

**Mayor**  
Kenneth Romney

# WEST BOUNTIFUL CITY

**City Administrator**  
Duane Huffman

**City Council**  
James Ahlstrom  
James Bruhn  
Kelly Enquist  
Mark Preece  
Andrew Williams

550 North 800 West  
West Bountiful, Utah 84087

Phone (801) 292-4486  
FAX (801) 292-6355  
www.WBCity.org

**City Recorder**  
Cathy Brightwell

**City Engineer**  
Ben White

**Public Works Director**  
Steve Maughan

## CITY COUNCIL MEETING AMENDED AGENDA

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING AT 7:30 PM, ON TUESDAY, MARCH 1, 2016 IN THE CITY OFFICES AT 550 N 800 WEST.**

*Invocation/Thought –Andy Williams; Pledge of Allegiance – Kelly Enquist*

1. Accept Agenda.
2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
3. Consider Ordinance 375-16, An Ordinance Imposing a One-Tenth of One Percent Local Sales and Use Tax to Fund Recreational and Cultural Facilities and Organizations (“RAP Tax”) and Modifying Chapter 3.10 of the West Bountiful City Municipal Code For the Imposition, Collection and Distribution of the RAP Tax.
4. Consider Resolution 384-16, A Resolution Authorizing and Approving the Execution of an Interlocal Agreement Between South Davis Metro Fire Service Area, Davis County, and the Cities of Bountiful, Centerville, North Salt Lake, West Bountiful, and Woods Cross Related to the Provision of Fire Suppression and Emergency Medical Services.
5. Consider Award of the Post Tension Concrete Basketball Court Project to C & C Contractors, Inc. DBA Parkin Tennis Courts for the Amount of \$73,600.
6. Consider Approval of \$40,000 for Cart Path Repair/Improvements at Lakeside Golf Course.
7. Discuss Justice Court Services.
8. Discuss City Code Regarding Dogs at Parks.
9. 2015 Annual Golf Report.
10. Engineering/Public Works Report.
11. Administrative Report.
12. Mayor/Council Reports.
13. Approve Minutes from the February 16, 2016 City Council Meeting.
14. Possible Executive Session for the Purpose of Discussing Items Allowed, Pursuant to Utah Code Annotated 52-4-205.
15. Adjourn.

Individuals needing special accommodations during the meeting should contact Cathy Brightwell at (801)292-4486 twenty-four hours prior to the meeting.

*This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and sent to the Clipper Publishing Company on February 26, 2016.*

1 **Minutes of the West Bountiful City Council meeting held on Tuesday, March 1, 2016 at West**  
2 **Bountiful City Hall, 550 N 800 West, Davis County, Utah.**

3  
4 Those in attendance:

5  
6 **MEMBERS:** Mayor Ken Romney, Council members James Ahlstrom, James Bruhn,  
7 Kelly Enquist, Mark Preece, and Andrew Williams

8  
9 **STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Ben White  
10 (City Engineer), Chief Hixson, Steve Maughan (Public Works Director), Paul Holden  
11 (Director of Golf), Dallas Green (Assistant Golf Pro), Josh Virostko (Golf Superintendent),  
12 and Cathy Brightwell (City Recorder/Secretary)

13  
14 **VISITORS:** Alan Malan, Gary Jacketta

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17  
18 Mayor Romney called the regular meeting to order at 7:30 pm.

19  
20 Invocation/thought – Andy Williams; Pledge of Allegiance – Kelly Enquist

21  
22  
23 **1. Accept Agenda.**

24  
25 **MOTION:** *James Ahlstrom moved to approve the agenda as amended. Mark Preece*  
26 *seconded the Motion which PASSED by unanimous vote of all members*  
27 *present.*

28  
29 **2. Public Comment.**

30  
31 No comments.

32  
33 **3. Consider Ordinance 375-16, An Ordinance Imposing a One-Tenth of One Percent**  
34 **Local Sales and Use Tax to Fund Recreational and Cultural Facilities and**  
35 **Organizations (“RAP Tax”) and Modifying Chapter 3.10 of the West Bountiful City**  
36 **Municipal Code for the Imposition, Collection and Distribution of the RAP Tax.**

37  
38 Duane Huffman explained that there are a few changes that need to be made to the  
39 proposed ordinance and recommends tabling this agenda item until the next meeting on March 15.

