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# Minutes of the Bountiful City Council Meeting

City Council Chambers  
October 24, 2006 - 7:00 p.m.

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 Dir.: Aric Jensen  
Department Reps: Clifford Michaelis, Power Paul Rapp, Police Jerry Wilson, Parks/Recreation  
Recording Secretary: Nancy T. Lawrence

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

23 Mayor Johnson called the regular meeting to order at 7:00 p.m. and welcomed those in  
24 attendance. Chase Hardy led the pledge of allegiance to the flag, following which Mr. Coleman  
25 offered the prayer/thought.  
26

27 **APPROVAL OF MINUTES**

28 Minutes of the regular City Council meeting held September 26, 2006 and the joint  
29 meetings with the Power Commission (April 25, 2006 and August 29, 2006) were presented and  
30 unanimously approved as written on a motion made by Councilman Pitt and seconded by  
31 Councilman Moss. Councilpersons Higginson, Holt, Moss, Pitt and Tolman voted "aye".  
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33 **EXPENDITURES AND EXPENSES APPROVED FOR**  
34 **SEPTEMBER AND OCTOBER PERIODS**

35 Mayor Johnson presented the Report of Expenditures and Expenses Greater than \$1,000 for  
36 the following periods, with respective totals: September 14-20, 2006 (\$1,136,026.78), September  
37 21-27, 2006 (\$1,992,257.82), September 28- October 4, 2006 (\$278,791.12), October 5-11, 2006  
38 (\$523,550.82); and the Summary for September, 2006 (\$5,410,102.32). Mr. Rowland gave an  
39 update on capital improvement projects which are under way, following which Councilman  
40 Higginson motioned to approve the expenditures reports, as presented. Councilman Moss  
41 seconded the motion and voting was unanimous with Councilpersons Higginson, Holt, Moss, Pitt  
42 and Tolman voting "aye".  
43

44 **REVIEW AND UPDATE OF LEGACY PARKWAY**

45 John Thomas, project manager for the Legacy Highway, was in attendance to review with  
46 the Council what will be happening with the highway project. Bids were sent out on September  
47 23<sup>rd</sup> and will be opened on November 14th for the \$275 million project. The bid is divided into

1 three sections for the 14-mile road, and each section will be opened individually, with contractors  
2 having the option to adjust their bids each time. Over 500 designers have worked on the parkway  
3 design, which includes a multi-use trail, landscape features and decorative architecture. Different  
4 from a highway, the north/south lanes will have independent alignments, both vertically and  
5 horizontally.

6  
7 In response to a question from the Mayor, Mr. Thomas explained how Bountiful residents  
8 will access the landfill (via 500 South west, then north on the Frontage Road). Mr. Thomas also  
9 noted that after completion of the Legacy Parkway, 500 South street will be resurfaced.

10  
11 **CONSIDER PURCHASE OF ONE-TON TRUCK FOR**  
12 **PARKS DEPARTMENT**

13 Mr. Wilson reported that the budget includes a small pickup truck to replace a 20-year old  
14 truck. However, due to some problems with the main plow truck (used to plow City Hall, the  
15 Police Station and Stoker School parking lots), it is the staff recommendation to purchase a new  
16 one-ton truck instead of the small pickup truck included in the budget. Since the dollar amount for  
17 the larger truck will create a budget shortfall, it is suggested that the small rotary mower in this  
18 year's budget be moved to next year. (He noted that the mower will need some repairs, but will  
19 come within budget and should extend the life of the mower until next July). It is recommended  
20 that the one-ton truck be purchased from Ken Garff West Valley Dodge (State contract) in the  
21 amount of \$26,442.00. Councilman Pitt motioned to approve the purchase of the one-ton truck  
22 and delay purchase of the mower until next year, as presented. Councilman Tolman seconded the  
23 motion and voting was unanimous with Councilpersons Higginson, Holt, Moss, Pitt and Tolman  
24 voting "aye".

