

1 Minutes of the
2 BOUNTIFUL CITY COUNCIL
3 December 11, 2018 – 7:00 p.m.
4

5 Present: Mayor Randy Lewis
6 Councilmembers Kate Bradshaw, Kendalyn Harris, Richard Higginson,
7 John Marc Knight, Chris Simonsen
8 City Manager Gary Hill
9 Assistant City Manager Galen Rasmussen
10 City Attorney Clinton Drake
11 City Planner Chad Wilkinson
12 City Engineer Lloyd Cheney
13 IT Director Alan West
14 IT Systems Analyst Greg Martin
15 Recording Secretary Maranda Hilton
16

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18 Official notice of the City Council Meeting was given by posting an Agenda at City Hall and on
19 the Bountiful City Website and the Utah Public Notice Website and by providing copies to the
20 following newspapers of general circulation: Davis County Clipper and Standard Examiner.
21

22 **Regular Meeting – 7:00 p.m.**
23 **City Council Chambers**
24

25 Mayor Randy Lewis called the meeting to order at 7:00 p.m. and welcomed those in
26 attendance. The Mayor led the Pledge of Allegiance and then invited Mr. Steven King, 2nd Counselor
27 in the Bountiful Young Single Adult Stake Presidency, to offer a short thought. Ms. Lexi Edgar, a
28 member of the Bountiful Young Single Adult Stake, gave a prayer.
29

30 **PUBLIC COMMENT**

31 Mayor Lewis opened the meeting up for public comment at 7:09 p.m.

32 Mr. Mark Minnis (349 West 300 North) came forward to speak further on the parking and
33 driveway issues he has previously brought to the attention of the Council. He gave Councilmembers
34 and Chad Wilkinson, City Planner, a packet which included proposals that he feels would solve the
35 parking issues for the majority of his neighbors.

36 The public comment section was closed at 7:12 p.m.
37

38 **APPROVE MINUTES OF PREVIOUS MEETINGS HELD ON NOVEMBER 13 (FINANCE**
39 **COMMITTEE) 20 & 27, 2018**

40 Mayor Lewis presented the previous minutes and looked for a motion to approve them.
41 Councilwoman Harris made a motion to approve the minutes of the meetings held on November 13th,
42 20th and 27th and Councilman Higginson seconded the motion. The motion passed with
43 Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.
44

45 **COUNCIL REPORTS**

46 Mayor Lewis asked the Councilmembers for any reports. Councilman Higginson commented
47 that he had attended the “Shop with a Cop” event in Centerville and that he had seen Bountiful Police

1 Chief Tom Ross and other Bountiful officers there volunteering. He commented that we have
2 amazing dedication among our Chief, officers and staff in Bountiful City.

3 Councilman Simonsen reported that the Bountiful Community Service Council had met last
4 Saturday to review the current service opportunities in our State. The Bountiful Food Pantry had the
5 largest number of volunteers ever this year. One of their projects is putting together Food Pantry
6 Packs for children who wouldn't otherwise have food on Christmas day. These are distributed by the
7 schools. Another project the Food Pantry and the Service Council work on together is the Sub for
8 Santa program. He also reminded the Council about the Bar J Wranglers who will be performing at
9 Woods Cross High School on December 14th at 7 p.m.

10 Councilwoman Bradshaw gave her thanks to the many Department Heads who gave their time
11 to help her get up to speed the last couple of weeks.

12
13 **BCYC REPORT**

14 There were no representatives present to report on recent Youth Council activity, but
15 Councilwoman Harris mentioned that they are excited to deliver blankets they had made to Lakeview
16 Hospital soon.

17
18 **CONSIDER APPROVAL OF:**

19 a. **WEEKLY EXPENDITURES >\$1,000 PAID NOVEMBER 19, 26, & DECEMBER 3,**
20 **2018**

21 b. **OCTOBER 2018 FINANCIAL REPORT**

22 Mayor Lewis looked for a motion to approve the weekly expenditures of over \$1,000 from
23 November 19, 26, and December 3, 2018, and to approve the October 2018 Financial Report.
24 Councilman Simonsen made the motion to approve and Councilman Higginson seconded it. The
25 motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting
26 "aye".

27
28 **CONSIDER APPROVAL OF THE PURCHASE OF EQUIPMENT FROM VARIOUS**
29 **VENDORS TO COMPLETE THE SERVER, STORAGE, NETWORK UPGRADE PROJECT**
30 **IN THE TOTAL AMOUNT OF \$127, 863.11 – MR. ALAN WEST**

31 Mr. Alan West, IT Director, gave some background on the plan to update City Hall's network
32 infrastructure. In September of this year, there was a critical server crash at the Police Department
33 with their records management system, which indicated just how inadequate the Police Department's
34 servers are. The current plan is to purchase brand new servers, storage and network equipment, and
35 get them situated, up to speed and housed at the Police Department (a secure location). City Hall's
36 existing servers and network equipment will gradually be moved to the Police Department as City
37 Hall is vacated for renovation. The Police Department's servers would then eventually be upgraded
38 with City Hall's existing equipment, which will allow them to have much needed and faster servers.
39 Once City Hall renovations are completed, the newer servers will be moved back to City Hall. This
40 plan will also allow significant push back for some of the upgrades we had already planned to use the
41 Capital Improvements Fund for in the future.