40  
41 **MOTION:** *James Ahlstrom moved to table Resolution 375-16. James Bruhn*  
42 *seconded the Motion which PASSED by unanimous vote of all members*  
43 *present.*  
44

45 **4. Consider Resolution 384-16, A Resolution Authorizing and Approving the Execution**  
46 **of an Interlocal Agreement Between South Davis Metro Fire Service Area, Davis**  
47 **County, and the Cities of Bountiful, Centerville, North Salt Lake, West Bountiful,**  
48 **and Woods Cross Related to the Provision of Fire Suppression and Emergency**  
49 **Medical Services.**

50  
51 The creation of the South Davis Metro Fire Service Area nullified the former interlocal  
52 agreements that outlined the formula and practices related to city assessments. As the new  
53 District will continue to be funded in part by city assessments, it is necessary to now adopt  
54 a new interlocal agreement with the District.

55  
56 Duane Huffman reviewed the highlights of the agreement which include:

- 57 • Capital projects (including current debt) and large equipment are to be funded  
58 through impact fees and the new property tax;
- 59 • If at any time it becomes necessary to use member assessments to cover debt  
60 service, future impact fee collections can be used to reimburse these assessments.
- 61 • The calculation of member assessments stays the same from the previous  
62 agreement – members contribute a proportional share based on assessed value.
- 63 • As a new entity, the Fire District will develop and collect its own, new impact fee,  
64 and the members will repeal any fire specific impact fees they have in ordinance on  
65 July 1.

66  
67 Mayor Romney added that in the past, property taxes were projected and sometimes ours  
68 varied; this should stabilize our taxes.

69  
70 **MOTION:** *Kelly Enquist moved to approve Resolution 384-16, A Resolution*  
71 *Authorizing and Approving the Execution of an Interlocal Agreement*  
72 *Between South Davis Metro Fire Service Area, Davis County, and the*  
73 *Cities of Bountiful, Centerville, North Salt Lake, West Bountiful, and*  
74 *Woods Cross Related to the Provision of Fire Suppression and*  
75 *Emergency Medical Services. Andy Williams seconded the Motion which*  
76 *passed.*

77 The vote was recorded as follows:  
78 James Ahlstrom – Aye  
79 James Bruhn - Aye  
80 Kelly Enquist – Aye  
81 Mark Preece – Aye  
82 Andrew Williams - Aye  
83

84 **5. Consider Award of the Post Tension Concrete Basketball Court Project to C & C**  
85 **Contractors, Inc. dba Parkin Tennis Courts for the amount of \$73,600.**

86 Ben White explained the City received one bid to construct the proposed basketball court  
87 in the city park. The project includes a full size court with six adjustable height baskets and a non-  
88 slip court surface. A “post tension” concrete construction technique was proposed for this project  
89 which is a specialized construction method that is frequently used when constructing tennis courts.  
90 Post tensioning does a better job of preventing concrete displacement when concrete cracks which  
91 will give us a smoother, long term basketball court than if traditional concrete construction  
92 methods were used.

93 There was discussion about only receiving one bid and Ben White explained that Woods  
94 Cross received only one bid for their Pickleball court and it was also from Parkin Tennis Courts.  
95 They have done work for Woods Cross and Bountiful and based on conversations with those  
96 cities, he has confidence in their work. He added that he prepared a cost comparison for the  
97 basketball court we bid last year and the one this year. The court proposed last year was the size  
98 of a high school court so the bids items and quantities between the two bids were not identical; the  
99 quantities had to be adjusted for a better comparison. Had we constructed this same court last year,  
100 the City would have paid \$14,000 more for the court than what is currently proposed. He also  
101 reminded Council the City has received a \$25,000 grant from the Utah Jazz to be applied toward  
102 the court’s construction.

103  
104 **MOTION:** *Mark Preece moved to award the Post Tension Concrete Basketball Court*  
105 *Project to C & C Contractors, Inc. dba Parkin Tennis Courts for the*  
106 *Amount of \$73,600. James Bruhn seconded the Motion which PASSED.*

107 The votes were recorded as follows:

108 James Ahlstrom – Aye  
109 James Bruhn - Aye  
110 Kelly Enquist – Aye  
111 Mark Preece – Aye  
112 Andrew Williams - Aye  
113

114 **6. Consider Approval of \$40,000 for Cart Path Repair/Improvements at Lakeside Golf**  
115 **Course.**

116 Mayor Romney explained that cart paths at Lakeside golf course are in very rough shape.  
117 The poorly maintained paths result in diminished customer experience and increased costs in cart  
118 maintenance. If the City intends to invest in significant maintenance of the paths, the early spring  
119 would be best to maximize their use for this season and avoid conflicts with busier times of the  
120 year. He then went over the list of specific areas to be covered by the repairs and improvements.

