

Minutes of the West Bountiful City Council meeting held on **Tuesday, March 4, 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), Steve Doxey (City Attorney), Heidi Voordeckers (Finance Director/Recorder), Ben White (City Engineer), Chief Todd Hixson, Paul Holden (Golf Director), Steve Maughan (Public Works Director), Cathy Brightwell (Deputy Recorder/ Secretary)

VISITORS: Alan Malan, Corey Sweat, Doug Layne, Sandy Smith, Jacob Kapp, John D. Page, Colton Stoud, Alex Tovey, Kyler Turner, Cayden Wootan, Paul Tingey

Mayor Romney called the meeting to order at 7:35 pm. The Pledge of Allegiance was led by Troop 219 Boy Scout Kyler Turner, and was followed by the Boy Scout Oath.

1. Accept Agenda

MOTION: Council member McKean moved to approve the agenda as amended. Council member Bruhn seconded the Motion which **PASSED** by unanimous vote of all members present.

2. Public Comment

Corey Sweat - 1078 W 600 N, commented that he would be strongly supportive of reducing water rates as much as possible. He stated that the Council can change them at any time in the future but he believes it is morally the right thing to do. He said, "it is our money not the council's money."

3. Consider Motion to provide local consent to a request for Beer License for Carmack's Food Services located at Lakeside Golf Course.

Duane explained that city consent is needed for new licenses. The Chief has reviewed the application and it meets all criteria. Once the Council gives local consent, the application will go to the state Alcohol Beverage Control Commission for license issuance.

MOTION: Council member Bruhn moved to give local consent to a request for a Beer License for Carmack's Food Services located at Lakeside Golf Course. Council member 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

4. Consider Notice of Award to Kapp Construction and Development Co. Inc. for the 800 West Reconstruction Project in the amount of \$691,043.65.

Ben White explained that five bids were received last week for this project that will cover 800 West from 1600 N to 1970 North, and 2200 N to 2330 North. The project will include a new water line, fixtures, storm drain upgrades, and full asphalt replacement. Kapp Construction and Development was the lowest bidder at \$691,043.65, and a representative is here to answer questions. Ben commented that Kapp was also awarded the bid for the 900 West project and he has reason to believe that Kapp will do well with both projects. Duane Huffman noted that rather than stating a contingency amount at the time of award, the City will deal with any unexpected contingencies as part of the project's overall budget, with any significant changes coming back to the Council. The Contractor is expected to begin this project as soon as the 900 West project is complete which they anticipate will be mid to end of May. The agreement gives them until the middle of August to finish but the end date is also tied to a certain number of days after beginning the project.

MOTION: Council member Bruhn moved to award the 800 West reconstruction project to Kapp Construction in the amount of \$691,043.65. Council member 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

5. Consider approval of 48-month lease of 20 - 2014 Yamaha YDRA "The Drive" Gasoline Golf Carts with an annual payment of \$15,342.60, and the trade-in of 17 city-owned golf carts (2008 and older) for \$15,600.

Duane Huffman presented a new Golf Cart Agreement. The immediate goal is to have sixty reliable carts with the majority of those less than three years old. He explained we will lease twenty carts now for four years and trade in 17 city owned carts. The 2009 lease is up in July and those ten carts will be replaced with new carts on a five year lease. This will give us twenty new carts now and another ten in July resulting in a dramatic change in the outlook of our fleet. Ultimately the goal is to get to 70 carts (Bountiful Ridge and Eaglewood have 80) and several options were provided to get there. Council member Ahlstrom suggested three year leases might be better and commented that he understood most other courses rotate their fleets every three years.

Duane responded that if the carts are well maintained there should not be problem and explained that at no point will the majority of our fleet be older than three years.

The new carts are basic carts; there is no charge for delivery. Council member Ahlstrom asked for several changes to the agreement including having “2014” and individual ID numbers of each cart added to the contract. He asked if we have the ability to buy back some of the carts or is it all or nothing? Duane explained that he would look into that ability.

MOTION: Kelly Enquist moved to approve the 48-month lease of 20 - 2014 Yamaha YDRA “The Drive” Gasoline Golf Carts with an annual payment of \$15,342.60, and the trade-in of 17 city-owned golf carts (2008 and older) for \$15,600, and to add “2014” on the contract. Debbie McKean seconded the Motion. James Ahlstrom offered a friendly amendment to suggest removing the language in all caps in Section 4.2. Kelly Enquist agreed to the friendly amendment and Debbie McKean seconded it. The amended motion **PASSED**.

