

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

**Minutes of the  
BOUNTIFUL CITY COUNCIL  
November 25, 2014 – 6:00 p.m.**

23 Present: Mayor: Randy C. Lewis  
24 Council Members: Kendalyn Harris, Richard Higginson  
25 Beth Holbrook, John Marc Knight, John Pitt  
26 City Manager: Gary Hill  
27 Assist. City Manager: Galen Rasmussen  
28 City Attorney: Russell Mahan  
29 City Engineer: Paul Rowland  
30 City Planner: Chad Wilkinson  
31 City Recorder: Kim Coleman  
32 Department Director's & Personnel  
33 Brock Hill, Parks  
34 Allen Johnson, Power  
35 Tom Ross, Police  
36 Gary Blowers, Streets  
37 Paul Flanery, Cemetary  
38 Kent McComb, Golf Course  
39 Recording Secretary: Nikki Dandurand

40 Official Notice of the Work Session and Regular Meeting had been given by posting a written  
41 notice of same and an Agenda at the City Hall and providing copies to the following newspapers of  
42 general circulation: Davis County Clipper, Standard Examiner, and on the Utah Public Notice  
43 Website.

44  
45  
46  
47

**Work Session – 6:05 p.m. – 6:48 p.m.**  
**Planning Commission Room**

48 Mayor Lewis called the meeting to order, and welcomed those in attendance.

49  
50  
51  
52

**GOLF COURSE FEES AND FOOD CONCESSION DISCUSSION – MR. KENT MCCOMB**

53 Mr. McComb stated that the golf course is in excellent condition. Within the state of Utah, it  
54 is one of the few courses that still earns revenue and has a savings estimated at \$2 million dollars. A  
55 new Point of Sale system will allow online reservations starting next year. No tax dollars are used to  
56 fund the course, only user fees, which have been affordable and allows for the bills to be paid and to  
57 build a financial reserve. However, after some review, the staff has recommended an increase to add  
58 \$1 per 9 holes of golf starting January 1, 2015. The junior fees will stay the same. Councilman  
59 Higginson asked if any improvements will be done this upcoming year. Mr. McComb replied that  
60 the cart paths, the front of the club house and the spill way on hole #15 will all be redone. Mayor  
61 Lewis commented that he loves playing the course which is always affordable.

62 Mr. McComb continued with a proposal for a renewal of a food service contract with Western  
63 Food Service. Three bids were received, with Western Foods being the most reliable and able to  
64 meet the expectations of a large golf course. Councilwoman Harris asked if they would also cater to  
65 private events. Mr. McComb replied yes, some private events would be catered. This contract  
66 renewal will be for 2 years, with an additional 3 consecutive, one year options for renewal.  
67

1 **CITY LANDFILL GOVERNMENT RATE FEE DISCUSSION – MR. KIM COLEMAN**

2 Mr. Coleman stated that the landfill is for Bountiful residents to use, and occasionally it is  
3 open for the use of other entities. With the audit finished for 2014, the auditors suggested charging  
4 city departments for loads delivered. The City is allowed to pass different rates, classes, etc. and  
5 track loads going into the landfill. It is proposed to establish a \$3/load (government rate) for other  
6 cities using our landfill. It is reasonable to apply the \$3/load rate to ourselves and similar  
7 governmental agencies. The impact at charging internal City departments would be significant from  
8 \$196,000 in expenses recorded in 2014, to less than \$5,000 estimated for 2015. Councilman  
9 Higginson asked what other agencies would be impacted within our city. Various entities were  
10 mentioned but the Irrigation District would be impacted the most financially.

