendell Wild's 9 lot subdivision proposal that includes 2 flag lots.

He added that the 400 North water line under I-15 is mostly done. Water will be shut down in a couple of days.

He also reported that the Wasatch Front Regional Council recently issued its 2040 Plan which includes a new project for an I-15 over pass at Porter Lane. The City will have an opportunity to comment.

14. Mayor/Council Reports

James Ahlstrom had no report, but asked several questions about the proposed Wild Subdivision. He asked staff to check with the Church to see if a pathway could be installed from 750 West to the Church parking lot. He said it would be nice for everyone in Moss Farms to have easy access without driving all the way around. He also asked about the proposed flag lots and discussion continued about the differences between cul-de-sacs and flag lots. He also suggested the City buy a new speaker phone so members can participate when out of town. His experience a few weeks ago was not good; he was unable to hear anything going on in the meeting.

Mark Preece reported that he attended the EmPAC meeting last week and Scott Palmer from Holly talked about training options that might benefit CERT. He also reported that the Youth Council assisted with a food drive to help with an Eagle Scout project.

James Bruhn – no report.

Debbie McKean – At the Arts council meeting this week they will discuss July 4th and make assignments. She asked Council members to let her know if they have comments about last year's event and suggestions to improve it. She also reported that the Newsletter should be out this Thursday, and talked about two nice articles written by the Mayor.

Kelly Enquist – no report.

Mayor Romney reported that everything is going great, and thanked everyone for what they do.

15. **Approval of Minutes from the January 20, 2015 City Council Meeting.**

MOTION: *James Bruhn moved to approve the minutes from the January 20, 2015 meeting as presented. Debbie McKean seconded the Motion which PASSED by unanimous vote of all members present.*

16. **Adjourn**

MOTION: *James Bruhn moved to adjourn this meeting of the West Bountiful City Council at 10:07 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, March 3, 2015.



Cathy Brightwell (City Recorder)