121 There was discussion about how much funding would be necessary. Based on staffing  
122 changes and the slow start to the 2016 season, it appears unlikely that the Golf Fund will have  
123 sufficient funding for this project this spring. It was proposed to take the money from the RAP

124 Fund which currently has a balance of \$183,352. This expenditure will need to be included in an  
125 upcoming budget amendment.

126

127 **MOTION:** *James Ahlstrom motioned to move forward with the process of*  
128 *performing cart path repairs and improvements as presented, with the*  
129 *plan being not to exceed \$45,000. Mark Preece seconded the Motion*  
130 *which PASSED by unanimous vote of all members present.*  
131

132 **7. Discuss Justice Court Services.**  
133

134

135 Duane reviewed the history of the City's justice court services, and presented options for  
136 the location of future services. He explained that the City found a willing, stable partner in North  
137 Salt Lake City. They currently operate a court that can absorb West Bountiful's caseload without  
138 affecting the nature/status of their court. The caseload can be moved as early as July 1, 2016.

139 There was discussion about the proposal and agreement that moving the City's justice  
140 court services to North Salt Lake was the best option.

141 He provided a draft agreement and explained that North Salt is expected to approve the  
142 agreement tonight and will have it ready for approval at the next meeting.  
143

144

145

146 **8. Discuss City Code Regarding Dogs at Park.**  
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148

149 Mayor Romney stated he has received numerous complaints recently about dogs in the  
150 Park and owners not cleaning up after them. City Code addresses dogs in city parks in Sections  
151 6.28.070 and 12.24.010 of the City's Municipal Code. These restrictions include prohibiting dogs,  
152 whether on a leash or not, from school premises, or posted picnic and play areas; and makes it  
153 unlawful for the owner, or any person keeping, harboring, maintaining or in control of a dog, to  
154 permit it to enter into or remain in a city park. These ordinances are generally in place to protect  
155 against bites and dog waste.

156 Duane Huffman reviewed findings from neighboring cities, the Health Department, and  
157 Animal Control on this issue. If dogs are allowed, the Health Dept. and Animal Control strongly  
158 recommend that the city have good signage regarding picking up after animals and provide  
159 sanitation bags, dispensers, and trash cans. Staffs at neighboring cities that allow dogs on  
160 leashes (Centerville and NSL - except at the splash pad park) admit that compliance with picking  
161 up after dogs is an on-going problem, but that it may be getting better. Woods Cross staff  
162 recommends prohibiting dogs based on problems they have had. Bountiful City prohibits and  
163 enforces no dogs at all parks.

164 The Mayor asked Council for their thoughts regarding three options. 1) Keep current Code  
165 in place and update/increase signage to encourage improved compliance. 2) Amend City Code to  
166 allow dogs on leashes at City Park as well as purchase and maintain waste bag dispensers and  
167 bags. Establish penalty for not cleaning up dog waste. Update signage to reflect new Code. 3)  
168 Option 1 or 2, but also add the creation of a designated Dog Park to the list of potential projects  
for RAP funding.

Discussion included comments that the new play area was built to attract people and dog  
waste can be a real nuisance; some desire to allow dogs on leashes but have concerns about how to

169 make people clean up after their dogs; questions about building a dog park, and general  
170 enforcement concerns. Chief Hixson commented that they can enforce with education and  
171 warnings, and citations will only be given to repeat offenders.

172 Following discussion, the consensus was that the current regulations should stay in place.  
173 Staff will install more signage, offenders will be educated with warnings, and only repeat  
174 offenders will be given citations.

175

176

177 **9. 2015 Annual Golf Report.**

178

179 Duane introduced the Golf Report and pointed out an error on the second to last page.  
180 Section 4: Facilities lists improvements completed in 2015 covered by golf course revenues. The  
181 cost of the new restroom, which will be used jointly for the course and the Prospector trail, was  
182 not paid for by golf course revenues and should not have been listed. There were also some trees  
183 purchased through the RAP fund and planted along hole #2 to protect the trail.

