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**Minutes of the  
BOUNTIFUL CITY COUNCIL**

February 28, 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  
Parks Director Brock Hill  
Power Superintendent Alan Farnes  
Water Supervisor Brett Eggett  
Recording Secretary Nikki Dandurand

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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.

**Work Session – 6:00 p.m.**  
**Planning Conference Room**

Mayor Lewis welcomed those in attendance and called the session to order at 6:00 p.m. Mr. Paul Rowland stated that in past meetings and at the Council Retreat on February 9, the City Council discussed ways to maximize the life of the Cemetery for the residents of Bountiful. Late last year the City Council purchased approximately eight acres to the east of the City Cemetery for future expansion. The purchase of the new Cemetery property has significantly extended the life of the Cemetery and also provides means and time to build the Perpetual Care Fund to a sufficient balance. Mr. Rowland presented four options for the east property. The Council and staff discussed the best options and generally decided that option one is the best outcome for the land purchase and perpetual fund use. Mr. Gary Hill also stated the staff has asked to change the name of the Cemetery to Bountiful City Cemetery. Council agreed. Mr. Gary Hill concluded that staff will come back to the Council with an adjusted fee schedule and policy to move forward.

Mr. Gary Hill recapped the four areas in Tier One of the Council’s Policy and Priorities chart. The overall goal is to add more two-way communication with the residents and to have an open and responsive government. Mr. Hill showed the Council a new link on the City’s website for residents to submit questions to staff/city management. Councilwoman Harris also asked about adding a “volunteer spot” so the departments could post volunteer opportunities. Mr. Hill asked the Council about adding a community compatible item to the tier chart, to include how to maximize and clarify use of RDA funds. Mayor Lewis asked if there was a report showing how many new businesses have

1 moved into the City. Mr. Chad Wilkinson said he would be glad to provide that information to the  
2 Mayor and the Council.

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4 **Regular Meeting – 7:00 p.m.**  
5 **City Council Chambers**  
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8 Mayor Lewis called the meeting to order at 7:00 p.m. and welcomed those in attendance.  
9 Micah Pettit, Troop 581, led the Pledge of Allegiance; Brother Steve Cottle, Bountiful Stake, gave a  
10 prayer.

11  
12 **APPROVE MINUTES OF PREVIOUS MEETING ON JANUARY 24, 2017**

13 Mayor Lewis presented the minutes as printed. Councilman Higginson moved to approve  
14 them as presented and Councilwoman Harris seconded the motion. Voting was unanimous with  
15 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

16  
17 **CONSIDER APPROVAL OF THE TERMINATION OF AGREEMENTS WITH VCBO**  
18 **ARCHITECTURE TEAMED WITH EPG LANDSCAPE ARCHITECTS FOR DESIGN AND**  
19 **ARCHITECTURAL SERVICES AND HOGAN CONSTRUCTION FOR CONSTRUCTION**  
20 **MANAGER/GENERAL CONTRACTOR SERVICES FOR THE CONSTRUCTION OF THE**  
21 **BOUNTIFUL CITY CENTER PLAZA AND CITY HALL – MR. GARY HILL**

22 Mr. Hill reviewed the process of the project starting in July 2016 when the contract was  
23 approved to build. In October 2016, Bountiful City entered a contract with the construction company  
24 and general manager. Mr. Hill then read part of the City’s February 28 press release. Mayor Lewis  
25 stated he appreciates the work that has already been done on this project. He then asked the Council  
26 if there were any additional comments. Councilwoman Harris stated that everyone has been through  
27 a lot during this process and she hoped everyone learned something from going through it. She said  
28 she had learned a lot. She hopes everyone is willing to really listen to each other in an open, non-  
29 defensive way, to learn from each other’s questions. She said that everyone is on the same team and  
30 that she’d been called naive but she believes listening to each other will bring about better decisions.  
31 Councilman Pitt stated that the people elected six people, who love the city, want to promote  
32 economic development and have the responsibility to do what is best for Bountiful. This decision is  
33 good for Bountiful and encouraged us to work together. Councilwoman Holbrook stated that to  
34 invest in our infrastructure is crucial. The decision to build was something that looked towards the  
35 future. The City did many studies, tried to create a positive environment and continue the dialogue  
36 with citizens. She continued that change is scary, but we all want the same thing at the end of the  
37 day. Councilman Knight expressed his thanks to the staff and their professional manners. His  
38 deepest desire is to rebuild the communication and trust with residents and to promote harmony to  
39 provide economic development with good intentions.

