

1 Minutes of the
2 Bountiful City Council Meeting
3 City Council Chambers
4 July 12, 2005 - 7:02 p.m.
5

6 Present: Mayor: Joe L. Johnson
7 Council Members: Barbara Holt, R. Fred Moss, John S. Pitt, and
8 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/RDA Director: Aric Jensen
14 Administrative Intern: Joel Jenks
15 Department Heads: Neil Jenkins, Parks and Recreation
16 Clifford Michaelis, Power
17 Paul Rapp, Police
18 Terry Thompson, Streets/Sanitation
19 Recording Secretary: Nancy T. Lawrence
20 Excused: Councilpersons: Richard Higginson
21

22 Official Notice of this meeting had been given by posting a written notice of same and an
23 Agenda at the City Hall and providing copies to the following newspapers of general circulation:
24 Davis County Clipper, Deseret News, and Salt Lake Tribune.
25

26 Mayor Johnson called the meeting to order at 7:02 p.m. following a meeting of the
27 Redevelopment Agency and welcomed those in attendance. Mitchell Gee, visiting Boy Scout,
28 led the pledge of allegiance to the flag, following which Mr. Rowland offered the prayer/thought.
29 Mayor Johnson noted that former Mayor John Cushing and Former Councilman Gordon Thomas
30 have returned home after serving LDS missions and he expressed a desire to recognize them at a
31 future meeting.
32

33 **APPROVAL OF MINUTES FOR JUNE 28, 2005 MEETING DELAYED**

34 Minutes of the regular meeting of the City Council held June 28, 2005 will be presented for
35 approval at a future meeting..
36

37 **WEEKLY EXPENDITURES APPROVED FOR PERIOD**
38 **JUNE 22, 2005 - JULY 6, 2005**

39 Mayor Johnson presented the Weekly Expenditure and Expense Report for the Period June
40 22, 2005 - July 6, 2005 in the amount of \$2,359,635.31. Following discussion, these expenditures
41 were unanimously approved on a motion made by Councilman Tolman and seconded by
42 Councilman Pitt. Councilpersons Holt, Moss, Pitt and Tolman voted "aye".
43

44 Mayor Johnson recognized Joel Jenks (administrative intern) at this time and reported that
45 he has been helping with several City-related projects. Mr. Jenks stated that he is a graduate
46 student at Brigham Young University majoring in Public Administration and he expressed
47 appreciation for the opportunity that he has to work with Bountiful City.
48

49 **RETIREMENT OF LYNN HOOPER,**
50 **BOUNTIFUL POLICEMAN, RECOGNIZED**

1 Mayor Johnson recognized retiring police officer, Lynn Hooper, and expressed
2 appreciation for the service which he has rendered to the City since 1994. Chief Rapp thanked
3 Officer Hooper for the wonderful asset he has been with the department and noted that he will join
4 the ranks of the “working retired” as a detective with the State Department of Licensing. Officer
5 Hooper praised the Bountiful Police Department for the “pride, integrity, and loyalty” which exists
6 among the personnel and stated that he will greatly miss his association with this outstanding
7 department. He also urged the Mayor and Council to become familiar (firsthand) with what the
8 Police Department does and strongly recommended that additional personnel be added to the
9 department in an effort to reduce the heavy case load of the officers. Mayor Johnson then
10 presented Officer Hooper with a token of appreciation (gift certificate) on behalf of the City.
11

12 **APPROVAL GIVEN TO PURCHASE GOLF CARTS**

13 Mr. Jenkins reviewed that this year’s Recreation budget included the purchase of eleven
14 (11) golf carts. Bids were requested and it is the recommendation of staff to purchase the electric
15 carts from Highland Golf Company (State contract) for the net cost (after trade in) of
16 \$2,525.00/each, totaling \$27,775.00. The budgeted amount was \$29,000.00. Councilman Moss
17 made a motion to approve this purchase, as requested. Councilman Pitt seconded the motion and
18 voting was unanimous. Councilpersons Holt, Moss, Pitt and Tolman voted “aye”.
19

20 **STREET DEPARTMENT EXPENDITURES APPROVED**

21 Mr. Thompson presented the five following requests to purchase equipment for the Street
22 Department. All items were included in this year’s budget.