The vote was recorded as follows:

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

6. Consider authorization of Mayor Romney to submit a letter to the National Forest Service regarding the Uintah Express Pipeline on behalf of West Bountiful City Council.

Duane Huffman distributed a memo explaining that the proposed Uintah Express Pipeline is required to go through the National Environmental Policy Act (NEPA) process, which includes requirements that Tesoro provide identification of the purpose and need for the project, a description of the project, and public scoping. The process is currently in the first 45 day public scoping stage with comments due March 15. Working with Bountiful, Woods Cross, Centerville, and North Salt Lake, we have identified concerns that need to be mitigated. None of the cities are trying to prohibit the pipeline but need the Company to address their concerns. The group is putting together a letter that the Mayors of each city can sign that includes the three issues outlined in Duane’s memo.

Council member Preece talked with John Baza about the project and he also has concerns about the lack of information provided. For example, when Holly was asked about piping waxy crude, they said the technology to transport it in heated pipes was not available yet. It is clear that more information is needed. The Mayor and Duane believe we will have more success if we can work together with neighboring cities. There is a concern that if the Governor hears nothing negative about the project, it will be pushed through.

MOTION: Mark Preece moved to authorize Mayor Romney to submit a letter to the National Forest Service regarding the Uintah Express Pipeline on behalf of West Bountiful City Council, and circulate the letter before it goes out. 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

7. Discuss draft ordinance adopting rules and procedures for West Bountiful City Council meetings

Duane summarized his February 27, 2014 memorandum and discussion followed regarding the draft language. Council member Ahlstrom recommended adding “as amended” when Utah state code is referenced. He also would like section J.vii changed to allow a seconded motion to be discussed if requested by a member. In Section K, Civil Discourse, he would like to have language added that the public has no right to interrupt a meeting. Mr. Ahlstrom explained that it has not historically been a problem but it is important to make sure we are covered in the future if problems arise. Duane will make the changes, have Mr. Doxey review them and bring a final draft back for approval.

8. Mosquito Abatement Presentation (video)

As part of her Mosquito Abatement District committee duties, Council member McKean was asked to educate her City on the West Nile virus. She presented three videos to the Council and will also show the videos to the Youth Council. Following the videos local examples were discussed. It was made clear that West Nile is a serious disease that kills people (136 this year) and it is important to spray all round the City, especially the golf course.

9. Engineers Report

Ben White reported that the I-15 project is moving fast and furious with design. UDOT will probably be here in late May to give an update and let us know when 400 North will be closed. Council member Bruhn asked if there is any way we can get them to include the bridge over the railroad tracks. Ben said he has asked them twice with no success. Duane Huffman suggested we ask them to come to the next Council meeting to explain why they are not planning do it. Ben added that the pedestrian sidewalk on 400 North will be widened to six feet all the way down to 800 West which will require them to replace fencing. We will also have input on aesthetics, for example, paint selection, form liners, etc., to make sure the entire project looks alike.

900 West construction will begin in a couple weeks.

At the next Planning Commission meeting, Woodhaven will be here to discuss a rezone request to multi-family/multi-use. Council member Bruhn still wants measurements from Holly. He recalled that when they last looked at the blast zone, the trailers were okay because they were turned sideways which won't work with multifamily buildings.

10. Planning Commission Report

Ben White reported that Planning Commission approved a couple conditional use permits. One was for Ryan Wilson to build a house on his 800 West lot where the garage is now that the ordinance has been changed to allow for more than 25% rear yard coverage. He still needed a Conditional Use Permit because the house will only be 8.5 feet from garage. The Commission also discussed whether processes should be established regarding when and how basements would be allowed and minimum criteria for flag lots.

11. Administrative Report – Report on process for hiring Assistant Golf Pro

Duane Huffman discussed the process outlined in his February 27, 2014 memorandum for filling the vacant assistant golf professional position. He explained that the proposed salary assumes that the individual will augment his/her salary by giving private lessons. We will advertise locally and through the UT PGA. Duane is proposing a hiring committee including the Mayor, Marcus, Paul, another staff member with no ties to the golf course, and himself. Council member Ahlstrom would like to be added to the committee especially because he believes the Municipal Code says the Council hires everybody. Duane said he is happy to add as many council members as requested. Discussion followed and it was decided that James Ahlstrom and Kelly Enquist will be included on the hiring committee, with a request from the remaining members to be updated regularly as the process progresses.

