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Minutes of the
BOUNTIFUL CITY COUNCIL

November 28, 2017 – 7:00 p.m.

13 Present: Mayor Randy Lewis
14 Councilmembers Kendalyn Harris, Beth Holbrook, John Marc Knight
15 City Manager Gary Hill
16 Asst. City Manager Galen Rasmussen
17 City Attorney Clinton Drake
18 City Engineer Paul Rowland
19 City Planner Chad Wilkinson

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31 Department Directors/Staff:

32 Police Chief Tom Ross
33 Asst. City Engineer Lloyd Cheney
34 Recording Secretary Nikki Dandurand

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Excused:

Councilmembers Richard Higginson, John Pitt

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.

No Work Session

Regular Meeting – 7:00 p.m.
City Council Chambers

Mayor Lewis called the meeting to order at 7:00 p.m. and welcomed those in attendance. Gary Davis, resident, led the Pledge of Allegiance and Councilwoman Beth Holbrook, gave a thought.

PUBLIC COMMENT

- Gary Davis- various comments about agenda items

APPROVE MINUTES OF PREVIOUS MEETING – FINANCE & ADMINISTRATION COMMITTEE – NOVEMBER 9, 2017

Mayor Lewis presented the minutes from the Finance & Administration Committee meeting. Councilman Knight moved to approve the minutes and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Holbrook and Knight voting “aye”.

COUNCIL REPORTS

Councilwoman Holbrook announced the Bar J Wranglers at Woods Cross High School this Friday, December 1, 2017, and tickets are still on sale.

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CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID NOVEMBER 6 & 13, 2017

Mayor Lewis presented the expenditures and asked for a motion to approve. Councilwoman Harris moved to approve the weekly expenditures and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Holbrook and Knight voting “aye”.

CONSIDER APPROVAL OF A CELL TOWER LEASE AGREEMENT WITH AT&T – MR. CLINT DRAKE

Mr. Drake stated they are still working on this agreement and asked for it to be tabled until the next meeting. Councilwoman Harris moved to approve tabling this item until the next meeting and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Holbrook and Knight voting “aye”.

CONSIDER APPROVAL OF THE BRISTOL VILLAGE PUD SUBDIVISION LOCATED AT 1910, 1940 AND 1950 SOUTH 200 WEST, BRIGHTON HOMES, APPLICANT – MR. PAUL ROWLAND

Mr. Rowland stated that Brighton Homes is requesting preliminary plat approval for a 19-unit “townhome” style condominium development on two existing single family properties located at 1940 South 200 West. The area of the new combined parcel is 1.18 acres, making the allowable number of units 19 units, which complies with the 19 unit per acre maximum for the zone. All of the site plan issues, including parking, landscaping, utilities, grading and drainage were previously discussed and approved during the site plan review/approval process in August of this year. This is only for preliminary approval tonight, but comes with a recommendation for approval from the Planning Commission with basic conditions being met. Councilman Knight moved to approve the preliminary site plans and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Holbrook and Knight voting “aye”.

CONSIDER PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR THE GRADY BRIMLEY SUBDIVISION, LOCATED AT 3022 SOUTH 500 WEST, MR. GRADY BRIMLEY, APPLICANT – MR. PAUL ROWLAND

Mr. Rowland stated Mr. Grady Brimley is requesting preliminary and final approval of the Grady Brimley Subdivision. This two lot subdivision proposes to split the existing residential property located at 509 West 3000 South. The property is currently occupied by a single home with a detached garage, both of which will end up on one of the two proposed lots. Both lots also have more than the required frontage for lots in the R-4 Zone. All utilities are already serving the corner lot. The City is requiring that sidewalk be installed along the 500 West frontage road to extend the existing sidewalk along a street used by many pedestrians. Councilwoman Holbrook made a motion to approve the preliminary and final plans and Councilman Knight seconded the motion. Voting was unanimous with Councilpersons Harris, Holbrook and Knight voting “aye”.

CONSIDER APPROVAL OF A CONTRACT WITH HOGAN CONSTRUCTION IN THE GMP OF \$3,154,170 AND THE PROFESSIONAL SERVICES CONTRACT WITH JUB ENGINEERS IN THE INCREASED AMOUNT OF \$335,000 FOR THE MUELLER PARK WATER TREATMENT PLANT – MR. PAUL ROWLAND

1 Mr. Rowland stated that Hogan Construction was selected earlier in the year to be the
2 Construction Manager/General Contractor (CM/GC) for this project. In that capacity, Hogan
3 accepted bids for the construction work and received good, competitive bids. The GMP (Guaranteed
4 Maximum Price) is only to build the building, which is the \$3,154,170. The Mayor will sign the
5 contract with Hogan for that maximum amount. The Council has already approved the purchase for
6 the filters that will be used in the new building.

7 Over the past several months the consulting fees have gone up by approximately \$25,000,
8 which brings the total to \$335,000. This new total consulting fee needs approval tonight. Hogan has
9 already started construction. This new water treatment plant will ensure safe drinking water for the
10 future. Councilwoman Holbrook asked about the concrete pricing. Councilwoman Harris asked
11 about an inquiry made by one of the competitive bidders about the ability of the supplier selected to
12 construct the filters. Mr. Rowland replied the inquiries made by a local supplier were all reviewed
13 and the selected supplier was found to be in compliance with the specifications. Councilwoman
14 Harris asked about the time frame. Mr. Rowland replied this plant is expected to be turned on around
15 April 2018. Councilman Knight asked how long the current plant has been running. Mr. Rowland
16 replied over 30 years, which is well past its life expectancy. Councilwoman Holbrook made a motion
17 to approve the GMP and increase the consulting fee for JUB Engineers to \$335,000 and Councilman
18 Knight seconded the motion. Voting was unanimous with Councilpersons Harris, Holbrook and
19 Knight voting “aye”.

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21 **CONSIDER APPROVAL OF FX CONSTRUCTION’S BID IN THE AMOUNT OF \$1,044,600**
22 **FOR CONSTRUCTION OF THE 1.5 MILLION GALLON CULINARY RESERVOIR AT 400**
23 **NORTH – MR. LLOYD CHENEY**

24 Mr. Cheney stated this project will improve the distribution of storage facilities in the water
25 system by providing a tank closer to the north end of town and will serve as a replacement for the
26 Barton Creek Reservoir when it is replaced in the next 10 years. The project was bid with a long lead
27 time to achieve the best price possible. Funding for this work was included in the Water
28 Department’s Capital Reservoirs Budget for FY 2017-2018 in the amount of \$900,000. There was a
29 good response with the proposals. FX Construction had the low bid, but since they are a fairly new
30 company, some consulting and city engineers were contacted as references. FX had overwhelmingly
31 positive reviews and is well suited to the size of the project. Some changes to the design are currently
32 being worked on which will reduce the cost of construction and will result in a future deductive
33 change order. Councilwoman Harris asked where on 400 North the reservoir will be constructed.
34 Mr. Cheney responded and said they are working with the Kingston family as well to secure the land.
35 Councilwoman Holbrook made a motion to approve the bid, Councilwoman Harris seconded the
36 motion. Voting was unanimous with Councilpersons Harris, Holbrook and Knight voting “aye”.

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38 Mayor Lewis asked for a motion to adjourn the regular session of City Council.
39 Councilwoman Holbrook made a motion to adjourn the meeting, and Councilman Knight seconded
40 the motion. The regular session of the City Council was adjourned at 7:40 p.m.



Mayor



City Recorder