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**Minutes of the  
Bountiful City Council Meeting  
City Council Chambers  
January 22, 2013, 7:00 p.m.**

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Present: Mayor: Joe L. Johnson  
Council Members: Richard Higginson, John Marc Knight, Fred Moss and  
Thomas Tolman  
City Manager/Attorney: Russell Mahan  
City Engineer: Paul Rowland  
Administrative Services Dir.: Galen Rasmussen  
Planning/RDA Director: Aric Jensen  
Department Heads: Allen Johnson, Power  
Tom Ross, Police  
Recording Secretary: Nancy Lawrence

Excused: Councilwoman: Beth Holbrook

Official Notice of this meeting had been given by posting a written notice of same and an Agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Standard Examiner, and on the Utah Public Notice Website.

Mayor Johnson called the meeting to order at 7:00 p.m., and welcomed those in attendance. Cody Best, visiting Boy Scout, led the pledge of allegiance to the flag and Mr. Rowland offered the prayer.

**APPROVAL OF MINUTES**

Minutes of the regular City Council meeting held January 8, 2013 were presented and approved as amended. Councilman Knight motioned to approve the minutes, Councilman Higginson seconded the motion and voting was unanimous with Councilpersons Higginson, Knight, Moss and Tolman voting “aye”.

**COUNCIL REPORTS**

The Mayor reminded the group that January 30<sup>th</sup> has been set as “Day at the Legislature” for the Council, Mayor and Youth Council.

**YOUTH COUNCIL REPORT**

There was no report, other than to affirm that the Youth Council would be observing the “Day at the Legislature”.

**WEEKLY EXPENDITURES APPROVED FOR  
TWO PAYMENT DATES IN JANUARY**

Mayor Johnson presented the Reports for Expenditures and Expenses paid on January 7, 2013 in the amount of \$91,661.17 and January 14, 2013 totaling \$869,983.55. Following a brief discussion, Councilman Higginson made a motion to accept and approve the expenditures, as given. Councilman Knight seconded the motion which carried unanimously. Councilpersons Higginson, Knight, Moss and Tolman voted “aye”.

1 **PROPOSAL FOR GROUNDWATER MONITORING SERVICES**  
2 **FROM ERM ROCKY MOUNTAIN ACCEPTED – SANITARY LANDFILL**

3 Todd Christensen, staff engineer, reviewed that ground water monitoring is one of the  
4 requirements for the City to operate the Sanitary Landfill. A consultant has been retained to  
5 perform the work of obtaining ground water samples and sending them to a lab for analysis.  
6 Because of the required statistical analysis of groundwater data, any variation in procedures can  
7 cause a perceived change in the groundwater quality. For this reason, it is important for the City to  
8 have as much consistency as possible in performing these duties.  
9

10 ERM Rocky Mountain has done the field sampling and laboratory analysis of the  
11 groundwater at the Landfill since 2002. Their services have provided consistency and the City has  
12 been well pleased with their work. ERM has submitted a proposal to continue providing these  
13 services through 2013 for an estimated probably price of \$19,000 based on the assumption that the  
14 State monitoring requirements do not change. This represents a 1.1% increase over the 2012  
15 proposal. It is the recommendation of staff to accept this proposal. Councilman Tolman made a  
16 motion to accept the proposal, as recommended. Councilman Higginson seconded the motion and  
17 voting was unanimous. Councilpersons Higginson, Knight, Moss and Tolman voted “aye”.  
18

19 **APPROVAL GIVEN TO PURCHASE NEW COOLER FOR**  
20 **TAURUS GENERATION UNIT – POWER DEPARTMENT**

21 Mr. Johnson reported that the **Taurus** generation unit has always had a problem with its  
22 lube oil cooling system and since the construction of the new plant, this problem has become worse  
23 due to the proximity of other generation units. Solar Turbines Inc. has been contacted to assist in  
24 upsizing the lube oil cooler with a quote of \$100,270 (including delivery costs). This matter was  
25 discussed by the Power Commission and comes to the Council with a positive recommendation  
26 from the staff and Power Commission. Although this was not included in the budget, it can be  
27 funded from the Plant Equipment Repairs account. Councilman Moss reviewed the discussion from  
28 the Power Commission and then motioned to approve the purchase. Councilman Higginson  
29 seconded the motion and voting was unanimous. Councilpersons Higginson, Knight, Moss and  
30 Tolman voted “aye”.  
31