40 Councilman Higginson moved to approve the termination of agreements, Councilman Pitt  
41 would like to add an addendum to engage with the public more, and Councilwoman Harris seconded  
42 the motion. A roll call vote was asked for with the following replies:

43 Councilman Higginson – aye  
44 Councilman Knight – aye  
45 Councilwoman Holbrook – aye  
46 Councilman Pitt – aye

1 Councilwoman Harris – aye

2  
3 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt  
4 voting “aye”. Mayor Lewis made a few additional comments that he loved and supported this project  
5 100%, but the people of Bountiful are more important than a building.  
6

7 **COUNCIL REPORTS**

8 Councilman Pitt asked everyone to support the Bountiful Davis Art Center. Councilwoman  
9 Holbrook announced that the Community Service Council is always looking for volunteers. They  
10 hold a meeting every month on the first Saturday. The summer concert schedule is prepared and will  
11 be announced soon as well. No other council reports were made.  
12

13 **BCYC REPORT**

14 Olivia Harrison, BCYC Treasurer, report that the Youth Council attended a day at the  
15 Legislature last week, will be attending the Leadership Conference at Utah State University in March.  
16 The Youth Council is also planning the annual Easter egg hunt in April.  
17

18 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID JANUARY 16, 23,**  
19 **30 & FEBRUARY 6 & 13, 2017 AND THE DECEMBER 2016 FINANCIAL REPORT**

20 Mayor Lewis presented all the expenditures and the December financial report and asked for a  
21 motion to approve. Councilwoman Harris inquired about the status of salt for the streets. Mr.  
22 Rowland replied that there is the possibility of one more load being delivered and the budget is pretty  
23 even. Councilman Higginson moved to approve the weekly expenditures and financial report and  
24 Councilman Pitt seconded the motion. Voting was unanimous with Councilpersons Harris,  
25 Higginson, Holbrook, Knight and Pitt voting “aye”.  
26

27 **CONSIDER PRELIMINARY AND FINAL PLAT APPROVAL FOR THE LAKEWOODS**  
28 **CONDOMINIUMS PLAT AMENDED UNITS 101-106 AT 70 N MAIN #106, BRIAN**  
29 **KNOWLTON, APPLICANT – MR. PAUL ROWLAND**

30 Mr. Rowland stated that Mr. Knowlton is stating the common area on the very east side of the  
31 property is not readily accessible by the residents and has never been used as open space or recreation  
32 ground, so Mr. Knowlton is desirous of building an accessory structure. Since such structures can't  
33 be built on a common area, Mr. Knowlton is requesting to change a portion of the common area to  
34 limited common. The Planning Commission recommends preliminary and final plat approval for the  
35 Lakewoods Condominium Amended Units 101-106, with the following conditions:

- 36 1. Submit the signed, final mylar ready for signatures.
- 37 2. Submit a current title report.
- 38 3. Payment of fees
- 39 4. Make all Red Line corrections.  
40

41 Councilwoman Harris asked if Councilman Higginson had any more insight to this approval.  
42 Councilman Higginson stated it's strictly an administrative move. Councilman Higginson moved to  
43 approve the preliminary and final site plan and Councilman Knight seconded the motion. Voting was  
44 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.  
45

46 **CONSIDER PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR AN ADDITION**

1 **TO NAPA AUTO PARTS LOCATED AT 1415 SOUTH 500 WEST, JACK YOHO,**  
2 **APPLICANT – MR. CHAD WILKINSON**

3 Mr. Wilkinson stated that the applicant is requesting a proposed addition to be constructed on  
4 the east side of the existing NAPA building which is located on the south side of a larger commercial  
5 development parcel. The landscaping will be replaced by a new landscape area on the northwest  
6 portion of the site. Councilman Pitt agreed that the landscaping plan is a good idea. An existing trash  
7 enclosure will also be moved to accommodate the addition. Councilwoman Harris moved to approve  
8 the preliminary and final site plans and Councilman Higginson seconded the motion. Voting was  
9 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

10  
11 **CONSIDER APPROVAL OF RESOLUTION 2017-02 AUTHORIZING A CONTRACT**  
12 **WITH DAVIS COUNTY TO ADMINISTER THE 2017 BOUNTIFUL CITY MUNICIPAL**  
13 **ELECTION – MR. GARY HILL**

14 Mr. Gary Hill stated the County no longer offers services for a “traditional” election.  
15 Bountiful City has not run its own election since 2007. The cost for a “by-mail” election (per  
16 election) is approximately \$36,000 (\$72,000 if there is a primary). Please note that there will be  
17 other election expenses the City will incur that will not be covered by the contract with the  
18 County (some printing services, newspaper notices, and a few supplies) likely totaling around  
19 \$3,000. This will be included in our annual budget for elections, but not in the contract approval.  
20 Councilman Higginson made a motion to approve Resolution 2017-02 and Councilwoman Holbrook  
21 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,  
22 Knight and Pitt voting “aye”.

