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**Minutes of the
BOUNTIFUL CITY COUNCIL**

September 13, 2016 – 6:00 p.m.

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Present:	Mayor	Randy Lewis
	Councilmembers	Kendalyn Harris, Richard Higginson, Beth Holbrook, John Marc Knight, John Pitt (electronically)
	City Manager	Gary Hill
	City Attorney	Clinton Drake
	City Engineer	Paul Rowland
	City Planner	Chad Wilkinson

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Department Directors/Staff:

Parks Director	Brock Hill
Streets/Sanitation	Gary Blowers, Director Charles Benson, Assistant Director
Finance Director	Tyson Beck
Recording Secretary	Nikki Dandurand
Police Chief	Tom Ross
IT Director	Alan West

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Official notice of the City Council Meeting was given by posting an Agenda at City Hall and on the Bountiful City Website and the Utah Public Notice Website and by providing copies to the following newspapers of general circulation: Davis County Clipper and Standard Examiner.

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Work Session – 6:09 p.m.

Mr. Brock Hill stated that a lot of the local sports teams are represented here tonight. The purpose of this work session is to review the policy and procedures for the scheduling of the sports fields within the City. Mr. Hill reviewed the past and current policies/procedures with the most recent revision in 2015, noting that the two biggest concerns are the lack of facilities and overscheduling. Currently the Bountiful City Parks Department sends out an email at the beginning of the calendar year to most teams and they respond with their individual schedules and practices. One suggestion is to do it semi-annually, thereby allowing other teams/sports to be included in all the different playing seasons. Mueller Park has its own private baseball league and fields. Forza has a contract with the school district that is in effect until 2020. Mayor Lewis asked that parents/coaches and players be patient with the process because it is a difficult situation to resolve, but he really wants the children to benefit from more play space. Suggestions from staff and residents included finding underdeveloped land (ie. Five Points) to create more fields, forming a committee with all sports teams to handle scheduling or an online calendar. Both Staff and those in attendance agreed that this needs to be handled quickly before another season/year starts.

Regular Meeting – 7:03 p.m.
City Council Chambers

1 Mayor Lewis called the meeting to order at 7:03 p.m. and welcomed those in attendance.
2 Luke Gallacher, Troop 580, led the Pledge of Allegiance; President Troy Andersen, Bountiful South
3 Stake, gave a prayer.
4

5 **CONSIDER APPROVAL OF RESOLUTION ALLOWING COUNCILMAN JOHN PITT TO**
6 **ATTEND TUESDAY, SEPTEMBER 13, 2016 REGULAR SESSION CITY COUNCIL**
7 **MEETING ELECTRONICALLY – MR. CLINT DRAKE**

8 Councilman Knight read Resolution 2016-14 stating that Councilman Pitt can attend tonight’s
9 regular City Council session via electronic means and vote as such. Councilman Knight moved to
10 approve Resolution 2016-14 and Councilman Higginson seconded the motion. Voting was
11 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight voting “aye”.
12

13 **COUNCIL REPORTS**

14 Councilwoman Holbrook thanked all those who supported Concerts in the Park this summer
15 and encouraged everyone to attend the Emergency Preparedness Fair at Woods Cross High School on
16 September 24th. Councilman Higginson reported that work is continuing at the new Historical
17 Museum and will be completed soon.
18

19 **BCYC REPORTS**

20 Lindsay Black, MPJH Liason and Emmalyn Pykles, Logistics Director gave a short summary
21 of the BCYC activities including assisting with the Tour of Utah and the Main Street Music Festival,
22 the upcoming Pumpkin Patch on October 14th and the Meet the Candidates Night the end of
23 September.
24

25 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID AUGUST 8, 9, 15,**
26 **16, 22, 23, 29 & 30, 2016 AND THE JULY 2016 FINANCIAL REPORT**

27 Mayor Lewis presented the weekly expenditure summaries paid on the dates listed and the
28 amounts shown in the packet. Councilman Higginson moved to approve the weekly financials and
29 the July 2016 report as presented and Councilwoman Holbrook seconded the motion. Voting was
30 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
31

32 **CONSIDER APPROVAL OF THE PURCHASE OF TWO DUMP TRUCKS, DUMP BEDS,**
33 **PLOWS, SPREADERS AND HYDRAULICS FROM MOUNTAIN WEST TRUCK CENTER**
34 **AND SEMI SERVICE INC. IN THE AMOUNT OF \$363,493.46 – MR. GARY BLOWERS**

