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**Minutes of the
BOUNTIFUL CITY COUNCIL
July 14, 2015 – 6:01 p.m.**

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Present:	Mayor:	Randy Lewis
	Council Members:	Kendalyn Harris, Richard Higginson, Beth Holbrook, John Marc Knight, John Pitt
	City Manager:	Gary Hill
	Assistant City Manager:	Galen Rasmussen
	City Attorney:	Russell Mahan
	City Engineer:	Paul Rowland
	Department Directors & Personnel:	Tom Ross, Police Chief Allen Johnson, Power Director Kent McComb, Golf Pro Bruce Sweeten, Building Maintenance
	Recording Secretary:	Nikki Dandurand

Official Notice of the City Council Meeting was given by posting an Agenda at City Hall, 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 – 6:01 p.m.

ANIMAL CONTROL FEES – MR. GALEN RASMUSSEN AND CHIEF TOM ROSS

Mr. Rasmussen stated that all cities in Davis County are in an inter-local agreement with the County for animal control services. Councilman Higginson asked why the county is re-issuing this agreement. Mr. Gary Hill responded that the original contract was for five years, with an annual adjustment for costs. The county recently supplied a seven year plan to reallocate animal control costs to all the cities. Under that County proposal, 90% of the costs would be paid by the cities by the end of that contract in 2021. For calendar year 2016, the County is proposing a revised cost sharing where cities and the County would each pay 50% of the cost of animal control which would result in a \$33,000 increase for Bountiful from the annual amount paid for 2015. Chief Ross had several concerns given that animal control costs are paid from the police budget, and questioned whether we just accept the increase, and whether costs should be redistributed among other departments. The Council discussed what other cities are doing, questioned whether the County can increase their fees without proper notice, what compensation is based on and what the City's commitment is at this point. Mr. Mahan stated that he recommends that the City and County honor the existing agreement through 2017, then renegotiate in 2018. Chief Ross requested to see the breakdown of animal control services costs as provided within the agreement. Mayor Lewis asked if the cat neutering program is part of the agreement. Chief Ross will look into that issue. Mr. Gary Hill stated the north area City Managers have a meeting on this subject within the next two weeks and he will bring all the Council's feedback to that meeting.

UAMPS CARBON FREE PROJECT DISCUSSION – MR. ALLEN JOHNSON

1 Mr. Johnson stated this project has been in the works for a couple of years, and it is time for
2 the City to sign up or walk away from the project. The City is involved in a couple of related projects
3 already, i.e., San Juan. He explained that Bountiful City is short on long-term resources, coal plants
4 are under fire and renewable resources are not firm. UAMPS is looking into developing a small
5 modular reactor, with a possible site in Idaho. The enrollment period ends September 1, 2015. The
6 Power Department has budgeted \$200,000.00 in the current fiscal year budget to contribute to the
7 development of this project which would total about \$2 million when the project is finished. This
8 resource is significantly cheaper than any other resource at this point. The Council will vote tonight
9 in Regular City Council Meeting on whether to join in the project.

10
11
12 **Regular Meeting – 7:03 p.m.**
13 **City Council Chambers**
14

15 Mayor Lewis called the meeting to order at 7:03 p.m. and welcomed those in attendance.
16 Preston Lewis, grandson of Mayor Lewis, led the Pledge of Allegiance; Reverend Reynato Rodillas,
17 of St. Olaf Catholic Church gave a prayer.

18
19 **APPROVAL OF MINUTES**

20 Minutes of the June 23, 2015 meeting were presented. Councilman Pitt made a motion to
21 approve the minutes as presented, and Councilwoman Holbrook seconded the motion. Voting was
22 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
23

24 **COUNCIL REPORTS**

25 Councilwoman Holbrook gave an update on the concert series, Food Truck League,
26 Summerfest in August and the ongoing events at the BDAC. Councilman Pitt was pleased with the
27 Mill Street Park overview from recent public open house meetings. Mr. Hill announced that on
28 August 11, 2015, the final Park plan will be presented at 6 p.m. Mayor Lewis mentioned Tour of
29 Utah in August and Handcart Days Parade next week. No other Council reports were made.
30