The ULCT spring conference will be April 10-12 in St. George. We have budgeted for 2 members to attend. Kelly Enquist said he would like to go and either Debbie or James Bruhn.

Staff has been meeting on budget. Sessions with City Council will begin April.

We are changing our health benefits broker to GBS. We don't pay them; they get paid from insurance companies and we think we'll get higher level of service than we currently get.

Duane attended a meeting with Weber Basin today. They said they expect to have a decent year. They are likely to have a full allotment but may still shut down water two weeks early like they did last year.

12. Mayor/Council Reports

James Ahlstrom – Resident, Dave Wainwright, fell 40 feet while jogging in Farmington and is still in the hospital. He is a pillar of the community; please keep them in your prayers. He miraculously survived the fall and was able to call 911 for help. He has a long road to recovery.

He asked about the status of the Grazing ordinance. Duane Huffman responded that he is still working on it, and that it is a complicated issue based on different grazing types.

James asked what happens when we need more golf carts especially for tournaments. Paul Holden replied he can rent them for \$40/cart plus a delivery charge. Mr. Ahlstrom suggested the goal for our fleet should be 72 carts not 70.

Debbie McKean – The Independence Day Parade will begin at 10:30 am on the 4th. The Safety fair, concert and fireworks will be on the 3rd. The Parade committee will be headed by Gary and Char Mills. Carmack's will be the exclusive food vendor. Debbie would like a few minutes on the next agenda to suggest council assignments for the 4th of July celebration.

She commended Paul, Marcus and others on how nice the golf course looks from the road and said it makes a big difference and feels nice.

Regarding the Historic Commission, Debbie asked if there was a problem including a few people from West Bountiful that do not currently live in West Bountiful on the Committee. There was agreement that it would be fine to include them.

Kelly Enquist – said he had talked with Paul about the idea of doing our annual July 4th fireworks at the golf course. Mark Preece recalled the issue being brought up before. James Ahlstrom said there is better parking at the Park.

James Bruhn – reported that at his Wasatch Integrated Waste meeting there were questions about why they were denied by the Sewer board to put in a transfer station. Wasatch has had problems since they bought a building near Steri-cycle in North Salt Lake, only to then have the local government deny their use. Council member Preece responded that the Sewer District needs the property for future use. Council member Bruhn added that Wasatch is also negotiating with Hill AFB for a new contract but Hill gave notice to extend 6 months before deciding to renew which caused issues with budget, as Hill AFB is their largest customer. Without their contract it makes no sense to have a waste energy facility.

Mark Preece – attended his first Youth Council meeting. They have decided not to be in charge of park activities for July 4th but they will be able to help. They are working on the Easter egg hunt and plan to have 3500 eggs. Debbie McKean is concerned about what the Youth Council can choose to do and not do. Mark said that last year's responsibilities included staffing events at the Park which was difficult for them.

The Sewer Board is going forward with an RFP for a bio-incinerator. They will need more space if they do what's planned so they couldn't let Wasatch Integrated use their land. There may be other land available; maybe in North Salt Lake. The Sewer district is looking down the line and may need the space for themselves.

Mayor Romney – reported a productive meeting with a resident from Woodhaven and several council members. He thanked everyone and appreciates everything everybody is doing. He will keep everyone informed on the pipeline and assistant golf pro position.

He asked if staff can circulate agendas so council members will know if they want to add anything before a meeting. Duane Huffman responded that staff will do that by including a list of agenda items on the management team minutes. The Mayor also brought up council reports and asked if Council should let staff know what we plan to discuss. Duane suggested they let us know ahead of time if they know what they plan to discuss.

13. Approval of Minutes from the February 18, 2014 City Council Meeting.

MOTION: James Bruhn moved to approve the minutes from the February 18, 2014 meeting as presented. Debbie McKean seconded the Motion which **PASSED** by unanimous vote of all members present.

14. Adjourn

MOTION: James Ahlstrom moved to adjourn this meeting of the West Bountiful City Council at 9:45 pm. James Bruhn 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, April 1, 2014 .

HEIDI VOORDECKERS (CITY RECORDER)