

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

Minutes of the
BOUNTIFUL CITY COUNCIL

September 24, 2019 – 6:00 p.m.

Present: Mayor Randy Lewis
Councilmembers Kate Bradshaw, Kendalyn Harris, Richard Higginson,
John Marc Knight, Chris Simonsen
City Manager Gary Hill
City Attorney Clint Drake
Assistant City Manager Galen Rasmussen
City Finance Director Tyson Beck
City Engineer Lloyd Cheney
City Planner Francisco Astorga
Power Superintendent Alan Farnes
Recording Secretary Darlene Baetz
PIO Angela Pitt

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 – 6:00 p.m.
Fire Station Conference Room

Mayor Lewis called the meeting to order at 6:00 p.m. and welcomed those in attendance.

VETERAN’S PARK UPDATE

Bountiful City Veterans Park Foundation members in attendance:

Chairman of Board of Directors – Chris Simonsen
President - Eric Hattabaugh
1st Vice President - Doug White
2nd Vice President - John Marc Knight
Treasurer - Golden Moore
Controller – Parker Hattabaugh
Secretary – Julie Hattabaugh
Foundation Members - Ron Mortenson, Rob Vandegrift, Mike Eggett, Osmond Seangsuwaw and Gale Stahle

Fundraising activities - Mr. Hattabaugh updated the Council on recent activities including filing a 501(c)(3) application to get non-profit status, a fundraising kickoff at Viewmont High School and Patriotic Music in the Park concert with Utah Voices. Bountiful, Viewmont and Woods Cross Highs have each committed to raise \$4,000 for park benches with the school names engraved on it. The Bountiful City Youth Council assisted at the Viewmont High football game by passing cans around for donations. The BCYC will be at the next Bountiful High game to do the same. The committee members feel it is important for the community to take ownership and help with the park.

1
2 Park Design – Mr. Vandegriff discussed that pledges have been made for the larger
3 items in the Veteran’s park as they are waiting for the 501(c)(3) status. He stated that the
4 basic design for the park has remained the same with some changes being made at the
5 entrances with additional trees and statues and an additional monument for Wounded Warrior.
6

7 Park Opening – The goal is to open the Veteran’s Park on Veterans Day 2020.
8

9 Veteran Recognition - Mr. Hattabaugh discussed recognition of the donors to include
10 thank you letters and some items will have plaques. The Veterans Park will recognize
11 veterans in the surrounding areas which include Bountiful, Centerville, North Salt Lake, West
12 Bountiful and Woods Cross. Missing Veterans names will be added to the wall as they are
13 received. Families will also be recognized for their sacrifice during the veteran’s service
14 time.
15

16 Treasurer’s report – Ongoing support from the high schools, record keeping for all
17 donations and dual control of the funds. Mayor Lewis asked if Council help is needed with
18 the IRS to speed up the 501(c)(3). Mr. Moore stated that there is nothing the Council can do
19 yet.
20

21 Construction and signage – Mr. Eggett stated that the sign has been placed on the
22 corner of the park and that construction can begin when the City-Hall remodel is complete
23 and fundraising thresholds are achieved.
24

25 **PLAZA/TOWN SQUARE NAMING – MS. ANGELA PITT**
26

27 Ms. Pitt stated the possible names that were discussed at the last meeting were Bountiful
28 Plaza, Bountiful City Plaza, Bountiful Town Square or Bountiful City Square.
29

30 Councilwoman Harris preferred Bountiful City Plaza as the City staff has been referring to it
31 as the City Plaza.

32 Councilman Higginson preferred Bountiful Town Square as it feels a little more homey and
33 small town and feels like a place to gather in Downtown Bountiful.

34 Mayor Lewis preferred Bountiful Town Square as it feels homey.

35 Councilwoman Bradshaw preferred a name that does not have “Bountiful City” in the name
36 as it may be confused with the Bountiful City Park on 400 North.

37 Councilman Simonsen preferred Bountiful Town Square.

38 Councilman Knight did not think that it would be the right time to name the property and
39 would prefer it to be well thought out.

40 The Council did not have any other names to add to the above list. Staff asked for direction to
41 move forward. Councilman Knight made a motion to continue this item and Councilwoman
42 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson and
43 Knight voting “aye” and Councilmembers Harris and Simonsen voting “nay.”
44
45
46

1
2 **PROPERTY TAX INFORMATION – MR. GALEN RASMUSSEN/TYSON BECK**
3

4 Mr. Rasmussen briefly discussed the City operations that are partially funded with property
5 taxes and how inflation erodes the buying power of our property tax dollars. A review was given of
6 the City Council’s prior direction on property tax increase policies.
7

8 Mr. Rasmussen continued with a review of the process involved in determining whether or
9 not to raise property taxes as a part of the annual budgeting process. This process performed by City
10 staff evaluates various financial, service-level, and statutory components. Mr. Rasmussen explained
11 that staff will only recommend a property tax increase to the Council if the component analysis
12 performed indicates a necessary increase. Mr. Rasmussen covered a list of items that are considered
13 in that analysis.
14

