

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

**Minutes of the
BOUNTIFUL CITY COUNCIL**

June 13, 2017 – 6:00 p.m.

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

Department Directors/Staff:

Police Chief Tom Ross
Finance Director Tyson Beck
Parks Director Brock Hill
Water Director Mark Slagowski
Power Director Allen Johnson
Streets/Sanitation Director Gary Blowers
Recording Secretary Nikki Dandurand

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.

Work Session – 6:05 p.m.
Planning Conference Room

Mayor Lewis welcomed those in attendance and called the session to order at 6:05 p.m. Mr. Gary Hill stated the Council has not reviewed the Council Priority list in a few months, so tonight each Department Head will report on some of the higher profile projects. Mr. Rowland commented on the water treatment plant and how helpful the Forest Service has been in the process. The concrete program is running well and Reed Bangerter is doing a great job of releasing existing bonds. Mr. Gary Blowers stated they will conduct the in-house road survey. The Streets Department does the paving work and contracts out the slurry projects. Councilman Knight asked about the Prop. 1 funds. Mr. Blowers stated the 2600 South project will be utilizing some of those funds. Councilman Pitt inquired about another paving project and an update on UDOT's 400 North project. Mr. Mark Slagowski reported on the Kingston and Keller properties on 400 North near the "B" where a new reservoir will be installed, along with a new pump station at the Hannah Holbrook reservoir. Mr. Tyson Beck recapped the GFOA Budget and CAFR awards that were received recently. He is working on a new concept with Mr. Gary Hill about a "Budget in Brief" document that could be viewed by citizens on a regular basis. Councilman Knight stated that the City's budget is always being watched and monitored and he appreciates Mr. Beck's good work. Mr. Gary Hill stated that Mr. Alan West is busy with installing new consoles in dispatch at the Police Department and can report at the next meeting. Mr. Chad Wilkinson commented that the latest change to the solar

1 application process has been very successful. There will be a new full time permanent Planning
2 Assistant position opening soon and hopefully by this fall, business registration/renewals will be able
3 to be done online.

4 Mayor Lewis stated the new Bank of American Fork staff was very complimentary of our
5 City staff in their help with building permits, etc. Mr. Brock Hill reported on Creekside Park which
6 is currently still on hold. The Parks Department has been in contact with Traveler's Insurance
7 Company to resolve the problem. New bids have been received to complete the project, but both
8 were high. Mr. Brock Hill and Mr. Clint Drake stated that the contract will be completed within the
9 stated budget. Mr. Brock Hill also stated a master plan hiking trail is in the planning stages as well.
10 The County has one currently, but ours will include other neighboring cities as well.

11 Chief Ross stated the new dispatch consoles are currently being installed and will be up and
12 running in the next couple of days. He commented that the Emergency Preparedness committee has
13 been a great group to work with.

14 Councilman Pitt asked about the idea of a dog park in the city. Mr. Brock Hill responded that
15 it has been put on hold because of other projects that are taking priority at this time and funding.

16 Mr. Gary Hill concluded the work session by stating that current projects, new projects,
17 staffing, time, a need to conduct a RAP tax survey and other items are still ongoing.

18
19
20 **Regular Meeting – 7:05 p.m.**
21 **City Council Chambers**
22

23 Mayor Lewis called the meeting to order at 7:05 p.m. and welcomed those in attendance. Mr.
24 Gary Blowers, Streets/Sanitation Director, led the Pledge of Allegiance; Mr. Matt Barneck, Bountiful
25 Central Stake Presidency, gave a prayer.

26
27 **PUBLIC COMMENT**

- 28
- 29 • Chris Simonsen – Car Show this weekend, June 16-17
 - 30 • Wayne Brown – Golden Years Center – would like better road crossing signs in front
31 of the center (i.e., speed bumps, additional signs, etc.)
 - 32 • Ethel Black – Cemetery – consider changing watering hours during holidays, i.e.,
33 Memorial Day
 - 34 • Jim Clark – flyer received too late for rate change
 - 35 • Robert Hood – Distribution plant too expensive, surplus should go elsewhere

36 **BCYC REPORT**

37 Maria Jacobs, BCYC Mayor, reported they welcomed the new Youth Council members and
38 did a group clean up at the "B" with lunch at the Wight House after. They will also be helping at the
39 Car Show this weekend.