25  
26 Councilman Pitt took opportunity at this time to express thanks on behalf of the Youth  
27 Council for the support of Mr. Wilson and the Parks Department staff with the Pumpkin Patch  
28 activity.

29  
30 **CANYON ANDERSON RECOGNIZED FOR COMMUNITY SERVICE**

31 Councilman Higginson explained that Bountiful City has a quasi-governmental  
32 organization, known as the Bountiful Community Service Council, which coordinates a lot of  
33 volunteer efforts in the City. They have provided training for emergency preparedness, provided  
34 tutoring in the elementary schools, promoted the Community of Promise, and assisted with the  
35 Food Pantry. Frank Jorgensen is currently serving as the president of the group. Past president,  
36 Canyon Anderson, was in attendance and was recognized as one of the founding leaders of this  
37 organization who was a driving force in making it so successful. Mayor Johnson thanked Mr.  
38 Anderson and Mr. Jorgensen for their willingness to serve the community.

39  
40 **BID AWARDED FOR LANDFILL GRADING AND**  
41 **DRAINAGE PROJECT**

42 Todd Christensen explained that one of the requirements related to the Utah Water Quality  
43 Act which the City must comply with is that any storm water that may come in contact with solid  
44 waste must not be discharged from the landfill facility. He reviewed the project that is intended to  
45 accomplish this objective and reported that bids were requested. Six contractors responded and it  
46 is the recommendation of staff that the low bid from Wolff Excavating in the amount of

1 \$85,188.00 be approved for the landfill drainage and grading contract. This project was budgeted  
2 at \$90,000. Following a brief discussion, Councilman Moss made a motion to award the bid as  
3 recommended. Councilman Tolman seconded the motion and voting was unanimous.  
4 Councilpersons Higginson, Holt, Moss, Pitt and Tolman voted "aye".  
5

6 **APPROVAL GIVEN TO PURCHASE THREE POLICE VEHICLES**

7 Chief Rapp reviewed that the 2006-07 Police budget includes the purchase of three marked  
8 police vehicles to be used in the Patrol Division. Sgt. Gary Koehn, fleet coordinator, has  
9 coordinated trade-in negotiations for two vehicles with Willey Ford and it is the recommendation  
10 of staff to purchase three white 2007 Crown Victoria police package vehicles at a unit price of  
11 \$22,195.00. The total price of the three vehicles is \$66,585 (less trade-in of \$6,500 for two  
12 vehicles), leaving the purchase price at \$60,085.00. The amount budgeted was \$72,000.00.  
13 Councilman Higginson motioned to approve the purchase of the three vehicles, as explained.  
14 Councilman Pitt seconded the motion and voting was unanimous. Councilpersons Higginson,  
15 Holt, Moss, Pitt and Tolman voted "aye".  
16

17 **PURCHASE OF DIGGER/DERRICK TRUCK APPROVED**  
18 **FOR POWER DEPARTMENT**

19 Mr. Michaelis reported that the 2006-07 budget for the Power Department included  
20 replacement of a 1979 Ford derrick truck, budgeted at \$162,000.00. The Department has the  
21 opportunity to purchase a digger/derrick truck (a demo unit which is being offered at a prime  
22 value) which meets the needs of the Department better. Purchasing the demo unit from Altec  
23 Industries, Inc. will result in a savings of \$3,000.00 for delivery cost reduction, and \$12,000.00  
24 which would be included on next year's model with a new federally mandated exhaust system.  
25 The digger/derrick is priced at \$193,000 and it is recommended that the overage be covered by  
26 delaying the purchase of a three reel wire trailer (\$37,950.00) until next year. It is the  
27 recommendation of staff and the Power Commission to purchase the digger/derrick International  
28 truck. Councilman Moss complimented the staff for finding used equipment which results in a net  
29 savings to the City and he motioned to approve the purchase as recommended. Councilman  
30 Higginson seconded the motion and the motion carried unanimously. Councilpersons Higginson,  
31 Holt, Moss, Pitt and Tolman voted "aye".  
32