23  
24 **CONSIDER APPROVAL OF THE PURCHASE OF 71 TRANSFORMERS FROM ANIXTER**  
25 **POWER SOLUTIONS IN THE AMOUNT OF \$136,084.90 – MR. ALAN FARNES**

26 Mr. Farnes stated that the Power Department’s inventory of overhead and underground  
27 transformers is running low, and some need to be purchased to replenish it. The transformers will be  
28 used to replace damaged or leaking transformers and for future construction projects throughout the  
29 City. Councilman Higginson asked about another comparison that included the transformer  
30 efficiency. Mr. Farnes replied it is already included in the bid process. Councilwoman Holbrook  
31 made a motion approve the purchase and Councilwoman Harris seconded the motion. Voting was  
32 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

33  
34 **CONSIDER THE APPROVAL OF THE PURCHASE OF TWO SERVICE BODIES FROM**  
35 **MOUNTAIN STATES INDUSTRIAL SUPPLY IN THE AMOUNT OF \$64,819 – MR. ALAN**  
36 **FARNES**

37 Mr. Farnes stated the two new trucks were purchased previously and ordered and now the  
38 service bodies need to be purchased to put on them. Although Semi Service has the state bid for  
39 service bodies, they were not the low bidder, and the beds from Mountain States Industrial Supply  
40 meet the Department’s needs. Councilwoman Holbrook made a motion approve the purchase and  
41 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,  
42 Higginson, Holbrook, Knight and Pitt voting “aye”.

43  
44 **CONSIDER APPROVAL OF VOLUNTARILY REDUCING OUR POWER PLANT**  
45 **POTENTIAL TO EMIT NO<sub>x</sub> FROM 100 TONS PER YEAR TO 69 TONS PER YEAR – MR.**  
46 **ALAN FARNES**

1 Mr. Farnes informed the Council of a letter received from the Division of Air Quality (DAQ)  
2 informing us that the DAQ has begun work on a serious area attainment control plan. The first option  
3 is to voluntarily reduce our potential to emit from 100 tons per year to 69 tons per year. The second  
4 option is to identify and evaluate all applicable emission control measures and techniques available  
5 for all three generation units. With the removal of our internal combustion generation units the  
6 option to voluntarily reduce our power plant potential to emit NOx from 100 tons per year to 69 tons  
7 per year has become a reasonable choice. The new natural gas turbines have much lower emission  
8 levels and would still be available for operation most of the year. Option one will not require any  
9 investment at this time. The Council asked questions regarding peak loads and if we reduce our load  
10 will another city pick up the remainder. Mr. Farnes replied that under peak load, we only emit about  
11 5 tons total and the DAQ needs to identify who can use/pick up additional usage. The Council agreed  
12 that putting in the gas turbines was a wise choice and we are the most efficient city-run power  
13 department in the state. Councilman Higginson made a motion to approve the voluntary reduction  
14 and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons  
15 Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

16  
17 **CONSIDER APPROVAL OF THE BID FROM E.T. TECHNOLOGIES TO CLOSE THE**  
18 **PLANT FUEL TANK IN THE AMOUNT OF \$38,082 – MR. ALAN FARNES**

19 Mr. Farnes stated that all of the internal combustion generation units have been taken out of  
20 service and all but one has been removed from the site. Due to the existing equipment, a retaining  
21 wall, and underground gas and power lines in close proximity to the underground storage tanks, the  
22 Department has decided to close the tanks in place rather than removing them. This is a process that  
23 is monitored and certified by the State of Utah. There is money budgeted this year to take care of the  
24 closure of these tanks and the closure should be taken care of this spring. Councilwoman Holbrook  
25 made a motion to approve the bid and Councilman Higginson seconded the motion. Voting was  
26 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

27  
28 **CONSIDER APPROVAL OF THE PURCHASE OF FOUR PUMPS AND FOUR MOTORS**  
29 **FROM NICKERSON COMPANY IN THE AMOUNT OF \$67,191, AND THREE CONTROL**  
30 **PANELS FROM ELECTRO POWER UTAH AND INSTALLATION FROM ID ELECTRIC**  
31 **IN THE AMOUNT OF \$37,192 – MR. BRETT EGGETT**

32 Mr. Eggett stated that included in the 2016-17 budget, funds were available to replace a  
33 pump, motor and control panel at the Barton Creek pump station, and to replace two pumps, two  
34 motors and two control panels at our Stoneridge pump station. We also have the need to replace a  
35 pump and motor at our 3100 South pump station. The Barton Creek and Stoneridge projects are  
36 scheduled replacements reflected in our 10 year capital plan. The 3100 South project is an unforeseen  
37 failure and will be paid for out of the budgeted contingency fund. Councilman Pitt made a motion to  
38 approve the purchases and Councilwoman Harris seconded the motion. Voting was unanimous with  
39 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

