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Minutes of the
BOUNTIFUL CITY COUNCIL

October 23, 2018 – 6:00 p.m.

Present: Mayor Pro Tem Kendalyn Harris
Councilmembers Richard Higginson, Beth Holbrook, John Marc Knight,
Chris Simonsen
City Manager Gary Hill
City Attorney Clinton Drake
City Engineer Lloyd Cheney
Finance Director Tyson Beck
Police Chief Tom Ross
Power Director Allen Johnson
Parks Director Brock Hill
City Recorder Shawna Andrus
Recording Secretary Darlene Baetz

Excused: Mayor Randy Lewis (attended Work Session)

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.

CITY HALL REMODEL UPDATE – MR. LLOYD CHENEY

Mr. Cheney discussed the remodel of City Hall. He stated that there were seven proposals and the staff will be inviting two companies to return for a second meeting. Mr. Cheney asked the Council for their comments about the remodel of City Hall. The Council discussed that they would like the remodel of the inside and outside of the building to be inviting, friendly, more organized with clear department signs, multi-functional with more space for open concept use for public meetings. They would like to see the building used as a municipal building allowing civic meetings to be held at the building. The City Council chamber should have a good flow for meetings other than City Council or political meetings. The building needs to have good ADA access; basement should be utilized for possible offices or training space.

Chief Ross had a great concern about the security of the offices, staff and meeting rooms including the Council Chambers. City Hall guests have been finding their way into private areas of the offices.

Mr. Cheney discussed the challenge with the split entry for the stairs and cost and placement of the elevator in the building. He expressed his thanks to the Council and Staff for the feedback and recommendations. Staff will be sending out an email to the Council members for them to view the

1 proposed plans.

2
3 Mayor Lewis was excused to attend a CERT Training.

4
5 **PARKS MAINTENANCE DISCUSSION – MR BROCK HILL**

6
7 Mr. Brock Hill stated that the Parks Department’s goal is to welcome all to come and enjoy the parks.
8 There are 24 employees hired during the summertime to help with park maintenance.

9
10 Mr. Hill spoke about the Council’s concerns of the City’s greenhouse operation. The fixtures, A/C
11 and heating units are being repaired at the greenhouse and a commitment has been made that the
12 greenhouse will continue to be used. Funds have been made available for the greenhouse to purchase
13 plants for this next season and produce more of the plants used for the parks instead of purchasing
14 them. The Parks Department will continue to use volunteers to help with the planting. The Bountiful
15 bush at Bountiful City Park will be replanted in the spring.

16
17 Creekside Park will have the dead trees removed and replaced as soon as the contractor is available.
18 Chief asked the staff to inform any individuals complaining about noise, screaming or night security
19 to contact the police for assistance.

20
21 Mr. Brock Hill discussed that the reserved pavilions are cleaned up to two times a day depending on
22 the reservations for that day. Cleaning includes power washing, restrooms cleaned/restocked and
23 trash pickup. Non-reservable pavilions are power washed once a week or as needed with trash
24 pickup daily. The restrooms for all pavilions are closed during the winter due to lack of heating for
25 the pipes.

26
27 The Parks Department has 24 hour customer service. The on-call employee will respond to any
28 emergency calls within 20 minutes. Non-emergency resident concerns will be responded to within 24
29 hours.

30
31 Mr. Brock Hill discussed the issues associated for scheduling the use of the baseball diamonds. He
32 noted that there is currently no fee for the use of the fields.

33
34 **Regular Meeting – 7:00 p.m.**
35 **City Council Chambers**

36
37 Mayor Pro Tem Harris called the meeting to order at 7:00 p.m. and welcomed those in attendance.
38 RJ Violet and Carson Cass from Troop 397 led the Pledge of Allegiance; Bronson Sulser, High
39 Councilman, Bountiful North Canyon Stake, gave the opening prayer.

40
41 Mr. Gary Hill stated that the cameras would not be available for this meeting.

42
43 **PUBLIC COMMENT**

44
45 Denise Knight, Bountiful resident, wanted to take the time to thank Beth Holbrook for all her time,
46 hard work and consideration for the citizens in Bountiful. She commented that Beth has carried

1 herself with much dignity and class through all the years, and through all the hard times she has kept
2 kind, courteous and considerate with all the comments made to her.