23 **Two Shop Hoists:** It is the staff recommendation to purchase two Gray WP:S-160 truck
24 hoists in the amount of \$18,950, including shipping. The budgeted amount was \$20,000. Mr.
25 Thompson explained that not only was this the low bid, but last year hoists were purchased from
26 Gray and it is favorable to have all hoists the same kind so that they can all work together from the
27 same wireless signal. Councilman Tolman made a motion to approve the purchase of the shop
28 hoists, as explained. Councilwoman Holt seconded the motion and voting was unanimous.
29 Councilpersons Holt, Moss, Pitt and Tolman voted “aye”.
30

31 **Household Hazardous Waste Pickup.** Mr. Thompson reported that the Household
32 Hazardous Waste Event will be on Saturday, October 15, 2005. This is the 13th event that the City
33 has sponsored and it has always proven very successful. Onyx Environmental Service has the
34 State contract until November 12, 2005 (with renewal options) and it is the staff recommendation
35 to use this vendor. Onyx has been used in the past and they have conducted the event in a timely
36 and professional manner, including disposing of the hazardous materials which are collected. The
37 budgeted amount is \$36,000 and Mr. Thompson indicated that if necessary, there is enough money
38 in his budget to exceed this figure. Councilwoman Holt made a motion to approve Onyx
39 Environmental Service as the contractor for the Household Hazardous Waste event, with the
40 option of exceeding \$36,000 (budget), if necessary. Councilman Moss seconded the motion and
41 voting was unanimous. Councilpersons Holt, Moss, Pitt and Tolman voted “aye”.
42

43 **Purchase of Road Salt.** Mr. Thompson reviewed that Broken Arrow has offered the City
44 an extension of last year’s budget contract for road salt and it is the staff recommendation to take
45 advantage of this offer. The price per ton is \$14.90 *delivered*, which provides a good cost benefit
46 to the City in view of fuel prices being higher than they were last year. The amount budgeted is

1 \$265,000. Councilman Moss made a motion to accept the offer from Broken Arrow and extend
2 the road salt contract for one year. Councilman Tolman seconded the motion and voting was
3 unanimous. Councilpersons Holt, Moss, Pitt and Tolman voted “aye”.

4
5 **Contract for Road Striping.** Two contractors submitted bids for the Road Paint Striping
6 work for the 2006 budget year. It is staff’s recommendation to award the contract to low bidder,
7 Interstate Barricades, for water base paint in the amount of \$17,793.00. Mr. Thompson noted that
8 the total is based on unit prices and actual costs will vary when the job is complete. Councilman
9 Pitt motioned to award the contract to Interstate Barricades, as presented, noting that the amount
10 could go higher. Councilman Moss seconded the motion which carried unanimously.
11 Councilpersons Holt, Moss, Pitt and Tolman voted “aye”.

12
13 **Purchase of Two One-Ton Dump Trucks.** The current year budget included the
14 purchase of two one-ton dump trucks (one for the Street Department and one for the Storm Water
15 Department). Two bids were submitted and it is the staff recommendation to purchase from the
16 low bidder, Young Chevrolet, as follows: a 2006 Chevrolet 3500 HD 2WH drive in the amount of
17 \$28,321.73; and a 2006 Chevrolet 3500 HD 4x4 for \$30,021.73. Both trucks are below budget and
18 both of the trucks that will be replaced will be used at the landfill. Councilwoman Holt motioned
19 to purchase the two trucks from Young Chevrolet, as presented. Councilman Pitt seconded the
20 motion and voting was unanimous. Councilpersons Holt, Moss, Pitt and Tolman voted “aye”.

