

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

October 27, 2015 – 7:00 p.m.

23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

Present: Mayor: Randy Lewis
Council Members: Kendalyn Harris, Richard Higginson, Beth Holbrook,
John Marc Knight, John Pitt
City Manager: Gary Hill
Assistant City Manager: Galen Rasmussen
City Engineer: Paul Rowland
City Attorney: Russell Mahan
City Planner: Chad Wilkinson
Department Directors & Personnel:
Allen Johnson - Power
Gary Blowers - Streets/Sanitation
Ted Elder – City Treasurer
Recording Secretary: Nikki Dandurand

43
44
45
46

Official Notice of the City Council Meeting was given by posting written 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.

No Work Session

Regular Meeting – 7:03 p.m.
City Council Chambers

Mayor Lewis called the meeting to order at 7:03 p.m. and welcomed those in attendance. David Bragine, Troop 1259, led the Pledge of Allegiance; Richard Foster, resident, gave a prayer.

APPROVAL OF MINUTES

Minutes of the October 13, 2015 meeting were presented. Councilwoman Harris requested some corrections to be made, that will be noted and submitted. Councilman Higginson made a motion to approve the presented minutes and Councilman Knight seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

COUNCIL REPORTS

Councilwoman Holbrook stated that the Bar J Wranglers will be performing in December.

YOUTH COUNCIL REPORT

No report made.

CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID OCTOBER 5 & 12, 2015 AND JULY 2015 MONTHLY SUMMARY

Mayor Lewis presented the weekly expenditure summary paid on October 5, 2015 for \$657,775.85, and October 12, 2015 for \$856,350.53 along with the monthly summary for July 2015.

1 Councilman Higginson moved to approve the expenditures and monthly summary as presented, and
2 Councilman Knight seconded the motion. Voting was unanimous with Councilpersons Harris,
3 Higginson, Holbrook, Knight and Pitt voting “aye”.

4
5 **RECOGNITION OF JANE JOY, EMMA DUGAL AND MARY CARPENTER**

6 Councilwoman Holbrook presented Emma Dugal with a certificate of appreciation for her
7 work with the BDAC, Tour of Utah and Summerfest. Councilman John Pitt presented Mary
8 Carpenter with a certificate of appreciation for her work with the Farmer’s Market for the past 15
9 years. Mayor Lewis presented Jane Joy with a certificate of appreciation for her help with Chalk Art
10 Festival for the past 10 years.

11
12 **CONSIDER APPROVAL OF CONTRACTS WITH US BANK FOR CORE BANKING AND**
13 **WELLS FARGO BANK FOR INVESTMENT SAFEKEEPING FOR UP TO A FIVE YEAR**
14 **SERVICE PERIOD – MR. GALEN RASMUSSEN**

15 Mr. Rasmussen stated that six local commercial banks were solicited for bids for banking
16 services with four of those banks submitting bids that were listed/ranked for approval according to
17 criteria listed in the request for proposal document. Staff evaluated each banking institution and
18 recommend US Bank for core banking and Wells Fargo for investment safekeeping. Councilman
19 Higginson made a motion to approve the contracts, and Councilman Pitt seconded the motion. Voting
20 was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

21
22 **CONSIDER APPROVAL OF THE PURCHASE OF OFFICE FURNITURE FOR THE**
23 **POWER DEPARTMENT FROM MIDWEST COMMERCIAL INTERIORS IN THE**
24 **AMOUNT OF \$144,575.92 – MR. ALLEN JOHNSON**

25 Mr. Johnson is requesting funds for new furniture in the power building, once the remodel is
26 complete. This was already a budgeted item for the annual budget. Councilwoman Holbrook made a
27 motion to approve the purchase, and Councilman Higginson seconded the motion. Councilman
28 Knight noted to the public that these funds were already approved in the annual budget report.
29 Tonight is the authorization to use them. Voting was unanimous with Councilpersons Harris,
30 Higginson, Holbrook, Knight and Pitt voting “aye”.

