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**Minutes of the
Bountiful City Council
City Council Chambers
September 10, 2013, 7:00 p.m.**

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Present:	Mayor:	Joe L. Johnson
	Council Members:	John Marc Knight, Richard Higginson, Beth Holbrook, Fred Moss, and Thomas Tolman
	City Manager:	Gary Hill
	City Attorney:	Russell Mahan
	City Engineer:	Paul Rowland
	City Recorder:	Kim Coleman
	Admin. Services Dir.:	Galen Rasmussen
	Planning/RDA Director:	Aric Jensen
	Department Heads:	Gary Blowers, Streets Allen Johnson, Power Tom Ross, Police Mark Slagowski, Water Jerry Wilson, Parks
	Recording Secretary:	Nancy Lawrence

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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. Jasper Swenson, visiting Boy Scout, led the pledge of allegiance to the flag and Mr. Coleman offered the prayer/thought.

MINUTES APPROVED FOR TWO MEETINGS

Mayor Johnson presented the City Council minutes of July 18, 2013 for approval. Councilman Higginson motioned to approve the minutes, as corrected. Councilwoman Holbrook seconded the motion and voting was unanimous. Councilpersons Knight, Higginson, Holbrook, Moss and Tolman voted “aye”.

Mayor Johnson presented the City Council minutes of August 27, 2013 for approval. Councilman Moss motioned to approve the minutes as written. Councilman Higginson seconded the motion and voting was unanimous. Councilpersons Knight, Higginson, Holbrook, Moss and Tolman voted “aye”.

COUNCIL REPORTS

Councilwoman Holbrook thanked the volunteers who worked on the Concerts in the Park, noting that this was a very successful program. She also expressed appreciation to those who attended the concerts.

1 **YOUTH COUNCIL REPORT**

2 Councilman Knight expressed appreciation for the members of the Youth Council and all
3 they do for the community.
4

5 **THANK YOU REPORT FROM JOY FOUNDATION**

6 Jane Joy, from the Joy Foundation, expressed appreciation to the Council for their
7 support of the folk art chalked on the downtown city sidewalks. She read the mission statement
8 of the Joy Foundation, which promotes the chalk art festival as a venue for youth to express their
9 artistic talents and promote their sense of self. Youth entertainers, Piper and Tregg, then sang a
10 “Thank You” to the Council.
11

12 **WEEKLY EXPENDITURES APPROVED FOR AUGUST 26, 2013**

13 Mayor Johnson presented the Expenditure Report for August 26, 2013 in the amount of
14 \$1,611,399.99. Councilman Knight motioned to approve the report, Councilman Higginson
15 seconded the motion and voting was unanimous. Councilpersons Knight, Higginson, Holbrook,
16 Moss and Tolman voted “aye”.
17

18 **INDIAN SPRINGS RIDGE SBDVN. GRANTED PRELIMINARY**
19 **SUBDIVISION APPROVAL – 551 E. INDIAN SPRINGS ROAD**

20 Mr. Rowland presented the request of Barrett Peterson for a four lot, residential
21 subdivision at 551 East Indian Springs Road. This request was reviewed by the Planning
22 Commission and staff and comes to the Council with a positive recommendation, subject to the
23 following conditions:

- 24 1. Final permits are obtained from Davis County Flood Control and the State of Utah
25 relating to stream alterations and flood channel crossings.
- 26 2. The applicant makes any redline corrections and submits a final subdivision plat
27 within the 1-year statutory time period.

28 Discussion followed regarding the configuration of the four lots and the location of the building
29 pads. It was noted by staff that all of the lots are very large and provide flexibility for location of
30 the homes. Councilwoman Holbrook made a motion to grant preliminary subdivision approval,
31 as recommended. Councilman Higginson seconded the motion which carried unanimously.
32 Councilpersons Knight, Higginson, Holbrook, Moss and Tolman voted “aye”.
33

