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Minutes of the Bountiful City Council Meeting City Council Chambers September 26, 2006 - 7:00 p.m.

Present: Mayor Joe L. Johnson
Council Members: Richard Higginson, R. Fred Moss, John S. Pitt, and Thomas Tolman
City Manager: Tom Hardy
City Attorney: Russell Mahan
City Engineer: Paul Rowland
Admin. Director: Galen Rasmussen
Planning Director: Aric Jensen
Dept. Representatives: Clifford Michaelis, Power
Paul Rapp, Police
Jerry Wilson, Parks and Recreation
Recording Secretary: Nancy T. Lawrence
Excused: Councilwoman: Barbara Holt

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. and welcomed those in attendance. Jerry Wilson led the pledge of allegiance to the flag, following which Mr. Jensen offered the prayer/thought.

MINUTES OF TWO MEETINGS APPROVED

Minutes of the regular meeting of the City Council held September 12, 2006 and the Study Session with the Planning Commission on September 5, 2006 were presented and unanimously approved as written on a motion made by Councilman Higginson and seconded by Councilman Pitt. Councilpersons Higginson, Moss, Pitt and Tolman voted "aye".

WEEKLY EXPENDITURES APPROVED FOR PERIOD SEPTEMBER 7 -13, 2006 and SUMMARY FOR AUGUST, 2006

Mayor Johnson presented the Weekly Expenditure and Expense Report for the Period September 7-13, 2006 in the amount of \$613,035.88, and the Summary of August, 2006 totaling \$6,127,980.39. The staff responded to questions, following which Councilman Moss made a motion to approve the reports as presented. Councilman Tolman seconded the motion and voting was unanimous. Councilpersons Higginson, Moss, Pitt and Tolman voted "aye".

RECOGNITION OF RETIRING POLICE OFFICER - JULIE FEIGLESON

Mayor Johnson reported that Julie Feigleson, Bountiful City Police Officer, is retiring and he turned time to Chief Rapp for the purpose of recognizing Julie. Chief Rapp stated that it was a great honor to recognize Corporal Feigleson upon her 30 years of service to the City. She started working with the City part-time in the Utility Department and then moved to a full-time position as a dispatcher at the Police Department. She completed training at the Police Academy and served in the patrol and detective divisions. She supervised the elementary school programs and served many years as supervisor of the crime lab and was generally relied on to correct

1 organizational problems throughout the department. Chief Rapp expressed sincere and heartfelt
2 appreciation for the opportunity of having Julie work in the Police Department and he noted that
3 she will be retained as a part-time employee serving as the Evidence Technician.
4

5 Mr. Hardy praised Julie for her dedication and professionalism and stated that she was an
6 outstanding officer and a dedicated City employee who truly believes in what she does. Julie
7 responded that it has been a complete pleasure to work here (Bountiful City) and is grateful for the
8 opportunity to continue working in a part-time capacity. Mayor Johnson presented Julie with a
9 gift certificate, expressing appreciation on behalf of the elected officials, City employees and
10 citizens of Bountiful.

11
12 **PUBLIC HEARING TO CONSIDER ORD. NO. 2006-09,**
13 **VACATING LOT 3 OF JENSEN SUBDIVISION**

14 Mr. Rowland presented the request of Brad Hutchings for preliminary approval of a 2-lot
15 subdivision located at the corner of 550 North and 1000 East (currently Lot 3 of the Jensen
16 Subdivision). He noted that Lot 3 must be vacated from the existing subdivision before the new
17 subdivision can be approved, and that a public hearing is required before this action can be taken.
18 He noted that the neighbors are supportive of the area being developed and that both lots will meet
19 code.
20

21 At 7:22 p.m. Mayor Johnson opened the public hearing to consider vacating Lot 3 of the
22 Jensen Subdivision. There were no comments and the hearing was closed. Councilman Higginson
23 made a motion to adopt Ordinance No. 2006-09, entitled AN ORDINANCE VACATING LOT 3 FROM
24 JENSEN SUBDIVISION IN BOUNTIFUL, DAVIS COUNTY, UTAH, AND RELEASING THE EASEMENTS
25 THEREON, FOR THE PURPOSE OF BEING INCORPORATED INTO THE NEW BRAD HUTCHINGS
26 SUBDIVISION. Councilman Pitt seconded the motion and voting was unanimous. Councilpersons
27 Higginson, Moss, Pitt and Tolman voted “aye”.
28

29 **PRELIMINARY AND FINAL APPROVAL GRANTED TO BRAD HUTCHINGS**
30 **SUBDIVISION, 496 NORTH 1000 EAST**

31 Mr. Rowland reviewed that the Planning Commission reviewed the request of Brad
32 Hutchings for Preliminary and Final approval of the Brad Hutchings Subdivision at 496 North
33 1000 East and recommended approval, subject to the following conditions:

- 34 1. Pay the required Storm Drain Impact Fee of \$1,240.72;
- 35 2. Pay the recording and checking fees of \$250.00;
- 36 3. Meet all requirements of City Land Use Ordinances;
- 37 4. Provide a current title report.

