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**Minutes of the
BOUNTIFUL CITY COUNCIL**

June 27, 2017 – 6:10 p.m.

Present:	Mayor Pro-Tem(s)	John Pitt, Beth Holbrook
	Councilmembers	Kendalyn Harris, Richard Higginson, John Marc Knight, John Pitt
	City Manager	Gary Hill
	City Engineer	Paul Rowland
	City Prosecutor	Jake Fordham
	Department Directors/Staff:	
	Police Chief	Tom Ross
	Finance Director	Tyson Beck
	Power Director	Allen Johnson
	Recording Secretary	Nikki Dandurand
	Executive Intern	Keenan Price
Excused:	Mayor	Randy Lewis

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

Work Session – 6:10 p.m.
Planning Conference Room

RADAR SPEED SIGN POLICY DISCUSSION – MR. KEENAN PRICE

Mayor Pro-Tem Pitt welcomed those in attendance for the work session. Mr. Gary Hill introduced Mr. Keenan Price to present information about a new radar speed sign policy. Mr. Price introduced Resolution 2017-09 and the rules and policies involved for the neighborhoods requesting this service. There will be a deposit required by the applicant, with a 50/50 match between the neighborhood and the City for the cost/installation of the sign. The deposit will be fully refunded if the City rejects the application; however, if the applicant rescinds the application after the full traffic study has been performed by the City, only 50 percent of the deposit will be refunded. Councilwoman Harris asked if, under the applicant rescinding scenario, the deposit could be refunded after actual City administrative costs have been reimbursed instead of using an arbitrary 50 percent. Mr. Gary Hill stated that because the radar speed signs have never been installed in the City and the specified traffic studies have not been performed, it would be hard to determine what the actual administrative costs would be. We would have to track the staff time, study costs, etc. to determine the actual cost of this process. Mr. Price stated the high cost of the deposit is to ensure the residents are serious and committed to it so as to deter the applicant from rescinding the application. Mr. Price also discussed that the radar speed signs also come with a 10-year warranty on the device. The Council and staff discussed different options of the distance between signs, major streets, uphill vs. downhill and other ideas. Mr. Gary Hill stated this Resolution will be presented during City Council tonight. The Traffic Committee has standards to follow as well, which will also help regulate this

1 resolution.
2

3 **STOKER SCHOOL DEMOLITION DISCUSSION – MR. PAUL ROWLAND**

4 Mr. Rowland stated we are ready for the next step for the downtown plaza process. The
5 University of Utah has vacated the Stoker School building and it is now ready for demolition. The
6 City does not generally demolish buildings which is why this item went out for bid. Considering
7 approval of a bid from Mkp Enterprises is on the RDA agenda tonight. Mkp will be able to
8 contain/dispose of the asbestos, any other disposal items, retain the heat pump/unit, save the freon in
9 the units and secure the site. Once approved, they should start sometime after July 24, 2017. Mr.
10 Rowland said there have been questions about saving a portion of the gym, but this would require
11 more analysis and cost. There are many downsides to saving this portion which include shared walls
12 that would need additional support, split level entrance, ADA accessibility, HVAC installation, etc.
13 Mr. Rowland stated there are three layers of brick, but it does not meet code based on structural
14 integrity. The Council discussed possible alternatives, but came to the conclusion that there would be
15 nothing gained from additional studies and the conclusion would be the same. The walls would need
16 to be reinforced, the building would need a new roof to meet code and these repairs would be
17 extremely expensive. Councilman Higginson wanted to make sure the Historical Society has been
18 notified and has the opportunity to collect elements of the building to be used in the museum or made
19 available to the public. Mr. Rowland stated they have been made aware and they have already gone
20 through the building to identify historical items that can be preserved. There is a list of items to save
21 during the demolition process. Mr. Gary Hill suggested Mr. Tom Tolman, Chairman of the Bountiful
22 Historical Preservation Foundation and the society be allowed additional opportunities to go in and
23 walk thru the buildings to mark items they would like to keep. Mr. Tolman mentioned that they are
24 planning on going through the building with an antiquities expert to ensure they are able to preserve
25 all they can. He also has a few ideas of how to repurpose the exterior bricks. Most of the items will
26 not be restored for additional purposes as that would be unsafe. They will just be saved as
27 historical/memorial items.
28