33 **LEASE WITH T-MOBILE APPROVED**

34 Mr. Mahan explained that T-Mobile, a cellular telephone company, would like to place a  
35 new light pole with a telecommunications antenna on top of it at 3830 South Bountiful Blvd. This  
36 is the same site where a previous company had the same equipment, but it was removed when that  
37 company cut back on its operations. If approved, T-Mobile would enter into a lease with the City  
38 in the amount of \$600 per month. Councilman Higginson motioned to approve the lease,  
39 Councilwoman Holt seconded the motion and voting was unanimous. Councilpersons Higginson,  
40 Holt, Moss, Pitt and Tolman voted "aye".  
41

42 **PRELIMINARY AND FINAL APPROVAL GRANTED TO**  
43 **COMMONS AT WEST BOUNTIFUL SBDVN. PHASE 2;**  
44 **LOT 1 OF COMMONS COMMERCIAL SBDVN. PHASE 1 AMENDED**

45 Mr. Rowland reviewed that the Commons at West Bountiful (Costco development) is  
46 prepared to go ahead with the second phase. A portion of lot one in the Commons is in Bountiful

1 and needs to be amended to show the vacation of 100 North Street, incorporating that property into  
2 lots one and five. Inasmuch as the Mayor and other city Officials will have to sign the final plat, a  
3 review by the Planning Commission and City Council is required. A related item was triggered in  
4 part due to this amendment related to changes to the RDA boundaries. Bountiful City and West  
5 Bountiful City have an agreement which allows the cities to have a joint Redevelopment Area.  
6 This agreement needs to be updated in accordance with the changes that have occurred since the  
7 original RDA boundaries were established. The Planning Commission recommended that this Plat  
8 be approved subject to the condition that West Bountiful and Bountiful City amend their  
9 agreement to include the changes as shown on the plat and any other changes that have occurred  
10 since the original approval. It was also the recommendation of the Planning Commission and staff  
11 that preliminary and final subdivision plat approval be given for the Commons at West Bountiful  
12 Commercial Subdivision Phase 2 and amended plat approval for Lot 1 of the Commons at West  
13 Bountiful Commercial Subdivision Phase 1 with the following conditions:

- 14 1. West Bountiful City perform all required subdivision plat reviews/checks.
- 15 2. West Bountiful conduct any required public hearings to vacate the street.
- 16 3. The West Bountiful City staff may make technical corrections as necessary.
- 17 4. Plat approval is subject to the condition that West Bountiful and Bountiful City  
18 amend their RDA agreement to include the changes shown in this plat and any other  
19 changes that have occurred since the original approval.

20  
21 Councilwoman Holt made a motion to grant preliminary and final approval for Commons at West  
22 Bountiful, with the explanation and conditions as presented. Councilman Moss seconded the  
23 motion. Voting was unanimous with Councilpersons Higginson, Holt, Moss, Pitt and Tolman  
24 voting “aye”.

25  
26 **ORD. NO. 2006-10 AMENDING ZONING MAP APPROVED**

27 Mr. Jensen reviewed that Steven Davis has requested a zone map amendment for a parcel  
28 of land located at approximately 2767 South and 2773 South 625 West in Bountiful. The current  
29 zoning designation is CG (general commercial), and Mr. Davis would like to change the  
30 designation to RM-13 (multi-family). The subject property is approximately .43 acres and the  
31 maximum density in the multi-family zone would yield 4 units.

32  
33 Mayor Johnson opened a public hearing at 8:14 p.m. for comments on this request. No one  
34 was in attendance to speak for or against the proposed zoning amendment and the hearing was  
35 closed at 8:14 p.m. Mr. Jensen’s staff report indicated that the Planning Commission has reviewed  
36 this request and it is the recommendation of that body to approve Ordinance No. 2006-10, entitled  
37 AN ORDINANCE AMENDING THE BOUNTIFUL CITY ZONING MAP TO CHANGE THE ZONE OF THE  
38 PROPERTY LOCATED AT 2767 SOUTH AND 2773 SOUTH 625 WEST IN BOUNTIFUL, UTAH, FROM CG  
39 (GENERAL COMMERCIAL) TO RM-13 (MULTI-FAMILY RESIDENTIAL). Councilman Pitt made a  
40 motion to approve Ordinance No. 2006-10, as presented. Councilman Higginson seconded the  
41 motion and voting was unanimous. Councilpersons Higginson, Holt, Moss, Pitt and Tolman voted  
42 “aye”.

