

**Minutes of the
Bountiful City Council Meeting
City Council Chambers
July 30, 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 Manager:	Tom Hardy
	City Attorney:	Russell Mahan
	City Engineer:	Paul Rowland
	Dir. of Admin. Services:	Galen Rasmussen
	City Treasurer:	Mark McRae
	Planning/RDA Director:	Blaine Gehring
	Department Reps:	Neal Jenkins, Parks/Recreation Paul Rapp, Police Tim Salt, Street/Sanitation David Wilding, Water/Sewer
	Recording Secretary:	Nancy T. Lawrence

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 7:00 p.m., following which Mr. Rasmussen offered the invocation and Councilman Moss led the pledge of allegiance to the flag.

MINUTES TO BE APPROVED AT NEXT MEETING

Minutes of the regular City Council meeting held July 9, 2002 will be presented for approval at the next regular meeting.

EXPENDITURES AND EXPENSES APPROVED FOR PERIOD JUNE 27 - JULY 17, 2002

Mayor Johnson presented the Report of Expenditures and Expenses Greater than \$1,000 for the Period June 27 - July 17, 2002 in the amount of \$1,671,343.10. The staff responded to questions, following which Councilman Thomas motioned to approve the report as presented. Councilwoman Holt seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

PURCHASE OF FOUR POLICE VEHICLES APPROVED

Chief Rapp presented a request to purchase four vehicles for the Police Department. He explained that three vehicles were included in the budget. However, as a result of favorable State Bid pricing on 2003 models, it is recommended that three Chevrolet Impala police cars be purchased at a cost of \$21,500 each and one Silverado 4-WD extended cab pickup at a cost of \$25,395.16. The total for this request (\$89,895.16) is above budget by \$739.84, but the difference can be absorbed within the Police budget. Discussion followed regarding the use of the pickup which will be used by the patrol supervisor. Chief Rapp noted that, among other things, it will be used to support rapid deployment of the SWAT team and it will not have high-mile daily use that normally accompanies patrol vehicles. Councilman Pitt motioned to approve the purchase of the four vehicles from Young Chevrolet (Layton), as presented. Councilman Thomas seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted

“aye”.

PURCHASE OF FAIRWAY MOWER APPROVED - GOLF COURSE

Mr. Jenkins reported that bids were opened for the purchase of a replacement fairway mower. Two vendors submitted bids and it is recommended that the low bid from Turf Equipment be approved in the amount of \$29,895.00. The request for bids included a trade-in option. However, the trade-in amount offered (\$500.00) is less than the value of the parts on the existing mower, and it is recommended that the old mower be kept for replacement parts. Councilman Moss made a motion to purchase the new fairway mower from Turf Equipment at a cost of \$29,895.00 and to keep the old mower. Councilman Tolman seconded the motion. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted “aye”.

APPROVAL GIVEN TO PURCHASE 15 GAS GOLF CARTS

Mr. Jenkins presented the results of the call for bids for fifteen gas golf carts. Bids were received from three dealers and it is the staff recommendation to accept the low bid submitted by Intermountain Golf Cars, Inc. (Murray) in the net amount of \$26,625.00 (after trade-in of fifteen current fleet golf carts). The budget estimate for this purchase was \$39,000.00. The trade-in allowance for the bid was nearly twice the estimated amount, thus accounting for the large difference in the budget and actual figures. Following discussion, Councilman Thomas motioned to approve the purchase, as recommended. Councilwoman Holt seconded the motion which carried unanimously. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted “aye”.

STREET/SANITATION DEPARTMENT PURCHASES APPROVED

Mr. Salt presented the request of the Street/Sanitation department for the following equipment:

Automated Garbage Truck. Bids were requested from two vendors; one responded. It is the recommendation of staff to approve the bid from A. G. Body/ Lake City International for a 2003 Auto Car Chassis /Heil with service hoist in the amount of \$162,196.00 (less trade-in of \$16,000), totaling \$146,196.00. The truck that is being traded is a 1991 Volvo/Heil. The bid met specifications and is within the budget of \$168,000.00. Councilman Tolman motioned to approve the purchase of the garbage truck, as presented. Councilman Moss seconded the motion. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted “aye”.