11  
12 **COUNCIL POLICY PRIORITIES UPDATE – MR. GALEN RASMUSSEN**

13 Mayor Lewis stated that this is just an update to the previous report a couple months ago. He  
14 asked that the Council review the report again and ask questions as needed. Councilwoman Harris  
15 inquired when we expect to meet with the taxing entities about RDA loans (*Community-Compatible*  
16 *Economic Development, Tier 1*). Mr. Gary Hill responded within the next 2-3 weeks and Mr.  
17 Wilkinson is pulling numbers, benefits, etc. Mayor Lewis commented that Bountiful is an  
18 exceptional city to work for. Mr. Hill stated that tonight, Council could adopt the CAFR report,  
19 which gives Bountiful 34+ years of receiving the GFOA Award of Excellence in Financial Reporting  
20 (*Financial Balance & Accountability, Tier 1*). Mr. Mahan stated the senior housing study will be  
21 ready in a few weeks and possibly to Council in February 2015 (*Sustainable Bountiful, Tier 2*). Mr.  
22 Gary Hill commented that deer trapping has already started, with the main focus in Bountiful. The  
23 DWR is expecting 20-25 traps to be set. Sixteen residents have requested traps below Bountiful  
24 Boulevard. DWR pays for all relocating, fees, traps, etc. DWR will also be conducting a phone  
25 survey to random phone numbers in the City now and another follow up survey in the future. Mr.  
26 Hill commented that the City went live with Tyler Systems last week. There have been few  
27 problems, with good response from the residents. Councilwoman Harris inquired about Employee ID  
28 cards. Mr. Hill stated that all City employees (and Council) will be given ID cards to help identify  
29 employees and provide security measures, especially in a disaster situation. Mr. Rowland was asked  
30 to give an update on the BDAC project (*Preserve Community Identity & Vitality, Tier 2*). The  
31 contractor has been on site for about one month and is estimated to complete the work mid-January.  
32 Mayor Lewis asked if Councilwoman Harris and Councilman Pitt would serve on the City Branding  
33 Committee. Councilwoman Harris asked if there was a date set for FEMA training. Mr. Hill  
34 responded it will be held within the first quarter of next year (*Public Safety & Emergency*  
35 *Preparedness, Tier 3*). Councilman Higginson noted that anyone reading the tiers should not infer  
36 that particular areas are lower priority than others, but simply that some areas require maintenance  
37 only and were operating well otherwise. He also thanked the voters for re-authorizing the RAP tax  
38 (*Quality & Varied Recreational Opportunities, Tier 3*).

39  
40 The Work Session adjourned at 6:48 p.m. to move into Regular Meeting.

41  
42 **Regular Meeting – 7:06 p.m.**  
43 **City Council Chambers**  
44

45 Mayor Lewis called the meeting to order at 7:02 p.m. and welcomed those in attendance.  
46 Payton Williams, Boy Scout Troop 218, led the Pledge of Allegiance to the flag. Councilman

1 Higginson led us in prayer.

2  
3 **APPROVAL OF MINUTES**

4 Minutes of the October 28 & November 18, 2014 City Council Meetings were presented.  
5 Councilman Higginson made a motion to approve and Councilman Pitt seconded the motion. Voting  
6 was unanimous with Councilpersons Harris, Higginson, Knight and Pitt voting “aye”.

7  
8 **COUNCIL REPORTS**

9 None

10  
11 **YOUTH COUNCIL REPORT**

12 None

13  
14 **CONSIDER APPROVAL OF OCTOBER 2014 BUDGET SUMMARY, WEEKLY**  
15 **EXPENDITURES > \$1,000 PAID OCTOBER 23, 30 AND NOVEMBER 6 & 13, 2014**

16 Mayor Lewis presented the October 2014 Budget Summary and weekly summaries paid on  
17 October 23, 2014 for \$129,590.48, October 30, 2014 for \$999,078.25, November 6, 2014 for  
18 \$149,119.30 and November 13, 2014 for \$445,641.66. Councilwoman Harris inquired about the  
19 camera charge (pg.63, City Council packet). Mr. Rowland responded that they are security cameras  
20 located on the trail head. She also asked whether the 4<sup>th</sup> North benches are installed? Mr. Rowland  
21 responded, yes. Councilman Knight motioned to approve all the reports, as presented, and  
22 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,  
23 Higginson, Knight and Pitt voting “aye”.

24  
25 **CITIZEN SERVICE RECOGNITION – CHIEF TOM ROSS**

26 Chief Ross presented Rob Stratton with a Citizen Service plaque recognizing his help saving a  
27 resident in an emergency situation. Various Council members thanked Mr. Stratton for his bravery  
28 and service to his community.

29  
30 **PRESENTATION OF COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) AND**  
31 **AUDITOR’S REPORT – MR. KIM COLEMAN & MR. TYSON BECK**

32 Mr. Coleman stated that per state law, cities are audited each year. Mr. Tyson Beck then  
33 reported that the City of Bountiful received a great audit report. The Supplemental Report, regarding  
34 internal controls and state compliance laws was reviewed. No opinions are expressed by the  
35 individual auditor, on internal controls. No findings were expressed at this time. Within the CAFR,  
36 auditors express their opinions relative to test of transactions, balances, ledger accounts, etc.  
37 Reasonable assurance was expressed on the City’s financial results. The audit overall was very good  
38 and interaction with management was favorable. Councilman Knight stated that there is an  
39 advantage to having a good relationship with our auditors. Councilman Higginson motioned to  
40 approve all reports, as presented, and Councilman Knight seconded the motion. Voting was  
41 unanimous with Councilpersons Harris, Higginson, Knight and Pitt voting “aye”.

