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**Minutes of the
Bountiful City Council Meeting
City Council Chambers
January 24, 2006 - 7:00 p.m.**

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| Present: | Mayor: | Joe L. Johnson |
| | Council Members: | Richard Higginson, Barbara Holt, R. Fred Moss, John Pitt and Thomas Tolman |
| | City Manager: | Tom Hardy |
| | City Attorney: | Russell Mahan |
| | City Engineer: | Paul Rowland |
| | City Recorder: | Kim J. Coleman |
| | Planning/RDA Director: | Aric Jensen |
| | Department Rep: | Lloyd Cheney, Engineering Clifford Michaelis, Power David Wilding, Water/Sewer |
| | Recording Secretary: | Nancy T. Lawrence |

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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.

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Mayor Johnson called the meeting to order at 7:00 p.m., following which Steven Broderick, visiting Boy Scout, led the pledge of allegiance to the flag. Mr. Hardy offered the prayer/thought. The Mayor took a moment to express appreciation to the Power, Police and Fire Departments for their excellent work in preparing for Governor Huntsman's visit to Bountiful when he delivered the State of the State address from Washington Elementary School.

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MINUTES OF JANUARY 10, 2006 APPROVED

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Minutes of the regular City Council meeting held January 10, 2006 were presented and unanimously approved as written on a motion made by Councilman Tolman and seconded by Councilman Pitt. Voting was unanimous with Councilmembers Higginson, Holt, Moss, Pitt and Tolman voting "aye".

**EXPENDITURES AND EXPENSES APPROVED FOR
PERIODS JANUARY 5-11, 2006 AND JANUARY 12-18, 2006**

Mayor Johnson presented the Report of Expenditures and Expenses Greater than \$1,000 for the periods January 5-11, 2006 (\$877,364.16) and January 12-18, 2006 (\$108,213.21). The staff responded to questions and discussed the impact of a dramatic increase in natural gas costs. Following the discussion, Councilwoman Holt motioned to approve the expenditure reports as presented and Councilman Higginson seconded the motion. Voting was unanimous with Councilmembers Higginson, Holt, Moss, Pitt and Tolman voting "aye".

**TRANSFORMER BID AWARDED TO
WESTERN STATES ELECTRIC**

Mr. Michaelis reviewed that invitations to bid were sent to local distributors for 94 transformers (43 pad transformers and 51 pole transformers). These transformers are needed for inventory, which includes emergency backup and new construction projects. Bids were received from four different vendors and evaluated based on Total Ownership Costs. This includes the

1 initial purchase price, plus the present value cost of the calculated transformer losses accumulated
2 over 25 years. This type of evaluation process challenges the manufacturers to build transformers
3 with low losses and still be competitive with the up-front purchase price. Based on the results of
4 this evaluation process, it is the recommendation of staff and the Power Commission that the bid,
5 totaling \$195,343.00, be awarded to Western States Electric. Councilman Moss made a motion to
6 award the bid to Western States Electric, as recommended. Councilman Higginson seconded the
7 motion and voting was unanimous with Councilpersons Higginson, Holt, Moss, Pitt and Tolman
8 voting "aye".
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10 **APPROVAL GIVEN TO PURCHASE SIGNAL EQUIPMENT**
11 **FOR NEW 1000 NO 200 WEST TRAFFIC SIGNAL**

12 Mr. Cheney reviewed that part of the reconstruction of 200 West Street project will include
13 installation of a traffic signal at 1000 North and 200 West. In order to have materials available to
14 meet the project schedule, it is necessary to order the materials in advance. All items have been
15 budgeted as part of the project and are available to the City as part of State Contract PD1748. The
16 signal poles, mast arms, and hardware are available to the City as part of State Contract PD1748
17 (\$14,036.00); and staff recommends that the quote from Econolite for the signal cabinet,
18 controller, and video detection equipment in the amount of \$30,450.80 be approved.
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20 Councilman Higginson motioned to approve the purchase of the signal equipment totaling
21 \$44,486.80 for the new 1000 North 200 West traffic signal. Councilwoman Holt seconded the
22 motion and voting was unanimous. Councilpersons Higginson, Holt, Moss, Pitt and Tolman
23 voted "aye".
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25 **MAPLE HILLS BOOSTER STATION REPLACEMENT APPROVED**

