

1 Minutes of the
2 BOUNTIFUL CITY COUNCIL
3 December 10, 2019 – 6:00 p.m.
4

5 Present: Mayor Randy Lewis
6 Councilmembers Kate Bradshaw, Richard Higginson, John Marc Knight,
7 Chris Simonsen
8 City Manager Gary Hill
9 City Engineer Lloyd Cheney
10 City Planner Francisco Astorga
11 City Attorney Clinton Drake
12 Finance Director Tyson Beck
13 Parks Director Brock Hill
14 Power Director Allen Johnson
15 Recording Secretary Maranda Hilton
16
17 Excused: Councilwoman Kendalyn Harris
18

19 Official notice of the City Council Meeting was given by posting an Agenda at the temporary
20 City Hall locations (805 South and 150 North Main Street) and on the Bountiful City Website and the
21 Utah Public Notice Website and by providing copies to the following newspapers of general
22 circulation: Davis County Clipper and Standard Examiner.
23

24 **Work Meeting – 6:00 p.m.**
25 **South Davis Metro Fire Station Conference Room**
26

27 Mayor Lewis called the meeting to order at 6:06 p.m., welcomed those in attendance and
28 excused Councilwoman Harris.
29

30 **ADJOURN TO A CLOSED MEETING TO DISCUSS THE ACQUISITION OR SALE OF**
31 **REAL PROPERTY, PENDING LITIGATION AND/OR TO DISCUSS THE CHARACTER**
32 **AND/OR COMPETENCY OF AN INDIVIDUAL(S) (UTAH CODE §52-4-205).**

33 Councilman Higginson made a motion to adjourn to a closed meeting to discuss the acquisition
34 or sale of real property, pending litigation and/or to discuss the character and/or competency of an
35 individual(s). Councilwoman Bradshaw seconded the motion. The motion passed with a roll-call vote
36 as follows:

37 Higginson “aye”
38 Knight “aye”
39 Simonsen “aye”
40 Bradshaw “aye”
41

42 **Regular Meeting – 7:00 p.m.**
43 **South Davis Metro Fire Station Conference Room**
44

45 Mayor Lewis called the meeting to order at 7:00 p.m., welcomed those in attendance and
46 excused Councilwoman Harris. Councilman Knight led the Pledge of Allegiance and Mr. Matthew
47 Lalli, high councilman in the Bountiful North Canyon Stake, presented a thought.

1
2 **PUBLIC COMMENT**

3 The public comment section was opened at 7:05 p.m.
4

5 Linda Ransdell (1133 South 300 West) reported that dogs have been jumping over the four-
6 foot tall fence from the dog park into neighbors' yards. She said that luckily no damage has
7 been done to any yards yet, but she wants to know what the City is going to do prevent any
8 more of these problems from happening. She said that the neighbors to the park will not put
9 up with the same problems next year that they experienced this year; they want some sort of
10 barrier erected that will help with the noise and the escaping dogs.
11

12 Ron Mortensen (583 Chelsea Drive) gave three observations he had on agenda item #9 (the
13 reappointment of Mr. David Irvine to the Power Commission). First, that Mr. Irvine has
14 contributed financially to the campaigns of members of the City Council and he advised that
15 Councilmembers who have received money from Mr. Irvine should recuse themselves from
16 voting so as not to give the appearance of a conflict of interest. If they do choose to vote he
17 feels they should acknowledge acceptance of campaign contributions from Mr. Irvine before
18 they vote. Second, he stated that in 2017, Mr. Irvine emphasized the importance of voting for
19 City Council candidates that uphold "Bountiful Values"; however he currently sits on the
20 board of a "progressive" organization that has many values that are not "Bountiful Values".
21 Mr. Mortensen argued that perhaps another candidate would be a better choice to appoint to
22 the Power Commission, someone who upholds "Bountiful Values". Third, he suggested that
23 any position that receives remuneration of any kind should be completed at the end of each
24 incumbent's term. It is not currently that way.
25