21
22 **IPP UNIT #3 PROJECT AGREEMENT APPROVED**

23 Mr. Michaelis reviewed with the Council that the City is considering participation in the
24 IPP Unit #3 Project which will come on line in the Spring of 2011 as a firm power resource. He
25 briefly discussed the current power resources (firm and non-firm) and their expiration periods and
26 explained how the proposed IPP Unit #3 would fit into the City’s power resources, if approved.
27 Approval of the Development Agreement, between Utah Associated Municipal Power Systems
28 (UAMPS) and the City has been recommended to the City Council by the Power Commission and
29 staff. The Agreement includes the following:

- 30 1. Design of the plant.
- 31 2. Finish Air Permit, and Defend Air Permit.
- 32 3. Finalize coal contracts, construction contracts and provide timetables analysis on all
33 changes and how those changes will affect the spring of 2011 commercial operation
34 date for IPP #3.
- 35 4. Study the possibility of a super-critical boiler design.
- 36 5. Analyze common facility agreements and final payments of those common facilities
37 (coal handling, buildings, etc.)
- 38 6. A budget for the above work not to exceed \$15 million dollars for the 900 MW
39 project.

40
41 Bountiful’s share of the Development Agreement costs (based on 15 MW shares) would be
42 \$250,000. All of the steering committee costs and development phase costs will be reimbursed to
43 the City if IPP Unit #3 goes to construction.

44
45 Following discussion, Councilman Moss reiterated that it is important for the City to secure
46 good power resource contracts and he made a motion to approve the Development Agreement, as

1 presented. Councilman Pitt seconded the motion and voting was unanimous. Councilpersons
2 Holt, Moss, Pitt and Tolman voted “aye”.

3 **PURCHASE OF SWITCHGEAR APPROVED - POWER DEPT**

4 Mr. Michaelis reported that bids were opened for four 15KV dead front switchgear, needed
5 for inventory and new construction projects. Two distributors submitted bids and it is the
6 recommendation of the Power Commission and staff to accept the low bid from Western States
7 Electric in the amount of \$56,430.00. Councilman Moss motioned to award the bid to Western
8 States, as presented. Councilwoman Holt seconded the motion and voting was unanimous.
9 Councilpersons Holt, Moss, Pitt and Tolman voted “aye”.

10
11 Mayor Johnson thanked Mr. Thomas and the crew for assisting with flags for the Fourth of
12 July weekend.

13
14 **EXTENSION OF CONTRACT WITH ASPLUNDH FOR**
15 **TREE TRIMMING SERVICES APPROVED - POWER DEPT.**

16 Mr. Michaelis reviewed that the 2005-06 budget includes \$185,840 to be used for contract
17 services for trimming trees from the power lines. Bids were received from two companies for this
18 service and it is the recommendation of the Power Commission and staff to accept the low bid
19 from Asplundh Company in the amount of \$110.55/hour, not to exceed the budgeted amount
20 unless approved by the Council. Councilman Moss made a motion to award the bid to Asplundh,
21 Councilman Tolman seconded the motion and voting was unanimous. Councilpersons Holt,
22 Moss, Pitt and Tolman voted “aye”.

23
24 **SECURITY UPGRADE APPROVED**
25 **FOR POLICE DEPARTMENT**

26 Chief Rapp requested approval to purchase software and a scanner from New World
27 Systems to implement bar coding evidence as it is collected and placed in the evidence room. The
28 bar code information will be used in case reporting. This proposed purchase in the amount of
29 \$14,260.00 was included in the 2005-06 budget. Councilman Tolman motioned to approve the
30 purchase of the bar coding security upgrade, as explained. Councilwoman Holt seconded the
31 motion and voting was unanimous. Councilpersons Holt, Moss, Pitt and Tolman voted “aye”.

32
33 **APPROVAL GIVEN TO PURCHASE VEHICLE**
34 **FOR POLICE DETECTIVE DIVISION**

35 Chief Rapp reported that the current year budget included replacement of a vehicle
36 currently used in the Detective Division. He explained that Sgt. Kilpack, Fleet Coordinator, is in
37 the process of negotiating for a 2006 Dodge Charger that is being transferred to Layton Hills
38 Dodge for which a quote “not to exceed \$24,000” has been given. The vehicle being replaced will
39 be traded in at the low Blue Book price. It is the recommendation of the Public Safety Committee
40 and staff that this purchase be approved. Councilwoman Holt made a motion to this effect,
41 Councilman Moss seconded the motion and voting was unanimous. Councilpersons Holt, Moss,
42 Pitt and Tolman voted “aye”.

