

1 Minutes of the
2 Bountiful City Council Meeting
3 City Council Chambers
4 March 23, 2010 - 5:00 p.m.
5

6 Present: Mayor: Joe L. Johnson
7 Council Members: Beth Holbrook, John Marc Knight, R. Fred
8 Moss, Scott Myers and Thomas Tolman
9 City Manager: Tom Hardy
10 City Attorney Russell Mahan
11 City Engineer: Paul Rowland
12 Admin. Services Director: Galen Rasmussen
13 Planning Director: Aric Jensen
14 Department Reps: Allen Johnson, Power
15 Tom Ross, Police
16 Recording Secretary Nancy Lawrence
17

18 Official Notice of this meeting had been given by posting a written notice of same and an
19 Agenda at the City Hall and providing copies to the following newspapers of general circulation:
20 Davis County Clipper, Deseret News, and Salt Lake Tribune and on the Utah Public Notice
21 Website.
22

23 Mayor Johnson called the meeting to order at 5:00 p.m, noting that the change of time
24 from the regular meeting time of 7:00 p.m. was to accommodate the political party caucus
25 meetings which were being held to night at 7:00 p.m. Nathan Everett, visiting Boy Scout, led
26 the pledge of allegiance to the flag, following which Councilman Moss offered the
27 prayer/thought.
28

29 **APPROVAL OF MINUTES**

30 Minutes of the City Council meeting held March 9, 2010 were presented and
31 unanimously approved. Councilwoman Holbrook motioned for approval, Councilman Moss
32 seconded the motion and Councilpersons Holbrook, Knight, Moss, and Myers voted "aye".
33 Councilman Tolman was absent from the subject meeting and did not vote.
34

35 **EXPENDITURES AND EXPENSES APPROVED**

36 Mayor Johnson presented the Report of Expenditures and Expenses Greater than \$1,000
37 for the following periods, with respective totals: February 25 - March 3, 2010 (\$210,772.22) and
38 March 4-10, 2010 (\$78,784.16). Councilman Moss made a motion to approve the reports as
39 presented, Councilman Tolman seconded the motion and voting was unanimous. Councilpersons
40 Holbrook, Knight, Myers, Moss and Tolman voted "aye".
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42

43 **YOUTH COUNCIL REPORT**

44 Camie Knight (Youth City Recorder) and Kent Williams (Youth City Planner) were in
45 attendance to report on recent activities of the Youth Council. Miss Knight reported that she had
46

1 the opportunity to attend the National Youth Council meetings in Washington D.C. and discuss
2 Youth Council matters with other youth from across the United States. Mr. Williams noted that
3 the Bountiful Youth Council also recently participated in the Youth Council convention at USU
4 where they had fun, as well as participate in break-out sessions. The Bountiful group presented a
5 session on the relationship between the Youth Council and the City Council. Councilman
6 Tolman assisted with this presentation and Mr. Williams thanked him for his support.
7 Councilman Tolman reported that those in attendance were very impressed with the Bountiful
8 Youth Council. Mayor Johnson acknowledged that the Youth Council is doing a wonderful job
9 and has garnered a reputation for being good support at City-sponsored events. Mr. Williams
10 also reported that the Youth Council will sponsor the annual Bunny Hop on Saturday from
11 10 a.m. - 1 p.m. It will be held at Bountiful Park. Mayor Johnson thanked the youth and
12 Councilman Knight for the great job that the Youth Council is doing this year.
13

14 **BID FOR JANITORIAL SERVICES FOR POLICE BUILDING**

15 **APPROVED**

16 Chief Ross reported that bids were received from four companies for janitorial services
17 for the Police building. It is the recommendation of staff to accept the bid of Professional
18 Janitors of Utah in the amount of \$26,400.00. Although there was one lower bid , it did not
19 include paper products and supplies and would, therefore, not qualify as lowest bid. Councilman
20 Myers made a motion to award the bid to Professional Janitors of Utah, as recommended.
21 Councilwoman Holbrook seconded the motion and voting was unanimous. Councilpersons
22 Holbrook, Knight, Myers, Moss and Tolman voted “aye”.
23

24 **NORTHERN POWER AWARDED BID FOR**
25 **750 MCM 15 KV CABLE - POWER DEPARTMENT**

26 Mr. Johnson reported that bids were requested for 1/O and 750 MCM 15 KV
27 underground cable which is needed to replenish inventory and will be used for the Feeder 474
28 capital loop project and to replace the underground cable to the water department’s treatment
29 plant. Three companies responded and it is recommended that the bid be awarded to low bidder,
30 Northern Power, in the amount of \$60,546.00. He noted that the total price could vary by 10
31 percent due to the actual lengths installed on the reels as per the industry standards. Councilman
32 Moss motioned to approve the bid, as recommended. Councilman Knight seconded the motion
33 and voting was unanimous. Councilpersons Holbrook, Knight, Myers, Moss and Tolman voted
34 “aye”.
35

36 **PRELIMINARY AND FINAL COMMERCIAL SITE PLAN**
37 **APPROVED FOR ZIONS BANK, 5 NORTH MAIN**

38 Mr. Jensen presented the proposal of Zions Bank to remove the existing building located
39 at 5 North Main and replace it with a new building. He noted that project representatives from
40 the architectural firm of Prescott Muir were in attendance to respond to questions. He reviewed
41 the plans and a materials board and explained additional storm drain facilities. He reported that
42 the Planning Commission and staff have recommended approval of the project, subject to the
43 following conditions:
44

- 1 1. The landscaping plan and landscaping be completed to the satisfaction of the
- 2 Planning director prior to final occupancy approval.
- 3 2. The redline changes, including the detention basin and the connection to the future
- 4 storm drain system, be made as requested by staff.
- 5 3. New or amended cross access and utility easements be recorded as necessary to
- 6 cover the site improvements.
- 7 4. Any additional redline corrections be made prior to building permit approval.
- 8