26 Tina May (2135 South Main Street, Birch Apartments) referenced the recent Council meeting
27 item from October 8, 2019; Bountiful City approved a license agreement with Performance
28 Honda allowing them to have use of a cemetery access driveway. The dealership has a
29 driveway 35 feet to the south of the cemetery road, which she feels should be sufficient for
30 their operations. She feels that allowing Honda to have use of this driveway is going to create
31 problems. She believes people will see the gate open and think they have access to the
32 cemetery from Main Street, causing unwanted traffic "in their backyard". She also felt it was
33 wrong that the matter was decided, voted on and completed before any of the neighbors knew
34 it was going on.
35

36 Lee Redd (2135 South Main Street, Birch Apartments) referenced that same agenda item,
37 adding that many students use that driveway to walk to the junior high school, as well as
38 people who go to walk around the cemetery. He has witnessed employees of Performance
39 Honda/Ford driving very recklessly and fast on Main Street between the two dealerships, and
40 he fears they will now do the same on this access road. He often takes his daughter to visit his
41 son's grave in the cemetery and he fears being hit by a car.
42

43 Curtis Hyatt (2135 South Main Street, Birch Apartments) said he feels that Honda has created
44 this problem for itself. He said they purposely block their north entrance by parking cars there
45 and they do not allow enough parking for their employees, who must then park along Main
46 Street, causing a safety issue. He feels that in the winter it is especially precarious when their

1 transport trucks unload in the middle of the street, there are cars parked on either side of the
2 street and there is also snow on the side of the road; it creates a very narrow driving lane. He
3 feels that they have now essentially annexed the cemetery road as part of their lot in order to
4 solve this problem they created.

5
6 The public comment section was closed at 7:16 p.m.

7
8 **APPROVE MINUTES OF PREVIOUS MEETINGS HELD ON NOVEMBER 12, 2019 AND**
9 **NOVEMBER 19, 2019**

10 Councilman Higginson made a motion to approve the minutes from November 12 and
11 November 19 and Councilwoman Bradshaw seconded the motion. The motion passed with
12 Councilmembers Bradshaw, Higginson and Simonsen voting “aye” and Councilman Knight
13 abstaining due to his absence during those meetings.

14
15 **COUNCIL REPORTS**

16 Councilwoman Bradshaw said she is happy to have Councilman Knight back at Council
17 meeting tonight.

18 Councilman Simonsen reminded everyone about the Gingerbread Festival holiday display
19 taking place at the Bountiful Davis Arts Center (BDAC) right now. He encouraged everyone to take
20 their children, and stated how fortunate we are to have the BDAC in Bountiful. Mayor Lewis agreed.

21 Councilman Higginson mentioned that he attended the memorial service for Mr. Brad
22 Johnson (Community Service Council Chairman), and said there were many people at the memorial
23 who represented groups in the City who have benefitted from his service. He said he is very glad to
24 have Councilman Knight at the meeting before the end of the year and the end of his term as
25 Councilman. He lastly encouraged everyone to see Councilman Simonsen’s bird decoy display that is
26 also featured at the BDAC right now.

27 Councilman Knight expressed that it was nice to be back before the end of the year and the
28 end of his term, and thanked everyone for their thoughts and prayers. Mayor Lewis thanked him for
29 the years of great and dedicated service he has given.

30
31 **BCYC REPORT**

32 Ms. Emma Moulton said the next project the BCYC will be involved in is a service project to
33 collect items needed by the Bountiful Food Pantry. She said this time of year it becomes especially
34 important to provide families with the food they need to help them have a holiday season without
35 want. BCYC members will bring canned food and other items for collection to their Christmas party
36 next week.

37 Mr. Kimball Mumford said that the BCYC will also be ushering at the upcoming Bar J
38 Wranglers concert at Woods Cross High School on December 17.

39 Mayor Lewis commented how surprised he was to learn, when he became Mayor, how much
40 need there is in Bountiful for food and clothing. He lauded Councilman Simonsen’s role in
41 organizing the Coats for Kids Car Show each year which this year alone helped clothe 3,200 children
42 with coats and boots. He stated these types of projects are very important.

43
44 **CONSIDER APPROVAL OF:**

- 45 a. **WEEKLY EXPENDITURES >\$1,000 PAID NOVEMBER 4, 11, 18 & 25, 2019**
46 b. **OCTOBER 2019 FINANCIAL REPORT**

1 Councilwoman Bradshaw made a motion to approve the expenditures and the October
2 Financial Report and Councilman Higginson seconded the motion. The motion passed with
3 councilmembers Bradshaw, Higginson, Knight and Simonsen voting “aye”.

