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**Minutes of the
BOUNTIFUL CITY COUNCIL**

February 27, 2018 – 6:00 p.m.

Present: Mayor Randy Lewis
Councilmembers Kendalyn Harris, Richard Higginson, Beth Holbrook,
John Marc Knight, Chris Simonsen
City Manager Gary Hill
City Attorney Clinton Drake
City Planner Chad Wilkinson
City Engineer Paul Rowland

Department Directors/Staff:
Police Chief Tom Ross
Finance Director Tyson Beck
Parks Director Brock Hill
Power Superintendent Alan Farnes
Network Administrator Rex Pickett
Planning Assistant Browne Sebright
Recording Secretary Nikki Dandurand

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.

Prior to the meetings at City Hall, the Council toured the Bountiful History Museum located at 305 North Main Street.

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

Mayor Lewis welcomed those in attendance and called the session to order at 6:10 p.m.

RAP TAX PRIORITIZATION – MR. GARY HILL

Mr. Gary Hill stated that the purpose of this meeting is to prioritize how the funding from the RAP tax set aside for City projects, approximately \$805,000 or 14%, could be spent. Mr. Brock Hill has identified projects from the Parks Department and Mr. Wilkinson has been in contact with the Trails Committee. The Council gave direction to build the projects as outlined in the staff report:

•	FY 2019	Brickyard Bark Park – Dog Park	\$40,000
		Eggett Park to Holbrook Canyon Trail Connection	\$10,000
•	FY 2020	Purchase property for North Canyon Trailhead	\$150,000
•	FY 2021	Construction North Canyon Trailhead	\$155,000
		Replace Eggett Park Playground Equipment	\$45,000
•	FY 2022	Lower Ward Canyon Trail	\$30,000
•	FY 2023	Reconstruct Cheese Park Pickleball Courts	<u>\$125,000</u>
		Total	\$555,000

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3 The Council also recommended that if groups such as pickle ball players and dog park
4 advocates want improvement beyond what the City is going to build, they can raise funds and help
5 share the costs. Mr. Gary Hill also reminded the Council that whatever we build, we also have to
6 maintain.

7 Mr. Brock Hill stated that Creekside Park will be opening for neighbors on April 20, 2018,
8 and to the public on April 21, 2018.

9 Mr. Gary Hill notified everyone that the design process for renovations on the current City
10 Hall building will begin this summer. Staff will be moved temporarily to another location during
11 construction, which is scheduled to begin Spring 2019 and will last approximately 18 months.

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

15
16 Mayor Lewis called the meeting to order at 7:03 p.m. and welcomed those in attendance.
17 Thomas Thorn, Troop 732, led the Pledge of Allegiance; Reverend Lyn Briggs, Episcopal Church of
18 the Resurrection, gave an opening prayer/thought.

19
20 **PUBLIC COMMENT**

21 No comments were made.

22
23 **APPROVE MINUTES OF PREVIOUS MEETING – FEBRUARY 13, 2018**

24 Mayor Lewis presented the minutes from the previous meeting. Councilman Simonsen
25 motioned to approve the minutes, with the correction of the Youth Council members name, and
26 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,
27 Higginson, Holbrook, Knight and Simonsen voting “aye”.

28
29 **COUNCIL REPORTS**

30 Councilman Higginson commented on the tour of the Historical Museum, how housing costs
31 have little to do with the homeless problem and asked what amount of sales tax is collected in the
32 county, city or other. Councilwoman Holbrook briefed the Council on some of the bills in legislation
33 right now. Councilman Simonsen shared his concern for the homeless problem.

34
35 **BCYC REPORT**

36 No report was made.

37
38 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID FEBRUARY 5 &**
39 **12, 2018**

40 Mayor Lewis presented the expenditures report and asked for a motion to approve.
41 Councilman Higginson moved to approve the weekly expenditures and Councilman Knight seconded
42 the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and
43 Simonsen voting “aye”.

1 **CONSIDER APPROVAL OF THE ADDITIONAL COST FOR ECI ENGINEERING**
2 **SERVICES FOR THE 138 SUBSTATION IN THE AMOUNT OF \$75,000 FOR A NOT TO**
3 **EXCEED TOTAL OF \$560,000 – MR. ALAN FARNES**

4 In May 2017, Electrical Consultants, Inc. (ECI) was hired to provide the engineering services
5 for a major rebuild of the 138 substation. The scope of the project grew after a problem was
6 identified with the larger of the two transformers in the substation. Councilman Higginson asked if
7 the 10.5% total project cost is in line with other projects. Mr. Farnes replied yes. Councilman Knight
8 moved to approve the additional costs and Councilman Higginson seconded the motion. Voting was
9 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Simonsen voting “aye”.

10
11 **CONSIDER APPROVAL OF THE BID FROM AMERICAN TECHNOLOGY IN THE**
12 **AMOUNT OF \$245,689 FOR UNDERGROUND BORING – MR. ALAN FARNES**

13 We have several underground projects throughout the power system that need to have conduit
14 installed. To minimize the inconvenience to residents and limit the restoration of property bids were
15 requested from contractors to install these conduits using directional boring. There are six project
16 sites, each bore consists of one to four conduits, and there are 7,125 total linear feet. Six contractors
17 were invited to provide bids and four submitted. Councilman Higginson asked if these are measured
18 per linear foot. Mr. Farnes replied yes. Councilman Knight moved to approve the boring costs and
19 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,
20 Higginson, Holbrook, Knight and Simonsen voting “aye”.