38 Based on the recommendation of the Planning Commission, Councilman Pitt made a motion to
39 grant preliminary and final approval to the subject subdivision, as recommended. Councilman
40 Higginson seconded the motion and voting was unanimous. Councilpersons Higginson, Moss, Pitt
41 and Tolman voted “aye”.
42

43 **CONTRACT FOR RESTROOM CONSTRUCTION AWARDED**
44 **TO THOMAS LUND CONSTRUCTION**

45 Mr. Rowland reported that this year’s budget includes the construction of restrooms at two
46 sites (Mueller Park and the Summerwood trailhead) and bids were received from two contractors,
47 following the standard design used by the City. It is the recommendation of staff to award the bid

1 to the low bidder, Thomas Lund Construction, in the amount of \$99,770.00. After a brief
2 discussion, Councilman Pitt motioned to approve the bid of Thomas Lund Construction,
3 Councilman Moss seconded the motion and voting was unanimous. Councilpersons Higginson,
4 Moss, Pitt and Tolman voted "aye".

5
6 **OASIS SPRINKLER AWARDED BID FOR LANDSCAPE**
7 **WORK AT BARTON CREEK RESERVOIR**

8 Mr. Wilson reported that bids were requested for the landscape work at the Barton Creek
9 Reservoir on Barton Creek Lane. Two bids were received and it is the recommendation of staff to
10 accept the low bid from Oasis Sprinkler in the amount of \$44,335.20. The bid is within budget.
11 Councilman Tolman made a motion to accept the staff recommendation and award the bid to
12 Oasis, as presented. Councilman Moss seconded the motion and voting was unanimous.
13 Councilpersons Higginson, Moss, Pitt and Tolman voted "aye".

14
15 **PURCHASE OF REMOTE METERS APPROVED**
16 **FOR POWER DEPARTMENT**

17 Mr. Michaelis reviewed that in 1998 the Power Department started a program to upgrade
18 the City to solid state residential electricity meters with remote read capabilities. It was hoped to
19 be completed in a three- to five-year period. However, due to unforeseen financial constraints,
20 that three- to five-year goal was not achieved. At the present time, there are approximately 5,838
21 residential AMR meters and 8,635 which are non-AMR meters. This years budget includes
22 \$242,865 to purchase AMR meters to saturate the third cycle (3,855 meters).

23
24 Greg Bellon, Bountiful Power metering department, narrated a PowerPoint presentation
25 which included other technologies available for remote reading, as well as a proposal from Riter
26 Engineering (the vendor that has provided the Itron AMR meters currently used in the City). It is
27 the recommendation of staff to continue with the Itron meters. Riter has given the City two
28 proposals: one of which would involve a three-year commitment on the part of the City to
29 purchase a total of 8,635 Itron meters, including a mobile collector (valued at \$40,000), at a total
30 cost of \$544,005 (\$63.00/meter). The current price for the Itron meters is \$72.50.

31
32 Riter's second proposal would be a one-year commitment by the City for 3,519 meters at
33 \$69.00 each (and include the Mobile Collector), but future pricing would not be guaranteed. It is
34 the recommendation of staff and the Power Commission to accept Proposal One, with the three-
35 year commitment at a per/unit cost of \$63.00 each. With this plan, the City could complete AMR
36 meter reading for all residential customers by purchasing 3,855 meters this year, and 4,780 AMR
37 meters would be purchased for fiscal years 2007-08 and 2008-09 at a cost of \$301,140. Following
38 discussion, Councilman Moss made a motion to approve the three-year commitment to Riter, as
39 presented. Councilman Pitt seconded the motion and voting was unanimous. Councilpersons
40 Higginson, Moss, Pitt and Tolman voted "aye".

41
42 **PURCHASE OF FOLDER/INSERTER MACHINE FOR CITY HALL APPROVED**

43 Mr. Rasmussen reported that the folder/insertor machine presently used by the City Hall
44 staff is in need of replacement (purchased in 1999 and experiencing high machine failure rates). A
45 committee was organized to research the purchase of a replacement machine and it is the
46 recommendation of that committee that approval be given to purchase a Pitney Bowes DI600
47 folder/insertor at the proposed price of \$15,663.00. This purchase was budgeted at \$18,000. The

1 proposed replacement machine is available from the dealer for delivery within two weeks of
2 purchase commitment. The Pitney Bowes was recommended based on having the highest capacity
3 with the most flexibility. Councilman Pitt made a motion to purchase the Pitney Bowes DI600, as
4 recommended. Councilman Higginson seconded the motion and voting was unanimous.
5 Councilpersons Higginson, Moss, Pitt and Tolman voted “aye”.

