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Minutes of the BOUNTIFUL CITY COUNCIL

April 12, 2016 – 6:00 p.m.

Present: Mayor Randy Lewis
Councilmember's Kendalyn Harris, Richard Higginson, John Marc Knight
City Manager: Gary Hill
City Engineer: Paul Rowland
City Attorney: Russell Mahan
City Planner: Chad Wilkinson

Department Directors/Staff:

Police Chief Tom Ross
Finance Tyson Beck
Information Systems Alan West
Streets & Sanitation Gary Blowers
Asst. City Engineer Lloyd Cheney
Recording Secretary Nikki Dandurand

State Representative Ray Ward

Excused: Council members Beth Holbrook
John Pitt

Official Notice of the City Council Meeting was given by posting an Agenda at City Hall and on the Bountiful City and the Utah Public Notice Websites and by providing copies to the following newspapers of general circulation: Davis County Clipper and Standard Examiner.

Work Session – 6:06 p.m.
Planning Commission Room

INDEPENDENT AUDITOR SELECTION – MR. TYSON BECK

Mr. Tyson Beck presented to the Council a report of the auditor selection process and the results. A three-person committee discussed the proposals and found that Keddington & Christiansen, LLC is the best choice for both quality of work and cost. The Council asked why the lowest bid proposal was not chosen and staff indicated there were, and explained, various reasons. Mr. Gary Hill informed the Council and the Mayor, that he worked closely with Mr. Beck and his committee and he feels very comfortable with the decision process. Mr. Beck reassured the Council and the Mayor that it was a very thorough process and he wants to keep the City on a continual path of excellent audits.

DOWNTOWN PLAN DISCUSSION – MR. GARY HILL

Mr. Hill reported that the open house had a good turnout. He appreciated the Council being there to answer any questions and address concerns the residents had about the proposed plan. Staff and the Council discussed the input they received from those in attendance and are excited to move forward.

Regular Meeting – 7:00 p.m.

1 **City Council Chambers**
2

3 Mayor Lewis called the meeting to order at 7:00 p.m. and welcomed those in attendance. Dr.
4 Chris Simonsen led the Pledge of Allegiance and President Russell Peters from the Bountiful Utah
5 Stake gave a prayer.
6

7 **APPROVAL OF MINUTES**

8 Minutes of the March 15, 2016 City Council meeting were presented. Councilman Knight
9 made a motion to approve the minutes, and Councilman Higginson seconded the motion. Voting was
10 unanimous with Councilpersons Harris, Higginson and Knight voting “aye”.
11

12 **YOUTH COUNCIL REPORT**

13 No report was made by a member of the Youth Council, but Councilwoman Harris
14 commented that the Easter Egg hunt was a fun event the previous weekend. Mayor Lewis also
15 commented that the South Davis Recreation Center did some Easter events as well.
16

17 **COUNCIL REPORTS**

18 Councilman Knight stated that the open house regarding the downtown plaza was a great
19 success.
20

21 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID MARCH 7, 14, 21**
22 **& 28, 2016 AND THE MONTHLY FINANCIAL REPORT FOR FEBRUARY 2016**

23 Mayor Lewis presented the weekly expenditure summary paid on March 7, 2016, for
24 \$154,252.99; March 14, 2016, for \$118,157.48; March 21, 2016, for \$456,451.56; and March 28,
25 2016, for \$1,191,784.82. Councilman Higginson inquired of two purchases on March 7th for the
26 battery power radar sign for the Police Department and on March 28 for the Interlocal payment to
27 Centerville City. Mr. Gary Hill addressed both inquiries. Councilman Higginson moved to approve
28 the expenditures as presented and Councilwoman Harris seconded the motion. Voting was
29 unanimous with Councilpersons Harris, Higginson and Knight voting “aye”. Councilman Higginson
30 moved to approve the monthly financial report as presented, and Councilman Knight seconded the
31 motion. Voting was unanimous with Councilpersons Harris, Higginson and Knight voting “aye”.
32

33 **LEGISLATIVE SESSION RECAP – REPRESENTATIVE RAY WARD**

34 Representative Ward thanked Mr. Gary Hill and Chief Ross for their support. Representative
35 Ward stated that a big item was Proposition 1 passing last year, and the funds are starting to come
36 through to the cities. A Medicaid bill was passed that will cover a partial expansion of coverage to
37 about ¼ of Utahns, which is a step in the right direction. Another bill was passed to raise the
38 standards/requirements to qualify for historic districts in the cities, but Bountiful does not have any.
39 A major discussion was the medical marijuana bill that did not pass.
40

41 **CAR SHOW PRESENTATION**

42 Mr. Ryan Gee, President of the Rotary Club, showed a short video and then named a few of
43 the organizations that benefit from and accomplishments of the Rotary Club. Preparation is already
44 underway for the Coats for Kids event on June 17-18, 2016. The Council and Mayor are very
45 appreciative of the work they do and the many people that are blessed by it.
46