29 **FOLLOW UP DISCUSSION ON SOLAR RATES AND COMMUNICATION – MR. GARY**
30 **HILL**

31 Mr. Gary Hill stated there will be a joint City Council and Power Commission meeting on
32 July 25, 2017, during the work session to discuss rates and answer questions between the two parties.
33 Mr. Hill stated the new rate will be in effect July 1, 2017. Councilman Higginson said a month
34 seems a long way off, where time is very important on this issue. The Power Commission will
35 discuss changes for the future. Mr. Gary Hill stated there is a lot of misinformation being circulated
36 and to provide enough information to the residents, he felt the flyer was sufficient. However, the
37 release/ mailing of the flyer was untimely. As a point of clarification, Mr. Hill stated that historically
38 the City has never sent out additional flyers to provide additional information to the residents about
39 any of its rate increases. So the flyer was going above the minimum requirements that all
40 notifications of the public hearings be sent out/noticed per the state guidelines. Mr. Hill stated that all
41 rate increases have always been in the budget, which is available to the public before and after its
42 adoption yearly. Councilman Higginson noted that two years ago with the power rate increase, no
43 one showed up to the City Council meeting to speak about it, and it's impossible to speculate on what
44 might be a hot button for the public. The City Council did state that with any rate increases going
45 forward that the City should go the extra mile to inform residents from now on.
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Regular Meeting – 7:15 p.m.
City Council Chambers

Mayor Pro-Tem Holbrook called the meeting to order at 7:15 p.m. and welcomed those in attendance. Councilman Knight led the Pledge of Allegiance; Father Reynato Rodillas, St. Olaf Catholic School, gave a prayer.

PUBLIC COMMENT

- Mr. Dean Collinwood – solicit more public comment about Stoker School and the plaza
- Mr. Chris Simonsen – Thank you to the City for their support at Coats for Kids, largest crowd ever, met their goals
- Ms. Ethel Black – agrees with Mr. Collinwood, more transparency with the City
- Mr. Mike Johnson – would like to see more solar incentives/investment

APPROVE MINUTES OF PREVIOUS MEETING – JUNE 13, 2017

Mayor Pro-Tem Holbrook presented the minutes. Mr. Gary Hill noted one change from Mr. Rob Hunter that will be amended as read. Councilman Knight moved to approve the minutes as amended and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Knight and Pitt voting “aye”.

COUNCIL REPORTS

Councilman Pitt mentioned the Coats for Kids was a great success, the Community Service Council and Bountiful’s Got Talent. Councilman Knight also mentioned the success of Coats for Kids and appreciates everything the Rotary Club has done. Mayor Pro-Tem Holbrook asked Fire Chief Bassett to talk about the current fire danger levels in the City/County. Chief Bassett stated there is currently a red flag warning. There was a fire by the Bountiful “B” which was a hard fire to put out because of the location, and it was human caused. He cautioned everyone with fireworks to be safe and aware of their surroundings. He receives several calls about the time/dates of when fireworks are allowed, but those items are controlled by the state, not the county. Councilman Pitt asked if there were specific restrictions in critical red flag warnings. Chief Bassett stated the land rules are very strict, but there have been no other forest restrictions. Councilman Higginson inquired about the recent search and rescue in Mueller Park Canyon. Chief Bassett replied that four people were lost but located near the top, rescued, treated and released. There have also been approximately six or seven brush fires.

CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID JUNE 5, 2017

Mayor Pro-Tem Holbrook presented the weekly expenditures. Councilman Higginson moved to approve the weekly expenditures and Councilman Pitt seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Knight and Pitt voting “aye”.

CONSIDER APROVAL OF RESOLUTION 2017-09 WHICH ESTABLISHES REQUIREMENTS AND PROCEDURES FOR RADAR SPEED DISPLAYS – MR. KEENAN PRICE

1 Mr. Price stated this was previously discussed in the work session. There are currently no set
2 rules on this item, so this Resolution is being presented. Councilwoman Harris asked if anyone has
3 inquired about this process yet. Mr. Price said there has been a family on North Canyon Road.
4 Councilman Higginson added there has been some casual conversations as well. Mayor Pro-Tem
5 Holbrook asked Chief Ross if there has been a larger increase in speeding citations or is this just
6 another way to notify the general public. Chief Ross stated there has not been an increase, but this is
7 just another great tool to help the city and the Police Department. Councilman Higginson moved to
8 approve Resolution 2017-09, with an added item to track the costs, refunds, etc. with the first
9 application, and Councilwoman Harris seconded the motion. Voting was unanimous with
10 Councilpersons Harris, Higginson, Knight and Pitt voting “aye”.

11
12 **CONSIDER PRELIMINARY SITE PLAN APPROVAL FOR A COMMERCIAL OFFICE**
13 **PARK DEVELOPMENT AT 1065 SOUTH 500 WEST (HIGHWAY 89), UNION AVENUE**
14 **LLC, APPLICANTS – MR. PAUL ROWLAND**

15 Mr. Rowland stated the lot will be divided into four parcels, including two new ones, and a
16 shared parking lot which meets requirements. Condominiums will be on two parcels, an office
17 building which a local contractor has already inquired about purchasing for his business use. The
18 submitted preliminary landscape plan shows the minimum 15 percent landscaping required by Code.
19 The applicant requests a reduction from the required 10 foot setback to a setback of 5 feet. The
20 buildings to the north appear to have been constructed with similar reduced setbacks and the
21 reduction would be consistent with those buildings. The structures will still be required to meet
22 applicable building and fire construction standards. The Planning Commission reviewed the item
23 on June 20, 2017, and recommends that the City Council grant approval for preliminary site plan
24 subject to the following conditions:

