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Minutes of the
BOUNTIFUL CITY COUNCIL

January 8, 2019 – 6:00 p.m.

Present: Mayor Randy Lewis
Councilmembers Kate Bradshaw, Kendalyn Harris, Richard Higginson,
John Marc Knight, Chris Simonsen
City Manager Gary Hill
City Attorney Clinton Drake
City Planner Chad Wilkinson
City Engineer Lloyd Cheney
Chief of Police Tom Ross
Finance Director Tyson Beck
Water Director Mark Slagowski
Parks Director Brock Hill
Recording Secretary Maranda Hilton

Others Present:
Power Commissioner Paul Summers
Power Commissioner John Cushing
BCYC Advisor Stefani Jones

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.

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

Mayor Randy Lewis welcomed those in attendance, and called the session to order at 6:03 p.m.

CONVERSATION WITH THE BOUNTIFUL CITY YOUTH COUNCIL

Mayor Lewis expressed his excitement about having the BCYC in attendance that evening and then turned the time over to Councilwoman Kendalyn Harris to lead the discussion with the BCYC members. She invited them to introduce themselves, say which school they attend and if they currently hold a position on the BCYC. Around 20 students came and represented Bountiful High School, Woods Cross High School, Viewmont High School and Millcreek Junior High School.

Councilwoman Harris then opened up the floor for BCYC members to ask the City Council questions. Questions covered topics such as law enforcement responsibilities, campaign fundraising policies, City wide recycling and green waste costs, landfill longevity, local effects of the federal government shutdown, Bountiful City Power sources and costs, the homeless population and the infrastructure needed for an increase in electric cars. Councilmembers answered questions, talked to the students about some exciting new projects, and how the future of Bountiful will depend on them, the upcoming generation of leaders.

One project brought up by Councilwoman Bradshaw was the new food waste digester being built in North Salt Lake at one of the South Davis Sewer District's plants. The Mayor talked in some detail about the benefits of having this food waste processor available to the residents of Utah. The

1 end products of this food waste digester are gas that can produce enough energy in one year to power
2 a city the size of Bountiful, and a very rich fertilizer which will be sold to farms in Idaho.

3 Councilwoman Harris brought up the plans to remodel City Hall, which means BCYC will
4 likely have their meetings at the South Davis Library while construction is taking place. She also
5 mentioned the latest plans to build an ice ribbon as part of the Downtown Plaza, which will be a fun
6 place to go skating with friends, and will be completed by the end of October.

7 One question posed to the Council by a member of the BCYC was, “what are the biggest
8 issues facing Bountiful right now?” Councilman John Marc Knight said that his constant worry is
9 about keeping up with infrastructure repairs and improvements. The streets, storm water, water and
10 electrical systems in the City need constant attention, so being prepared to fix them and being
11 prepared to fund the improvements is something that he believes is very important. Councilwoman
12 Bradshaw said that the biggest issue she sees right now is growth. Population growth brings many
13 positive and negative changes to communities, states and regions, and she feels it’s important to be
14 planning now for the changes that will be coming in the future.

15 The Mayor thanked all of the participants for joining in that night, and hoped that the
16 information and discussion was helpful. The work session ended at 7:00 pm.

17
18 **Regular Meeting – 7:00 p.m.**
19 **City Council Chambers**

20
21 Mayor Randy Lewis called the meeting to order at 7:05 p.m. and welcomed those in
22 attendance. Mr. Paul Summers led the Pledge of Allegiance; Mr. John Cushing, former Bountiful
23 Mayor, gave a prayer.

24
25 **PUBLIC COMMENT**

26 The Mayor opened the meeting up for public comment at 7:08 pm, and invited anyone who
27 wished to come forward to do so.

28 Scott, (lives off of 2600 S), stood up and said he was new to the City and asked the Council to
29 explain what local government was all about in a nutshell. The Mayor responded that this time was
30 not for question and answer and Councilwoman Harris answered briefly by explaining that the City
31 Council dealt with issues covering garbage, storm water, water, power, police, parks, streets and
32 snow removal. The Mayor thanked him for coming and taking an interest in the City. The public
33 comment section was closed at 7:10 pm.

34
35 **APPROVE MINUTES OF PREVIOUS MEETING HELD ON DECEMBER 11, 2018**

36 The Mayor looked for a motion to approve the minutes from December 11, 2018. Councilman
37 Simonsen made a motion to approve the minutes and Councilman Higginson seconded the motion.
38 The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting
39 “aye”.