40
41 **PRESENTATION OF BOUNTIFUL CITY BUDGET FOR ADOPTION – MR. GALEN**
42 **RASMUSSEN**

43 **a. TRANSFER OF FUNDS FROM LIGHT AND POWER FUND TO GENERAL**
44 **FUND**

45 **i. PUBLIC HEARING**

1 **b. RESOLUTION 2017-08 SETTING THE PROPERTY TAX RATE FOR 2017**

2 **i. ACTION**

3
4 **c. ORDINANCE 2017-07 AMENDING THE 2016-2017 FISCAL YEAR BUDGET**
5 **AND APPROVING THE 2017-2018 FISCAL YEAR BUDGET; RATES, TAXES &**
6 **FEES; COMPENSATION SCHEDULES & URS RATES AND LONG TERM**
7 **CAPITAL PLAN**

8 **i. PUBLIC HEARING**

9 **ii. ACTION**

10
11 Mr. Galen Rasmussen reviewed with the Mayor and the Council that in May, the tentative
12 budget was presented, with the final approval scheduled for tonight. Mr. Rasmussen stated that
13 Council priorities were discussed in the work session tonight, with the key point showing the City has
14 a balanced budget. Some of the changes in the new budget will include a slight increase in the
15 property tax revenue from new growth (there is no property tax rate increase proposed), the Planning
16 Department reclassified some fees and the water rate will be adjusted to a block rate structure. Mr.
17 Rasmussen went on to explain the City's revenue, expenditures, department budgets and taxes that
18 are assessed.

19 Mr. Allen Johnson presented the Power Department's work load, pay structure and how it will
20 include solar customers in the new budget. Existing solar customers will be grandfathered into the
21 new rate change, with a new "Feed in Tariff" charge that will be presented to the Council for
22 approval tonight. Mr. Gary Hill stated the "customer charge" is for all residents utilizing the City's
23 power system. Mr. Johnson encouraged new customers to install East facing panels. Mr. Gary Hill
24 asked the public to speak in the appropriate public hearing, concerning only the fees or items that are
25 on the agenda. Councilman Higginson reminded the public that the Power Department provides the
26 power needed to run the City sufficiently, has a lower rate than the private sector competitor and has
27 other benefits. Councilwoman Holbrook added that the Power Commission is a citizen appointed
28 group. Mayor Lewis opened the public hearing.

29
30 **OPEN: 8:06 p.m.**

- 31
 - 32 • Rob Hunter - 334 Parkview Circle – asked the Council to wait on approving new rates,
33 and pointed out there were three different rates published which was confusing.
 - 34 • Russell McKenzie – 1256 E. 2050 S. – would like the City to reinvest into the
35 infrastructure of the City
 - 36 • Dustin Matthews – 2419 Davis Blvd. – owner of solar company located in Bountiful,
37 this rate change will dramatically change customers' bills
 - 38 • Tom Hardy – gas turbines were built, it was a good thing, portion goes back to the
39 City
 - 40 • Ray Childs – 1203 S. 1500 E – concerned about certified rate, truth and taxation,
41 subsidizing others

42 **CLOSED: 8:23 p.m.**

43 Councilman Higginson moved to approve Resolution 2017-08 to adopt the Certified Tax Rate
44 for 2017 Property Taxes and Councilwoman Holbrook seconded the motion. Voting was unanimous
45 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