42  
43 **MOSQUITO ABATEMENT UPDATE – MR. GARY HATCH & MR. DUANE GARDNER**

44 Mr. Gardner reported that the most calls in the year were received last month. Mr. Gardner  
45 presented various reporting numbers and statistics for the county mosquito control. Councilman  
46 Higginson asked is there is a request online, is there feedback with the customer. Mr. Gardner said

1 all calls are logged and online requests are emailed back. Since 2007, the overall rates of spraying  
2 have decreased, so the spraying is working and effective. Mayor Lewis thanked Mr. Hatch and his  
3 team for being so engaged.

4  
5 **APPOINTMENT OF MR. REED HARDING TO MOSQUITO ABATEMENT BOARD –**  
6 **MAYOR RANDY LEWIS**

7 Mayor Lewis presented Mr. Reed Harding’s name to be on the Mosquito Abatement Board.  
8 Councilman Pitt made a motion to approve Mr. Harding, and Councilman Higginson seconded the  
9 motion. Voting was unanimous with Councilpersons Harris, Higginson, Knight and Pitt voting  
10 “aye”.

11  
12 **CONSIDER PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR 95 WEST 300**  
13 **SOUTH, BRIAN KNOWLTON, APPLICANT – MR. CHAD WILKINSON**

14 Mr. Wilkinson stated that the Planning Commission recommends approval for the site plans,  
15 with two conditions being met. Councilwoman Harris asked what is there currently. Mr. Wilkinson  
16 answered the American Legion. The lot is any permitted use. Councilman Higginson made a  
17 motion to approve the site plan with conditions, and Councilman Knight seconded the motion.  
18 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook and Pitt voting “aye”.

19  
20 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2014-23 AMENDING THE**  
21 **BOUNTIFUL CITY LAND USE ORDINANCE RELATED TO SIGN STANDARDS FOR**  
22 **INSTITUTIONAL USE SIGNAGE – MR. CHAD WILKINSON**

23 Mr. Wilkinson stated that two notable changes are being proposed. First, the proposed  
24 ordinance would allow for up to 40 square feet in place of the original 32 square feet. Second, the  
25 original ordinance allowed up to 6 feet in height, while the new ordinance would allow up to 8 feet in  
26 height. However, the Planning Commission still recommends the 6 foot limit for the new ordinance.  
27 Councilwoman Holbrook asked if the updates would still allow original signs to be allowed as  
28 conforming use. Mr. Wilkinson responded that signs in place would be allowed as a conforming use.

29  
30 *Public Hearing open: 7:47 p.m.*

31 *Closed: 7:47 p.m.*

32 *No comments were made.*

33  
34 Councilman Knight made a motion to approve the ordinance, and Councilman Higginson seconded  
35 the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and  
36 Pitt voting “aye”.

37  
38 **CONSIDER RENEWAL OF CONCESSION LEASE WITH WESTERN FOODS FOR GOLF**  
39 **COURSE – MR. KENT MCCOMB**

40 Mr. McComb presented the renewal contract with Western Foods for the golf course. Two  
41 additional bids were received, but Western Foods has been the best choice, as stated in the proposal.  
42 Councilman Pitt made a motion to approve the renewal, and Councilman Higginson seconded the  
43 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt  
44 voting “aye”.

45  
46 **CONSIDER APPROVAL OF RESOLUTION 2014-13 INCREASING GOLF COURSE FEES**

1 **AND SETTING A GOVERNMENTAL LANDFILL FEE – MR. KENT MCCOMB & MR. KIM**  
2 **COLEMAN**

3 Mr. McComb stated that the golf course fees need to be adjusted, with an increase of \$1/per 9  
4 holes. The golf cart rate would stay the same, the junior fees would slightly increase. Councilman  
5 Higginson inquired if the High School team’s fees would remain. Mr. McComb recounted the fees  
6 charged for school teams. Mr. Mahan commented that this Resolution also includes the landfill fees  
7 at the government rate. Councilman Pitt made a motion to approve Resolution 2014-12 and  
8 Councilman Higginson seconded the motion, modifying the Resolution to 2014-13. Voting was  
9 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

10  
11 **CONSIDER APPROVAL OF THE PROPOSED CONTRACT EXTENSION FROM JRCA**  
12 **ARCHITECTS IN THE AMOUNT OF \$91,882 – MR. ALLEN JOHNSON**