40
41 **COUNCIL REPORTS**

42 Councilwoman Bradshaw did not have a report, but expressed her gratitude for the
43 snowplows and snow removal services in Bountiful City and what a good job they do.

44 Councilman Simonsen did not have a report, but also commented on how Bountiful has a
45 history of “black streets”, meaning when they remove the snow, they get all the way down to the
46 asphalt so the streets are safer.

1 Councilwoman Harris did not have a report.

2 Councilman Knight did not have a report, but commented that he was recently in Ann Arbor,
3 Michigan and in comparing the condition of the roads between our City and theirs, he feels we are
4 blessed to have a Streets Department that keeps our roads usable and safe.

5 Councilman Higginson did not have a report.
6

7 **RECOGNITION OF MR. GREG SKEDROS, OWNER OF THE MANDARIN**
8 **RESTAURANT – MAYOR LEWIS**

9 The Mayor welcomed Mr. Greg Skedros and his family to the meeting and briefly talked
10 about their long history together and the contributions that Greg has made to the City of Bountiful
11 over the years saying, “You’re a giant in our city, we love and respect you and your family.”

12 The Mayor then turned the time over to Mr. Skedros to say a few words. Mr. Skedros talked
13 about his beginnings, being born in Salt Lake City to Greek immigrant parents, his father dying when
14 he was 12 years old, going to work at his uncle’s drugstore in order to help support the household,
15 graduating from East High School in 1945, the University of Utah Air Force ROTC class of 1948,
16 and being in the first graduating class of the College of Pharmacy in 1950. He went on to serve as a
17 pharmacist during the Korean War in the Philippines from 1951-1953, and then worked at Hill AFB
18 from 1955-1961. He has been a Bountiful resident for the past 57 years. He opened his first pharmacy
19 in Bountiful on the corner of 900 North and 400 East in 1961. After a few years he realized that
20 pharmacies were all going extinct as they got absorbed into the larger grocery stores, so he found a
21 space to lease and opened the Mandarin in 1977 with a Chinese couple as his partners. They
22 expanded the space from 50 seats to over 200, and make over 25 different sauces that have stayed
23 consistent for decades. He lastly thanked his daughter Angel and her husband Paul for their work that
24 has lifted the Mandarin to even greater heights and helped put Bountiful on the map.

25 The Mayor presented Mr. Skedros with an official letter from the City, thanking him for how
26 he has represented our City and our community.

27 Councilwoman Harris thanked Mr. Skedros for his service to the City. As a former employee
28 of the Mandarin herself, she expressed her appreciation for how his restaurant has heightened the
29 sense of community by employing many residents of Bountiful over the years, and how he cares for
30 the people who both work at the restaurant and who come to the restaurant.

31 Councilman Simonsen thanked Mr. Skedros for being the one who started the food court at
32 the Bountiful Car Show, helping to turn it into the great charity and community event that it is today.

33 Councilman Knight thanked the Skedros family for keeping the Mandarin restaurant in
34 Bountiful.
35

36 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES >\$1,000 PAID DECEMBER 10, 17**
37 **& 24, 2018**

38 The Mayor asked for a motion to approve the weekly expenditures greater than \$1,000.
39 Councilman Higginson made a motion to approve the weekly expenditures from December 10, 17 &
40 24, 2018. Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers
41 Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

42 Councilwoman Harris asked how much of the vehicular maintenance and repair is done in-
43 house as compared to what is sent to shops, with reference to one of the expenditures in the report.
44 Mr. Gary Hill responded that the vast majority of vehicle servicing is done in-house, and that
45 management is actually quite proud of Bountiful City’s shops and mechanics that repair City
46 vehicles.

1
2 **CONSIDER APPROVAL OF THE APPOINTMENTS OF:**

- 3 a. **SUSAN BECKER AND JOHN CUSHING TO THE POWER COMMISSION**
4 **THROUGH JANUARY 15, 2023**
5 b. **COUNCILWOMAN KATE BRADSHAW TO THE SOUTH DAVIS MOSQUITO**
6 **ABATEMENT DISTRICT BOARD THROUGH DECEMBER 31, 2019**
7

8 The Mayor asked for a motion to approve the appointments of Susan Becker and John
9 Cushing to the Power Commission through January 15, 2023 and of Kate Bradshaw to the Mosquito
10 Abatement District Board through December 31, 2019.