184 Paul Holden, Director of Golf, began his presentation by saying he was excited to have  
185 Josh Virostko on board as the new superintendent and commended him for working hard to drain  
186 all the ponds and flooded areas, and cleaning up the course so they could open over the weekend.

187 Paul Holden summarized his report. He began by saying 2015 was one of the course's  
188 highest grossing seasons on record due to good weather and return on investment from several  
189 years' worth of projects. The winter was short and other than May and June there was not a lot of  
190 bad weather to negatively affect play on the course. Having the flexibility to run mid-day specials  
191 to get golfers out during the hottest times of the day was also a big help. He said the goal  
192 continues to be to have a \$1 million year, and that 2015 showed we are moving in that direction.  
193 A continued emphasis on excellent customer service and continued methodical and prudent  
194 updates will build Lakeside into one of the best municipal golf courses in the state and a valuable  
195 asset to the City and its residents.

196 Section 3 of his Report showed 2015 had an impressive 53,112 total rounds of golf. Paul  
197 noted that the Course added 10 new carts last year which helped with tournaments and busy  
198 weekends. We now have a total of 60, and would like to eventually get to 72 so can run full  
199 tournaments and bring in more revenue. He explained there were 2-3 tournaments last year we  
200 had to rent additional carts, and there were a few other busy times when we ran out.

201 Paul talked generally about financials pointing out gross revenues of \$891,203 and gross  
202 expenditures of \$879,594. He said there are a few tweaks he would like to make to rates including  
203 driving range passes. Regarding tournaments, he is only expecting 30 this year – we lost a couple  
204 due to our limited space for hosting groups.

205 Section 4 of the Report addressed Facilities. Paul said he gets a lot of compliments on our  
206 facilities and had a number of people from south Salt Lake County and Utah County come back  
207 for multiple plays. He identified several short term and long term facility/amenity needs at  
208 Lakeside and there was some discussion about specific needs, including an aerifier, fencing on  
209 1100 West and 1200 North.

210 Paul then talked about what to expect for next season. Weather permitting, revenues and  
211 rounds played will increase through strategic advertising, creating new tournaments,  
212 improvements to existing tournaments and various promotions during slow times of the year. He  
213 said demo days are good for us; we sell a lot of clubs. He and Dallas are also working hard on  
214 social media and website improvements to make more people aware of Lakeside. He will also try

215 a Father/Son tournament again, and bring back the West Bountiful Family scramble. Regarding  
216 tournaments, we have signed the Asian Chamber of Commerce as a new tournament, and the  
217 Heritage Seniors who wouldn't come due to our lack of restroom facilities, will now come.

218 He would like to increase his current \$2k advertising budget. He is looking at a money  
219 mailer that goes to 20k homes for \$1k. Other promotions include a West Bountiful resident's day  
220 in the fall for 9 holes of free golf. He also talked about re-gripping clubs left in lost and found to  
221 give to kids to get them interested in the game.

222 There was discussion about the annual Long Drive event. Paul announced that Lakeside  
223 will be included in TV commercials that will run during the Long Drive finals which will be a  
224 great promotion, and the charity corporate event may increase to two teams this year.

225 Paul concluded by saying they intend to continue the momentum. He thanked City  
226 Council, city staff, residents and golfers for the successful year. There is still work to be done but  
227 the potential for growth is exciting.

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229

#### 230 **10. Engineering/Public Works Report.**

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232 Ben White reported that the CDBG grant is out to bid for 800 West which will complete  
233 sidewalks on the west side all the way from 400 North to Pages Lane. The 500 South Waterline  
234 Project is also out to bid. Bountiful wants us to construct the project as late in the year as possible  
235 to minimize impacts with UDOT's 400 North construction and after the Tour of Utah in August.

236 Verizon would like to build a cell tower at the north boundary of Jessi's Meadow Park.  
237 This is undevelopable land and gives us the most flexibility if we end up doing something with the  
238 other nearby property the city owns.

239 Planning commission gave preliminary and final plat approval to Olsen Farm 5A 2-lot  
240 subdivision. It will be coming to City Council once we get the designs for sidewalk, curb, and  
241 gutter improvements.

