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Minutes of the
Bountiful City Council
City Council Chambers
October 8, 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
	Admin. Services Dir.:	Galen Rasmussen
	Planning/RDA Director:	Aric Jensen
	Department Heads:	Gary Blowers, Streets Allen Johnson, Power Tom Ross, Police Jerry Wilson, Parks
	Recording Secretary:	Nancy Lawrence

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. Tyler VanWagonen, visiting Boy Scout from Troop 862, led the pledge of allegiance to the flag and Mr. Jensen offered the prayer/thought.

Mayor Johnson took opportunity to share his thoughts regarding the Council and the opportunity of serving as elected officials in Bountiful. He said that Bountiful is a beautiful community that is emulated across the State and is a good place to live. He acknowledged the work of many volunteers, a City staff with expertise who take pride in doing their job well, and he said he looks to the future with enthusiasm, thankful for the opportunity he has had to serve.

MINUTES APPROVED FOR SEPTEMBER 10, 2013 MEETING

Mayor Johnson presented the City Council minutes of September 10, 2013 for approval. Councilwoman Holbrook 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

Councilman Higginson referred to an issue related to the Water Department and asked if this could be discussed as part of Agenda Item 13, “Staff and Council Calendaring Items”.

YOUTH COUNCIL REPORT

Sarah Black, Youth Representative for Communities that Care, reported on activities of the Youth Council. A graffiti campaign was recently completed where the Youth Council painted over graffiti by the “B” and the retention pond. They are making plans for the annual

1 Pumpkin Patch which will be held October 18, 2013 at North Canyon Park (5 – 8 p.m.). There
2 will be an ad in the Clipper and flyers are being distributed to the Bountiful elementary schools.
3 In response to a question from the Council, Ms. Black stated that she enjoys being on the Youth
4 Council because you get to help people, participate in great activities and it will strengthen her
5 resume.
6

7 **SUMMER CONCERTS RECAP**

8 Richard Watson, chair of the summer concerts sponsored by the Community Service
9 Council, noted that although the summer concerts are over, there is still one more fantastic
10 concert – The Bar J Wranglers on December 7 at Woods Cross High School. He expressed
11 appreciation to the many volunteers and City Staff that made the concerts possible, and then
12 previewed the concerts for next summer. He also noted that food for the Bountiful Food Pantry
13 was collected at the concerts, which was a great support to that program. He encouraged the
14 Council to continue to embrace the arts in the community as it fosters a better quality of life.
15

16 **BUDGET REPORTS APPROVED FOR JULY 2013 SUMMARY,**
17 **AUGUST 2013 SUMMARY, AND WEEKS ENDING SEPTEMBER 2, 9, 18 AND 23, 2013**

18 The Mayor presented the expenditure report for the period July 2013 Budget Summary
19 and Expenditure Report in the amount of \$3,862,961.99. Councilman Moss motioned to approve
20 this report, Councilman Higginson seconded the motion and voting was unanimous.
21 Councilpersons Knight, Higginson, Holbrook, Moss and Tolman voted “aye”.
22

23 Mayor Johnson presented the August 2013 Budget Summary and Expenditure Report in
24 the amount of \$9,616,137.55. Councilman Knight motioned to approve this report,
25 Councilwoman Holbrook seconded the motion and voting was unanimous. Councilpersons
26 Knight, Higginson, Holbrook, Moss and Tolman voted “aye”.
27

28 Mayor Johnson presented weekly reports for expenditures paid on the following dates,
29 with totals as noted: September 2, 2013, \$130,068.97; September 9, 2013, \$653,022.24;
30 September 18, 2013, \$123,004.52; September 23, 2013, \$290,018.13. Councilman Higginson
31 motioned to approve the four weekly September reports with totals as noted. Councilman
32 Tolman seconded the motion and voting was unanimous. Councilpersons Knight, Higginson,
33 Holbrook, Moss and Tolman voted “aye”.
34

35 **PUBLIC HEARING TO CONSIDER ORD. AMENDMENTS RELATED**
36 **TO THRIFT STORES IN BOUNTIFUL; TITLE 14 LAND USE**

37 Mr. Jensen reviewed that a prospective owner of a building had approached the City with
38 the concept of opening a “Savers” store in their building (former Fresh Market on 200 West 500
39 South). Research revealed that this use was effectively classified as a pawn shop and was not
40 permitted in the zone where the property was located. To rectify this discrepancy, Staff has
41 recommended amending the Land Use Ordinance by adding a new definition of “Thrift Store”,
42 and by including thrift stores as a permitted use in the CH zone and as a conditional use in the
43 CG and CN zones. It is the recommendation of staff and the Planning Commission that this
44 amendment be approved.
45
46