11 Councilman Knight made a comment about the great work both Mr. Cushing and Ms. Becker
12 do on the Power Commission and their relative expertise and knowledge they bring to the
13 Commission. Councilman Knight then made a motion to reappoint Susan Becker and John Cushing
14 to the Power Commission and Kate Bradshaw to the Mosquito Abatement Board and Councilman
15 Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Harris,
16 Higginson, Knight and Simonsen voting “aye”.
17

18 **CONSIDER APPROVAL OF THE APPOINTMENT OF TERMS FOR THE BOUNTIFUL**
19 **HISTORIC PRESERVATION COMMISSION MEMBERS – MR. CLINTON DRAKE**

20 Mr. Clinton Drake presented the following appointments and terms for the Historic
21 Preservation Commission for approval: April Williamsen appointed to the Commission through
22 2019, Robert McArthur through 2019, John Simmonds through 2021, and Sandy Inman through
23 2021, with Richard Higginson appointed to the Commission as the representative for the City
24 Council.

25 Councilman Higginson made a motion to approve the appointments and terms as presented by
26 staff and Councilwoman Harris seconded the motion. The motion passed with Councilmembers
27 Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.
28

29 **CONSIDER DESIGNATION OF A SITE FOR A FUTURE VETERAN’S PARK – MR. GARY**
30 **HILL**

31 Councilman Simonsen disclosed his vested interest in this item of business as the Chairman of
32 the Bountiful Veteran’s Committee.

33 Councilman Higginson asked that a correction be noted on the Staff Report concerning this
34 item of business. The second paragraph incorrectly stated that he requested in early January 2019 for
35 this item to be placed on the City Council agenda, but he made that request in early December 2018.

36 Mr. Gary Hill spoke to the Council about a formal designation of a site for a future Veteran’s
37 Park, explaining that until a site is designated the Veteran’s Park Foundation cannot move forward on
38 raising funds for the project. The Foundation presented to the Council on November 13, 2018, and
39 proposed that the plot of land just north of the City Hall building be donated to them to use for the
40 park. As a result of that presentation and the following discussion, staff sat down with the Foundation
41 to develop criteria that they propose the Council adopt in conjunction with the designation of the site
42 directly north of City Hall. Some of the major points and recommendations are:

- 43 a. The work on the site should not begin until all the funding has been received (this also
44 would mean that any “donations in kind” be written and have a contract in place).
45 b. Every phase of the park construction should be able to stand on its own, resulting in
46 the park always looking complete.

- 1 c. Construction on the park should wait until it will not conflict with construction on City
- 2 Hall.
- 3 d. The Committee will be responsible for submitting engineered drawings.
- 4 e. Any improvements in equipment must match City specifications, e.g., the sprinkler
- 5 system, so that the City doesn't have to maintain two different systems.
- 6 f. The design of the park should not require the City to purchase any specialized
- 7 equipment or hire additional staff in order to maintain it.
- 8 g. The City and Committee must follow all applicable procurement laws.
- 9 h. The Committee will be responsible for regularly updating the City on fundraising and
- 10 any changes to the design of the park.

11 The Mayor asked about potentially adding a time limit to the agreement, so that if the
12 fundraising or construction takes too long, then the agreement would be terminated. He feels that
13 doing so would give the Foundation motivation to get the fundraising and construction done quickly.
14 Mr. Hill agreed that it would be a wise idea to have some sort of date stipulated when the Council
15 would revisit the agreement to determine if it needs to be amended or terminated.

16 Councilwoman Bradshaw raised questions about how the County's decisions regarding the
17 remodel/relocation plans for the library and the senior center (which lie adjacent to the proposed site),
18 as well as how possible RDA developments there, might affect the future of the site's attractiveness
19 to the Foundation as their park location. Councilman Simonsen answered on behalf of the Veteran's
20 Park Foundation by saying that waiting and waiting until every little thing is in place before we make
21 a decision will only delay the creation of this park that holds a lot of importance for our veterans and
22 our residents. He feels that the decision to move forward must be made to get the park built as soon
23 as possible. The Mayor and Councilman Higginson also stated that since the County is taking so long
24 to make their decision, there is no harm in designating this land for the park and thus removing it
25 from the County's list of possible locations for the library/senior center. They feel comfortable
26 making that decision and its consequences.

27 Councilman Knight made a motion that the Council designate the land directly north of City
28 Hall for a Veteran's Park, adopting all recommendations made by staff in their administrative
29 document and without adopting a formalized timeline for completion. Councilman Simonsen
30 seconded the motion.