42 Councilwoman Harris made a motion to approve the purchase of equipment to complete the
43 server, storage and network upgrade project in the total amount of \$127,863.11 and Councilman
44 Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Harris,
45 Higginson, Knight and Simonsen voting "aye".

1 **CONSIDER APPROVAL OF THE PUBLIC NOTICE OF BOUNTIFUL CITY COUNCIL**
2 **MEETINGS FOR 2019 – MR. GARY HILL**

3 Mr. Gary Hill, City Manager, presented the Public Notice of Bountiful City Council for 2019;
4 it is proposed that they will meet every 2nd and 4th Tuesday of the month, with the exception of
5 Tuesday December 24th, 2019. The Mayor called for a motion to approve the Public Notice for 2019.
6 Councilwoman Bradshaw made a motion to approve the Public Notice of Bountiful City Council
7 meetings for 2019 and Councilwoman Harris seconded the motion. The motion passed with
8 Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

9
10 **CONSIDER A MOTION TO ACCEPT THE 2018 BIENNIAL MODERATE INCOME**
11 **HOUSING REPORT AND AUTHORIZE STAFF TO FORWARD A COPY TO THE**
12 **DEPARTMENT OF WORKFORCE SERVICES AND THE LOCAL ASSOCIATION OF**
13 **GOVERNMENTS AS REQUIRED BY STATE LAW – MR. CHAD WILKINSON**

14 Mr. Chad Wilkinson, Planning Director, presented the Moderate Income Housing Report to
15 the Council and talked about some of the main takeaways. The State wants to know what efforts the
16 City has made to help mitigate barriers to moderate income housing, and ways existing housing in
17 this category is being preserved. Over the last two years, 141 new housing units were constructed,
18 with 70% of those units falling into the moderate income housing category. Also, the City Council
19 recently approved the ability for residents to have accessory dwelling units in their homes and rent to
20 people who are not family. This will greatly expand the moderate income housing in Bountiful as
21 residents apply for permits to take advantage of those changes. As far as existing housing is
22 concerned, around 65% of the homes in Bountiful were built before 1980, and many of those homes
23 make up a lot of the moderate income housing.

24 Affordable Housing (housing that is subsidized by the government for low income residents)
25 is a new part of the report added this year. Bountiful City has 167 units that are subsidized by the
26 Low Income Housing Tax Credit Program, 17 units subsidized by the Olene Walker Housing Fund,
27 and 87 Section 8 Housing Vouchers.

28 Councilwoman Bradshaw asked Mr. Wilkinson if Bountiful participated in either the
29 “Teacher Next Door” or “Police Officer/First Responder Next Door” programs, that are run by the
30 Community Corporation of Utah and help people of those professions afford homes. She expressed
31 her gratitude for those programs, because that was how she and her husband were able to afford their
32 first home. He said he had never looked into it, so he wasn’t sure, but he thought it was probable. He
33 told her he was intrigued by those programs and wants to look into it further.

34 Mr. Wilkinson wants to expel the idea that local municipalities were not willing to do
35 anything about the growing housing problems being faced in the U.S. With 70% of the new housing
36 built in Bountiful in the last two years fitting within the Moderate Income Housing standards, and
37 with other efforts to increase housing as needed, he felt that Bountiful was doing a good job and was
38 ahead of the curve in some ways.

39 Councilwoman Harris asked Mr. Wilkinson to explain a portion of the report that said “The
40 Redevelopment area of Bountiful City does not include a housing set-aside”. He explained that RDAs
41 and CDAs (Community Development Area) that have been established more recently than the
42 Bountiful RDA, have a requirement that they set aside a certain amount of money for building
43 affordable housing. Because Bountiful established their RDA prior to this requirement, that
44 restriction does not apply to the Bountiful RDA.

45 The Mayor called for a motion. Councilman Knight made a motion to accept the 2018
46 Biennial Moderate Income Housing Report and authorize staff to send it to the Department of

1 Workforce Services and to the Local Association of Governments and Councilman Higginson
2 seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight
3 and Simonsen voting “aye”.

4 The Mayor wished to say a few words about the population and housing issues that he has
5 been dealing with a lot lately as part of the Wasatch Front Regional Council. For the first time in
6 history, there are more people living along the Wasatch Front than there are places for them to live.
7 He hopes that as people ask the Council what they have done to help solve this issue, that they will
8 remember the stance the Council took to approve accessory dwelling units and basement dwelling
9 regulations, and that the City has built many multi-family units recently. More than 80% of homes
10 along the Wasatch Front are currently single family homes, but in order to sustain the population
11 growth rate the ratio needs to be closer to 60:40.