Four-wheel Drive Loader/Backhoe. \$78,000 was included in the budget for a new backhoe and it is the recommendation of staff to accept the lowest qualifying bid from Scott Machinery in the amount of \$59,500 (after trade-in). This bid includes a 4,000 hour Powertrain Plus warranty which is given to government agencies at no additional cost. Councilman Thomas motioned to award the bid to Scott Machinery, as recommended. Councilman Pitt seconded the motion. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted “aye”.

PURCHASE OF PUMP MOTOR REPLACEMENT RATIFIED

Mr. Wilding explained that there were problems with the Viewmont well pump motor and due to the importance of having the well on line, a new motor was purchased and the pump kept in operating condition, prior to getting approval from the Council. The cost of the new motor (FOB Salt Lake City) was \$19,072.00. Consideration is being given to sending the old motor in for repair and storing it as a spare, since motors of this size (200 HP) and configuration are typically

not immediately available. Repair is expected to cost between \$7,500 and \$18,150.00, depending on the extent of the repairs required. In addition to the cost of the motor, Mr. Wilding reported that labor, materials and installation charges done by Nickerson Company, Inc. totaled \$6,370.00. Following discussion regarding the repairs at the Viewmont well, Councilman Thomas made a motion to approve the previously taken expenditure for the new pump motor in the amount of \$19,072.00. Councilman Pitt seconded the motion. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

Mr. Wilding also reported on the 100 East well, noting that pumping tests were completed last Saturday and Sunday. The well was producing 1,000 gallons/minute. These tests revealed that the pump is not set deep enough to get full well capacity (1,500 to 1,800 gallons/minute) and, therefore, the pump will be lowered and another pumping test will be done.

**APPROVAL GIVEN TO REPLACE BACKHOE
AT WATER DEPARTMENT**

Mr. Wilding reported that one of the department's backhoes, purchased in 1997, is scheduled for replacement this budget year. He explained that it has been the practice of the Water Department to keep a backhoe for about 5 years and then trade it in on a new one under a 5-year guaranteed buy-back program offered by the manufacturer, John Deere. The cost of the new machine is \$74,975, less trade-in of \$33,500, for a net cost of \$41,475.00. This purchase is included in the budget with 75% in the Water Department and 25% in the Sewer Department. Following a brief discussion regarding the buy-back program, Councilman Thomas made a motion to approve purchase of the new backhoe. Councilman Moss seconded the motion. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

**A-CORE CONCRETE CUTTING, INC. AWARDED
CONTRACT TO DO STREET JOINT SEALING**

Mr. Rowland reported that bids were requested for sealing the joints on 1500 South Street from Orchard Drive to Main Street and on Orchard Drive from 500 South to 2200 South. Bids were received from two companies and it is the staff recommendation to accept the low bid from A-Core Concrete Cutting, Inc. in the amount of \$98,365.00, based on unit prices and estimated quantities. Councilwoman Holt motioned to award the bid as recommended. Councilman Tolman seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

**ORD. NO. 2002-13 ADOPTED RE: ICE CREAM VENDING
VEHICLES**

Mr. Gehring reviewed that Bountiful City code presently requires that ice cream vending vehicles be driven from the right-hand side as a means of providing safety for patrons and children. It has been determined that right-hand driven vehicles actually become a safety hazard, and that the critical safety issue is that *vending* needs to be done from the right-hand side. It is the recommendation of staff that the ordinance be amended by eliminating the right-hand drive provision. He reviewed Ord. No. 2002-13, entitled AN ORDINANCE AMENDING SECTION 5-16-106 OF THE BOUNTIFUL CITY CODE RELATING TO REQUIRED EQUIPMENT ON ICE CREAM VENDING VEHICLES, and recommended that it be adopted. Councilman Thomas made a motion to this effect, Councilman Tolman seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

PRELIMINARY AND FINAL APPROVAL GRANTED TO ARVILLA CHILD SBDVN - 209 E 2200 SO

Mr. Rowland explained that James and Arvilla Child, owners of the property at 209 East 2200 South, have requested permission to split this parcel into two lots and create the Arvilla Child Subdivision. Both lots meet minimum lot size requirements for the zone (R-1-6.5) and exceed the minimum frontage requirements. The Planning Commission has reviewed this request and sends a favorable recommendation, subject to the following conditions:

1. Payment of the following fees:

Storm Water Impact fee:	\$1,658.50
Subdivision Checking fee:	200.00
Subdivision Recording fee:	<u>50.00</u>
Total Fees	\$1,908.50

The water and sewer connection fees will be paid at the time the new building permit is issued.