1 Mayor Johnson opened the public hearing to consider this ordinance amendment at 7:23
2 p.m. There was no public input and the hearing was closed (7:23 p.m.) Councilman Moss asked
3 why a conditional use was accommodated and Mr. Jensen explained that if an existing
4 commercial property abuts a neighborhood, it would be well to consider each application on its
5 own merits. Councilman Higginson made a motion to adopt Ordinance No. 2013-07 entitled,
6 AN ORDINANCE AMENDING CHAPTER 03 (DEFINITIONS) AND CHAPTER 06 (COMMERCIAL ZONE) OF
7 TITLE 14, THE BOUNTIFUL LAND USE ORDINANCE. Councilwoman Holbrook seconded the
8 motion and voting was unanimous. Councilpersons Knight, Higginson, Holbrook, Moss and
9 Tolman voted “aye”.

10
11 **COUNCIL APPROVES REQUEST TO PURCHASE**
12 **MOWER FOR PARKS**

13 Mr. Wilson reported that bids were requested for a new out front, zero turn mower to use
14 in the Cemetery. Three bids were received and it is recommended that the second low bid from
15 RMT Equipment for a Grasshopper mower be approved. He explained that the Grasshopper has
16 been used by his staff, satisfactorily, for the past 15 years and there are currently three in the
17 fleet. The low bid (\$11,034.38) was for a Walker mower which has a different steering system.
18 The superintendent of the Cemetery is concerned about the possibility of doing damage to the
19 upright markers with the new seasonal employees who are hired each year who would be using
20 two different types of steering. From a maintenance standpoint, it is also advantageous to have
21 the same manufacturer for acquiring and inventorying parts. Mr. Mahan affirmed that it is legal
22 to approve the higher bid based on what best fits the needs of the department. Councilman
23 Knight made a motion to approve the purchase of a Grasshopper mower from RMT Equipment
24 in the amount of \$14,415.00. Councilman Higginson seconded the motion and voting was
25 unanimous. Councilpersons Knight, Higginson, Holbrook, Moss and Tolman voted “aye”.

26
27 **ELECTION JUDGES APPROVED FOR 2013 GENERAL ELECTION**

28 Mr. Rasmussen reviewed that State election law requires that the City Council approve
29 judges who will serve during the municipal elections. He referred to a list of judges who are
30 proposed to be approved for the General Election on November 5, 2013. He also requested that
31 authority be granted to the City Recorder to assign alternate judges as might be needed. The
32 alternate judges are still being recruited by the County Clerk’s Office. Mayor Johnson noted that
33 citizens can vote at any of the four polling locations in Bountiful: Boulton Elementary,
34 Bountiful Library, So. Davis Recreation Center, and St. Olaf Catholic School. Early voting
35 begins October 22, 2013 at the City Hall only. Councilman Higginson motioned to approve the
36 poll workers (aka judges), as presented. Councilman Tolman seconded the motion and voting
37 was unanimous. Councilpersons Knight, Higginson, Holbrook, Moss and Tolman voted “aye”.

38
39 **APPROVAL GIVEN TO PURCHASE 98 WOOD POLES**
40 **FOR POWER DEPARTMENT**

41 Mr. Johnson reported that the inventory of poles at the Power Department is running low
42 and it is the recommendation of staff and the Power Commission to purchase 98 butt treated
43 poles from McFarland Cascade for \$62,559.00. He noted that this is a single source bid because
44 of the butt treated specification. He explained that when the entire pole is treated, they are more
45 difficult to climb and creates safety issues for the linemen. Councilman Moss made a motion to
46 approve the purchase of 98 power poles, as recommended. Councilman Knight seconded the

1 motion which carried unanimously. Councilpersons Knight, Higginson, Holbrook, Moss and
2 Tolman voted “aye”.

3
4 Councilman Moss reported that by using the City’s Power Plant with the newly installed
5 turbines, the City has saved approximately \$2.2 million in the last two years. Bountiful Light
6 and Power also set a new record high for kWh peaking power this past summer.