31
32 **CONSIDER APPROVAL OF THE PURCHASE OF A NEW REDUNDANT SCADA SYSTEM**
33 **FROM SURVALENT TECHNOLOGY IN THE AMOUNT OF \$164,877 – MR. ALLEN**
34 **JOHNSON**

35 Mr. Johnson stated this is only a software update, and not a new purchase of equipment. If
36 the upgrade is not made, the system will not be compatible. Councilwoman Holbrook made a
37 motion to approve the purchase, and Councilman Knight seconded the motion. Voting was
38 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

39
40 **CONSIDER APPROVAL OF REPLACING THE CONTROL AND ALARM SYSTEM FOR**
41 **THE TAURUS GENERATOR BY SOLAR TURBINES FOR THE AMOUNT OF \$478,203 –**
42 **MR. ALLEN JOHNSON**

43 Mr. Johnson stated the current unit was installed in 2001. The control panels are over 15
44 years old at this point. They need to be updated in order to handle the volume and software updates
45 required by the manufacturer. Councilman Higginson inquired about the amount of savings the City
46 has saved by generating our own power. Mr. Johnson stated that several million dollars has been

1 saved over the course of the years of operation. Council, and the residents, appreciates all the hard
2 work and time the Power Department does to help our city. Councilwoman Holbrook moved to
3 approve the purchase and Councilman Higginson seconded the motion, noting the actual price of
4 \$478,203.00. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and
5 Pitt voting “aye”.

6
7 **CONSIDER APPROVAL OF THE PURCHASE OF A 2015 DEMO SANITATION TRUCK**
8 **FROM MCNEILUS TRUCK AND MANUFACTURING COMPANY IN THE AMOUNT OF**
9 **\$236,151 – MR. GARY BLOWERS**

10 Mr. Blowers stated the City replaces older trucks periodically and they are in need of a newer
11 truck at this time. The current one is eight years old. Three bids were received, with McNeilus
12 Truck and Manufacturing Company as the low bid. Councilwoman Harris moved to approve the
13 purchase, and Councilman Pitt seconded the motion. Voting was unanimous with Councilpersons
14 Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

15
16 **CONSIDER APPROVAL OF THE PURCHASE OF A 2015 DOOSAN P185WDZ AIR**
17 **COMPRESSOR FROM CATE EQUIPMENT FOR \$20,020 – MR. GARY BLOWERS**

18 Mr. Blowers stated that three bids were received for this purchase, with the Cate bid being
19 below the allotted budget amount. It will replace a 1991 unit. Councilwoman Holbrook moved to
20 approve the purchase, and Councilman Higginson seconded the motion. Voting was unanimous with
21 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

22
23 **CONSIDER APPROVAL OF LEASING A JOHN DEERE 744K DEMO LOADER FROM**
24 **HONNEN EQUIPMENT FOR \$49,337.52 PER YEAR FOR THREE YEARS FOR THE**
25 **LANDFILL – MR. GARY BLOWERS**

26 Mr. Blowers stated this is for a lease option, not purchase for the front loader. Three bids
27 were received, with an excellent government rate. Councilman Pitt inquired of the options for
28 leasing, trade in value, etc. Mr. Blowers responded that overall, leasing is a better savings option for
29 this equipment and there is a full warranty for the three years. Councilwoman Holbrook moved to
30 approve the lease-purchase, and Councilman Higginson seconded the motion. Voting was
31 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

32
33 **PUBLIC HEARING – REGARDING A PROPOSAL BY A PRIVATE DEVELOPER TO**
34 **EXCHANGE 160 ACRES OF PRIVATE LAND ABOVE MAPLE HILLS SUBDIVISION**
35 **FOR 160 ACRES OF FOREST SERVICE LAND NEAR THE BOUNTIFUL GUN RANGE –**
36 **MR. CHAD WILKINSON**