13 Mr. Johnson presented the contract extension from JRCA Architects for \$91,882 to continue  
14 the design work and bidding process. Councilwoman Holbrook made a motion to approve the  
15 extension, Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons  
16 Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

17  
18 **CONSIDER APPROVAL OF A PROPOSAL FROM SOLAR TURBINES FOR AN ENGINE**  
19 **EXCHANGE FOR THE TAURUS TURBINE/GENERATOR IN THE AMOUNT OF**  
20 **\$1,153,215 – MR. ALLEN JOHNSON**

21 Mr. Johnson stated that the inspection of the turbine revealed the combustion chamber has  
22 cracks. It has not failed yet, but the manufacturer will warranty it. There is a three day install and it  
23 could be done in January 2015. This was not a budgeted item, but money has been identified to cover  
24 the cost. The turbine is offline now. Councilman Higginson asked if there is anyone to look at it and  
25 diagnose it. The manufacturer will examine the turbine when they take it down. One of the  
26 concerns was that the injectors were changed recently and they were not compatible with the turbine.  
27 Councilman Knight asked if the replacement will have correct injectors. Mr. Johnson responded that  
28 the new turbine will have an all new design and manufactured parts. Mr. Gary Hill commented that  
29 this will likely have a budget impact, but it is covered right now. Councilwoman Holbrook made a  
30 motion to approve the engine exchange, Councilman Higginson seconded the motion. Voting was  
31 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

32  
33 **CONSIDER APPROVAL OF A BID FROM FOUR SEASONS, INC. FOR DIRECTIONAL**  
34 **BORING ON 500 WEST FOR \$16,870 – MR. ALLEN JOHNSON**

35 Mr. Johnson stated that the boring is part of the I-15 corridor project and was allowed for in  
36 the 2014-15 budget. Councilwoman Holbrook made a motion to approve the bid, Councilwoman  
37 Harris seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,  
38 Holbrook, Knight and Pitt voting “aye”.

39  
40 **CONSIDER APPROVAL OF CONTRACT WITH VIP ROOFING IN THE AMOUNT OF**  
41 **\$68,850 TO REPLACE THE ROOF ON THE PUBLIC SAFETY BUILDING – CHIEF TOM**  
42 **ROSS**

43 Chief Ross presented the bid for a roof replacement, approved in the 2014-15 budget. The  
44 roof needs to be replaced as soon as possible and VIP offered a 20 year warranty, immediate  
45 installation and the lowest bid. Councilman Knight made a motion to approve the bid, Councilman  
46 Pitt seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,

1 Knight and Pitt voting “aye”.

2  
3 **CONSIDER APPROVAL OF PURCHASE OF PLAYGROUND EQUIPMENT FOR 400**  
4 **NORTH PARK FROM BERLINER COMPANY IN THE AMOUNT OF \$172,800 – MR.**  
5 **BROCK HILL**

6 Mr. Hill reported that the additional benches requested by City Council have been installed.  
7 Phase 2 of the equipment installation is set to begin. The new proposal meets all the elements  
8 Council requested, ie. within budget, design, etc. This is the final phase of the playground and will  
9 complete the project. Councilman Higginson thanked the Parks department for the benches and  
10 plants and is excited for the new rope structure. Councilwoman Harris inquired if the installation  
11 goes over budget, can it be covered in next year’s budget. Mr. Hill responded that it will all be  
12 handled within the budget. The actual installation will be spring 2015. Tonight is for Council to  
13 agree to the purchase. Councilman Pitt also suggested a ribbon cutting ceremony when it is all  
14 completed. Councilman Pitt made a motion to approve the playground purchase, Councilwoman  
15 Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,  
16 Holbrook, Knight and Pitt voting “aye”.

17  
18 **CONSIDER APPROVAL OF THE PURCHASE OF A UTILITY TRUCK FROM TIGER**  
19 **TRUCK INDUSTRIES IN THE AMOUNT OF \$14,525 – MR. BROCK HILL**

20 Mr. Hill stated the cemetery is requesting a new utility truck, specifically a Tiger Truck. It is  
21 specific to cemetery operations, with a smaller, narrow base and will allow better room to move  
22 around headstones, graves, etc. Tiger Truck is a sole source provider; no other bids are provided and  
23 this is a budgeted item. Councilman Higginson made a motion to approve the truck purchase,  
24 Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris,  
25 Higginson, Holbrook, Knight and Pitt voting “aye”.