31 **YOUTH COUNCIL REPORT**

32 Councilwoman Harris mentioned the Youth Council is preparing for Handcart Days Parade
33 assistance and will be helping with the Exchange Club breakfast.
34

35 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID JUNE 18, 25 &**
36 **JULY 2, 2015**

37 Mayor Lewis presented the weekly expenditure summaries paid on June 18, 2015 for
38 \$291,045.57, June 25, 2015 for \$196,358.17 and July 2, 2015 for \$1,155,922.74. Councilman
39 Higginson moved to approve the expenditures as presented, and Councilman Knight seconded the
40 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
41 voting “aye”.
42

43 **CONSIDER FINAL ACCEPTANCE OF DAVIS BOULEVARD SUBDIVISION AND**
44 **APPROVAL OF THE RELEASE OF THE BOND – MR. PAUL ROWLAND**

45 Mr. Rowland stated that three lots were built in this particular subdivision and all have passed
46 inspection. Request is being made to release the performance bonds. Councilman Higginson moved

1 to approve the final acceptance and release the bonds, and Councilwoman Harris seconded the
2 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
3 voting “aye”.

4
5 **CONSIDER PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR CHARLOTTE**
6 **SUBDIVISION, 390 WEST 1500 SOUTH, JOEL HALE, APPLICANT – MR. PAUL**
7 **ROWLAND**

8 Mr. Rowland stated that there are two lots, with smaller lots divided inside. The Planning
9 Commission recommends approval with the following conditions being met:

- 10 1. Payment of all required fees.
11 2. Provide a current Title Report.
12 3. Make any and all redline corrections

13
14 Councilwoman Holbrook made a motion to grant preliminary and final approval, and
15 Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris,
16 Higginson, Holbrook, Knight and Pitt voting “aye”.

17
18 **CONSIDER APPROVAL OF THE PURCHASE OF A WORK TRUCK WITH A UTILITY**
19 **BED FROM THE YOUNG AUTOMOTIVE GROUP IN THE AMOUNT OF \$33,774.82 – MR.**
20 **BRUCE SWEETEN**

21 Mr. Sweeten noted that the department only has one working truck currently. Three bids were
22 received, with the lowest bid from Young Automotive Group. Councilman Pitt made a motion to
23 approve the purchase, and Councilman Higginson seconded the motion, noting it is a Dodge truck,
24 not a Ford as previously mentioned. Voting was unanimous with Councilpersons Harris, Higginson,
25 Holbrook, Knight and Pitt voting “aye”.

26
27 **CONSIDER APPROVAL OF THE PURCHASE OF A GOLF COURSE GREENS MOWER**
28 **FROM TURF EQUIPMENT & IRRIGATION, INC. IN THE AMOUNT OF \$31,608 – MR.**
29 **KENT McCOMB**

30 Mr. McComb stated the last mower was purchased in 1992, so it is time for a new one. Turf
31 Equipment has a State Bid contract already. No other quotes were submitted. Councilwoman
32 Holbrook made a motion to approve the purchase and Councilman Higginson seconded the motion.
33 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting
34 “aye”.

35
36 **CONSIDER APPROVAL OF THE PURCHASE OF 11 YAMAHA GOLF CARTS FROM**
37 **HIGHLAND GOLF COMPANY IN THE AMOUNT OF \$31,283 – MR. KENT McCOMB**

38 Mr. McComb stated that annually, our fleet of golf carts needs to be traded in and/or replaced.
39 This year two gas and ten electric carts will be traded in, with the purchase of 11 new ones.
40 Councilman Higginson made a motion to approve the purchase and Councilwoman Holbrook
41 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
42 Knight and Pitt voting “aye”.