15 Mr. Beck continued discussing the types of analysis that are performed annually to create the
16 City’s budget, which might indicate the need for a property tax increase.
17

18 Mr. Beck began with stating the importance of the City’s property tax levy. The general fund
19 has four revenue sources that make up 89% of the fund’s revenue:

- 20 1. Sales tax – which is dependent on the economy causing large swings from year-to-year
21 2. Franchise tax
22 3. Property tax – which is the most controllable, reliable and stable
23 4. Transfers from light and power
24

25 Mr. Beck discussed the following financial trends that are being monitored closely as they
26 could indicate the need for a property tax increase:

- 27 1. More of our sales tax dollars are being used by the General Fund for operational needs
28 rather than being accumulated in the Capital Projects Fund for infrastructure projects
29 2. From the City’s fiscal year 2000 to fiscal year 2019 the City’s property tax dollars have
30 lost approximately \$860,000 in buying power due to inflation. At the same time the City’s
31 General Fund expenditures have increased by \$6.9 million without a property tax increase
32 to address the lost buying power
33 3. The City’s Capital Project Fund balance (i.e. infrastructure reserves) increases and
34 decreases over time as the City operates on a ‘pay-as-you-go’ philosophy. The fund
35 balance is a key indicator and if it gets too low it will reduce our ability to pay for our
36 capital projects with cash
37

38 Mr. Rasmussen recapped the discussion and explained that City expenditure needs are
39 reviewed annually and balanced with available revenue sources. Recommendations for adjustments
40 (including property taxes, if needed) are part of the annual budget process in May and June.
41 Adjustments in the property tax are proposed only after analyzing all available revenue sources and
42 identifying possible expenditure reductions. Financial trends continue to support the need for a future
43 upward adjustment in property taxes.
44

45 The work session of the City Council adjourned at 6:50 p.m.
46

1
2
3 **Regular Meeting – 7:00 p.m.**
4 **City Council Chambers**

5 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

6 Mayor Lewis called the meeting to order at 7:04 p.m. and welcomed those in attendance.
7 Doug Whitehead led the Pledge of Allegiance and Father Andrzej from St. Olaf Catholic Church,
8 offered a prayer.
9

10 **PUBLIC COMMENT**

11 Mayor Lewis opened up the meeting for public comment at 7:06 p.m.
12

13 Mr. Kent Whitehead, 1227 Northridge Drive, asked the City Council members to amend the
14 Accessory Dwelling Unit Ordinance and not allow them to continue in Bountiful.
15

16 Cindy Dubois, 1223 Northern Hills Drive, stated her concern for the approval of the
17 Accessory Dwelling Units (ADU) in the Single Family zone. She felt that the neighbors were not
18 given ample notice and information for the ADU Ordinance.
19

20 Jack Holt resides, 1201 East 700 North, feels that ADU's are bad for the area especially when
21 the owner is not at the property.
22

23 Jackie Bacon, 1241 Northridge Drive, is concerned about the approval of the Accessory
24 Dwelling Unit (ADU) and the current ADU Ordinance. She spoke about an ADU that was recently
25 approved that had the stairs removed inside the home.
26

27 Richard Higginson stated to the public that the public meetings for the approved Ordinance
28 for the Accessory Dwelling Unit were noticed correctly and both the City Council and Planning
29 Commission held several meetings before the City Council approved the ordinance but would be
30 happy to look at it again.
31

32 Public comment was closed at 7:15 p.m.
33

34 **APPROVE MINUTES OF PREVIOUS MEETINGS HELD ON AUGUST 27 & SEPTEMBER**
35 **10, 2019**

36
37 The Mayor asked for a motion to approve the minutes of the previous meetings held on
38 August 27 and September 10, 2019.

39 Councilman Higginson made a motion to approve the minutes with the correction to the
40 Mayor Pro tem Simonsen signature and Councilwoman Harris seconded the motion. The motion
41 passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting "aye".
42
43
44

45 **COUNCIL REPORTS**
46

1 Councilwoman Bradshaw reported on the fire concerns, possible bathrooms, trash receptacles
2 and fire restrictions. Mr. Gary Hill stated that there is a list of action items that were identified and
3 the City has been proactive in keeping the items active and getting information to the correct areas.

4 Councilman Simonsen discussed the positive feel that the Veteran Park is promoting in the
5 community. Thanks to the Bountiful City Parks Director and the parks personnel for keeping the
6 parks so clean.

7 Councilwoman Harris thanked Cameron Hess with the BCYC for being at the meeting and
8 mentioned the new recycling video featuring Cameron.

9 Councilman Knight had no report.

10 Councilman Higginson had no report.

11
12 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES >\$1,000 PAID SEPTEMBER 9,**
13 **2019**

14
15 The Mayor asked for a motion to approve the weekly expenditures greater than \$1,000 that
16 were paid September 9, 2019.