37 Mr. Mahan started that there was an overflow crowd in attendance for the public hearing, with
38 more than a hundred people in the hall and outside. He recommended to the Council to hear the
39 public tonight and hold a second hearing on November 10, 2015 so that all can participate. There
40 would therefore be no decision tonight. Councilman Pitt made a motion on this option, there was no
41 second. Councilwoman Holbrook suggested Council wait until the end of the public hearing and then
42 decide if a second meeting is needed. Councilwoman Harris made for a motion to continue the
43 public hearing tonight, but hold an additional public hearing in two weeks. Mayor Lewis asked the
44 public in attendance for their vote by raise of hands. The majority of the public in attendance raised
45 their hands to keep the public hearing to one meeting (tonight). There was no second to the motion.
46 Councilman Higginson was concerned that additional public hearings will not prove helpful and there

1 needs to be a decision, to some degree, tonight and moved to hold the public hearing now.
2 Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris,
3 Higginson, Holbrook, Knight and Pitt voting “aye”.

4 Mr. Wilkinson then proceeded with a summary of the purpose of the public hearing.
5 Developers Ron Crapo and Jaren Davis have requested that the City Council issue a letter of support
6 for their request that Congress approve a land exchange of their privately owned 160 acres above
7 Stone Ridge (just outside the City limits, formerly owned by Ken Patey) for the Forest Service land
8 around the Lion’s Club shooting range. It is their expressed intention to develop part of the land into
9 residences, keep part of the land open, and convey the shooting range itself to the Lion’s Club. The
10 developers have not disclosed any details of their intended project, such as the number or type of
11 residential units or how it will connect to existing streets in Bountiful and Centerville. It is
12 nonetheless clear that the development will raise issues of reducing open space, constructing
13 residences closer to the gun range, housing density, zoning, changing hillside development
14 restrictions, the need to use City-owned land, and annexation of unincorporated areas. Endorsement
15 of the land exchange may lead to the perception that the City Council endorses this development of
16 this property. Mr. Davis gave a personal history of his background and experience as a developer in
17 the area. He promised the public that he will work with them to develop the properties with the
18 residents in mind. The Mayor then opened the public hearing.

19
20 ***PUBLIC HEARING: OPEN: 8:01 p.m.***

21 ***The following individuals addressed the City Council:***

- 22
23
- Randall Edwards – keep our mountain, reject the land swap
 - Earl Thomas – We are the citizens there today, no deal
 - Mark Gibbons – this will be a financial burden
 - Mark Mason – This is a Forest Service problem, not ours
 - Kareen Patterson – the huge influx on the overcrowded schools already
 - George Burbridge - potential liability not worth it
 - Blaine Haacke – the infrastructure is not available to handle the additional new builds
 - Stephanie Haacke – domino effect into other cities, i.e., Centerville
 - William Ince – Centerville resident, tough terrain for emergency vehicles/equipment to handle
 - Brad Johnson – Tentative support of the land swap
 - Melvin Rumali – engineering problems, Weber Basin not updated to handle more
 - Lee Skabelund– concerned about the views, wildlife, etc.
 - Joseph Rust – does not trust the developers intent
 - John Higginson – fears the development will start to affect neighboring cities, need to preserve
 - Mike Eiting – high chance of landslides, the land is not stable
 - Ted Feinauer – does not approve of private developers asking Council to endorse
 - Grant MacArthur – concerned about the existing houses below, potential for flooding, traffic, etc.
- 41
42

43 Mayor Lewis made a brief comment to the public to hold their comments, unless they are at the
44 podium
45

- 1 • Brett Hart – Support of the land swap, stick with the facts of the proposal
- 2 • Leann Phipps – this is only the start of many problems
- 3 • Joshua Hawsborne – enjoys the recreation of the open land
- 4 • Cody Collins – Support for swap, is there a better option, ask landowners to sell
- 5 • Dave Wheeler – Support for swap, wants to protect gun range
- 6 • Marty Money – significant impacts on neighboring cities
- 7 • Brooke Drollinger – enjoys the open space
- 8 • Matt Franzen – Support of letter
- 9 • Kent Hide – letter of endorsement comes with implication that Council approves the
- 10 development
- 11 • Becky Wright – quality of life will be affected, will this really protect the gun range long term
- 12 • Robyn Mecham – Centerville resident, Council voted in to represent the people
- 13 • Kyle Green – the developer has rights, Forest Service has limited access
- 14 • Mark Mason – no land swap
- 15 • Sharon Costanzo– concerned that Council will not be able to control the parameters of the
- 16 swap
- 17 • Taylor Felt – other options to preserve gun range?
- 18 • Lynn Anderson – loves her home, doesn't want anything to take that away from her
- 19 • Emily Swensen – discourages the development of foothill land

20
21 Councilman Higginson suggested a two minute break. Mayor agreed with only five more people to
22 follow the break.