9 Councilman Tolman noted that he would like to see red brick or sandstone for the
10 materials – something warmer which would be more compatible with what is on Main Street
11 right now. Discussion followed, with Jam Lems, architect, stating that an attempt was made to
12 complement the other buildings on the block. Councilman Moss expressed concern about the
13 square nature of the building and asked if something could be done to give more character.
14 Following further discussion, Councilwoman Holbrook made a motion that preliminary and final
15 commercial site plan approval be granted, as recommended, and with the caveat that the
16 architects look at concerns mentioned by the Council. Councilman Myers seconded the motion
17 and voting was unanimous. Councilpersons Holbrook, Knight, Myers, Moss and Tolman voted
18 “aye”.

19
20 **EASEMENT RELEASED AT 190 EAST 1500 SOUTH,**
21 **DANA MORGAN, APPLICANT**

22 _____Mr. Rowland presented the request of Dana Morgan to release four feet of the existing
23 eight foot wide public utility easement. The Morgan’s are desirous of building a detached garage
24 in their back yard which necessitates this action. He said that all of the utilities that signed the
25 plat have reviewed the partial release and find no need to retain all eight feet. It is the
26 recommendation of staff to approve the release. Councilwoman Holbrook made a motion to
27 grant the release of easement as described. Councilman Tolman seconded the motion which
28 carried unanimously. Councilpersons Holbrook, Knight, Myers, Moss and Tolman voted “aye”.

29
30 **EXTENSION OF CONTRACT FOR ANNUAL CONCRETE**
31 **CONSTRUCTION PROJECTS - 2010 - APPROVED**

32 Mr. Rowland reported that JMR Construction had the annual concrete construction
33 contract last year (was low bidder) and has approached the City with an offer to provide the same
34 service this year at no increase in unit prices. JMR was able to complete a large volume of work
35 last year, and it is anticipated that the same can be expected this year. It is the recommendation
36 of staff to accept the proposal by JMR Construction and extend their contract to perform
37 Replacement and Construction of Sidewalk, Curb & Gutter and Storm Drain Facilities at random
38 locations at the unit prices proposed.

39
40 Mr. Rowland explained that because this contract does not tie the work to one specified
41 project, the amount of work to be completed is based on an estimate of the types and quantities of
42 concrete and storm drain repairs that are expected. He requested that the Council not place a
43 “not to exceed” figure on this contract, rather, approve the unit prices as listed and allow the
44 Engineering, Streets, Storm Drain, Water, Power and Parks departments to monitor their own
45 expenditures so that they do not exceed their budgeted amounts. Councilman Knight made a
46 motion to approve the extension of the contract for the annual concrete construction projects, as

1 recommended. Councilman Tolman seconded the motion which carried unanimously.
2 Councilpersons Holbrook, Knight, Myers, Moss and Tolman voted “aye”.

3
4 **ORD. NO. 2010-04 ADOPTED RE: AMENDMENT OF**
5 **TITLE 14, LAND USE ORDINANCE**

6 _____Mr. Jensen reviewed that Title 14, the Land Use Ordinance, has been reviewed and
7 worked on for the past four months. Proposed changes were reviewed in a public hearing (which
8 is continued in this meeting) and the staff has responded to suggested revisions by Council
9 members. He presented a review of previously discussed revisions and explained that at the last
10 meeting, the Council discussed options for regulating detached accessory structures in residential
11 zones. A copy of those proposed changes was presented to the Council. He also noted that the
12 public hearing was closed in the last meeting; however, the hearing could be reopened if
13 someone in attendance wished to speak. Mayor Johnson asked if anyone in attendance wished to
14 speak – no one responded. Councilwoman Holbrook noted a correction to the text regarding the
15 sidewall height, following which she motioned to adopt Ordinance No. 2010-04 entitled “AN
16 ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLE 14, THE BOUNTIFUL CITY LAND USE
17 ORDINANCE.” Councilman Myers seconded the motion and voting was unanimous.
18 Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted “aye”.

19
20 **COUNCIL COMMITTEE REPORTS**

21 Councilman Knight reported that applications to be on the Youth City Council next year
22 are available on the web page, as well as at City Hall.

23
24 Councilwoman Holbrook noted that the Bountiful Davis Art Committee will meet March
25 31st at 7 p.m. to go over Summerfest and other events sponsored by the Committee. She invited
26 other interested Council members to attend.

27
28 **DISCUSSION OF UTAH TRANSIT AUTHORITY’S STREET CAR/**
29 **MASS TRANSIT PROPOSAL**

30 _____Mayor Johnson reviewed that the Legacy Highway Agreement included funds to be used
31 for a study regarding mass transit options for the Bountiful and surrounding area. He said the
32 purpose of having this discussion this evening was to gather information and opinions for this
33 study. He noted that the project is not a Bountiful City project, and that the information is being
34 gathered by the Utah Transit Authority.

35
36 Mr. Jensen shared a tentative time line of the project and a synopsis of a video, noting
37 that the favored location for the light rail would be on Main Street. Kerry Doane, UTA, was in
38 attendance and responded to questions from the group. The Mayor noted that funding rests on at
39 least 50-60 percent federal money, with the remainder likely being sales tax. This money is
40 currently not budgeted. Mr. Hardy reviewed historical data for mass transit funding along the
41 Wasatch Front, particularly as it related to preparation for the Olympics, and funding strategies.
42 Pros and cons of the mass transit options were briefly discussed, and Ms. Doane suggested that
43 thought be given to the consequences of not doing anything. It was also suggested that the
44 presentation regarding the proposal be put on the City’s web site for further review.