43
44 **KIRT PETERSON RE-APPOINTED TO PLANNING COMMISSION**

45 Mayor Johnson reviewed that Kirt Peterson has been a member of the Planning
46 Commission since September, 2004 and has done an outstanding job. He recommended that Mr.

Peterson be re-appointed for a full four-year term which will expire on July 1, 2009. Councilwoman Holt motioned to approve the re-appointment, as recommended. Councilman Moss seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt and Tolman voted "aye".

**FINAL APPROVAL GRANTED TO TRACY SBDVN,
1500 SO DAVIS BLVD.**

Mr. Jensen presented the request of Tracy Hansen for preliminary and final subdivision plat review of the Tracy Subdivision at 1500 South and Davis Boulevard and said that it is the recommendation of staff and the Planning Commission to grant final plat approval, subject to the following conditions:

1. All fees be paid (checking, Storm Water Impact, recording).
2. A note be placed on the plat stating that the driveway for Lot 2 be located on 1500 South at the extreme east side of the property.
3. Notes be placed on the final plat stating that any home constructed on Lot 3 must be placed at such an elevation that will allow the main floor sewer to gravity flow to the street, and a 25-ft. setback allowed along Davis Blvd.
4. The final plat include an easement to accommodate the sewer lateral for Lot 3.
5. Submit a current Title Report.
6. An acceptable bond be placed to cover the installation of the two new sewer laterals.

Following a brief discussion, Councilwoman Holt made a motion to grant preliminary and final approval, as presented. Councilman Tolman seconded the motion which carried unanimously. Councilpersons Holt, Moss, Pitt and Tolman voted "aye".

**FINAL APPROVAL GRANTED TO RENAISSANCE
TOWN CENTRE PUD, PHASE 1, PLAT 2**

Mr. Jensen recognized John Tebbs who was in attendance representing the developer of the Reanaissance Town Centre and then reviewed the request of that development for Final Subdivision Plat, Phase 1 approval. He stated that it is the recommendation of the Planning Commission and staff to grant final approval, with the following conditions:

1. Make minor corrections to the plat as shown on the redlines.
2. Provide Bountiful City a temporary construction easement over the entire property, to hold until the planned unit development plat is recorded.
3. Pay fees and post a development bond as determined in the bond letter.
4. Obtain a building permit and comply with the requirements of the IBC 2003 Edition.
5. Sign a Development Agreement with the City.
6. Provide a current title report on the property.

Discussion focused on the nature of the Development Agreement, following which Councilwoman Holt motioned for final approval, as recommended. Councilman Pitt seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt and Tolman voted "aye".

FINAL SUBDIVISION APPROVAL GRANTED TO TIERRA VISTA

CONDO, PHASE 2 AMENDED PLAT

Mr. Jensen presented the request of Grant Horsley for preliminary and final *amended* subdivision plat approval for the Tierra Vista Condominium Phase 2. The amendment to the plat was to provide for increasing the depth of the attached garages from 18 feet to 20 feet. The requested changes are extremely minor and do not increase the number of units, nor affect the amount of parking or landscaping below the required limits. Mr. Jensen indicated that it is the recommendation of staff and the Planning Commission to grant preliminary and final approval to Tierra Vista Condominium Phase 2 Amended plat, subject to the following conditions:

1. Pay all applicable fees (checking, recording, etc.).
2. Make minor corrections to the plat.
3. Supply the City with a current title report.
4. Provide a Construction Site Storm Water Pollution Prevention Plan.

Councilwoman Holt motioned to grant preliminary and final plat approval, as presented and recommended. Councilman Moss seconded the motion and voting was unanimous.