31 The Council discussed the idea of having a time frame put in place that would allow the City
32 to revisit the agreement, so that they do not donate the land in perpetuity, since fundraising can take
33 longer than expected in many instances. Several timeframes were proposed, including 1 year, 18
34 months, or 2 years. It was discussed that it may be unwise to go forward without a time frame in
35 place, as fundraising efforts might not go as planned, causing this piece of land to be tied up
36 indefinitely and causing hurt feelings on both sides of the agreement. Mr. Clinton Drake drafted a
37 tentative condition that could be added to the agreement, which states, "If funding adequate to
38 complete the Veteran's Park as presented to the Council in November 2018, is not received within
39 _____, the Council will consider alternate locations better suited for the amount of funding
40 raised." The Council then discussed whether or not to stipulate if funding for the entire park need be
41 completed, or just for Phase 1. The Council discussed that in order to move forward, they could adopt
42 the wording to mean the entire amount of funding, and revisit it once they had more information from
43 the Foundation about the cost of each phase.

44 Councilman Knight made a new motion that the Council designate the land directly north of
45 City Hall for a Veteran's Park, adopting all recommendations made by staff in their administrative
46 document, with the addition of this language: "If funding adequate to complete the Veteran's Park as

1 presented to the Council in November 2018, is not received within 24 months, the Council will
2 consider alternate locations better suited for the amount of funding raised.” Councilman Higginson
3 seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight
4 and Simonsen voting “aye”.

5
6 **CONSIDER APPROVAL OF THE PURCHASE OF A JOHN DEERE 310K**
7 **BACKHOE/LOADER IN THE AMOUNT OF \$47,961 FROM JOHN DEERE FINANCIAL –**
8 **MR. BROCK HILL**

9 Mr. Brock Hill asked that the Council approve the purchase of the backhoe that has been on
10 lease and in use at the cemetery for the past five years. The other options would be to return the
11 backhoe to John Deere Financial, or to sign a new lease on it. Returning the backhoe would leave the
12 cemetery without their primary piece of equipment which is critical to daily operations, and signing a
13 new lease on the backhoe would be financially unfavorable as rates have increased considerably in
14 the past few years. His recommendation is therefore to purchase the backhoe outright for continued
15 use by the cemetery.

16 Councilwoman Bradshaw asked how long we expect to keep this backhoe in operation. Mr.
17 Hill answered that they anticipate it being used for at least 20 more years, due to the amount of
18 maintenance they have done on it, and that it was new when they leased it.

19 Councilman Higginson made a motion to approve the purchase of the backhoe in the amount
20 of \$47, 961 from John Deere Financial and Councilman Simonsen seconded the motion. The motion
21 passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

22
23 **CONSIDER APPROVAL OF THE PURCHASE OF 318 ACRE FEET OF WATER FROM**
24 **SOUTH DAVIS WATER IN THE AMOUNT OF \$36,253 – MR. MARK SLAGOWSKI**

25 Mr. Mark Slagowski addressed the Council, explaining that having gone through a summer
26 without their treatment plant operating; they ended up needing to purchase water from South Davis
27 Water. The price ended up being about \$80/acre foot, which is a very good price (compared to Weber
28 Basin’s water which would have cost \$550/acre foot). This expense was not planned and was not
29 budgeted for explicitly, but he feels confident that they have enough money that is unspent to cover
30 the cost.

31 Councilwoman Harris made a motion to approve the purchase of 318 acre feet of water from
32 South Davis Water in the amount of \$36,253 and Councilman Higginson seconded the motion. The
33 motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting
34 “aye”.

35
36 **CONSIDER APPROVAL OF A NOT-TO-EXCEED AMOUNT OF \$22,000 FOR OFFICE**
37 **CONSTRUCTION IN THE WATER DEPARTMENT BUILDING TO HOUSE THE IT &**
38 **HUMAN RESOURCES DEPARTMENTS DURING THE CITY HALL REMODEL – MR.**
39 **MARK SLAGOWSKI**

40 Mr. Mark Slagowski addressed the Council, explaining that the unfinished space in the Water
41 Department building will be turned into office space for the IT Department and the Human Resources
42 Department for the duration of the City Hall renovation. They received two bids for the renovation,
43 one for \$41,500, and another for \$25,628.80. However, JMR construction (the second bidder) is
44 willing to let the Water Department do some of the work themselves in order to bring the total costs
45 below \$22,000. Mr. Slagowski is asking the Council to approve the not-to-exceed amount of \$22,000

1 for office construction to house additional departments at the water building during the City Hall
2 remodel.