35 Mr. Blowers stated that the State of Utah has already put the equipment that we need out to
36 bid for the purchase of two 2017 Mack 10-wheel dump truck chassis, and he recommended using the
37 State of Utah Contract with Semi Service Inc. for the Henderson 17’ dump bed, 15’ stainless steel
38 spreader, 12’ plow and hydraulics. The total cost is under the amount budgeted for the year.
39 Councilman Knight stated to those in attendance that these bids and prices have already been
40 reviewed by the Council and tonight is just the approval. Councilman Higginson moved to approve
41 the purchase of the trucks and parts and Councilwoman Holbrook seconded the motion. Voting was
42 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
43

44 **CONSIDER APPROVAL OF A BID TO REPLACE THE ROOF, HVAC AND ELECTRICAL**
45 **ON THE STREET DEPARTMENT BUILDING FROM UTAH TILE AND ROOFING, HVAC**
46 **CONSTRUCTION INC, AND JP ELECTRICAL, LC RESPECTIVELY FOR AN**

1 **ESTIMATED TOTAL COST OF \$90,503 – MR. GARY BLOWERS**

2 Mr. Blowers stated the last few years the roof has developed leaks in several areas of the
3 building. While replacing the roof, 12 skylights will be added to save on lighting costs and help light
4 the shop area. The non-working swamp cooler will be replaced with used HVAC units that were
5 saved when the BDAC building was demolished. Councilman Higginson moved to approve the
6 contracts and Councilwoman Harris seconded the motion. Voting was unanimous with
7 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

8
9 Mayor Lewis mentioned that the passing of Prop. 1 last year has allowed the city to increase
10 improvements by one-third.

11
12 **DOWNTOWN PROJECT PUBLIC COMMENT – MR. GARY HILL**

13 Mr. Gary Hill stated that a small group of residents in attendance would take some time to
14 first make a statement. Councilman Higginson made a few comments regarding the process of this
15 project, dating back to 2005. He included the study on Stoker School, RDA funds and the first
16 meetings held with Envision Utah until now. The following residents made comments in opposition
17 of a new city hall: Lee Caldwell, Margaret Nelson, John Harmer, Steve Facer, Ethel Black, Kenny
18 Knighton, Wayne Christensen and Brett Hutchings.

19 Mr. Gary Hill then made a presentation outlining the direct economics, community
20 investment, location and overall dynamics of the new Downtown Plaza/City Hall. Mayor Lewis
21 opened the public hearing.

22
23 *Public Hearing Open: 8:18 p.m.*

24
25 -Barbara Holt – made comments in opposition

26 -David Irvine – made comments in support

27 -Fred Moss - made comments in opposition

28 -Chris Simonson – made comments in support

29 -Cami Ray – made comments in support

30 -Earl Thomas - made comments in opposition

31 Councilman Knight commented on Mr. Thomas’ remarks about the library.

32 -George Landruth - made comments in opposition

33 -Jessie Bell – made comments in support

34 -Brian Knowlton – in favor of the investment in downtown but Council should get more input

35 -Teresa Nelson - made comments in opposition

36 -Melanie Lewis – made comments in support

37 -Bob Linnell - made comments in opposition

38 Mayor Lewis commented on the vote of the South Davis Recreation Center Mr. Linnell had referred
39 to

40 -David Hill - made comments in opposition

41 -Denise Knight – made comments in support

42 -Greg Kjar - made comments in opposition

43 -Carol Guthrie – made comments in support

44 -Alex Densley – neutral

45 -Kent Sulser – made comments in support

46 -Woodrow Johnson - made comments in opposition

- 1 -Laura Nelson – neutral
- 2 -Guy Dugal – made comments in support
- 3 -Ruston Gomez - made comments in opposition
- 4 -Danielle Gerber – no new City Hall, plaza is good
- 5 -Dave Holt – neutral
- 6 -Adam Lewis – made comments in support
- 7 -Connor Nelson - made comments in opposition
- 8 -Verrana Torio - made comments in opposition

9
10 *Public Hearing closed: 10:00 p.m.*

11
12 Mayor Lewis thanked those in attendance and the Council and is proud to be Mayor of
13 Bountiful. He then asked the Council to make closing remarks. Kendalyn

14 Councilwoman Harris stated her focus is to safeguard tax dollars and that it is a serious trust.
15 Spending \$13 million is a big decision and doesn't happen often in the city. She hopes that the U of U
16 ceramics program will be able to stay in the City. She wants a smart, long-term decision. She said if
17 we are not growing, we're dying and it is good to invest in the City, and a plaza will help downtown.
18 Councilwoman Harris brought up features the public would like to see built including a Veteran's
19 memorial, a water feature, etc. She stated that, speaking for herself, she felt resident input had been
20 sorely lacking in this process, and that it was a shame that tonight was the first time the whole
21 Council got to hear from the public. She realizes that for some this is a new proposition and seems to
22 have come out of the blue and the Council could do better to inform the public. She reiterated that
23 she welcomes public opinion. She supports separating city hall from the plaza.