- 25 1. Complete any and all redline corrections including the following:
26 a. Show the existing water and fire systems serving the existing buildings.
27 b. Revise the utility plan to show the existing and proposed power facilities.
28 c. All interior parking spaces not fronting on a sidewalk or landscape area shall
29 have a minimum dimension of 9’ x 20’. Parking spaces that overhang
30 sidewalks or landscaping areas that are a minimum width of 6’ may be
31 reduced to 9’ x 18’.
32 d. Provide a detail of the trash enclosures. Refuse container enclosures shall be
33 constructed of materials that are architecturally compatible with the main
34 buildings.

35
36 Councilman Knight asked Councilman Higginson is there were any additional issues at
37 Planning Commission. Councilman Higginson stated that Mr. Jesse Bell brought up the landscaping,
38 but the drawings are purely conceptual at this point and there will be more to come. Councilman Pitt
39 asked about lot three. Councilwoman Harris moved to approve the preliminary site plan, and
40 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,
41 Higginson, Knight and Pitt voting “aye”.

42
43 **CONSIDER APPROVAL OF THE PURCHASE OF A NEW DIGGER DERRICK TRUCK**
44 **FROM ALTEC INDUSTRIES INC. IN THE AMOUNT OF \$304,307 – MR. ALLEN**
45 **JOHNSON**

1 Mr. Johnson stated the next three items were all discussed in the Power Commission meeting
2 this morning and all three are recommended for approval. We are replacing unit #5047 which is a
3 2006 Altec digger derrick. The new unit will have an extended reach and double the lifting capacity
4 for handling our larger pad mount transformers and larger transmission poles. Councilman Pitt asked
5 why the delivery date is almost one year out. Mr. Johnson replied that this truck is very specialized.
6 They tried to locate demo trucks with quicker delivery, but nothing is available right now.
7 Councilman Knight made a motion to approve the truck purchase, Councilman Higginson seconded
8 the motion. Voting was unanimous with Councilpersons Harris, Higginson, Knight and Pitt voting
9 “aye”.

10
11 **CONSIDER APPROVAL OF THE PURCHASE OF STEEL POLES FOR THE PHASE 7**
12 **SECTION REBUILD FROM DIS-TRAN IN THE AMOUNT OF \$92, 245 – MR. ALLEN**
13 **JOHNSON**

14 Mr. Johnson stated this equipment is needed as part of the complete rebuild for the Phase 7
15 section of our transmission line which is located at 1000 North between the South Davis Rec Center
16 and Viewmont High School. The project is scheduled to start in September 2017 and the poles will be
17 delivered in October 2017. This item is included in the 2017-18 fiscal budget. Councilman Pitt
18 asked why the large gap in pricing from the bids received. Mr. Johnson stated that he did not know
19 why there was such a large gap; however, the City has purchased from Dis-Tran before and they
20 work well with the City. Councilman Pitt made a motion to approve the steel pole purchase and
21 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,
22 Higginson, Knight and Pitt voting “aye”.

23
24 **CONSIDER APPROVAL OF THE PURCHASE OF 79 WOOD POLES FROM**
25 **MCFARLAND CASCADE IN THE AMOUNT OF \$50,685 – MR. ALLEN JOHNSON**

26 Mr. Johnson stated our inventory of power poles is running low and it needs to be
27 replenished. The poles will be used for maintenance and future construction projects throughout the
28 City. Butt treated poles are used because they hold up very well and are safe for the linemen to
29 climb. This is a single source bid as McFarland Cascade is the only vendor able to supply butt
30 treated poles. Councilman Higginson made a motion to approve the purchase and Councilman Pitt
31 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Knight and Pitt
32 voting “aye”.

33
34 Councilman Higginson commented to Mr. Johnson about the solar power issue and stated that
35 the Council will get better educated about it and there is no lack of faith in Mr. Johnson or his
36 Department. They are doing a great job. Mr. Johnson replied that there are many items that need
37 further discussion such as safety issues and rates, but that there is no “right rate.” Bountiful City
38 needs to stay fiscally healthy as a company as well as fair to their customers.

39
40 **ADJOURN TO AN RDA MEETING WITH A SEPARATE AGENDA**

41 Councilman Pitt made a motion to adjourn to an RDA meeting and Councilman Higginson
42 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Knight and Pitt
43 voting “aye”.

44
45 Mayor Pro-Tem Holbrook closed the regular City Council session at 8:02 p.m.

Randy Jew

Mayor

Shawna Andrus

City Recorder