3 Councilman Higginson made a motion to approve the amount and Councilwoman Bradshaw
4 seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight
5 and Simonsen voting “aye”.

6
7 **CONSIDER APPROVAL OF THE PROPOSAL FROM EPG IN THE AMOUNT OF \$182,700**
8 **FOR THE DESIGN OF THE ICE RIBBON AT THE DOWNTOWN PLAZA – MR. LLOYD**
9 **CHENEY**

10 Mr. Lloyd Cheney addressed the Council to seek approval for the proposal from EPG to
11 design the ice ribbon feature for the new Downtown Plaza. He explained that because this is a large
12 and complicated feature, he felt it best to seek consultants and mechanical engineers who have prior
13 experience designing and building this kind of structure. This is a substantial investment and he
14 wants to make sure that the money is spent wisely.

15 The Mayor asked for a motion. Councilwoman Bradshaw made a motion to approve the
16 proposal from EPG in the amount of \$182,700 for the design of an ice ribbon and Councilman
17 Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Harris,
18 Higginson, Knight and Simonsen voting “aye”.

19
20 **CONSIDER PRELIMINARY PLAT APPROVAL FOR THE JOE AND BETTE EGGETT**
21 **SUBDIVISION, PHASE 6 LOCATED AT 1400 EAST 1800 SOUTH – MR. LLOYD CHENEY**

22 Mr. Lloyd Cheney brought before the Council the preliminary plat for the Joe & Bette Eggett
23 subdivision for approval. The plot of land is well known in Bountiful for having a llama pasture on it,
24 and is located at 1400 East 1800 South. The subdivision would be a cul-de-sac with a total of six lots
25 on it (two existing, four new), and will not take up the entire parcel of land that the Eggetts now own.
26 The remaining undeveloped land behind the subdivision (around nine acres) will be the new home of
27 the relocated llamas. All of the lots meet the minimum City requirements for frontage and size, with a
28 variance being granted for Lot# 605 regarding requirements of frontage on a corner lot, due to a
29 portion of land on that lot being unusable. All utilities are available by way of 1800 South and an
30 open detention basin will sit on the low side of the development which will meet all storm drain
31 requirements.

32 The Mayor asked for a motion. Councilman Higginson made a motion to approve the
33 preliminary plat approval for the Joe and Bette Eggett subdivision, Phase 6 and Councilman
34 Simonsen seconded the motion. The motion passed with Councilmembers Bradshaw, Harris,
35 Higginson, Knight and Simonsen voting “aye”.

36
37 **OPEN AND PUBLIC MEETINGS ACT TRAINING – MR. CLINTON DRAKE**

38 Mr. Clinton Drake conducted the yearly required training for public officials on The Open and
39 Public Meetings Act.

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42
43 **ADJOURN TO AN RDA MEETING**

44 Councilman Higginson made a motion to adjourn this session to an RDA meeting with a
45 separate agenda and Councilwoman Harris seconded the motion. The motion passed with
46 Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

1
2 The regular session of the City Council was adjourned at 8:56 p.m.

3
4 The regular session of City Council was reconvened at 9:06 pm

5
6 **MOVE TO A CLOSED SESSION TO DISCUSS THE ACQUISITION OR SALE OF REAL**
7 **PROPERTY, PENDING LITIGATION AND/OR TO DISCUSS THE CHARACTER AND/OR**
8 **COMPETENCY OF AN INDIVIDUAL(S) (§UTAH CODE 52-4-205)**

9 Councilman Higginson made a motion to move to a closed session to consider the sale of real
10 property, pending litigation, and/or to discuss the character and/or competency of an individual(s).
11 Councilman Knight seconded the motion. The motion passed with a roll call vote as follows:

12 Councilman Higginson “aye”
13 Councilman Knight “aye”
14 Councilwoman Harris “aye”
15 Councilman Simonsen “aye”
16 Councilwoman Bradshaw “aye”

17
18 The regular session of City Council was moved into a closed session at 9:06 pm.

19
20 The regular session of City Council was reconvened at 9:45pm

21
22 **ADJOURN**

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

26
27 The regular meeting of City Council was adjourned at 9:45 pm.
28
29



Mayor



City Recorder