6
7 **EXPANSION OF PARKING LOT FOR RUSSON BROTHERS**
8 **MORTUARY (295 N0. MAIN) APPROVED**

9 Mr. Jensen reported that Russon Brothers Mortuary has requested an amended site plan
10 approval for their existing commercial site by adding additional property for parking. The
11 applicant has acquired the existing home and vacant field to the immediate west of the existing
12 parking lot. Their proposal is to tear down the home and extend the parking lot to the west. This
13 will add more than 40 new stalls, which will approximately double the existing lot capacity. The
14 Planning Commission has reviewed this request and sends a positive recommendation to the
15 Council, subject to the following conditions:

- 16
17 1. Pay the commercial storm drain impact fee for the new areas of hardsurfacing.
18 2. Install a 6' solid fence (no chainlink and slats) around the perimeter of the property
19 where it abuts a residential use.
20 3. Obtain approval from the Administrative Committee for the proposed lot line
21 adjustment.

22
23 Scott Russon was in attendance and the Mayor expressed appreciation to him for the great
24 service which is rendered to the community by the Russon Brothers business. Councilman
25 Higginson motioned to grant approval for the parking lot expansion, as recommended.
26 Councilman Moss seconded the motion and voting was unanimous. Councilpersons Higginson,
27 Moss, Pitt and Tolman voted “aye”.

28
29 **PEG DEVELOPMENT GRANTED AMENDED FINAL**
30 **SITE PLAN APPROVAL FOR VILLAGE ON MAIN STREET**

31 Mr. Jensen reviewed that PEG Development received final site plan approval for the
32 Village on Main Street (a mixed use project composed of residential, commercial and office uses)
33 located at 1500 North Main Street late last fall. The developers are desirous of modifying their
34 project by (1) eliminating the office space under the southern wing, which would reduce the
35 building height from four stories to three stories; and (2) to change from two large garage
36 structures to a series of carport-like structures. The effect of losing 17,000 sq. ft. of office space
37 (modification No. 1) and putting in parallel parking stalls will result in a net increase of 40 stalls.
38 Changing from the “garage” to carport parking structures will result in a more pleasing
39 appearance, as well as improving emergency access for fire trucks.

40
41 The Planning Commission has reviewed this request and sends a favorable
42 recommendation to the Council as shown on the revised site plan and including the redlines
43 created by staff, with the condition that the land use ordinance be amended to allow carports. Rob
44 Fetzer and David Kocherhans were in attendance representing PEG Development and responded to
45 questions from the Council. Councilman Higginson made a motion to grant amended final site
46 plan approval as presented, subject to the ordinance being changed prior to the construction.
47 Councilman Pitt seconded the motion which carried unanimously. Councilpersons Higginson,

1 Moss, Pitt and Tolman voted “aye”.

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4 **CONTRACT APPROVED FOR CONSTRUCTION OF NEW**
5 **SHOP AND SCALE HOUSE AT THE BOUNTIFUL LANDFILL**

6 Mr. Rowland reported that when bids were received in August for the proposed new shop
7 and scale house at the Bountiful landfill, they exceeded the estimate (by \$250,000) and exceeded
8 the amount in the original agreement with UDOT (who will be paying the entire bill) by \$450,000.
9 The project was re-bid, only to find that the bids went up \$50,000. Workman Construction
10 submitted the low bid, and it is the recommendation of staff that they be awarded the contract in
11 the amount of \$1,873,441.00 to construct the new facilities. (This includes a new concrete
12 customer convenience pad, budgeted separately and to be paid for by the City in the amount of
13 \$47,000). UDOT will reimburse the City for the base bid of \$1,826,441.00. Councilman Moss
14 motioned to approve the low bid from Workman Construction, as presented and recommended by
15 staff. Councilman Tolman seconded the motion. Voting was unanimous with Councilpersons
16 Higginson, Moss, Pitt and Tolman voting “aye”.

17
18 **COUNCIL COMMITTEE REPORTS**

19 Councilman Pitt reported that the annual Pumpkin Patch activity sponsored by the Youth
20 Council will be held on October 21, 2006 from 5 to 8 p.m.

21
22 **EXECUTIVE SESSION APPROVED**

23 The Council adjourned to Executive Session at 8:40 p.m. for the purpose of discussing
24 pending litigation. This action was taken on a motion made by Councilman Higginson and
25 seconded by Councilman Tolman. Voting was unanimous with Councilpersons Higginson, Moss,
26 Pitt and Tolman voting “aye”.

27
28 **Attendance at Executive Session**

29 Mayor Johnson
30 Councilmen Higginson, Moss, Pitt and Tolman
31 Mr. Hardy
32 Mr. Mahan
33 Mr. Rowland
34 Mr. Jensen

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39 JOE L. JOHNSON, Mayor

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44 KIM J. COLEMAN, City Recorder

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