17 Councilwoman Harris made a motion to approve the expenditures paid September 9, 2019
18 and Councilman Higginson seconded the motion. The motion passed with Councilmembers
19 Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

20
21 **CONSIDER APPROVAL OF ORDINANCE 2019-04 CHANGING THE ZONING**
22 **DESIGNATION OF C-G TO RM-13 LOCATED AT 1265 NORTH MAIN – MR.**
23 **FRANCISCO ASTORGA**

24 Mr. Astorga stated that the applicant has received an official request to have this item
25 continued as an agenda item on the October 8th City Council meeting. Mr. Drake stated that the
26 Planning Commission approved this Ordinance with a condition of a Development Agreement. The
27 applicant has agreed with the proposed agreement.

28
29 Mayor Lewis opened the public hearing at 7:22 p.m.

30 Mayor Lewis closed the public hearing at 7:22 p.m. – there were no comments

31
32 Councilwoman Harris made a motion to continue the public hearing for Ordinance 2019-04
33 changing the zoning designation of C-G to RM-13 located at 1265 North Main to the October 8th City
34 Council meeting as recommended by staff and Councilman Higginson seconded the motion. The
35 motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting
36 “aye”.

37
38 **CONSIDER APPROVAL OF THE PURCHASE OF FOUR POLICE VEHICLES IN THE**
39 **AMOUNT OF \$97,920 FROM KEN GARFF DODGE – CHIEF TOM ROSS**

40
41 Chief Ross stated that the four 2020 Dodge Chargers and will be for patrol and within the FY
42 2020 budget. The vehicles were not purchased from Performance Automotive, but the Police
43 Department is anticipating being able to work through this situation for the City in the future. The
44 vehicles that are being replaced will have all police equipment removed from them before they are
45 sent to auction.

1 Councilwoman Harris made a motion to approve the purchase of four police vehicles in the
2 amount of \$97,920 from Ken Garff Dodge and Councilman Higginson seconded the motion. The
3 motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting
4 “aye”.

5
6 **CONSIDER APPROVAL OF THE PUBLIC IMPROVEMENTS OF THE PAGES HOLLOW**
7 **P.U.D. AND RELEASE THE DEVELOPER OF ANY FURTHER OBLIGATION – MR.**
8 **LLOYD CHENEY**
9

10 Mr. Cheney explained that the PUD was approved in June 2016 and has been completed for
11 over a year. The developer has completed all the conditions for improvements and should be released
12 from any other obligation.

13 Councilman Higginson made a motion to approve the public improvements of the Pages
14 Hollow P.U.D. and release the developer of any further obligation and Councilwoman Bradshaw
15 seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight
16 and Simonsen voting “aye”.

17
18 **CONSIDER APPROVAL OF A PAYMENT OF \$415,000 TO PRIME MACHINE INC. TO**
19 **MOVE THROUGH THE KNOWN PROBLEMS AT ECHO AND REPAIR THE THREE**
20 **TURBINE UNITS – MR. ALAN FARNES**
21

22 Mr. Farnes explained that the turbine units at Echo were cracked and will need to be repaired.
23 There has been minimal cost to run this plant for the last 33 years. Mr. Knight expressed thanks for
24 keeping spare wheels available and saving the City money.

25 Councilman Knight made a motion to approve the payment of \$415,000 to Prime Machine
26 Inc. to move through the known problems at Echo and repair the three turbine units and Councilman
27 Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Harris,
28 Higginson, Knight and Simonsen voting “aye”.

29
30 **CONSIDER APPROVAL OF A BID FROM HUNT ELECTRIC IN THE AMOUNT OF**
31 **\$24,700 TO DIRECTIONALLY BORE IN A CONDUIT TO REPAIR THE STREET LIGHTS**
32 **AT 800 SOUTH AND 650 EAST - MR. ALAN FARNES**
33

34 Mr. Farnes explained that this directional bore will be a long term repair which will prevent
35 the pot holes in the street that are the result of previous repairs. Mr. Gary Hill expressed his
36 appreciation for all the time the Power Department puts into fixing problems with the street lights.

37 Councilman Knight made a motion to approve the bid from Hunt Electric in the amount of
38 \$24,700 to directionally bore in a conduit to repair the street lights at 800 South and 650 East and
39 Councilman Simonsen seconded the motion. The motion passed with Councilmembers Bradshaw,
40 Harris, Higginson, Knight and Simonsen voting “aye”.

41
42 **CONSIDER APPROVAL OF THE PURCHASE OF SUBSTATION ARC FLASH**
43 **EQUIPMENT FROM WESTERN ELECTRICAL SERVICES, INC. IN THE AMOUNT OF**
44 **\$81,737 - MR. ALAN FARNES**

1 Mr. Farnes explained that this equipment will help prevent any arc flash accidents. The
2 equipment had been installed at newer substations and will be installed at the older substations under
3 this contract.

4 Councilman Knight made a motion to approve the purchase of substation arc flash equipment
5 from Western Electrical Services, Inc. in the amount of \$81,737 and Councilman Higginson
6 seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight
7 and Simonsen voting “aye”.

8
9 **ADJOURN**

10 Mayor Lewis asked for a motion to adjourn the meeting. Councilman Higginson made a
11 motion to adjourn and Councilwoman Harris seconded the motion. The motion passed with
12 Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

13
14 The regular meeting of City Council was adjourned at 7:38 p.m.
15



Mayor



City Recorder