46 Mr. Rasmussen reviewed Ordinance 2017-07 and the amendments it will include for

1 approval. Mayor Lewis opened the public hearing.
2

3 **OPEN: 8:26 p.m.**

- 4 • Lynn Anderson – 806 E. 650 N. - what is the date for net metered new customers? If
5 solar panels are installed on West side, same rate? Mr. Gary Hill replied that July 1,
6 2017 is the cut-off date for the existing rate. Any existing panels will be
7 grandfathered in the new plan.
- 8 • Tom Hardy – City recently purchased cemetery property. How was it funded-using
9 perpetual funds and reserve money? Mr. Gary Hill replied that both funds were used.
- 10 • Doug Shipley – would like more discussion on solar rates before adopting them.
11 Encourage more parties and experience in the discussion. Councilman Higginson
12 stated that the policy passed today may or may not be around in many years to come.
13 Mr. Shipley suggested more expertise suggestions before this is approved.
- 14 • Ernie Cox – 1372 Seville Way – increase in budget, where does it come from? Mr.
15 Rasmussen responded that the City has multiple funds and departments and it was a
16 combination of all City funds. Mr. Gary Hill also replied that there was a difference in
17 capital funds projects between the two budget years. Mr. Rasmussen stated the
18 auditors are fully aware of any change or difference in the budget as well and budgets
19 for the current, proposed and prior years are posted to the City’s website for reference.
20 Councilman Pitt also added that the budget shows multiple years, and it’s difficult to
21 prepare for specific needs or requests of citizens.
- 22 • Joe Dickson – upset the City cannot manage money
- 23 • Charlene Nielson – 256 Summerwood Dr. – current solar power customer, would like
24 the City to take more time to understand solar power better
- 25 • David Irvine – 2041 Maple View Dr. – two best decisions for the City was a municipal
26 power department and secondary water system, the City has an obligation to provide
27 power to all customers, and set a balanced base rate as well
- 28 • Mitch Eiting - 1035 E. 1500 S. – encourages City to look at different options, delay
29 decision tonight
- 30 • Brandon Nielson – Summerwood Dr. – would rather have property tax raised than
31 other fees
- 32 • Ryan Evans – Utah Solar Power Assoc. – public comment is very important, reasons
33 for solar power include self-reliance, reduce carbon footprint, invest in the community
- 34 • Elias Bishop – Art Solar – these changes are not good for solar, delay decision
- 35 • Rob Hunter – there are benefits for solar, emergency preparedness will be affected,
36 small amount to budget, huge difference to customer
- 37 • Michael Otterson – Claremont Dr. - short notice to residents, there has been lack of
38 dialogue with solar businesses, delay decision tonight
- 39 • Alan Larson – 253 S. 200 E. - currently has solar panels, this decision will kill solar in
40 Bountiful, delay decision

41 **CLOSED: 9:17 p.m.**

42
43 Councilman Pitt commented that notifications have been going out for months, but we can’t
44 anticipate how the residents will view them. There have been multiple notices i.e., utility bills,
45 online, flyers. One resident suggested just raising property taxes, but Bountiful has one of the lowest

1 property tax rates and power rates, which is in part due to the power transfer. Councilman Pitt agrees
2 with the value of having solar energy, but if we take this item out now, the budget would need to be
3 completely reworked and rebalanced. We as the Council and staff have to move forward, and if it
4 passes tonight, we can look at new needs later if the demand rises. He concluded that we are your
5 representatives and we are doing our best. Councilwoman Holbrook thanked everyone for their
6 passion about solar. She stated that Mr. Allen Johnson operates the Power Department in a great
7 way. It's always a challenge to get sufficient power to supply the City and he does an exceptional
8 job. She also spoke with Mr. Ryan Evans and knows the benefits of solar, and for now we are doing
9 the best we can. Councilwoman Harris said thank you to those that sent emails about their concerns,
10 the grandfather clause is good for those already in solar and whatever decision is made tonight can
11 evolve.

12 Councilwoman Holbrook moved to approve Ordinance 2017-07 which includes amending the
13 2016-2017 fiscal year budget and Councilman Pitt seconded the motion. Voting was unanimous with
14 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

15
16 Mayor Lewis asked all those still in attendance who are running for a City office, to please
17 stand and introduce themselves.

18
19 Councilwoman Holbrook stated that she has spoken with several different cities regarding
20 solar issues and hopes the dialogue will continue and there is more opportunity to discuss it in the
21 future.

22
23 **APPROVE MINUTES OF PREVIOUS MEETING – MAY 23, 2017**

24 Mayor Lewis presented the minutes of the previous meeting held on May 23, 2017.
25 Councilwoman Harris moved to approve the minutes and Councilman Higginson seconded the
26 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
27 voting "aye".

28
29 **COUNCIL REPORTS**

30 Councilwoman Holbrook stated she has spoken with Rob Hunter of the Community Service
31 Council and is excited for Concerts in the Park to begin. Councilman Pitt and Knight announced the
32 Car Show this weekend, June 16-17th. No other reports were given.