43
44 **CONSIDER APPROVAL OF THE PURCHASE OF TWO FORD EXPLORERS FROM**
45 **PERFORMANCE FORD IN THE AMOUNT OF \$62,232 – CHIEF TOM ROSS**

46 Chief Ross stated that this purchase is within the budget and they used state bid pricing. Two

1 other vehicles will be sold at a later date to off-set this purchase. Mayor Lewis asked how the
2 department plans to sell them. Chief Ross stated that they usually trade them in, but this year they
3 were sold privately and made a good profit. Councilman Knight made a motion to approve the
4 purchase and Councilwoman Harris seconded the motion. Voting was unanimous with
5 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

6
7 **CONSIDER APPROVAL OF AN ADDITIONAL \$50,263 FOR ARCHITECTURAL AND**
8 **ENGINEERING SERVICES FOR THE POWER BUILDING REMODEL PROVIDED BY**
9 **JRCA ARCHITECTS – MR. ALLEN JOHNSON**

10 Mr. Johnson stated that additional funds are needed to proceed with the remodel plans.
11 Councilman Higginson asked if asbestos has been found in the demolition. Mr. Johnson said very
12 little, if at all with the sheetrock. Further containment will probably not be necessary.
13 Councilwoman Holbrook made a motion to approve the additional funds, and Councilman Higginson
14 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
15 Knight and Pitt voting “aye”.

16
17 **CONSIDER APPROVAL OF A BID FROM CACHE VALLEY ELECTRIC CO. FOR THE**
18 **SOUTHWEST SUBSTATION REBUILD IN THE AMOUNT OF \$1,617,764 – MR. ALLEN**
19 **JOHNSON**

20 Mr. Johnson stated that a complete remodel of the southwest substation is scheduled to begin
21 September 2015. The low bid from Cache Valley Electric Co. was recommended by staff and ECI
22 (Electrical Consultants, Inc.). Councilwoman Holbrook made a motion to approve the bid, and
23 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,
24 Higginson, Holbrook, Knight and Pitt voting “aye”.

25
26 **CONSIDER APPROVAL OF AN AGREEMENT TO JOIN THE UAMPS CARBON FREE**
27 **PROJECT – MR. ALLEN JOHNSON**

28 Mr. Johnson stated that this was discussed previously in the Work Session. Councilwoman
29 Holbrook mentioned this has been discussed for a long time and would be very beneficial for the City
30 to get involved. Councilman Higginson made a motion to approve the agreement, and Councilman
31 Knight seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
32 Holbrook, Knight and Pitt voting “aye”.

33
34 **CONSIDER APPROVAL OF THE PURCHASE OF A SINGLE BUCKET TRUCK FROM**
35 **MOUNTAIN STATES INDUSTRIAL SERVICES IN THE AMOUNT OF \$109,779 – MR.**
36 **ALLEN JOHNSON**

37 Mr. Johnson stated that this is a single bucket truck, but will be used in everyday work
38 projects. The State bid contract was with Mountain States Industrial Services, and they will also take
39 the old oil burner with a trade in value. Councilman Higginson made a motion to approve the
40 purchase, and Councilwoman Holbrook seconded the motion. Voting was unanimous with
41 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

42
43 **CONSIDER APPROVAL OF THE RENEWAL OF THE TRIP HAZARD ELIMINATION**
44 **CONTRACT WITH PRECISION CONCRETE CUTTING IN THE AMOUNT OF \$23.45**
45 **PER UNIT – MR. PAUL ROWLAND**

46 Mr. Rowland stated that this particular company has eliminated thousands of trip hazards over

1 the years and the cost has been well worth it. There is a slight increase of 2.1%, but it is still less than
2 other bids. Councilwoman Harris made a motion to approve the contract, and Councilman Higginson
3 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
4 Knight and Pitt voting “aye”.

5
6 **VAL VERDA MEADOWS SUBDIVISION – MR. PAUL ROWLAND**

- 7 a. *PUBLIC HEARING*: to consider approval of Ordinance 2015-14 vacating lots 16, 17 & half
8 of 18 of Val Verda subdivision to be included in Val Verda Meadows subdivision
9 b. Consider adoption of Ordinance 2015-14 and preliminary approval of Val Verda Meadows
10 subdivision.

11
12 Mr. Rowland stated that Brighton Homes has revised the lots and submitted an eight lot
13 Cul-de-sac subdivision plan. Two problems that are resolved with this request are the stem of the
14 cul-de-sac has been moved back to allow lots on the west side and the installation of a storm water
15 run-off underground. All eight lots exceed minimum lot size, utilities have been sized accordingly
16 and the road size is within limits. Mr. Mahan noted that this is not subject to a moratorium and the
17 public hearing is only on the ordinance to vacate the land from the current subdivision so it can be
18 included in the new one. The applicants are present tonight and have done their best to accommodate
19 the Council objections to the original subdivision design. Councilman Higginson asked if all the
20 requirements have been met. Mr. Rowland responded yes.