32 **APPROVAL GIVEN FOR FINAL INVOICE FROM SOLAR TURBINES, INC**

33 Mr. Johnson reviewed that the final invoice has been received from Solar Turbines Inc. for  
34 the start-up and commissioning of the two new **Titan** Generation Units which were brought on line  
35 in June, 2012. The original factory quote was \$127,650.00; however, the Local Field office  
36 projected that amount would be increased to \$473,776 (not recognizing in-house labor). Two staff  
37 mechanics were on light duty and not able to provide as much in-house labor as originally planned.  
38 This resulted in the excess of the original factory quote to be \$44,238 (as opposed to \$473,776  
39 anticipated by Solar). Mr. Johnson said it is the recommendation of staff and the Power  
40 Commission to authorize payment of the final invoice in the amount of \$44,238.00. Total project  
41 cost was \$172,720.00. Councilman Moss made a motion to approve the final invoice from Solar  
42 Turbines in the amount of \$44,238.00. Councilman Tolman seconded the motion and voting was  
43 unanimous. Councilpersons Higginson, Knight, Moss and Tolman voted “aye”.  
44

45 **APPROVAL GIVEN TO PURCHASE 101 POWER POLES**

46 Mr. Johnson explained that the BL&P crews are getting faster at putting new poles in and as

1 a result, the pole inventory has been depleted and needs to be replenished. Inasmuch as the last bid  
2 opening was in late October, 2012, the successful bidder at that time (McFarland Cascade) was  
3 contacted and they are willing to extend their pricing for the following quantities for an additional  
4 two truck load of poles:

- 5 18 (ea.) 35' class 3 poles
- 6 45 (ea.) 40' class 3 poles
- 7 38 (ea.) 45' class 3 poles.

8  
9 It is the recommendation of staff and the Power Commission that approval be given to extend the  
10 bid for 101 poles, as presented, for a total price of \$60,581.00. Councilman Moss motioned to  
11 approve extension of McFarland Cascade's bid, as recommended. Councilman Knight seconded  
12 the motion and voting was unanimous. Councilpersons Higginson, Knight, Moss and Tolman voted  
13 "aye".

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16 The Mayor took a moment at this time to express appreciation to the employees at the Power  
17 Department for keeping the power on during our recent weather problems.

18  
19 **REVISED PRELIMINARY APPROVAL GRANTED TO HANSEN SBDVN;**  
20 **810 EAST 500 SOUTH, DAVID HANSEN, APPLICANT**

21 Mr. Rowland reviewed that last month the Hansen Subdivision received preliminary  
22 approval for a 4-lot subdivision located at 810 East and 820 East 500 South. In the meantime, Mr.  
23 Hansen decided that he wanted to create an additional lot out of the 1.2 acre lot that comprised the  
24 existing dwelling. He said that there are no other substantive changes associated with this proposal  
25 and that the Planning Commission and staff recommend approval, subject to the following  
26 conditions:

- 27 1. Any and all redlines be corrected.
- 28 2. Provide a current Title Report.
- 29 3. Payment of the required Storm Water Impact Fee.
- 30 4. Meet the requirements of the Bountiful Storm Water Ordinance.

31  
32 Following a short discussion, Councilman Knight made a motion to grant preliminary approval to  
33 the revised Hansen Subdivision, as recommended. Councilman Higginson seconded the motion and  
34 voting was unanimous. Councilpersons Higginson, Knight, Moss and Tolman voted "aye".