4
5 **RECOGNITION OF MR. VON HILL FOR HIS SERVICE ON THE PLANNING**
6 **COMMISSION – MR. FRANCISCO ASTORGA**

7 Mr. Astorga introduced Mr. Von Hill and gave some fun facts about him and his life. Mr. Hill
8 has served on the Planning Commission since 2010 and has been the vice-chair since 2017. In high
9 school he served in the student body government and had long, curly hair. He has been married to
10 Wendy for 41 years and they have six children and nine grandchildren. He loves to hike and goes to
11 the Grand Canyon every year with family and friends. He also loves to ski and he tries to walk
12 everywhere. He has professional experience as a surveyor which has served him well on the
13 commission. Mr. Astorga said the Commission was “spoiled” by his expertise and experience, and by
14 his ability to understand planning and zoning issues.

15 Mayor Lewis invited Mr. Hill to speak about his experience on the Commission. Mr. Hill said
16 it was a great opportunity for him to serve and he feels grateful to have been in Bountiful for so many
17 years. His father moved their family here in 1959 to run an engineering firm. He said he is also very
18 grateful for the other commissioners he served with, saying they truly have Bountiful’s best interest
19 at heart and strive to do what is right.

20 Mayor Lewis thanked Mr. Hill for his many years of service and presented him with a letter
21 and a plaque, as well as a bouquet of flowers for his wife, who was in attendance.

22 Councilman Higginson added that Mr. Hill has worked in the industry for so long that he
23 knows secrets about Bountiful that no one else remembers, and that Mr. Hill is a real gentleman and
24 was an invaluable member of the Commission.

25
26 **CONSIDER APPROVAL OF THE PUBLIC NOTICE OF BOUNTIFUL CITY COUNCIL**
27 **MEETINGS IN 2020 AND MEET ON THE SECOND AND FOURTH TUESDAYS OF EACH**
28 **MONTH – MR. GARY HILL**

29 Mr. Gary Hill explained that each year the Council is required to publish a schedule of their
30 meetings. They have prepared the schedule, and have exempted a couple of specific dates by way of
31 recommendation: March 24th (when the annual caucus meetings are being held) and December 22nd
32 (a Council meeting is typically not held the week of Christmas). He noted that dates can be added
33 and/or cancelled as needed with regular noticing procedure.

34 Councilman Higginson made a motion to approve the notice of Bountiful City Council
35 meetings as prepared by staff and Councilwoman Bradshaw seconded the motion. The motion passed
36 with councilmembers Bradshaw, Higginson, Knight and Simonsen voting “aye”.

37
38 **CONSIDER APPROVAL OF THE RE-APPOINTMENT OF DAVID IRVINE TO THE**
39 **POWER COMMISSION FOR A FOUR-YEAR TERM ENDING IN JANUARY 2024 – MR.**
40 **ALLEN JOHNSON**

41 Mr. Allen Johnson thanked Councilman Knight for the great job he has done being the
42 Council representative on the Power Commission and said he was glad to see him back tonight.

43 Mr. Clint Drake, City Attorney, wished to clarify the law before the Council voted, stating
44 that the law does prohibit gifts, loans and other forms of compensation; however political campaign
45 contributions are specifically exempt from that law so if any Councilmembers received campaign
46 contributions they do not need to disclose it as it has already been disclosed to the public and is

1 available to view on the City’s website or by request. A councilmember may choose to disclose a
2 campaign contribution during his meeting but is not required.

3 Mr. Johnson added that he is honored to be recommending Mr. Irvine for re-appointment to
4 the commission. Mr. Irvine is always knowledgeable and courageous in his decisions. His previous
5 service on the Commission has been very valuable.

6 Councilman Knight made a motion to re-appoint David Irvine to the Power Commission for a
7 four-year term ending in January 2024. Councilman Higginson seconded the motion, stating that he
8 received a campaign contribution from Mr. Irvine. Councilwoman Bradshaw also disclosed that she
9 received campaign contribution from Mr. Irvine, which information is publicly available online. The
10 motion passed with Councilmembers Bradshaw, Higginson, Knight and Simonsen voting “aye”.