24 Councilman Higginson stated that he was of two minds. As an example, if the City had
25 waited for more public opinion, there would be no Bountiful City Light and Power. He cited 500
26 South as an example of incremental decisions: it is a disaster and there is no harmony. He stated
27 sometimes City leaders need to step out and do bold things. However, he had reviewed the
28 Downtown layouts and walked the property and said he does not see how we can feasibly fit a City
29 Hall and a plaza on the land that is available and do it right. He stated that the City has the
30 opportunity to set a bold new vision, but needs the public to be more engaged and involved on an
31 ongoing basis.

32 Councilwoman Holbrook thanked City employees for their hard work in all of this, the staff is
33 great and very engaged and want the best for the City. She appreciated Kent Sulser's remarks about
34 the benefits of economic development. She expressed her support for economic development and a
35 new City Hall on the Plaza and the public will come to appreciate it. She wants to invest in the City
36 now to promote a vision for the future and used as an example lack of freeway access to Bountiful
37 that was designed years ago. She concluded that this level of investment would be very advantageous
38 for the City and beneficial in the years to come.

39 Councilman Knight spoke about the process that was started three years ago which resulted in
40 the razing of the building that housed the Bountiful Davis Art Center. Due diligence was not done at
41 that time, but it has been done the right way this time. He then spoke about the process of renewing
42 the RDA for Bountiful City. He described that a great plan that was presented, that it would be a
43 great benefit to the community and they voted unanimously to renew the RDA. Those taxing entities
44 shared the City's vision. He noted that if the plan is abandoned now, it would be a great disservice to
45 all those involved. He said it's important to invest in Bountiful and the City has done its due
46 diligence but he said he could see that the public should have had input sooner.

1 Councilman Pitt expressed his thanks for everyone's participation. He said he has always
2 been vested in a downtown plan because his family owned a business on Main Street for most of his
3 life, and developing downtown was the impetus for him to run for Council the first time in 1999. He
4 also said that little has changed there in 50 years, and it needs a serious infusion of money to go
5 forward. He expressed support of a plaza. He stated that a new City Hall building is not needed to
6 extend services for staff to do their jobs, but could be a catalyst for downtown for increased
7 developer interest, resident and City enthusiasm, rebuilding and downtown activities. He stated that
8 the Council has done their due diligence and the public has now been informed. The key issue for
9 him is if a City Hall building can be a catalyst as hoped. Councilman Pitt said that no motion had yet
10 been made on how to proceed. It is too late to put it on an election ballot and was glad about that.
11 He mentioned that when the Council approved a \$60 million budget in June, no one was at that
12 meeting. He stated that the Council needs to be entrusted to make these kinds of decisions once they
13 have sought out the best information, which he believes they have.

14 Mr. Pitt made a motion for the Council to meet to vote on November 8th to vote on a decision.
15 Mr. Gary Hill stated that no public meetings can be held that night due to the fact it's the national
16 voting day. Councilwoman Holbrook made a second motion to amend the date to the regular Council
17 meeting to be held on October 25th. Councilpersons Holbrook, Pitt and Higginson voted "aye",
18 Council persons Knight and Harris voted "nay." The motion was approved with a 3-2 vote.

19
20 **CONSIDER APPROVAL OF CONSTRUCTION MANAGER/GENERAL CONTRACTOR**
21 **(CMGC) FOR BOUNTIFUL DOWNTOWN PLAZA & CITY HALL – MR. LLOYD**
22 **CHENEY**

23 Councilman Higginson made a motion to table this agenda item, Councilwoman Harris
24 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
25 Knight and Pitt voting "aye".

26
27 Mayor Lewis asked for a motion to adjourn the regular session of City Council. Councilman
28 Higginson made a motion to adjourn the meeting, and Councilwoman Holbrook seconded the motion.
29 The regular session of the City Council was adjourned at 10:15 p.m.
30
31



Mayor



City Recorder