26  
27 **CONSIDER APPROVAL OF THE PURCHASE OF A GRASSHOPPER MOWER FROM**  
28 **RMT EQUIPMENT IN THE AMOUNT OF \$15,259 – MR. BROCK HILL**

29 Mr. Hill states that the cemetery is requesting a new mower due to the tight spaces needed to  
30 maneuver and the mowers in use are no longer safe to use or reliable. RMT is recommended through  
31 the State of Utah Contract and is a good bid. Councilman Knight asked where the old mower will be  
32 moved to. Mr. Hill said it will most likely be serviced then auctioned and/or put on the government  
33 surplus website through the State of Utah. Councilwoman Harris made a motion to approve the  
34 mower purchase, Councilman Higginson seconded the motion. Voting was unanimous with  
35 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

36  
37 **CONSIDER APPROVAL OF A 1-YEAR EXTENSION OF AUDIT CONTRACT WITH**  
38 **KEDDINGTON & CHRISTENSEN LLC FOR \$46,350 – MR. KIM COLEMAN**

39 Mr. Coleman proposed the extension of the audit contract for one more year at the same rate  
40 as 2014, then go for an audit bid the following year. It is advantageous to stay with our current  
41 company as they are familiar with the City’s procedures and transactions. The City has re-bid over  
42 the last 12 years, but the current firm was competitive and was the bid. Councilman Higginson  
43 asked if we were to re-bid this year, would there be any lower costs. Mr. Coleman said probably not.  
44 Councilman Knight made a motion to approve the extension, Councilman Higginson seconded the  
45 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt  
46 voting “aye”.

1 **CONSIDER GRANTING FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS AT**  
2 **BOUNTIFUL HOLLOW SUBDIVISION AND KENSINGTON COURT SUBDIVISION AND**  
3 **APPROVE THE RELEASE OF THE REMAINDER OF THE BONDS – MR. PAUL**  
4 **ROWLAND**

5 Mr. Rowland stated that Brighton Homes was anxious to build on this property years ago. In  
6 2012 the improvements were completed and last year they completed the warranty improvements.  
7 They are requesting final acceptance, so the bonds may be released and Bountiful City can take  
8 responsibility for the continued upkeep. Councilman Higginson made a motion to approve the final  
9 acceptance, Councilwoman Holbrook seconded the motion. Voting was unanimous with  
10 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

11  
12 **CONSIDER APPROVAL OF THE PROPOSAL FROM RETAIN-IT PLUS IN THE**  
13 **AMOUNT OF \$65,980 FOR THE CONSTRUCTION OF THE RETAINING WALLS AT 2546**  
14 **MAPLE HILLS DRIVE – MR. PAUL ROWLAND**

15 Mr. Rowland stated that this project has turned into a bigger and longer project than  
16 anticipated. The original design to repair the wall was \$243,000 and a 10 week process. Currently  
17 with the weather at hand and costs going higher, the current option is to build a retaining wall from  
18 Retain-It Plus. They did work at the golf course years ago. The work on Maple Hills Drive needs to  
19 be done immediately to secure it and Retain-It Plus can do this within a two to three week period.  
20 Mr. Wheeler, owner of the house, was concerned about the encroachment of his driveway, but with  
21 this system is will be stable and secure. Mr. Wheeler also mentioned that the City did originally  
22 approve this wall. Mayor Lewis apologized that it has come to all of this, but the cost is less than  
23 expected and the City is trying to fair to both parties. Councilman Knight commented that with the  
24 actions taken, in no way are these costs placed as punitive. This was the correct action to stabilize the  
25 mountain. Councilwoman Holbrook made a motion to approve the proposal, Councilman Pitt  
26 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,  
27 Knight and Pitt voting “aye”.

28  
29 The regular meeting was adjourned at 8:59 p.m. Councilman Higginson requested that the closed  
30 session be adjourned to a further date for personal reasons. Councilwoman Holbrook and Pitt voted  
31 “nay”, Councilpersons Harris, Knight and Higginson voted “aye.” Gary Hill stated that the appointee  
32 to IPA can be terminated at any time and the representative can be changed at the Council’s vote,  
33 thus the closed session can be postponed. Council moved to postpone the closed session to a further  
34 date by majority vote on a motion made by Councilman Higginson and seconded by Councilman  
35 Knight.

36  
37  
38  
39  
40 \_\_\_\_\_  
Randy Lewis, Mayor

41  
42  
43  
44 \_\_\_\_\_  
45 Kim Coleman, City Recorder