11
12 **CONSIDER APPROVAL OF A QUOTE FROM GATEWAY MAPPING FOR GIS MAP**
13 **CONVERSION AND UPGRADE IN THE AMOUNT OF \$86,830 – MR. ALLEN JOHNSON**

14 Mr. Johnson explained that the Power Department would like to “move into the 21st century”
15 by converting their maps to GIS from AutoCAD. There will be many advantages to moving to this
16 new system – for example, they will have more exact locations of where equipment is located and a
17 better ability to track inventory. It hasn’t been done previously because of the cost. Converting all the
18 AutoCAD maps, pole-testing data and other data is a big undertaking. With Gateway Mapping they
19 should have a new working system by spring of 2020. The Power Commission recommends
20 awarding the contract to Gateway Mapping in Kaysville, and this is a budgeted item.

21 Councilman Knight made a motion to approve the quote from Gateway Mapping for the GIS
22 conversion in the amount of \$86,830 and Councilman Higginson seconded the motion. The motion
23 passed with Councilmembers Bradshaw, Higginson, Knight and Simonsen voting “aye”.

24
25 **CONSIDER APPROVAL OF THE PURCHASE OF TWO VALVE ACTUATORS FOR THE**
26 **PINE VIEW HYDROELECTRIC POWER PLANT FROM ATSCO SALES IN THE**
27 **AMOUNT OF \$35,038 – MR. ALLEN JOHNSON**

28 Mr. Johnson explained that when they shut down the pipeline at the Pine View Hydro in order
29 to fix a generator there, one of the 84” valve actuators jammed and the mechanism on it broke. We
30 bought that valve used and for a very good price from Washington Power Systems Nuclear Plant, and
31 because it is nuclear-grade parts are not available to fix it, so it has to be completely replaced. The
32 replacement process requires using a crane and it has been recommended to go ahead and replace
33 both valves while the work is being done. Ordering now will get the parts here by spring which will
34 allow the hydro to be up and running in time for the runoff. Mr. Johnson said this item should fit in
35 the Power Department budget; the funds just weren’t previously identified for this purpose.

36 Councilman Higginson made a motion to approve the purchase of two valve actuators in the
37 amount of \$35,038 and Councilman Knight seconded the motion. The motion passed with
38 Councilmembers Bradshaw, Higginson, Knight and Simonsen voting “aye”.

39
40 **CONSIDER APPROVAL OF THE PROPOSAL FROM SOLAR TURBINES TO REBUILD**
41 **BOTH TITAN ENGINES AT THE POWER PLANT IN THE AMOUNT OF \$2,280,610 – MR.**
42 **ALLEN JOHNSON**

43 Mr. Johnson explained that there are two Titan generators used at the power plant each
44 summer which were installed in 2010, and every year a scope is used to do a thorough inspection of
45 them. This year some damage was found which is believed to be from mineral deposits and
46 calcification from the humidifiers that are used. The internal temperature reaches about 2,300 degrees

1 and the deposits have caused cracking that needs to be repaired. Another option would be to purchase
2 a remanufactured motor that comes with a 30,000 hour warranty, but the cost would be \$3 million.
3 Since there is still about 20,000 hours left on the current warranty it will be less expensive and a
4 better option to repair both generators for \$2.28 million. They will not run the humidifiers until they
5 can determine how to prevent the mineral deposits from happening. They hope they can use a better
6 filtering system to solve the problem because the use of the humidifiers gives them about 10% more
7 power which is very helpful during the summer months. This was not an item identified in the budget
8 for this year so they will have to go back and reopen the budget to move things around.

9 Councilman Higginson suggested using distilled water instead of Bountiful culinary water
10 since Bountiful's water is so hard. Perhaps that would solve the problem. Mr. Johnson agreed that
11 might be a good solution if the humidifiers continue to be used.

12 The Mayor mentioned the algae project with the Sewer Board, and the Wasatch Resource
13 Recovery plant and the work they are doing with water composition data and he suggested Dal
14 Wayment could be involved in helping find a filtering system that could work. He would be a great
15 resource. Mr. Johnson agreed.

16 Councilman Higginson said he feels the money residents save from having this power plant
17 makes it worth repairing it and keeping it going.

