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Minutes of the  
BOUNTIFUL CITY COUNCIL

September 8, 2016 – 6:00 p.m.

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

Department Directors/Staff:  
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.

**No Work Session**

**Regular Meeting – 6:00 p.m.**  
**City Council Chambers**

Mayor Lewis called the meeting to order at 6:05 p.m. and welcomed those in attendance. Bountiful resident Ron Mortensen led the Pledge of Allegiance; Chaplain Steve Olson, South Davis Home Health and Hospice, gave a prayer.

**CONSIDER APPROVAL FOR RESOLUTION 2016-12 WHICH APPROVES AN AMENDMENT TO THE COUNTY’S INTERLOCAL AGREEMENT FOR PROVIDING CDBG PROGRAMS, ACTIVITIES AND FUNDS WITHIN BOUNTIFUL CITY TO ELIGIBLE RECIPIENTS – MR. GALEN RASMUSSEN**

Mr. Gary Hill explained the provisions and guidelines for using the Community Development Block Grant Program and the Entitlement Community Program. Bountiful does not qualify for the Entitlement Program. The Community Development Block Grant Program does allow funds to be used for the food bank and other county programs, which the City has previously adopted. Resolution 2016-12 approves an amendment to the Interlocal Agreement with Davis County to satisfy HUD requirements. Councilman Knight moved to approve Resolution 2016-12 and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

**CONSIDER APPROVAL OF RESOLUTION OF CONDEMNATION 2016-13 APPROVING THE FILING OF AN EMINENT DOMAIN ACTION FOR THE ACQUISITION OF LAND FOR A PUBLIC CEMETERY AT APPROXIMATELY 2100 SOUTH 200 WEST IN**

1 **BOUNTIFUL – MR. CLINT DRAKE**

2 a) **DISCUSSION AND INPUT**

3 Mr. Drake stated to the Council that the City has attempted to acquire this property for several  
4 months. It is currently under contract to sell to a developer, and if the Council wants to acquire this  
5 property, they need to act quickly. The property is owned by the East family and per the required  
6 waiting period, there needs to be a public meeting, in which only the registered owners are allowed to  
7 speak. Mr. M.C. Green represented the East family and spoke to the Council about the process he  
8 has taken to acquire the property. The Council and Mr. Green discussed the property and he only  
9 asked that his company and his employees be treated fairly in this acquisition. Councilman Knight  
10 stated that he recognizes what Mr. Green has already done in the community, that the City does want  
11 the property in question and will proceed with all the legal action required to attain it. Mr. Green  
12 stated that with utmost respect to the Council, the property was closed on today and is now owned by  
13 his company. Councilman Pitt appreciated the process all parties have taken, but it's a city  
14 responsibility to provide the residents with a place for proper burial and the city will work with the  
15 court system to acquire the property at this point.

16 b) **CONSIDERATION OF ADOPTION**

17 Councilman Pitt moved to approve Resolution 2016-13 and Councilman Higginson seconded  
18 the motion. Voting was unanimous with individual votes by Councilpersons Harris, Higginson,  
19 Holbrook, Knight and Pitt voting "aye".  
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21 **CONSIDER APPROVAL OF A CONTRACT WITH PERCO ROCK IN THE AMOUNT OF**  
22 **\$74,522 FOR THE 2016 FAWN LANE STORM DRAIN REPAIR – MR. PAUL ROWLAND**

23 Mr. Paul Rowland stated that this is the second of two meetings (the first meeting was held in  
24 February 2016) for this bid. Four contractors submitted proposals and the lowest bid was from Perco  
25 Rock. Mr. Rowland called references to verify the work and conduct of the company and Perco Rock  
26 received all positive reviews. Councilman Higginson moved to approve the contract and  
27 Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris,  
28 Higginson, Holbrook, Knight and Pitt voting "aye".  
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30 **DISCUSSION OF DOWNTOWN PLAZA LAYOUT AND CONSTRUCTION MANAGER –**  
31 **MR. GARY HILL**

32 Mayor Lewis asked Ms. Whitney Ward (VCBO) to make a few comments on the feedback of  
33 the community regarding the Plaza. She responded that an online survey was conducted with some  
34 great comments and suggestions. About 80 people responded to the survey. Councilwoman Harris  
35 asked if copies of those comments could be available to review. Mr. Chad Wilkinson then introduced  
36 Mr. Dave Harris (EPG) to present an overview of the Plaza project options to the Council. Mr. Gary  
37 Hill stated to the Council that at a previous meeting, the Council asked about parking and if the  
38 design concept could provide sufficient parking. All the options presented met or exceeded the city  
39 code for parking requirements. Councilman John Pitt asked if the RDA funds are available for  
40 administrative costs for public events, such as the Tour of Utah. Mr. Gary Hill responded that the  
41 majority of the funds are used for infrastructure, with only about 5% used for administrative costs, all  
42 of which are already allocated. Mr. Hill also stated that a public meeting will be held on September  
43 13, 2016, with the option for approval of a construction manager/general contractor (CMGC).  
44 Mayor Lewis thanked the staff for preparing the information in such a short amount of time.  
45 Councilman Pitt inquired how the time frame of the project has been impacted by the delay in hiring  
46 CMGC as the construction manager. Mr. Gary Hill responded that if the Council proceeds with the

1 approval of CMGC on September 13<sup>th</sup>, plans would proceed as normal, with the open house on  
2 October 6<sup>th</sup> as well. Councilwoman Holbrook asked Mr. Harris what the impact has been on other  
3 cities with new civic/plaza centers in their cities. Mr. Harris said there has always been a positive  
4 impact and is considered an investment in the city. Mr. Gary Hill reminded the Council of another  
5 question asked at the previous meeting in regards to the net impact on the RDA loan if City Hall does  
6 not relocate. Mr. Hill went on to explain the benefits and money that would be affected. Mr. Pitt  
7 asked what the effect of voting “yes” on a CM/GC would be. Mr. Hill replied that it would mean the  
8 Council has decided to move forward with the project.

9 Councilman Pitt stated that he will be out of town for the September 13, 2016 City Council  
10 meeting. Councilman Higginson made a motion to have Councilman Pitt cast his vote electronically  
11 on the Downtown Plaza project and Councilwoman Holbrook seconded the motion. Voting was  
12 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”. This  
13 was verified by the City Attorney, Mr. Drake.

14  
15 Councilwoman Holbrook made a motion to adjourn the regular session of City Council and  
16 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,  
17 Higginson, Holbrook, Knight and Pitt voting “aye”. The meeting was adjourned at 7:30 p.m.  
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Mayor Pro Tem John Pitt



City Recorder