- 23
- 24 • Mindy Meyers – no land swap
- 25 • Leslie Merrill – what is the developers plan? We don't know, lots of unknown issues
- 26 • Chris Rodderick – over 120 houses for sale in the area right now, we don't need more homes
- 27 • Karen Richards- invest in the community we already have
- 28 • Aaron Jones – 61% is already owned by the Federal Government, other options?
- 29 • Lucas Wait - no development
- 30 • Bryce Covey - Council should represent the public, overwhelming support for opposition in
- 31 only five days should show that
- 32

33 Mayor Lewis thanked the public for their concerns and input on this matter. Councilman
34 Higginson stated that he hopes the citizens can always approach their elected officials at any time
35 and negative comments about prior officials should not be voiced. Mayor Lewis closed the
36 Public Hearing.

37
38 **CLOSED: 9:45 p.m.**

39
40 Councilman Knight noted that he personally emailed most of the residents back that contacted
41 him. He hopes everyone understands all of the issues and that the Council knew this was an
42 emotional subject and asked for this Public Hearing. Councilwoman Holbrook agreed with
43 Councilman Higginson's comments and Councilman Knight's. She stated that Council will take in
44 all the information and feedback tonight for review. Councilman Pitt stated the overwhelming
45 response showed that the system works on getting the word out and holding a Public Hearing. Mr.

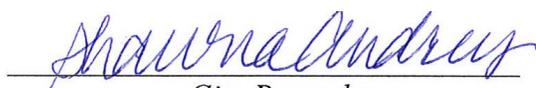
1 Davis has a right to petition the Council, but the Council needs time to review all that was said
2 tonight. Councilwoman Harris said that she voted to make this a public hearing at a previous work
3 session. The developer is a good man who might pursue this with or without public or council's
4 input, but he is trying to reach out because it does impact our community and get our opinions on
5 this. Council woman Harris appreciates those who are trying to engage in civil dialogue to
6 understand the issues. This is still a very preliminary process, there are too many questions at this
7 point. The financial aspect of adding to hillside infrastructure costs are a huge consideration for her.
8

9 Councilman Pitt made a proposal to take all the comments under advisement and come back
10 to a public meeting in due course. Councilwoman Holbrook inquired of a time frame, because of
11 personal commitments she will not be able to attend the next regular session of council, and would
12 like to have a vote in this matter. Council referred to Mr. Mahan and Mr. Hill to open a special
13 session in addition to the regular scheduled meeting in November. Mayor asked the public for a quiet
14 vote to open a special session at a later date. The public raised their hands in agreement.
15 Councilman Pitt said a vote tonight would be a rushed vote and wrong to do so. There was no second
16 the motion. Mayor Lewis suggested November 17, 2015 at a larger venue. Councilman Knight
17 proposed a motion to take no position on the land exchange proposal before Congress.
18 Councilwoman Harris seconded the motion. Councilmembers Knight and Harris voted aye.
19 Councilpersons Pitt, Higginson and Holbrook voted nay. The motion did not pass. Mayor Lewis
20 again proposed the special session on November 17, 2015. Councilwoman Holbrook made a motion
21 to have a decision made by the December City Council meeting. There was no second. Councilman
22 Pitt made a motion to hold a special session on November 17, 2015, Councilwoman Holbrook
23 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
24 Knight and Pitt voting "aye".
25

26 Mayor Lewis made a motion to adjourn the regular City Council, Councilman Higginson
27 seconded the motion. The regular meeting of City Council was adjourned at 10:07 p.m.
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45



Mayor



City Recorder