18 Councilwoman Bradshaw asked if this expense will require a transfer to the Power
19 Department budget. Mr. Johnson said no, that they have enough money to cover the expenses; it's
20 just that it was not identified for that purpose in the budget. Mr. Hill explained that this unplanned
21 expense will require moving around the 10-year capital plan a bit, and a look at when and how bonds
22 are financed and the order of future projects, etc. It will also affect spending power in the future.

23 Councilman Knight made a motion to approve the proposal to rebuild both titan engines in the
24 amount of \$2,280,610 and Councilwoman Bradshaw seconded the motion. The motion passed with
25 Councilmembers Bradshaw, Higginson, Knight and Simonsen voting "aye".

26
27 **CONSIDER APPROVAL OF THE ADDITIONAL COST FOR PRIME MACHINE TO**
28 **SANDBLAST AND RECOAT ALL THREE TURBINE UNITS AND A PORTION OF THE**
29 **PENSTOCKS AT THE ECHO HYDRO PLANT IN THE AMOUNT OF \$210,000 – MR.**
30 **ALLEN JOHNSON**

31 Councilman Knight made a motion to approve the additional costs to sandblast and recoat all
32 three turbines and the penstock at the Echo hydro plant in the amount of \$210,000. Councilman
33 Higginson seconded the motion which passed with Councilmembers Bradshaw, Higginson, Knight
34 and Simonsen voting "aye".

35
36 **CONSIDER FINAL SITE PLAN APPROVAL FOR A NEW BUILDING FOR ALPHA**
37 **GRAPHICS LOCATED AT 265 SOUTH MAIN STREET – MR. FRANCISCO ASTORGA**

38 Mr. Francisco Astorga presented the final site plan for the new Alpha Graphics building for
39 approval. He explained that this new building will be located in the downtown mixed-use zone and
40 that the two parcels will be consolidated into one prior to construction. The new building will be
41 approximately 14,500 square feet and all conditions for approval given from the Planning
42 Commission can be found in the staff report.

43 Councilman Higginson made a motion to approve the final site plan for the new Alpha
44 Graphics building with the 10 conditions set by the Planning Commission. Councilman Simonsen
45 seconded the motion, which passed with Councilmembers Bradshaw, Higginson, Knight and
46 Simonsen voting "aye".

1
2 **CONSIDER PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR QUICK QUACK**
3 **LOCATED AT 136 NORTH 500 WEST – MR. FRANCISCO ASTORGA**

4 Mr. Astorga explained that this site plan is located in a heavy commercial district and will
5 also need to consolidate two parcels into one prior to construction. The new building will be
6 approximately 3,800 square feet and have one drive approach located on the northwest corner of the
7 site. The Planning Commission has reviewed it and recommends approval with the nine conditions
8 listed in the staff report.

9 Councilman Simonsen joked that there are now more carwashes in Bountiful than there are
10 dentists.

11 Councilman Simonsen made a motion to approve the preliminary and final site plan for Quick
12 Quack and Councilman Higginson seconded the motion. The motion passed with Councilmembers
13 Bradshaw, Higginson, Knight and Simonsen voting “aye”.

14
15 **CONSIDER RELEASE OF A SEWER EASEMENT AT BRIGHTON HOMES’ SHEFFIELD**
16 **DOWN AT APPROXIMATELY 266 EAST PAGES LANE, AND AUTHORIZE THE**
17 **MAYOR TO SIGN THE RELEASE DOCUMENT – MR. LLOYD CHENEY**

18 Mr. Lloyd Cheney explained that this easement is on the former Dick’s Market property in
19 Centerville, which is currently being redeveloped by Brighton Homes. In 1980 there was an easement
20 granted to the City for sewer and water services along the property line, and Brighton is now
21 requesting a partial release of that easement in order to accommodate their redevelopment plans. Mr.
22 Cheney has reviewed it and doesn’t feel there is any reason to not grant the release.

23 Councilman Higginson made a motion to release the sewer easement and Councilwoman
24 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson,
25 Knight and Simonsen voting “aye”.

26
27 **ADJOURN**

28 Councilman Knight made a motion to adjourn and Councilman Higginson seconded the
29 motion. The motion passed with Councilmembers Bradshaw, Higginson, Knight and Simonsen
30 voting “aye”.

31
32 The regular session of City Council was adjourned at 7:54 p.m.



Mayor



City Recorder