3
4 **APPROVE MINUTES OF PREVIOUS MEETING – OCTOBER 9, 2018**

5
6 Mayor Pro Tem Harris presented the minutes from the previous meeting. Councilman Higginson
7 moved to approve the minutes as written and Councilman Simonsen seconded the motion. Voting
8 was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Simonsen voting
9 “aye”.

10
11 **COUNCIL REPORTS**

12 No reports were given

13
14 **SUMMER CONCERTS RECAP AND BAR J WRANGLERS – MR. RICHARD WATSON**

15
16 Mr. Watson thanked Mayor Lewis for taking the CERT class. He thanked Ms. Holbrook for giving
17 him the opportunity to fulfil this position on Bountiful Community Council. The Concerts in the
18 Park were a huge success and very well attended. The Bar J Wranglers will be at Woods Cross High
19 School on December 14, 2018. Tickets will be available at both Dicks Markets, Lee’s Market, on-
20 line and reserved seating through Bountiful City.

21
22 Mr. Simonsen and Ms. Holbrook both commented that Mr. Watson is phenomenal in this position
23 and wanted to thank him for all his hard work at these events.

24
25 **RECOGNITION OF COUNCILWOMAN BETH HOLBROOK**

26
27 Ms. Holbrook announced that she was nominated by the Governor of Utah and unanimously
28 confirmed by the Utah State Senate to represent Davis, Weber and Box Elder in a new position with
29 UTA to help communities with transportation. She spoke about all she has gained as she represented
30 Bountiful citizens and would like to thank her friends and family for all the help they have given to
31 her. Ms. Holbrook stated that she will be officially resigning her City Council position as of
32 November 4, 2018.

33
34 Mayor Pro Tem Harris shared some of Ms. Holbrook accomplishments including her four terms (11
35 years) as a Bountiful City Council member, Bountiful City Administrative Committee member,
36 President of Utah League of Cities and Towns, Bountiful City Planning Commission member;
37 Bountiful City Power Commission member; Bountiful Community Service Council; Davis County
38 Mosquito Abatement District Board; Bountiful City Public Safety Finance and Administration; Parks
39 Recreation and Fine Arts Budget Committees and Bountiful City Recycling Program.

40
41 Mr. Cameron Diehl with the Utah League of Cities and Towns spoke about the difference that Ms.
42 Holbrook has made while she was in her position in the role of president of Utah League of Cities
43 and Towns. She has always shown a passion for the concerns of citizens, her attention toward all the
44 local issues and her love for Bountiful. Mr. Diehl thanked her for being the public face for the
45 League, believing in local government and all the time she has put in.

1 Council members spoke about the fondness they have toward Ms. Holbrook and the friends she has
2 made and that she will be missed on the Council. The City staff members and Council members
3 would like to thank Ms. Holbrook for her service to Bountiful City.
4

5 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID OCTOBER 1, 8 &**
6 **15, 2018**

7
8 Mayor Pro Tem Harris presented the expenditures/financial report and asked for a motion to approve.
9 Councilman Higginson moved to approve the weekly expenditures/reports and Councilman
10 Simonsen seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
11 Holbrook, Knight and Simonsen voting “aye”.
12

13 **CONSIDER APPROVAL OF THE PURCHASE OF AN EXHAUST STACK**
14 **REPLACEMENT FOR THE #1 TURBINE IN THE TOTAL AMOUNT OF \$236,541 – MR.**
15 **ALLEN JOHNSON**

16
17 Mr. Johnson explained that the #1 turbine exhaust stack failed and was replaced with a noisier turbine
18 exhaust stack. Staff recommends the replacement for the #1 turbine exhaust stack in the total amount
19 of \$236,541. Mr. Johnson stated that they will try to find a buyer for the old exhaust stack before
20 they decide to scrap the unit.
21

22 Councilman Knight made a motion to approve the purchase of an exhaust stack replacement for the
23 #1 turbine in the total amount of \$236,541 and Councilwoman Holbrook seconded the vote. Voting
24 was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Simonsen voting
25 “aye”.
26