APPROVAL GIVEN FOR UNIT PRICES FOR HOT MIX ASPHALT FOR 2005 CONSTRUCTION SEASON

Mr. Rowland reported that Staker Parson Company has received the State of Utah contract to provide hot mix asphalt for overlays and paving. He said that for the past several years the City has used the State’s cooperative contract price because it is better than we could get by bidding separately. It is the recommendation of staff that the Council accept the unit prices as shown on the State’s bid tabulation, with 1/2" at \$22.50 and 3/4" at \$25.70. This year’s budget includes \$475,000 for asphalt work. Councilman Moss motioned to accept the State bid asphalt prices, as presented and Councilman Pitt seconded the motion which carried unanimously. Councilpersons Holt, Moss, Pitt and Tolman voted “aye”.

APPROVAL GIVEN TO EXTEND CONTRACT FOR SIDEWALK TRIP HAZARD ELIMINATION PROJECT

Mr. Rowland reported that the Sidewalk Trip Hazard Elimination Program has been very successful and he recommended that the contract of Precision Concrete Cutting be extended for the 2005 season. This company has agreed to keep the same per foot price as last year’s contract. It is estimated that between 1,000 and 1,100 properties can be included within the budgeted amount of \$125,000.00. Following a brief discussion, Councilman Pitt made a motion to approve extending the contract of Precision Concrete Cutting for the 2005 season, as recommended. Councilman Moss seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt and Tolman voted “aye”.

ASWN+ AWARDED CONTRACT FOR ARCHITECTURAL SERVICES - WATER DEPARTMENT HEADQUARTERS

Mr. Rowland reviewed that earlier this spring the Water Department, Street Department and Parks Department combined to have a master plan done for construction of new facilities, as follows: Water Department, new headquarters building; Street Department, new storage garage for heavy equipment; and Parks Department, more storage space for small power equipment. He said that the Police Department would also be included in this project with a relocated evidence storage garage. ASWN+ was selected and did this work with the understanding that they would again

1 have to compete to get the contract to do the final design work for the actual construction.
2 Proposals were received for final design work and it is the recommendation of staff to accept the
3 professional services proposal of ASWN+ for the design of the new Water Department
4 headquarters and various other buildings. This firm has a good background on this type of
5 building and the six percent professional service fee is in line with industry. Councilman Moss
6 motioned to approve this contract, as presented. Councilwoman Holt seconded the motion and
7 voting was unanimous. Councilpersons Holt, Moss, Pitt and Tolman voted "aye".

8
9 **COUNCIL COMMITTEE REPORTS**

10 Mr. Jensen reported from RDA that the project behind Stoker School is moving along well.
11 He reported also on the Trails Committee meeting which involves the County and noted that as
12 changes are made to the way the City handles business items, it is very beneficial to have a City
13 Council member serve on the Planning Commission.
14

15 Councilman Tolman reported that the following changes have been made to the Bountiful
16 Historical Commission: Matt Larsen, Shelby Peterson, and Cole Peterson have been released with
17 a heartfelt thanks and newly appointed members are: Dean Collinwood, Annette Nelson, and
18 Randy Goodrich. The Historical Commission will be taking a field trip to view historical facilities
19 along the Wasatch Front.
20

21 **EXECUTIVE SESSION APPROVED**

22 At 8:50 p.m. Councilman Moss made a motion to adjourn to Executive Session for the
23 purpose of discussing pending litigation. Councilman Tolman seconded the motion which carried
24 unanimously. Councilpersons Holt, Moss, Pitt and Tolman voted "aye".
25

26 **Attendance at Executive Session**

- 27 Mayor Johnson
- 28 Councilmembers Holt, Moss, Pitt and Tolman
- 29 Mr. Hardy
- 30 Mr. Mahan
- 31 Mr. Rowland
- 32 Mr. Jenks
- 33 David Wilding, Water Department Head
- 34
- 35
- 36
- 37

38 JOE L. JOHNSON, Mayor

39
40
41
42
43 KIM J. COLEMAN, City Recorder

44 * * * * *