

**Minutes of the  
Bountiful City Council Meeting  
City Council Chambers  
February 12, 2002 -7:00 p.m.**

Present: Mayor: Joe L. Johnson  
Council Members: Barbara Holt, R. Fred Moss, John S. Pitt, J.  
Gordon Thomas and Thomas Tolman  
City Attorney: Russell Mahan  
City Engineer: Paul Rowland  
Admin. Services Director: Galen Rasmussen  
City Recorder: Kim Coleman  
Planning/RDA Director: Blaine Gehring  
Department Head: George Sumner, Fire  
Alan West, Information Systems  
Recording Secretary: Nancy T. Lawrence

Excused: City Manager: Tom Hardy

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

Mayor Johnson called the meeting to order at 7:05 p.m., following a meeting of the Redevelopment Agency. He excused Tom Hardy, City Manager, and expressed appreciation for the support of the Olympic torch relay this past Friday. The pledge of allegiance was led by Councilman Tolman and Councilman Moss offered the invocation.

**MINUTES OF JANUARY 22, 2002 APPROVED**

Minutes of the regular meeting of the City Council held January 22, 2002 were presented and unanimously approved as written on a motion made by Councilman Pitt and seconded by Councilman Thomas. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

**EXPENDITURES, EXPENSES, AND TOTAL DISBURSEMENTS  
APPROVED FOR THREE PERIODS**

Mayor Johnson presented the report of Expenditures and Expenses Greater than \$1,000 for the periods January 12-16, 2002 (\$633,021.57), January 17 to February 6, 2002 (\$2,005,263.69) and the Summary of Expenditures and Expenses for the month of January, 2002 in the amount of \$3,883,820.87. Following a short question and answer period, all reports were approved as presented on a motion made by Councilman Thomas and seconded by Councilman Pitt. Voting was unanimous with Councilpersons Holt, Moss, Pitt, Thomas and Tolman voting "aye".

**RON HATCH RECOGNIZED - RETIREMENT  
FROM FIRE DEPARTMENT**

Mayor Johnson recognized Ron Hatch and his wife who were in attendance to be recognized as Ron retires. The Mayor read a letter which was recently received from a citizen describing the professional and compassionate service which was rendered by Mr. Hatch for his (the citizen's) wife as she was transported from the hospital to his home. At the invitation of the

Mayor, Mr. Hatch stated that it was an honor to be recognized by the City, and he referred to the members of the Fire Department who were in attendance and cited their tremendous commitment and support as the major reason for the successful operation of the Fire Department. He thanked the City officials for his 30 years of association with the City and noted that being a fire fighter is a very rewarding opportunity to help people who are in need. Mrs. Hatch referred to the "second wife" which Ron has carried on his hip (pager/phone) and acknowledged that she is looking forward to having a good time together as he retires.

Chief Sumner commented that the show of support from the firemen in attendance was not something that happens automatically, but that Ron has earned that support and respect through his character, compassion and caring. He credited Ron with helping to build the Fire Department to what it now is and he recognized the outstanding leadership qualities that he exhibits. Mayor Johnson asked the visiting firefighters to stand while Mr. Hatch was presented with a watch and a gift certificate in recognition of his outstanding service to the City.

**PUBLIC HEARING TO CONSIDER REZONE -  
RESIDENTIAL TO COMMERCIAL AT 2832 SO 625 WEST**

At 7:23 p.m., Mayor Johnson opened the presentation for the hearing to consider rezoning the property at 2832 South 625 West from residential to commercial. Mr. Gehring reviewed that the subject property is presently owned by the Bountiful Redevelopment Agency and the proposed zone change will permit the property to become part of a car dealership operating off of Highway 89. He noted that there should be little or no impact on the surrounding neighborhood and that there will be no public access to the dealership from 625 West. He also noted that 625 West street will not be closed or modified at the north end near 2600 South, as was once considered, and visual impacts will be minimal due to the excavation of the ground.