34 **ACE RECYCLING AND DISPOSAL AWARDED CONTRACT**
35 **FOR CURBSIDE RECYCLING**

36 Mr. Rowland reported that the 5-year contract for curbside recycling program will
37 terminate in December of this year and, as per Council direction, proposals have been received
38 from four waste haulers and one recycling company to be considered by the Council and staff.
39 The RFP included three options—fixed price per can, fixed cost per ton/revenue sharing, and
40 50/50 revenue sharing. Based on staff analysis, the two low bids were from Waste Management
41 (\$2.52/can) and Ace Recycling (\$2.40/can). He noted that Waste Management has had the
42 contract for the past five years and they have served the City very well. Changing companies
43 will involve some transition – route familiarization, switching cans, etc.
44

45 The Council discussed the options of staying with the current company (Waste
46 Management) or going with the lowest bid. Principals from Waste Management and Ace

1 Disposal addressed the Council. Mr. Rowland reported that research of Ace Disposal did not
2 reveal any reason to not go with the low bid—other users of this company/service were very
3 pleased. Following a lengthy discussion, Councilman Higginson made a motion to award the
4 contract to the low bidder, Ace Disposal at a cost of \$2.40 per can. Councilman Knight
5 seconded the motion and voting was unanimous. Councilpersons Knight, Higginson, Holbrook,
6 Moss and Tolman voted “aye”.

7
8 **PURCHASE OF TWO VEHICLES FOR POLICE DEPARTMENT APPROVED**

9 Chief Ross reported that this year’s budget includes the purchase of two vehicles for the
10 Police Department. He recommended that the Council approve the purchase of a 2014 Ford
11 Explorer from Willey Ford (\$30,014.00, State contract), for the administration division; and the
12 purchase of a 2014 Jeep Laredo from Salt Lake Valley Jeep (\$26,940.00, State contract); for the
13 Problem Oriented Policing (POP) division. Both are replacement vehicles, with a 2006 Ford
14 Crown Victoria being traded in and a 2005 Ford Crown Victoria donated (with Council
15 approval) to the Weber State Police Academy. Chief Ross noted that the academy relies on
16 donated police vehicles to conduct training for new recruits and as a police agency this gives
17 Bountiful the opportunity to continue a positive relationship with the Academy.

18
19 Following a brief discussion, Councilman Higginson made a motion to approve the
20 purchase of the two vehicles, as presented; and donation of the 2005 Ford to Weber State Police
21 Academy. Councilwoman Holbrook seconded the motion which carried unanimously.
22 Councilpersons Knight, Higginson, Holbrook, Moss and Tolman voted “aye”.

23
24 **ALTERNATIVE CITY HALL AND ART AND HISTORY**
25 **MUSEUM DESIGN CONSIDERED**

26 At the direction of Mayor Johnson, Councilman Moss shared his position as it relates to
27 the matter of building a new City Hall. He said that discussion started about nine years ago with
28 the thought of donating \$750,000 to the Historical commission if they could raise \$750,000.
29 They worked diligently, but raised only \$180,000 and discussion on a new facility dwindled.
30 More recently, Tom Hardy suggested that \$1 million from the RDA money be loaned for the
31 Historical building. That account (which will be going away in 2015) had approximately \$5
32 million. The thought process then shifted to “Why build a new Historical building. We could
33 build a new City Hall and the current City Hall could be renovated for the Historical/Arts
34 building. The original figure for building a new City Hall was \$4.6 million; the figure then went
35 to \$6 million and then to \$7 million. After review by staff, the last proposal ranged from \$9.5 to
36 \$10.5 million. Councilman Moss stated that his concern is: this building is adequate and
37 “remodel able”; a new building was not in the 10-year plan; and City infrastructure needs have
38 been identified (Water Department needs to repair a water tank and lines at ~\$2 million) and
39 these were not approved in the budget for lack of funds and the requisite increase of rates. He
40 said that if money were going to be spent, the City infrastructure expenses are more compelling
41 than a new City Hall.