33
34 **CONSIDER APPROVAL OF AN AMENDED SITE PLAN FOR A PARKING LOT AT**
35 **RIDGEWOOD CONDOMINIUM AT MAPLE HILLS LOCATED AT 1374 E. RIDGEWOOD**
36 **WAY, RALPH MABEY, REPRESENTING THE RIDGEWOOD CONDOMINIUM AT**
37 **MAPLE HILLS HOA BOARD, APPLICANT – MR. CHAD WILKINSON**

38 Mr. Wilkinson stated the request is to convert an area currently occupied by two tennis courts
39 into parking for nine vehicles and a modified recreational area. The modified recreation area will
40 include a pickle ball court, a basketball court and an open grass area for use by residents and guests
41 of the development. The site plan was originally approved in 1977. This reduction in open space
42 will still exceed the minimum requirements per unit at the time of development by approximately 500
43 square feet. Mr. Mabey said pickle ball courts will be installed and the additional parking lot is
44 greatly needed as there are more cars than years ago. Councilman Higginson made a motion
45 approve the amended site plan, Councilman Knight seconded the motion. Voting was unanimous
46 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

1
2 **CONSIDER PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR THE**
3 **HEPWORTH FARMS SUBDIVISION AT 444 NORTH 400 EAST, MS. JANET GOLD,**
4 **APPLICANT – MR. PAUL ROWLAND**

5 Mr. Rowland stated that Ms. Janet Gold is requesting preliminary and final approval for a five
6 lot subdivision at the northeast corner of 400 North and 400 East. The property is not in a subdivision
7 and consists of three parcels which combined contain 3.21 acres and currently have four single family
8 homes and a large detached barn/garage on them. The Planning Commission passes along a
9 recommendation for preliminary and final approval of the Hepworth Farms Subdivision with the
10 following conditions:

- 11 1. Remove and replace the damaged curb, gutter and walk along 400 North and remove the
- 12 corresponding concrete park strip and replace with approved landscaping
- 13 2. Payment of all required fees.
- 14 3. Post a bond and sign a development agreement for the required subdivision
- 15 improvements
- 16 4. Provide a current Title Report.
- 17

18 Councilman Higginson made a motion approve the preliminary and final subdivision,
19 Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris,
20 Higginson, Holbrook, Knight and Pitt voting “aye”.

21
22 **CONSIDER APPROVAL OF THE BID FROM M.C. GREEN & SONS FOR VARIOUS**
23 **STORM DRAIN CONSTRUCTION PROJECTS NOT TO EXCEED THE AMOUNT OF**
24 **\$400,000 – MR. PAUL ROWLAND**

25 Mr. Rowland stated there are several areas in the City where the storm drain system is
26 inadequate or needs to be expanded to address problems. This contract includes two projects in “Plat
27 A” where the Street Department is planning street reconstruction projects and a project on 3600
28 South. All three projects will address deficiencies due to lack of storm drain facilities. The pricing
29 submitted by the contractors is very competitive among individual proposals, but is significantly
30 higher than the Engineer’s Estimate due to the abundance of work, limited competition, bidding
31 climate, and the required timing to complete these projects. In order to continue with the work, the
32 projects will be re-prioritized so that the 3600 South and 300 North projects can be completed as
33 planned, and the 200 North project could be split to use the remaining available funding (FY 2017-
34 18), with completion of the project to funded in the upcoming FY 2018-19 budget, at unit prices.
35 Councilman Higginson made a motion approve the bid, Councilwoman Holbrook seconded the
36 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
37 voting “aye”.

38
39 **CONSIDER APPROVAL OF AN EASEMENT RELEASE AT 112 WEST 2500 SOUTH AND**
40 **AUTHORIZING THE MAYOR TO SIGN THE RELEASE DOCUMENTS – MR. PAUL**
41 **ROWLAND**

42 Mr. Rowland stated that as the result of a lot line adjustment, Doug Smith is requesting an
43 easement release on the old property line that was relocated by the adjustment. Councilman Knight
44 made a motion to approve the easement release, Councilwoman Harris seconded the motion. Voting
45 was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

46

1 **CONSIDER APPROVAL OF:**


2 **a. WEEKLY EXPENDITURES > \$1,000 PAID MAY 15, 22 & 29, 2017**

3 **b. APRIL 2017 FINANCIAL REPORT**

4
5 Mayor Lewis presented the items for approval. Councilman Higginson made a motion to approve
6 the expenditures and financial report, Councilman Pitt seconded the motion. Voting was unanimous
7 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

8
9 Mayor Lewis asked for a motion to adjourn the regular session of City Council and move into
10 an RDA meeting. Councilman Pitt made a motion to adjourn the meeting and Councilwoman
11 Holbrook seconded the motion. The regular session of the City Council was adjourned at 9:47 p.m.

12
13



Mayor Pro Tem



City Recorder