27 **CONSIDER APPROVAL OF RESOLUTION 2018-12 AUTHORIZING THE EXECUTION**
28 **AND DELIVERY OF A POWER SUPPLY AGREEMENT WITH THE UTAH ASSOCIATED**
29 **MUNICIPAL POWER SYSTEMS AND RELATED MATTERS – MR ALLEN JOHNSON**

30
31 Mr. Johnson explained that the Resolution will have the same contract and agreements that the prior
32 resolution has and will allow the City to go out in the market for future power purchases.
33

34 Councilman Knight moved to approve Resolution 2018-12 and Councilman Higginson seconded the
35 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and
36 Simonsen voting “aye”.
37

38 **CONSIDER APPROVAL OF THE PARKING EASEMENT AGREEMENT WITH TOWN**
39 **CENTER, LLC – MR. CLINTON DRAKE**

40
41 Mr. Drake explained that the development of the Renaissance Towne Center is moving forward. Last
42 year the City and Town Center, LLC entered into an agreement for the development of a portion of
43 the property. Part of that agreement includes a parking easement that the City will grant to Town
44 Center, LLC for the project. The parking easement will be for 40 stalls designated by the City with
45 the conditions outlined by staff.
46

1 Councilman Simonsen made a motion to approve the parking easement agreement with Town Center
2 LLC and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons
3 Harris, Higginson, Holbrook, Knight and Simonsen voting “aye”.

4
5 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL SITE PLAN FOR A**
6 **PROPOSED CAR WASH BUSINESS AT 2566 SOUTH 500 WEST – MR. CHAD**
7 **WILKINSON**

8
9 Mr. Lloyd Cheney explained that Quick Quack, a car wash, is the proposed development for this site.
10 Staff will require that the two lots be combined. The parking requirement for car washes will be
11 included in the stacking driveways. Staff recommends the driveway will be limited on the south to
12 right in and right out. Staff and the Planning Commission recommended that there be a reduction of
13 the setback on the north side to 10 feet due to the extensive landscaping. Also a solid masonry wall
14 to be installed along the north side of the property from the west end of the approximate end of car
15 wash to the east side the West side along the north side. The natural flow of the water from the
16 northeast corner will be redirected to 2600 South Street. Signage will be handled thru a separate
17 permit. Mr. Joseph Earnest, Quick Quack representative, stated that the size of this project is the
18 same size as the other locations.

19
20 Councilman Higginson made a motion to approve the preliminary and final site plan for the Quick
21 Quack Car Wash at 2566 S 500 West with the conditions outlined by staff and Councilwoman
22 Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
23 Holbrook, Knight and Simonsen voting “aye”.

24
25 **CONSIDER FINAL PLAT APPROVAL OF THE BRISTOL VILLAGE PUD LOCATED AT**
26 **1940 SOUTH 200 WEST – MR. LLOYD CHENEY**

27
28 Mr. Cheney explained that Bristol Village is changing ownership of this location to a PUD. No other
29 changes will be made.

30
31 Councilman Higginson made a motion to approve the final plat approval and Councilwoman
32 Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
33 Holbrook, Knight, and Simonsen voting “aye”.

34
35 **CITY COUNCIL MIDTERM VACANCY AND APPOINTMENT – MR. CLINTON DRAKE**

36
37 Mr. Drake explained that this appointment is necessary due to the midterm vacancy of
38 Councilwoman Holbrook and outlined the legal requirements for interested persons and notice
39 requirements for posting the vacancy.

40
41 The Council suggested staff advertise the notice of vacancy by Thursday, November 1, 2018,
42 applications to be submitted by Thursday, November 15, 2018, and a special meeting be held on
43 Tuesday, November 20, 2018.

1 Mr. Hill reminded the Council the draft interlocal agreement with the Rec District for the ice ribbon
2 has been given to Council members at this meeting and that a revised agreement will be emailed out
3 for final review and comments before the next Council meeting.

4

5 Mayor Pro Tem Harris asked for a motion to adjourn the regular session of City Council.
6 Councilwoman Holbrook made a motion to adjourn the meeting and Councilman Higginson
7 seconded the motion. The regular session of the City Council was adjourned at 8:20 p.m.

8

9



Mayor



City Recorder