40  
41 **CONSIDER APPROVAL OF AWARDING HOGAN CONSTRUCTION THE CONTRACT**  
42 **FOR CM/GC SERVICES FOR THE MUELLER PARK WATER TREATMENT PLANT**  
43 **UPGRADE PROJECT – MR. PAUL ROWLAND**

44 In late December, the Engineering Department, along with JUB Engineers, consultant, issued  
45 a formal RFP which invited local contractors to submit proposals for the Mueller Park Water  
46 Treatment Plant upgrade project. Of the fifteen companies that attended the mandatory pre-submittal

1 meeting, 9 delivered proposals. On Tuesday, February 21, two groups presented to the selection  
2 committee and after deliberation following the two very professional presentations, the selection  
3 committee is now making a recommendation to award the contract for the update and modification of  
4 the Mueller Park Water Treatment Plant to Hogan Construction. Councilwoman Harris asked what  
5 the life expectancy of the plant is. Mr. Rowland replied about 30 years, which is now past.  
6 Councilwoman Harris made a motion to approve the contract and Councilman Higginson seconded  
7 the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and  
8 Pitt voting “aye”.

9  
10 **CONSIDER APPROVAL OF AN EASEMENT RELEASE AT 325 MAXINE CIRCLE AND**  
11 **AUTHORIZING THE MAYOR TO SIGN THE RELEASE DOCUMENT – MR. PAUL**  
12 **ROWLAND**

13 The Council will recall that several weeks ago, approval was given for the sale of the  
14 undeveloped/unused portion of the Lewis Park property just south of the upper soccer field and  
15 adjacent to the lot at 325 Maxine Circle to Perry Homes. The same thing happened when a similar  
16 parcel was sold to the neighbor to the east. This easement needs to be released, just as the one  
17 next door was. Councilman Higginson made a motion to approve the contract and Councilwoman  
18 Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,  
19 Holbrook, Knight and Pitt voting “aye”.

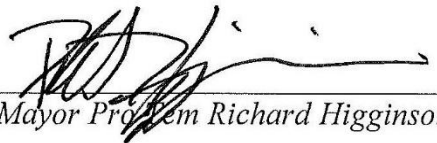
20  
21 **CONSIDER APPROVAL OF AMENDMENT NO. 1 TO THE INTERLOCAL**  
22 **COOPERATION AGREEMENT FOR ANIMAL CONTROL SERVICES FROM DAVIS**  
23 **COUNTY – CHIEF TOM ROSS**

24 Chief Ross stated that in 2016, Bountiful City and Davis County entered into an Interlocal  
25 Cooperation Agreement for Animal Services. The County and each city will each fund the capital  
26 reserve in a 50/50 cost sharing plan in annual assessments of 20% of the amount needed to complete  
27 funding of the \$562,000 fund balance within the five year period. This Amendment No. 1 to the  
28 Interlocal Agreement is in line with the agreement reached in 2016. Councilman Knight made a  
29 motion to approve the amendment and Councilman Higginson seconded the motion. Voting was  
30 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

31  
32 **CONSIDER APPROVAL OF RESOLUTION 2017-03 AUTHORIZING A FRANCHISE**  
33 **AGREEMENT WITH FIRST DIGITAL TELECOM – MR. CLINT DRAKE**

34 Mr. Drake informed the Council that First Digital Telecom LLC provides telecommunication  
35 transmission services and wishes to provide these services to commercial customers in Bountiful  
36 City. First Digital intends to provide these services through a telecom fiber network that will utilize  
37 UDOT conduit already located in the ground. First Digital desires to provide services in the areas of  
38 the Performance Ford and Honda dealerships just off 1875 South and the Deseret First Credit Union  
39 on Main Street. Councilman Higginson asked why the names of the customers where specified and  
40 are the lines only available to those customers. Mr. Drake replied that the agreement allows First  
41 Digital to expand, but just to serve these specific clients, possibly a few residential customers in the  
42 future. Councilman Higginson made a motion to approve Resolution 2017-03 and Councilman  
43 Knight seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,  
44 Holbrook, Knight and Pitt voting “aye”.

1 Councilman Higginson made a motion to adjourn the regular session of City Council and  
2 Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris,  
3 Higginson, Holbrook, Knight and Pitt voting "aye". The regular session of City Council was  
4 adjourned at 8:00 p.m.



Mayor Pro Tem Richard Higginson



City Recorder