1 **CONSIDER APPROVAL OF THE PURCHASE OF COMPUTER NETWORK EQUIPMENT**
2 **FROM NETWIZE IN THE AMOUNT OF \$34,756.22 – MR. ALAN WEST**

3 Mr. West presented to the Council a proposal to purchase computer network equipment. Mr.
4 West stated that the need to store, secure and be compliant is always changing and with the new
5 banking system, our systems need to be updated. The equipment is already budgeted, with a not-to-
6 exceed amount of \$34,756.00. Councilman Higginson made a motion to approve the equipment
7 purchase for up to \$34,756.00 and for Mr. West to select the vendor and Councilman Knight
8 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson and Knight
9 voting “aye”.

10
11 **CONSIDER APPROVAL OF RESOLUTION 2016-02 AMENDING THE BOUNTIFUL**
12 **POLICIES AND PROCEDURES MANUAL CONCERNING TRAVEL AND TUITION**
13 **REIMBURSEMENT – MR. RUSSELL MAHAN**

14 Mr. Mahan stated that with the help of Mr. Beck, this travel policy has been adapted and
15 amended to meet federal requirements. Mr. Mahan noted that the tuition program is subject to
16 availability and is discretionary on approval of funding by the Council. Councilman Knight made a
17 motion to approve Resolution 2016-02, and Councilman Higginson seconded the motion. Voting was
18 unanimous with Councilpersons Harris, Higginson and Knight voting “aye”.

19
20 **CONSIDER APPROVAL OF ORDINANCE 2016-03 CONCERNING CONSTRUCTION**
21 **CHANGE ORDERS AND SIDEWALK CASH DEPOSITS – MR. RUSSELL MAHAN**

22 Mr. Mahan stated this ordinance has two unrelated items for consideration. One involves
23 establishing guidance for handling change orders on contracts after they are awarded and the other
24 clarifies the purpose and use of sidewalk damage deposits during construction. Councilman
25 Higginson made a motion to approve Ordinance 2016-03, and Councilman Knight seconded the
26 motion. Voting was unanimous with Councilpersons Harris, Higginson and Knight voting “aye”.

27
28 **CONSIDER APPROVAL OF DOCUMENTS IN CONNECTION WITH THE**
29 **INTERMOUNTAIN POWER PROJECT CONVERSION TO NATURAL GAS – MR. ALLEN**
30 **JOHNSON**

31 Councilman Knight made a motion to postpone this item to a future date, and Councilman
32 Higginson seconded the motion. Voting was unanimous with Councilpersons Higginson and Knight
33 voting “aye”, Councilwoman Harris abstaining.

34
35 **CONSIDER APPROVAL OF THE PROPOSAL FOR AN INDEPENDENT AUDITOR FROM**
36 **KEDDINGTON & CHRISTENSEN, LLC IN THE AMOUNT OF \$166,000 COVERING THE**
37 **AUDITS FOR FISCAL YEARS 2016-2020 – MR. TYSON BECK**

38 Mr. Beck solicited 28 bids from auditing firms, with only 11 firms responding. A three-
39 person committee reviewed the bids and concluded that Keddington & Christensen, LLC, met the
40 requests and needs of the City adequately. This firm was not the low bid, but the best quality choice.
41 Councilwoman Harris appreciated the detailed process and Councilman Higginson stated that this
42 firm has done an outstanding job previously. Councilwoman Harris made a motion to accept the
43 proposal from Keddington & Christensen, LLC, and Councilman Higginson seconded the motion.
44 Voting was unanimous with Councilpersons Harris, Higginson and Knight voting “aye”.

45
46 **CONSIDER APPROVAL OF AWARDING A CONTRACT TO STUCCO THE PUBLIC**

1 **SAFETY BUILDING TO T.J. CONSTRUCTION IN THE AMOUNT OF \$65,000 – CHIEF**
2 **TOM ROSS**

3 Chief Ross took a moment to thank Representative Ray Ward and the Bountiful City Rotary
4 Club for all their efforts to help the city and make it a great place. He went on to state that three bids
5 were received for the outside stucco of the building. The lowest bid was researched and it was found
6 that the contractor was on a probationary license status, so that bid was dropped. The next lowest bid
7 was T.J. Construction and included a warranty. Councilman Knight made a motion to approve the
8 contract, and Councilman Higginson seconded the motion. Voting was unanimous with
9 Councilpersons Harris, Higginson and Knight voting “aye”.