The Mayor called for input from those in attendance. Lynn Rasmussen (625 West 2839 South) asked what plans are being made for landscaping. Mr. Gehring reported that the formal site plan has not been received from the developer; however, ordinance requires at least 10 feet of landscaping with screening trees. He also noted that due to the slope of the ground from 625 West to the front, it will be excavated down about 10 feet, which will reduce all activity below the level of 625 Street.

Ron Perkes (2881 South 625 West) expressed concern about the lack of notice given by the City regarding the proposed changes and he asked for clarifications as to the plans for the immediate area. He also expressed concern that commercial interests are encroaching further into the neighborhood. Mr. Mahan reviewed the legal notice which is required by ordinance and the process which is followed when requests for changes are made. At the request of the Mayor, Mr. Gehring was asked to advise Mr. Perkes and Mr. Rasmussen when the development plans come before the Planning Commission for this project. The public hearing was closed at 7:40 p.m. Following a short discussion, Councilwoman Holt made a motion to adopt Ordinance No. 2002-03 entitled, AN ORDINANCE AMENDING SECTION 14-2-102 OF THE BOUNTIFUL CITY ZONING ORDINANCE BY AMENDING THE OFFICIAL ZONING MAP OF BOUNTIFUL CITY TO REZONE PROPERTY LOCATED AT 2832 SOUTH 625 WEST FROM R-2 TO C-G. Councilman Thomas seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

**PRESENTATION RE: NEIGHBORHOOD WATCH WEEK**  
**TERRY JOHNSON, BOUNTIFUL COMMUNITY SERVICE COUNCIL**

Terry Johnson, representing the Bountiful Community Service Council (BCSC), read a prepared statement introducing **Neighborhood Watch Week**, scheduled April 15-20. During that week, neighborhoods throughout the City will be asked to organize Neighborhood Watch programs as a way to show their concern for each other and each other's property. Meetings will be held at 7 p.m. at Bountiful Junior High, on April 16<sup>th</sup>, and at South Davis Junior High, on April 18<sup>th</sup>. The Neighborhood Watch program is sponsored by the Bountiful City Police Department for the purpose of citizens learning to assume the role of the "eyes and ears" for the Police Department. It was noted that in a City of 41,000 this can greatly enhance the ability of the police to do their job.

Mr. Johnson requested that the City support this project by putting the explanation that he read on City letterhead which can be used by the media, ecclesiastical organizations, and other community groups who will be participating. Councilman Thomas made a motion that the City go on record as supporting the Neighborhood Watch Week, designated for April 15-20, 2002. Councilman Moss seconded the motion and voting was unanimous. Boy Scouts who were in attendance were encouraged by the Major to become involved in this project.

**CONSIDER RELEASE OF EASEMENT AT**  
**485 E 500 SO - SO. DAVIS HOSPITAL ALZHEIMER UNIT**

Mr. Rowland presented the request of South Davis Hospital Alzheimer Unit at 485 East 500 South, for a release of the easement covering the ground in which the current fire hydrant line serving the east side of the hospital is laid. He explained that the existing hydrant will not be taken out of service until after a newline going around the building is installed. HUD is participating on the loan for this project and will not finalize until the easement is cleared from the property title. He explained that the easement for the new line will be recorded at the same time this release is filed. Based on the recommendation of the City Engineer, Councilman Thomas made a motion to release the easement at 485 East 500 South as presented. Councilwoman Holt seconded the motion. Voting was unanimous with Councilpersons Holt, Moss, Pitt, Thomas and Tolman voting "aye".