2. Make minor corrections on final plat and supply the City with a current title report.

Councilwoman Holt made a motion to grant preliminary and final approval, as recommended. Councilman Moss seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

PRELIMINARY AND FINAL SITE PLAN APPROVED FOR 4-PLEX - 285 WEST CENTER, RON HILL, DEVELOPER

Mr. Gehring presented the request of Ron Hill for approval of a 4-plex at 285 West Center. This request has been reviewed by the Planning Commission and comes to the Council with a favorable recommendation from the staff, subject to the following conditions:

1. Payment of required fees, including the Storm Drain Impact fee of \$661.13 and site plan review fee of \$100.00.
2. All building construction to meet the requirements of the IBC and other applicable codes and ordinances.
3. Provide a seven foot wide public utility easement along the Center Street frontage.
4. Use the existing sewer lateral and water lateral if size is adequate to serve the new building.

Following discussion, Councilwoman Holt motioned to grant preliminary and final site plan approval to the 4-plex, as presented and recommended. Councilman Thomas seconded the motion. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

PRELIMINARY AND FINAL SUBDIVISION APPROVAL GRANTED TO TIERRA VISTA CONDOS, PHASE 2, - 385 W 200 NO

Mr. Rowland reviewed that Grant Horsley was granted preliminary approval for an 18-unit condo complex at 385 W. 200 No. in June, 1995. Phase 1 of this project has been completed and Mr. Horsley has requested site plan and preliminary and final subdivision approval for Phase 2. The request has been reviewed by the Planning Commission and comes to the Council with a favorable recommendation from staff, subject to the following conditions:

1. Change the exterior plans for the units so that not more than 50% of the exteriors are in stucco as required by ordinance.
2. Provide a dumpster enclosure which is of the same material as the main buildings.

3. Payment of all applicable fees, including a \$100 site plan review fee.
4. Provide a reconfirmation of the Letter of Credit and Guarantee posted with the Phase 1 construction.
5. Prepare and record a proper Condominium Plat
6. Sign a Development Agreement with the City.
7. Supply the City with a current title report.
8. Provide a Construction Site Storm Water Pollution Prevention Plan
9. Solid fencing be installed at all locations where this property abuts single family property.

Councilman Pitt made a motion to grant approval as requested and recommended. Councilman Tolman seconded the motion. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted “aye”.

**PRELIMINARY AND FINAL SITE PLAN APPROVAL
GRANTED FOR NEW COMMERCIAL BUILDING - 245 W 500 SO**

Mr. Gehring explained that Valley Properties, Inc. is the owner of the property and Gringo’s Restaurant at 245 West 500 South. The owners would like to demolish the current Gringo’s building and replace it with a new building which will house two new restaurants. In the process of making the changes at this site, one of the two drive approaches currently serving the site will be eliminated and the other will continue to be used as an “in only” access. Mr. Rowland explained that any new curb cuts require UDOT approval and it is the hope of staff that UDOT will not put a barrier in the middle of 500 South. This request has been reviewed by the Planning Commission and comes with a favorable recommendation for preliminary and final approval, with the following conditions:

1. UDOT approval is required for any improvements in the 500 South right-of-way.
2. All plans to meet ADA, IBC, and other applicable codes and pay appropriate fees.
3. New building to use existing sewer and water connections if possible to avoid digging in 500 South Street.
4. Pay \$100 site plan review fee.
5. Adequate signage and striping be included to discourage, if not prohibit, exiting onto 500 South.

Councilman Thomas made a motion to grant preliminary and final approval to this request, as recommended. Councilman Tolman seconded the motion. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted “aye”.

**ORD. NO. 2002-14 ADOPTED RE: VACATING PROPERTY
IN HIDDEN LAKE AT SUMMERWOOD ESTATES SBDVN.**

Mr. Mahan reviewed that the Council recently approved Hidden Lake at Summerwood Estates Subdivision Phase 2, which included a small piece of ground which was already within the original Hidden Lake at Summerwood Estates Subdivision. It is, therefore, necessary to vacate that piece from the first subdivision so that it can be included in the second. Ronn Marshall owns both subdivisions at this point, and has requested the change. Councilman Moss made a motion to adopt Ord. No. 2002-14 entitled AN ORDINANCE VACATING PARCEL A FROM HIDDEN LAKE AT SUMMERWOOD ESTATES SUBDIVISION IN BOUNTIFUL, DAVIS COUNTY, UTAH, AND RELEASING THE EASEMENTS THEREON, FOR THE PURPOSE OF BEING INCORPORATED INTO THE NEW HIDDEN LAKE AT SUMMERWOOD ESTATES PHASE 2 SUBDIVISION. Councilwoman Holt seconded the motion and

voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted “aye”.