21
22 **CONSIDER APPROVAL OF THE BID FROM ANIXTER POWER SOLUTIONS FOR**
23 **ERMCO TRANSFORMERS IN THE AMOUNT OF \$83,814.68 – MR. ALAN FARNES**

24 Mr. Farnes stated the inventory of pad mount transformers is running low, and needs to be
25 replenished. Three bids were received, but there are concerns with the low bid vendor. Staff
26 recommends the second lowest bid. Councilwoman Harris asked if the problem with the low bidder
27 has to do with the delivery dates. Mr. Farnes said yes, but they have also been late, delivered
28 incomplete orders and other problems. Mayor Lewis asked if this bid is still within budget. Mr.
29 Farnes replied yes. Councilman Knight made a motion to approve the purchase and Councilman
30 Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
31 Holbrook, Knight and Simonsen voting “aye”.

32
33 **CONSIDER APPROVAL OF A CELL TOWER LEASE AGREEMENT WITH AT&T ON**
34 **HIDDEN LAKE CIRCLE – MR. CLINT DRAKE**

35 Mr. Drake stated that the Council recently approved the site plan for this cell tower. The
36 agreement is almost identical to the last couple of cell tower lease agreements approved by the
37 Council. Mr. Drake stated that the City is moving to using the same template for cell tower leases to
38 streamline the process. Councilwoman Holbrook asked if companies use different names for
39 different. Mr. Drake said this is fairly typical, for example, AT&T still goes by Cingular Wireless in
40 some cases, T-Mobile used to be Voicestream and so forth. Mr. Drake also stated that some
41 companies use third parties to maintain the contract/area. Mayor Lewis asked about the small cell
42 site legislation. Mr. Drake stated that action does not apply in this case. Councilman Higginson
43 made a motion approve the agreement and Councilwoman Holbrook seconded the motion. Voting
44 was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Simonsen voting
45 “aye”.

1 **CONSIDER APPROVAL OF ORDINANCE 2018-02 AMENDING THE DEVELOPMENT**
2 **STANDARDS OF THE DOWNTOWN (DN) ZONE – MR. CHAD WILKINSON**

3 a. **Public Hearing**

4 b. **Action**

5 Mr. Wilkinson gave a quick review of this Ordinance, which is a result from trying to create
6 these standards from a year ago. Mr. Wilkinson provided a chart to view the current/proposed
7 changes. Mr. Wilkinson stressed that the building height, multi/mixed use buildings, setbacks and
8 building stories are all issues. The Planning Commission might have had a different view in regards
9 to the multi/mixed use buildings. The Council discussed various issues regarding the 2:1 ratio,
10 reduction in landscape requirements and variances based on hardship, not design.

11
12 ***Public Hearing: open 8:15 p.m.***

- 13 • Eric Bigonoff – concerns with 2:1 ratio, parking, particular site is narrow
- 14 • David Carter – concerned with wireless service in high density areas
- 15 • Kenny Knighton – adjust 2:1 ratio, suggest more height to get more length in buildings
- 16 • Todd Willey – regarding section 9 of the proposed Ordinance, asked to postpone vote tonight

17
18 Mr. Drake stated that we have heard from the staff and residents, but the Council has the final
19 decision.

- 20
21 • Kenny Knighton- clarification on 200 ft.
- 22 • Jay Goth – has a project on 100 W. 195 S., requirements for main floor, parking, etc.

23
24 ***Closed 8:36 p.m.***

25
26 The Council continued their discussion regarding building height and keeping a smaller
27 footprint. Councilman Higginson stated the Planning Commission was hesitant to approve only a
28 10% landscape allowance. Councilwoman Holbrook stated she is not a big supporter of the DN zone,
29 is looking for higher density with future buildings, balance the existing with new and multiple
30 housing options. Councilwoman Holbrook made a motion to approve the Ordinance with an
31 amendment from a 200 ft. marker to 150 ft. and Councilwoman Harris seconded the motion. There
32 was a discussion about Mr. Willey’s project. Mr. Drake stated there was a first and second motion.
33 Is there a vote? Councilwomen Holbrook and Harris withdrew their motions. Mr. Wilkinson stated
34 that if this is approved, the City can work with the developers to move forward, and concentrate on
35 the look/feel and development of the whole downtown, not just one project.

36 Councilman Higginson made a motion to approve Ordinance 2018-02 as printed and
37 Councilman Knight seconded the motion. Voting was unanimous with Councilpersons Harris,
38 Higginson, Holbrook, Knight and Simonsen voting “aye”.

39
40 Council and staff discussed property designation and the upcoming employee awards banquet.
41 Mayor Lewis asked for a motion to adjourn the regular session of City Council. Councilman
42 Higginson made a motion to adjourn the meeting and Councilwoman Holbrook seconded the motion.
43 The regular session of the City Council was adjourned at 8:40 p.m.

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Mayor



City Recorder