**ERM-ROCKY MOUNTAIN, INC. AWARDED CONTRACT**  
**FOR GROUNDWATER MONITORING AT LANDFILL**

Mark Franc, Assistant City Engineer, reviewed that in order to comply with the requirements of our Class I Solid Waste Landfill Permit issued by the Utah Division of Solid and Hazardous Waste, ongoing ground water monitoring is required at the landfill site. He reviewed the sampling process which has taken place in the past which includes the services of a third-party independent consultant who performs the work of obtaining the ground water samples, sending them to a laboratory for analysis, and reporting the results to the City. As required by State regulations, the City then statistically analyzes the data to determine if any leachate appears to be migrating off site.

Proposals were requested from nine consulting firms; seven responded. Proposals were

evaluated based on the competency of the firms, with “most qualified” being the prime consideration and cost a secondary consideration. It is the recommendation of staff to accept the proposal from ERM-Rocky Mountain, Inc. It is estimated that the annual fees for ground water

monitoring at the landfill will be approximately \$15,000 for the current monitoring plan based on the ERM proposal.

A lengthy discussion followed regarding the manner in which the proposals were evaluated. Councilman Moss asked why the cost of doing a sample event was not the basis for the proposals, with all using the same labor rates and he pointed out that the labor rate schedule has a wide variance between administrative/clerical (at \$35 - \$45/hour) and principals (at \$125 - \$150/hour). He said he would prefer to not have an open-ended contract. Mr. Franc explained that the scope of work changes from time to time, which makes it difficult to establish a set amount. If a constituent shows up in a sample, it could require that the sampling process be changed from a “short list” to a “long list”. Mr. Rowland noted that the information which Councilman Moss would like reflected in the selection process was included in the request for Proposals and is available on a “per event cost”. Following further discussion, Councilwoman Holt made a motion that, based on the previous contract with MWH and the proposal from ERM Rocky-Mountain, that the proposal from ERM be accepted for ground water monitoring, at a cost not to exceed \$15,000 for the year. Councilman Pitt seconded the motion. Councilman Moss asked if line items are included in the billing process and Mr. Franc responded affirmatively. Voting on the motion was unanimous, with Councilpersons Holt, Moss, Pitt, Thomas and Tolman voting “aye”.

#### **DISCUSSION RE: CREATION OF CITIZENS’ E-MAIL LIST - COUNCILMAN PITT**

Mayor Johnson referred to the memo which Councilman Pitt wrote concerning the proposed creation of a Bountiful Citizen’s E-Mail list. Councilman Pitt reviewed that the use of e-mail could be a very effective way to communicate with citizens and he proposed that the City begin compiling a data base of e-mail addresses for Bountiful residents. Mr. Allen West stated that it would be fairly easy to create the data base; however, it would involve extra costs and personnel. He said it would be very easy to put another spot on the web site; however, it would be difficult to keep the web site updated.

Councilwoman Holt stated that the primary responsibility of the City Council is the budget and she felt that as this matter is considered, it should be properly focused as a “want” not a “need”. She also expressed concern about the reliability of the input and caution should be used in using this input as a “polling guide”. Mr. West explained that software is available which has complete tracking ability and a review process would have to be used to verify City residents. Councilman Pitt requested that consideration be given to developing an address base which could make communication with citizens easier and the Mayor indicated that this matter will receive further attention as we approach the budget adoption in June.

#### **COUNCIL COMMITTEE REPORTS**

Councilman Pitt expressed thanks for the City staff for all the help with the torch run,

especially Neal Jenkins and his staff, as well as the police, fire, and power departments. He also recognized the Bountiful High School administration and staff, the BHS choir, and Boy Scout Troop 220 and asked that a letter of appreciation be written to Troop 220.

Mayor Johnson asked Councilmembers to let Mr. Hardy know if they are planning to go to Park City on February 19<sup>th</sup>.

The meeting adjourned at 8:44 p.m. on a motion made by Councilman Thomas and seconded by Councilwoman Holt. Voting was unanimous with Councilpersons Holt, Moss, Pitt, Thomas and Tolman voting "aye".

JOE L. JOHNSON, Mayor

KIM J. COLEMAN, City Recorder

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