21
22 *PUBLIC HEARING: OPEN: 7:55 p.m.*

23 *Jane Hendrickson – 187 West 3100 South - states 8 houses is too many, loves the open space,*
24 *is there a compromise?*

25 *Aaron Watts – 2979 Woodhollow Way – representative for the Schulties family – the*
26 *Schulties family has gone above and beyond to help the neighborhood, but it is their right to*
27 *sell in the end*

28 *Jolyn Wilson – 293 West 3100 South - not against building, but doesn’t want to destroy the*
29 *soil around the area, approached Brighton Homes to purchase her property and make the*
30 *whole area into a park*

31 *Kathy Thurston – 333 West 31000 South - lived here since 1941, would like to see the land*
32 *turned into a park*

33 *Debra Schulties Holtz – one of the owners of the property – really likes the latest plans to*
34 *build; they have been subject to vandalism already. Change happens, but can be good and has*
35 *tried to work with everyone. Would like to have the vacation approved and to move on with*
36 *the building*

37 *Michael Inman – 3375 South 183 West – lives in a Brighton home, knows the Schulties*
38 *family and thinks this area will be a good addition*

39 *Neal Moss – 3218 South 200 West – did not expect such a high density lot, sidewalks are still*
40 *in question*

41 *Corey Peterson – 187 West 3100 South – there is only about 25% of the original Val Verda*
42 *land left. Suggest the City buys the land and make it into a park to honor the Schulties,*
43 *Preservation is important*

44 *Steffanie/Joshua Holdstock – 3286 South 200 West – concerned about increased traffic,*
45 *additional neighbors, safety, and water drainage. Three reasons to preserve the area-Val*
46 *Verda is last agricultural area in Bountiful, small lots are not good, further dividing will make*

1 it hard to preserve

2 *Stan Clapham* - 3100 South 383 West – we do need development and beautification, mostly a
3 money issue, need to work together

4 *Don Schulties* – many of the lots are already subdivided, we have owned our land for over 65
5 years and always had the intention to develop, but things change and this is the best for our
6 family

7 *CLOSED: 8:50 p.m.*

8
9 Councilman Knight noted that a moratorium is not an issue today and there has been a lot of
10 input received. Councilman Pitt stated the public process has been good and has been very open with
11 the public. We all need to remember the right of the property owners, the rights of the neighbors and
12 defend the laws in place. Mr. Rowland stated that staff and the Planning Commission both
13 recommend the city adopt the ordinance tonight, with the conditions stated:

- 14 1. All of the original subdivision lots affected by this proposal must be vacated from the
- 15 ValVerda Subdivision by vote and ordinance of the City Council.
- 16 2. Payment of all required fees.
- 17 3. Post a bond and sign a development agreement for the required subdivision improvements
- 18 4. Provide a current Title Report.
- 19 5. Pay for an overlay of the disturbed portion of 3100 South and 200 West Streets
- 20 6. Preparation of construction drawings for the new cul-de-sac and detention basin.
- 21 7. Lots 1, 5 and 6 only have access off of the side streets and not 3100 South.
- 22
- 23

24 Councilman Higginson asked about the storm water issue. Mr. Rowland answered it is a problem
25 and needs to be addressed in the near future if the County continues to neglect that issue.
26 Councilman Higginson appreciated the public’s input, this is not a money issue, but about property
27 rights and zoning is the key.

28
29 **ADOPTION OF ORDINANCE 2015-14**

30 Councilman Higginson made a motion to adopt Ordinance 2015-14, and grant preliminary
31 approval to the Val Verda Meadows Subdivision with the request that staff contact the owners and
32 inquire about the idea of purchasing the land for a park, and Councilman Pitt seconded the motion.
33 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting
34 “aye”. Ordinance 2015-14 passed with a 5-0 vote.

35
36 Councilman Higginson made a motion to adjourn the regular City Council meeting, and
37 Councilman Pitt seconded the motion. The regular meeting of City Council was adjourned at 9:07
38 p.m.



Mayor



City Recorder