12
13 **CONSIDER APPROVAL OF THE PROPOSAL FROM PRECISION CONCRETE CUTTING**
14 **TO PROVIDE TRIP HAZARD ELIMINATION AT THE UNIT PRICE OF \$26.95 PER**
15 **INCH-FOOT – MR. LLOYD CHENEY**

16 Mr. Lloyd Cheney, City Engineer, presented a long-standing contract for renewal to the
17 Council. Bountiful has had a 17 year contract with Precision Concrete Cutting to cut and smooth any
18 raised portions of sidewalk so they are returned to a usable condition. They have done an excellent
19 job in the past and the Engineering Department recommends that the contract with Precision be
20 renewed once again. The current proposal includes an increase of 5.9% from the previous contract
21 pricing, which Mr. Cheney deems a reasonable increase given the current economic conditions. Mr.
22 Cheney stated that the process used to remove the trip hazards is more economical than removal and
23 replacement of the affected sections of sidewalk, and the process used by Precision Concrete Cutting
24 results in a smooth, uniform surface which is not achieved by other trip hazard removal processes.

25 Councilwoman Harris asked about the longevity of the patents that Precision has for their
26 method of cutting. She said she felt it would be good to reevaluate who we use as our provider every
27 so often especially as patents expire and the market can change.

28 Councilman Higginson asked what the increase to the contracted rate was last year, and Mr.
29 Cheney replied it was about 5% also. Councilman Higginson said that he’d like to see if they have
30 been raising it consistently by 5%, and if so, perhaps we need to ask for a discount when we renew
31 next time.

32 Councilman Simonsen asked Mr. Cheney about the Shared Replacement Program the City put
33 in place to have homeowners share the cost of replacing the sidewalks in front of their homes. Mr.
34 Cheney said that the program has been very successful and we have around 30-50 residents
35 participate every year, which is about as many as can be accommodated.

36 Councilman Higginson then made a motion to approve the proposal from Precision Concrete
37 Cutting to provide trip hazard elimination at the price of \$26.95 per inch-foot and Councilman Knight
38 seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight
39 and Simonsen voting “aye”.

40
41 **CONSIDER APPROVAL OF THE SEIFERT SUBDIVISION LOCATED AT 3350 SOUTH**
42 **725 WEST, MR. ROGER SEIFERT, APPLICANT – MR. LLOYD CHENEY**

43 Mr. Cheney presented the Seifert Subdivision Proposal for approval. The subdivision would
44 be a 3-lot subdivision, which already includes an existing lot, and will require the creation of a cul-
45 de-sac for access. All utilities already exist or are readily available, and the lot size and configuration
46 is not an issue either. The Planning Commission has approved this and recommends approval.

1 Councilwoman Harris made a motion to approval the Seifert Subdivision; located at 3350
2 South 725 West and Councilman Simonsen seconded the motion. The motion passed with
3 Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

4
5 **CONSIDER APPROVAL OF THE RELEASE OF EASEMENT LOCATED AT 583**
6 **PHEASANT CIRCLE AND AUTHORIZING THE MAYOR TO SIGN THE RELEASE OF**
7 **EASMENT DOCUMENT – MR. LLOYD CHENEY**

8 Mr. Cheney presented a release of easement to the Council for approval. The resident
9 applying for the easement wishes to build a detached accessory structure on his lot, and to do so
10 requires that he have a release of easement to access it. Mr. Cheney recommends that the Council
11 approve the release of easement.

12 Councilman Higginson made a motion to approve the release of easement at 583 Pheasant
13 Circle and authorizing the Mayor to sign it and Councilwoman Harris seconded the motion. The
14 motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting
15 “aye”.

16
17 **CONSIDER APPROVAL OF CELL TOWER LEASE EXTENSIONS/AMENDMENTS WITH**
18 **CROWN CASTLE – MR. CLINTON DRAKE**

19 Mr. Clinton Drake, City Attorney, presented several contract amendments with Crown Castle
20 to the Council for an extension. The terms were approved by the Council in September in letter form.
21 Crown Castle has provided individual amendments to the contracts. These amendments reflect the
22 same changes approved by the Council in September but in a more formal format.

23 Councilman Higginson made a motion to approve the cell tower lease extension/amendment
24 with Crown Castle and Councilwoman Bradshaw seconded it. The motion passed with
25 Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

26
27 **ADJOURN**

28 The Mayor looked for a motion to adjourn. Councilman Higginson made a motion to adjourn
29 this session of City Council and Councilman Simonsen seconded the motion. The motion passed with
30 Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

31
32 The regular session of the City Council was adjourned at 8:00 p.m.



Mayor



City Recorder