242 Steve Maughan provided an update on Pages Lane. He said the project was slow to get  
243 started but will have a better pipe crew in this week so he is hoping it will run better. The existing  
244 old water pipe is so brittle the compaction vibration for the new water line causes it to break. So  
245 far we have had 2 water breaks and expect a few more during the Project. Rocky Mountain Power  
246 poles have been moved on south side and are now where park strip will be.

247 Duane Huffman added that we anticipate bringing to the next city council meeting  
248 landscape /retaining wall options. He said they are expecting quotes for replacement trees so  
249 decisions can be made about how to handle specific situations.

250 1200 North Project. The project is nearing completion. Final grading will likely be  
251 delayed until the ground dries more.

252 We will start next week to wrap up sidewalk repairs that began in December. Once  
253 finished, we will be able to determine how much money is left for further repairs around the City.

254 The City Hall floor was jack hammered and the camera people will be here tomorrow so  
255 we can see what we're dealing with and start exploring options to repair the irregular settlement  
256 problem.

257 Birnam Woods Park needs to be reseeded. The fill dirt that was brought in last year was  
258 mostly road base and not good for growing so we will probably need to hydro-seed.

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261 **11. Administrative Report.**

262  
263 Duane Huffman reported that he, Mr. Doxey and Craig Smith met with Thackeray group to  
264 further discuss the tax sharing issue. He said he expects them to come to the next meeting with a  
265 proposal on continued tax sharing.

266 He reminded council members that the ULCT spring conference is April 6-8 in St. George,  
267 and asked members to let him know who wants to attend.

268  
269

270 **12. Mayor/Council Reports.**

271  
272 James Ahlstrom suggested we invite Senator Todd Weiler and Representative Becky  
273 Edwards to a city council meeting to give a legislative report to the Council. It was agreed that this  
274 would be a good idea. Duane will make arrangements.

275 Mr. Ahlstrom also discussed local business closures and new businesses coming in.

276  
277 Mark Preece discussed pending legislation regarding methane capture that would allow  
278 them to create a public/private entity to work for the Sewer Board. There are no opponents so the  
279 Bill is expected to pass. He also discussed Stouffer's in Utah County. They have a company  
280 policy that nothing can be land-filled; it must be recycled or reclaimed. South Bay Refuge facility  
281 cannot take it any longer so approximately 750 tons/month will be coming up to the South Davis  
282 Sewer facility effective June 1. The methane recovery facility is not built yet so in the interim they  
283 will be retooling what they have to process what is coming.

284 Youth Council is working hard to fill 5000 eggs for the Easter Egg Scramble scheduled for  
285 March 26<sup>th</sup>.

286  
287 James Bruhn commented that he has seen cases of garbage trucks pulling up to cans and  
288 then pulling away without picking up the garbage inside. He called City Hall and was directed to  
289 call Ace. He wondered if this was routine procedure and why we couldn't help residents in these  
290 situations. Duane Huffman explained that Ace has a good customer care center and is better  
291 suited to handle these calls. This information also helps them to track complaints and provide  
292 reports to us. Mr. Bruhn suggested that in any case, we should help residents by providing the  
293 phone number so they don't have to look it up.

294 Councilman Bruhn also reported that Wasatch Integrated has historically been taking  
295 recycled materials but will no longer accept them after March 3.

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Andrew Williams – No report.

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Kelly Enquist - No report.

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Mayor Romney – No report.

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307 12. Approval of Minutes from the February 16, 2016 City Council Meeting.  
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309 MOTION: *James Ahlstrom moved to approve the minutes from the February 16,*  
310 *2016 meeting. Andy Williams seconded the Motion which PASSED by*  
311 *unanimous vote of all members present.*  
312  
313

314 13. Possible Executive Session for the Purpose of Discussing Items Allowed, Pursuant to  
315 Utah Code Annotated 52-4-205.  
316

317 No executive session was held.  
318  
319

320 14. Adjourn.  
321

322 MOTION: *James Ahlstrom moved to adjourn this meeting of the West Bountiful City*  
323 *Council at 10:50 p.m. Mark Preece seconded the Motion which PASSED*  
324 *by unanimous vote of all members present.*  
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330 -----  
331 *The foregoing was approved by the West Bountiful City Council on Tuesday, March 15, 2016.*

332 *Cathy Brightwell*  
333 \_\_\_\_\_  
334 Cathy Brightwell (City Recorder)