42
43 Dean Collinwood was invited to present what was considered “Plan B” for a more
44 conservative fiscally responsible way to improve the City campus. His plan called for
45 renovating the existing building (at a cost of \$2.4 million or less) and constructing a new
46 building directly north of the pioneer cabin as an Arts & History Community Center (at a cost of

1 ~\$5.4 million). The proposed campus would also include a landscaped entrance plaza. Plan “B”
2 would result in saved taxes of \$7 to \$8.6 million. He requested that the Council spend City
3 money wisely and encouraged support for the alternate plan.
4

5 Councilman Higginson expressed appreciation for those who were in attendance at the
6 meeting and for past Councils who have brought recognition to the City for being fiscally
7 responsible. He noted that the new City Hall has not been on the 10-year Capital Improvement
8 Plan and he did not support construction of the new City Hall because proposed costs continued
9 to increase. He also felt a need for official public input prior to going ahead with the project. He
10 suggested that action on the new City Hall be tabled to permit a cost analysis of needs for the
11 remodel; implementing the project on the 10-year plan.
12

13 Mr. Mahan reviewed that the original premise that postured for a new City Hall building
14 was that it was unwise to spend millions of dollars to renovate a building that was 30-45 years
15 old, with that being half the cost of a new building. Secondly, the function of the Art Center and
16 Historical Museum is considered secondary to the operation of the City, with the City Hall
17 serving primary needs. And, thirdly, a new City Hall could be built without debt and would be
18 for the benefit of the entire City. He acknowledged that costs continued to increase, well beyond
19 the original proposal and recognized that this clouded a decision on this project.
20

21 Mr. Hill clarified that the Capital Improvements funding source could be used for the
22 proposed new City Hall and renovation of the existing building for the arts/museum, other
23 identified projects could be completed, and all within five years without a tax increase or major
24 impact to the “rainy day fund”. Current Capital Fund revenue exceeds expenses at the rate of \$2
25 million/year. RDA revenue funds could also be used over the next three years at the rate of \$1.6
26 million per year.
27

28 Jay Butler, 1488 East Millbrook Way, reviewed his background and then urged the
29 Council to follow the established practice of professionally determining the needs of the City and
30 then performing a cost/benefit analysis of the proposed project(s). He recommended that an
31 RFP be submitted for architectural review and analysis prior to proceeding with action on the
32 new City Hall. The following citizens expressed a need for continued study prior to a decision
33 being made on the City Hall proposal: Theresa Nelson, Stephanie Wilson, Josh Adams, Bob
34 Linnell, Brian Anderson, Barbara Holt, Rhonda Birkes, and resident living at 1400 South.
35 Emma Dugall, executive director of the Bountiful/Davis Art Center expressed genuine
36 appreciation for the support of Bountiful City in the past and encouraged a future plan that would
37 allow this entity to return to Bountiful (currently housed in the old courthouse in Farmington).
38

39 Councilwoman Holbrook thanked those in attendance for their input and support of this
40 matter and she expressed appreciation to the staff for their efforts in studying this issue. She
41 noted that the Council has done due diligence in researching and studying the matter and that she
42 wants to make a decision that will be for the long-term benefit of the City. Councilman Moss
43 made a motion to table the current city hall project which is the next agenda item on our agenda
44 tonight, that we allow time and place for public input on a potential city hall project, that we
45 perform a real analysis of what this building needs (if it needs anything) and that we get those
46 items on our 10 year capital improvement plan. Councilman Higginson seconded the motion

1 which carried by a majority. Councilmen Higginson, Moss and Tolman voted “aye”. Opposing
2 votes were not called for.
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5 **CONSIDER APPROVAL OF FIXED LIMIT COST OF CONSTRUCTION**
6 **FOR NEW CITY HALL OF \$8,500,000 AND TOTAL BUILDING**
7 **CONSTRUCTION COSTS OF \$9,970,000**

8 Based on the action of the preceding Agenda Item, this matter was cancelled.
9

10 **CONSIDER ADOPTION OF THE BOUNTIFUL CITY TEN YEAR**
11 **CAPITAL IMPROVEMENT PLAN**

12 At the recommendation of Mr. Hill, this matter was tabled on a motion made by
13 Councilman Higginson and seconded by Councilman Tolman.
14

15 **STAFF AND CALENDARING ITEMS**

16 Councilman Tolman noted that the Utah League of Cities and Towns will be meeting this
17 week, Thursday and Friday.
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19 The meeting adjourned at 8:55 p.m. on a motion made and seconded by Councilman
20 Higginson and Moss, respectively.
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26 JOE L. JOHNSON, Mayor
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30 KIM J. COLEMAN, City Recorder
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