REVIEW PROPOSED SCHEDULE FOR SKATEBOARD PARK

Mr. Hardy noted that if construction of the skateboard park were to commence as soon as possible, the project would be interrupted by winter weather and would not be available for use until late spring, 2003. Therefore, he proposed that Requests for Proposals be sent out now and that the City Council review those proposals at the second meeting in August. Once the architect/contractor is selected, designing the park would start in September, with a final design to be approved by December and construction documents be prepared by the end of December. The remainder of the schedule would be:

Go out to bid	January - February
Award bid	Mid February
Start construction	March 1
Complete project	June 30, 2003, with a possible incentive for May 31 st completion.

Discussion followed regarding potential firms for the project, the size of the project, location, etc. The off-site improvements (parking, restrooms, landscaping, etc.) will be done by the City. The fence will be part of the project design. Mr. Hardy also recommended that the Parks and Recreation Committee be involved in assisting with putting the proposals together and while the project is in the design phase that a public hearing be held (separate from City Council meeting).

REVIEW 4-10 WORK WEEK ALTERNATIVES

Mayor Johnson reviewed that since the City changed to a modified four-day work schedule, some citizens have been unhappy at not being able to have full City services on Friday. Therefore, consideration is being given to alternative schedules. Mr. Hardy reviewed a memo from staff which outlined four options and a lengthy discussion followed.

Option 1, recommended by management, would continue with the concept of full City Hall operations from 7:00 a.m. to 6:00 p.m. on Monday through Thursday (with a complete schedule of building and public works inspections being provided on Fridays). However, enhancements (such as additional communication activities, telephone services, etc.) would be added to give citizens further information and choices. Option 2 would provide for hours of operation from 7:00 a.m. to 6:00 p.m. all week, with limited services on Friday. This option results in staffing challenges and keeping the building open for 10 extra hours per week and is not recommended by management.

Option 3 would have City hall open Monday through Friday from 7:00 a.m. to 6:00 p.m. with rotating shifts. Scheduling adjustments and keeping the building open longer hours would result in an increase in costs and this option is not recommended by management. Option 4 would be to return to the original 8:00 a.m. to 5:00 p.m., Monday through Friday schedule. This traditional schedule would not provide the convenience of extended hours for citizens or savings in utility costs by having the building closed on Fridays. This option is not recommended by management.

Following a lengthy discussion, Councilman Pitt made a motion that the City try Option 2 on a trial basis (providing services at City Hall for all departments on Monday through Thursday from 7:00 a.m. to 6:00 p.m., *with limited services – Utilities and Engineering – on Friday from*

7:00 a.m. to 6:00 p.m.) and that the staff determine how the staffing would be accomplished, maintaining a 40-hour work week for all employees; and that this schedule be used on a six-month trial basis from September, 2002 - March, 2003. Councilwoman Holt seconded the motion and requested that the staff report back to the Council in six months. It was suggested that the communication enhancements included in Option 1 be implemented and that every effort be made to avoid employee overtime expenses. Voting on the motion was unanimous, with Councilpersons Holt, Moss, Pitt, Thomas, and Tolman voting "aye".

COUNCIL COMMITTEE REPORTS

Mayor Johnson reported that Mr. Hardy has presented a concept of the new Recreation Center to the Davis School Board, requesting that they partner with the City, possibly with a land trade or contribution. Conceptually the School Board was favorable to working with the City and staff will go ahead with the design of the project.

EXECUTIVE SESSION SCHEDULED

At 9:33 p.m. Councilman Moss motioned to adjourn to executive session for the purpose of discussing pending litigation. Councilman Thomas seconded the motion which carried unanimously. Councilpersons Holt, Moss, Pitt, Thomas, and Tolman voted "aye".

Attendance at Executive Session

Mayor Johnson
Councilmembers Holt, Moss, Pitt, Thomas, and Tolman
Mr. Hardy
Mr. Mahan
Mr. Rowland

JOE L. JOHNSON, Mayor

KIM J. COLEMAN, City Recorder

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