10
11 **CONSIDER APPROVAL OF THE PURCHASE OF A MACK 10-WHEEL DUMP TRUCK**
12 **FROM MOUNTAIN WEST TRUCK CENTER AND A PLOW, BODY AND HYDRAULICS**
13 **PACKAGE FROM SEMI SERVICE IN THE TOTAL AMOUNT OF \$189,748.52 – MR.**
14 **GARY BLOWERS**

15 Mr. Blowers is requesting to use the State of Utah contract price to purchase the truck and
16 equipment. This was a budgeted item that came in under the estimated amount. Councilman
17 Higginson made a motion to approve the purchase, and Councilwoman Harris seconded the motion.
18 Voting was unanimous with Councilpersons Harris, Higginson and Knight voting “aye”.

19
20 **CONSIDER APPROVAL OF ST. OLAF’S SINGLE EVENT PERMIT FOR MAY 14, 2016 –**
21 **MR. CHAD WILKINSON**

22 Mr. Wilkinson stated this is their semi-annual event permit request and is recommended for
23 approval. Councilman Higginson made a motion to approve the permit, and Councilman Knight
24 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson and Knight
25 voting “aye”.

26
27 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL SITE PLAN FOR A**
28 **MIXED USE COMMERCIAL/RESIDENTIAL DEVELOPMENT AT 50 WEST 400 SOUTH,**
29 **RON ROBINSON, APPLICANT – MR. CHAD WILKINSON**

30 Mr. Wilkinson stated the applicant had a previous preapproval in 2010 for a residential front
31 and commercial back lot. This application is requesting that the existing property be converted to a
32 commercial/residential lot. The Planning Commission reviewed the item on April 5, 2016, and
33 approved a Conditional Use Permit for the mixed use commercial/residential development. The
34 Commission forwards a recommendation of approval to the City Council for the preliminary and
35 final site plan subject to the following conditions:

- 36 1. Complete any and all redline corrections, including modifications.
- 37 2. Obtain required building permits for changes to residential use for the upper floor of the
- 38 existing commercial garage located on the property.
- 39 3. Obtain a building permit for the conversion of the existing residence to commercial use and
- 40 comply with current building, fire and ADA requirements.
- 41 4. Prior to final approval, submit a revised final landscape plan consistent with the amended
- 42 plan and meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
- 43 5. Construction and striping of the new parking area, including a provision for ADA parking,
- 44 shall be completed before commercial occupancy or business use of the existing residence on
- 45 site.

46 Mr. Wilkinson also stated that in order to handle increased storm water run-off created by the new

1 paved surfaces, the applicant has proposed an in-ground retention system. Councilman Higginson
2 made a motion to approve the preliminary and final site plan, and Councilwoman Harris seconded the
3 motion. Voting was unanimous with Councilpersons Harris, Higginson and Knight voting “aye”.
4

5 **CONSIDER PRELIMINARY APPROVAL OF THE PAGES HOLLOW TOWNHOMES PUD**
6 **– MR. PAUL ROWLAND**

7 Mr. Rowland stated that Brighton Homes is requesting preliminary approval for a 14 unit
8 “townhome” style condominium development on three existing single family properties located at 20
9 West Pages Lane. The area of the new combined parcel is 1.21 acres, making the rounded off density
10 12 units/acre, which complies with the 13 unit per acre maximum for the zone. The Planning
11 Commission sends a recommendation to the City Council for preliminary approval of the Pages
12 Hollow Townhomes PUD with the following conditions:

- 13 1. Complete all red-line corrections.
- 14 2. Indicate the private space which needs to be fenced off for each unit.
- 15 3. Coordinate with Davis County Public Works about access across and utilities under the
16 existing box culvert
17

18 Councilman Higginson asked the Brighton Homes representative, Mr. Taylor Spendlove, about the
19 overhead power lines that are currently in place. Mr. Spendlove responded that they are in contact
20 with Bountiful City Power and have requested estimates for underground wiring. Councilman
21 Higginson made a motion to approve the PUD and Councilman Knight seconded the motion. Voting
22 was unanimous with Councilpersons Harris, Higginson and Knight voting “aye”.
23

24 Councilwoman Harris made a motion to adjourn to a closed session to discuss the acquisition
25 or sale of real property, pending litigation and/or to discuss the character and/or competency of an
26 individual(s) (Utah Code §52-4-205), and Councilman Higginson seconded the motion. Voting was
27 unanimous with Councilpersons Harris, Higginson and Knight voting “aye”. The regular City
28 Council session was adjourned at 8:01 p.m.
29

30 *Attendees in Closed Session: (Councilmembers Holbrook and Pitt joined this session)*

31 *Mayor Randy Lewis*

32 *Councilmembers: Harris, Holbrook, Higginson, Knight and Pitt*

33 *City Planner – Chad Wilkinson*

34 *City Engineer – Paul Rowland*

35 *City Manager – Gary Hill*

36 *City Attorney – Russell Mahan*



Mayor



City Recorder