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36 **PRELIMINARY AND FINAL COMMERCIAL SITE PLAN APPROVAL**  
37 **GRANTED TO GOLDENWEST CREDIT UNION; 2085 SO ORCHARD DR.**  
38 **RICHARD EVANS APPLICANT**

39 Aric Jensen presented the request of Richard Evans for preliminary and final site plan  
40 approval for a single-story retail/commercial building located at 2085 South Orchard Drive. He  
41 noted that this project received preliminary approval several years ago when the overall site plan for  
42 the Orchard Pines mixed-use development was originally approved. However, that approval lapsed  
43 due to passage of time, and thus needs to be approved again. This request comes to the Council  
44 with a positive recommendation from staff and the Planning Commission.

1 Mr. Jensen reviewed the redline conditions and recommended that the project be given  
2 preliminary and final approval, subject to the following conditions:

- 3 1. Make any and all redline corrections prior to building permit approval.
- 4 2. Pay any outstanding fees.
- 5 3. Construct the Orchard Pines onsite detention system concurrently with the Credit Union  
6 Building and connect all catch basins to the detention system.

7  
8 Discussion followed regarding the water detention system, following which Councilman Higginson  
9 motioned to grant preliminary and final commercial site plan approval for the Goldenwest Credit  
10 Union, as recommended. Councilman Knight seconded the motion and voting was unanimous.  
11 Councilpersons Higginson, Knight, Moss and Tolman voted "aye".

12  
13 **PRELIMINARY SUBDIVISION APPROVAL GRANTED TO**  
14 **THE PINES AT NORTH CANYON, 100 E NO CANYON ROAD, BRIGHTON HOMES**

15 Mr. Rowland presented the request of Brighton Homes for consideration of preliminary  
16 subdivision approval of The Pines at North Canyon. He noted reviewed the lot layout, noting that  
17 nine lots will front on a short cul-de-sac and the remainder of the lots will front on North Canyon  
18 Road and/or 150 East Street. He said that the Planning Commission and staff have reviewed this  
19 request at several meetings and comes to the Council with a positive recommendation, subject to the  
20 following conditions:

- 21 1. Correct any and all redlines.
- 22 2. Provide a current Title Report.
- 23 3. Pay the required Storm Water Impact Fee.
- 24 4. Meet the requirements of the Bountiful Storm Water Ordinance.
- 25 5. On the final subdivision plat, place a restriction on Lot 6 and the adjoining lots  
26 preventing access from Lot 6 onto the 100 East/Cedar Court cul-de-sac.
- 27 6. Rename *Cedar Court* in order to avoid confusion with the existing *Cedar Circle*.

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30 Councilman Knight made a motion to grant preliminary subdivision approval, as recommended, to  
31 The Pines at North Canyon. Councilman Higginson seconded the motion. A citizen in attendance  
32 expressed concern about the subdivision creating additional traffic which could pose a problem to  
33 school children, particularly at North Can Road at Davis Boulevard. Mr. Rowland responded that  
34 the Traffic Safety Committee will keep this matter under advisement. Voting on the motion was  
35 unanimous, with Councilpersons Higginson, Knight, Moss and Tolman voting "aye".

36  
37 The meeting adjourned at 7:48 p.m. to the Planning Conference Room for a Study Session to  
38 review New City Hall plans.

39  
40 The Study session reconvened at 7:55 p.m. Bill Gould and others representing  
41 Pasker/Gould/Ames & Weaver (architects) and Hogan and Associates Construction were in  
42 attendance. Mr. Gould narrated a digital virtual tour of the building and the proposed landscaping,  
43 and he noted changes to the plans which have been made per Council and staff input. Several  
44 suggestions were made by the Council regarding design and materials.

45  
46 Mr. Rowland indicated that the walk-through for contractors to bid on construction will be

1 held January 30<sup>th</sup> and the bid opening will be February 6, 2013. It is hoped that asbestos issues can  
2 Be identified and demolition contracts for the current structure can be awarded by February 11,  
3 2013.

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5 The meeting adjourned at 9:00 p.m. on a motion made by Councilman Tolman and seconded  
6 by Councilman Moss. Voting was unanimous, with Councilpersons Higginson, Knight, Moss and  
7 Tolman voting “aye”.

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12 JOE L. JOHNSON, Mayor

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16 KIM J. COLEMAN, City Recorder

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