7
8 **APPROVAL GIVEN FOR BINGHAM ENGINEERING TO PERFORM**
9 **LANDFILL GAS SAMPLING AND ANALYSIS**

10 Todd Christensen, staff engineer, reported that the Bountiful Sanitary Landfill is subject
11 to Title V of the 1990 Clean Air Act Amendments, which means the City is required to submit
12 an annual emission inventory, or, estimate of the amount of air pollutants emitted from the
13 landfill. He described the process of determining this information and said that a Request for
14 Proposal was sent to five consultants to assist the City. Two companies responded and it is the
15 recommendation of staff to accept the proposal from Bingham Engineering in the amount of
16 \$15,265.25. Following a brief discussion, Councilman Higginson made a motion to approve the
17 staff recommendation and accept the proposal from Bingham Engineering. Councilman Moss
18 seconded the motion which carried unanimously with Councilpersons Knight, Higginson,
19 Holbrook, Moss and Tolman voting “aye”.

20
21 **DISCUSSION OF CITY HALL OPTIONS**

22 Mr. Hill reviewed that at the last meeting the staff was directed to re-evaluate the
23 proposal to build a new City Hall. The staff was to study what it would take to remodel this
24 building, its possible life, what needs to be done, etc. Prior to doing this study, he said the staff
25 would like to make sure of the direction the Council wants to move.

26
27 First, he requested clarification on studying the exiting building as a City Hall. It is the
28 understanding of staff that the study would be comprehensive, including exterior issues,
29 functionality between departments, need for modernization (HVAC, plumbing, and other
30 technical systems). It would not include analysis of this building as an art/history center. Then,
31 whatever needs were determined would be put on a 10-year plan. The Council concurred that
32 this was their understanding. Councilwoman Holbrook asked what the timeframe of the study
33 would be. It was noted that the selection of an independent firm could be accomplished by the
34 end of the year. Councilman Moss asked if someone on the Council could be on the study
35 Committee. Mayor Johnson asked if Councilman Higginson would serve on the Committee with
36 staff.

37
38 Second, Mr. Hill stated that it is his understanding from the last meeting that the study
39 would stand alone and the art/history options and considerations would not be considered until
40 the current City Hall building has been studied for its use as a future City Hall facility, with
41 associated budget implications.

42
43 Thirdly, Mr. Hill asked for direction on the construction site which remains an open
44 excavation. The Council reached consensus that the excavation should be filled with structural
45 fill.

1 Another issue was the extent of public input to include in the decision of whether or not
2 to remodel the existing City Hall building or build a new building. Mr. Hill noted that the study
3 of this building will NOT result in a recommendation, but is simply a process to gather
4 information. Councilman Higginson made a motion to cancel the new City Hall project, fill and
5 landscape the excavated site on Main Street using donated materials where possible, pay any
6 costs incurred thus far in proceeding with the new City Hall (architect and general contractor).
7 Mr. Hill noted that paying for the services of the architect and general contractor effectively
8 cancels the current contracts. Councilman Higginson kept the motion as stated; noting that this
9 would make sure it was a cleaner process. Councilman Moss seconded the motion. Voting was
10 by a majority with Councilmen Knight, Higginson, Moss and Tolman voting “aye” and
11 Councilwoman Holbrook voting “nay”.

12
13 **STAFF AND COUNCIL CALENDARING ITEMS**
14 Councilman Higginson noted that during the budget process water department rates were
15 raised based on a comparison of utilities surrounding us. He pointed out areas of question
16 regarding the rates and Mr. Hill recommended that the Council discuss the matter in a work
17 session, possibly scheduled with the November 12th meeting. Councilman Knight requested that
18 the discussion also include construction costs of re-building a water treatment plant in the
19 canyon.

20
21 Councilman Moss invited the Mayor and Council to a meeting at the Grand America on
22 October 21, 2013 regarding renewal contracts associated with the Intermountain Power Project.
23 Mayor Johnson requested that Mr. Hill send the Councilmembers the details of this meeting.
24

25 The City Council meeting adjourned at 8:17 p.m. on a motion made by Councilman
26 Higginson and seconded by Councilwoman Holbrook. Voting was unanimous with
27 Councilpersons Knight, Higginson, Holbrook, Moss and Tolman voting “aye”.
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33 JOE L. JOHNSON, Mayor

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37 KIM J. COLEMAN, City Recorder

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