26 Mr. Rowland reviewed that the Maple Hills Booster Pump Station was built in 1976 and
27 has served well for the past 30 years. However, operational experience over the last several years
28 has shown that in the high demand summer period, the redundancy that is needed is absent. In
29 addition to the need to upgrade the pumps, it has also been determined that the building has cracks
30 in the walls and the pump piping is somewhat displaced. Several options have been considered to
31 correct this problem and the solution being recommended by staff is a below-grade self-contained
32 prefabricated pump station. This is optimal because it leaves the City less vulnerable to a possible
33 water shortage because it can be installed most quickly, and it is aesthetically more pleasing.
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35 Engineered Fluids, Inc. (EFI) has been selected as the vendor based on available sources
36 and recommendations from other agencies who have used this system. The estimated cost of this
37 system is \$140,000, which includes engineering, fabrication, testing, shipment to site, installation
38 on pad by others, startup, operator training and furnishing a comprehensive O&M manual. This
39 cost is comparable to a build-in-place station but without the disadvantages of problems with
40 maintaining service and the visual impact of an above ground station. Mr. Wilding stated that he
41 feels comfortable with this solution. The approved budget for this facility was \$113,000 which
42 would be increased to between \$130,000 and \$135,000 due to unexpected increases in construction
43 material and labor costs over last year. Following discussion, Councilman Higginson made a
44 motion to approve the purchase of the pre-fabricated booster pumping station in the amount of
45 \$148,858.00. Councilman Tolman seconded the motion and voting was unanimous.
46 Councilpersons Higginson, Holt, Moss, Pitt and Tolman voted "aye". Mayor Johnson asked the
47 staff to alert him when this pumping station comes in so that he can follow the installation process.

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2 The meeting adjourned at 7:35 p.m. for a 5-minute recess and reconvened in the Planning
3 Conference Room for a Work Session.
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5 **UPDATE ON NEW WATER DEPARTMENT BUILDING**

6 Mr. Rowland reported that the design phase of the Water Department headquarters
7 building, the new Street Department garage, new Parks Department addition and the new Police
8 evidence building has proceeded to the point that it is time to advertise for a construction
9 manager/general contractor (CM/GC). This process involves soliciting proposals from CM/GC
10 firms and then selecting one after interviewing several finalists narrowed down from the field as a
11 whole. He reviewed the tentative time table for this project and budget estimates, and stated that
12 the staff wants to review the status of the projects with the Council and get a consensus prior to
13 proceeding further. The budget for each building (as estimated by the architect) is higher than
14 budgeted 12 months ago. This resulted in a staff meeting to determine if there are any
15 extravagances in the water building which could be cut. That review showed that the building
16 meets but does not particularly exceed the anticipated space needs for the water operation into the
17 foreseeable future.
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19 The costs provided by the architect do not include site development, utilities, and/or
20 structural fill requirements. Prior to getting into the project too far, Councilman Moss indicated
21 that he would like to see an estimate of all costs – demolition, landscaping, site work, etc. Mayor
22 Johnson pointed out that the longer we wait to do this project, the more costs will increase. He
23 suggested that the staff move forward in soliciting Requests for Proposals and that all costs be
24 looked at. It was also suggested that the Water Committee (Councilpersons Higginson, Holt, and
25 Tolman) assist with the final interview process and make a recommendation to the City Council.
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27 **ADDITIONAL DISCUSSION ON 2006 GOALS/OBJECTIVES**

28 Mr. Hardy reviewed major projects that are scheduled for 2006, including the *Water*
29 *Department project, reconstruction of 200 West Street* from 1600 North to 400 North with a need
30 to determine whether it will be constructed with concrete or asphalt. Other areas to be addressed
31 include: promoting more *economic development* this year, continued participation in regional
32 *transportation issues* (with Mayor Johnson supporting City needs as a member of the WFRC),
33 dealing with dynamics related to *in-fill*, consideration of *buildings for the museum and performing*
34 *arts*, finalizing the *Recreation Center Complex*, connecting *downtown* commercial areas,
35 determining what to do with the *former Indoor Pool*, looking at the *goals of the Historical*
36 *Commission* as presented in a handout by Councilman Tolman, looking at long-range solutions for
37 *power resources*, maintaining existing *tax and fee structures*, focusing on *basic services* – roads,
38 garbage, water, cemetery, police, fire, etc., and *updating the zoning ordinance*. Discussion
39 focused on a request from a property at 370 North 100 West and it was the consensus of the
40 Council that the moratorium be held in place for anything that would constitute a “use” change.
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42 **EXECUTIVE SESSION APPROVED**

43 The meeting adjourned to Executive Session at 9:15 p.m. for the purpose of discussing
44 pending litigation on a motion made by Councilman Moss and seconded by Councilman
45 Higginson.
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47 **Attendance at Executive Session**

1 Mayor Johnson
2 Councilpersons Higginson, Holt, Moss, Pitt and Tolman
3 Mr. Hardy
4 Mr. Mahan
5 Mr. Rowland
6 Mr. Jensen

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JOE L. JOHNSON, Mayor

KIM J. COLEMAN, City Recorder

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