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44 **SEISMIC REVIEW OF INDOOR POOL**

45 Mr. Rowland reviewed that the City has considered three different requests for a continued  
46 (but different) use of the indoor pool building. It was determined that a seismic review should be

1 made of the structure prior to further consideration for further use, and WCA Structural  
2 Engineering, Inc. (WCA) was contracted to do the evaluation.

3  
4 Mr. Rowland reported highlights from the study by WCA which included:

- 5 • Many elements of the structure do not meet current seismic codes
- 6 • The reinforcing steel in the concrete of much of the pool deck has corroded  
7 and presents an immediate safety hazard.
- 8 • Estimated cost to do seismic repairs in excess of one million dollars
- 9 • Structural engineer's first recommendation is to demolish the building and  
10 start over.

11  
12 WCA went on to recommend that if the building is not demolished, "...extensive testing  
13 needs to be done to insure that the concrete frames have not been adversely affected. For about the  
14 same cost to bring the building up to code, the present structure could be demolished and replaced  
15 with a facility that would match its future use. The new cost would be less than the total cost  
16 (structural, mechanical, electrical, plumbing and architectural) to upgrade the building."  
17

18 Councilman Pitt noted that as he participated in the inspection of the building, he could  
19 crumble rebar and concrete with his hands. He made a motion to accept the report and let the  
20 groups requesting use of the building have some time to consider what impact the information  
21 from the study would have on their proposals. Councilwoman Holt seconded the motion, noting  
22 that the findings of the study should be made available to interested parties. The motion carried  
23 unanimously with Councilpersons Higginson, Holt, Moss, Pitt and Tolman voting "aye".  
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#### 25 **REVIEW OF LONG-TERM CAPITAL IMPROVEMENT** 26 **PLAN FOR CITY**

27 Mr. Hardy reviewed that the City is growing older and there are things which need to be  
28 repaired or replaced. In addition, there is an increasing demand by residents for better, more  
29 modern facilities to facilitate an improved quality of life or service. It is estimated that there is a  
30 need for \$83 million of capital improvements between now and 2016, including projects budgeted  
31 for 2007 (presently underway) in the amount of \$12.8 million. This leaves approximately \$70  
32 million in projects for the next nine years, not including a historical museum or art center. He said  
33 that it is essential to maintain the public infrastructure.  
34

35 He referred to a list of projects which he has identified as priorities for the 10-year plan and  
36 the Mayor encouraged councilmembers to carefully review this list and meet with Mr. Hardy  
37 and/or Mr. Rowland if they do not see a project that they would like to have done. It was noted  
38 that the long-term plan does not attempt to account for inflation, but is in current dollars. Staff  
39 responded to questions regarding the 10-year capital improvement plan, following which  
40 Councilman Higginson made a motion to adopt the plan. Councilwoman Holt seconded the  
41 motion and voting was unanimous with Councilpersons Higginson, Holt, Moss, Pitt and Tolman  
42 voting "aye".  
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#### 45 **COUNCIL COMMITTEE REPORTS**

46 None

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**EXECUTIVE SESSION APPROVED**

At 8:42 p.m. Councilman Moss made a motion to adjourn to executive session for the purpose of discussing personnel and the acquisition of real property. Councilman Tolman

seconded the motion which carried unanimously. Councilpersons Higginson, Holt, Moss, Pitt and Tolman voted “aye”.

**Attendance at Executive Session**

- Mayor Johnson
- Councilmembers Higginson, Holt, Moss, Pitt and Tolman
- Mr. Hardy
- Mr. Mahan
- Mr. Rowland
- Mr. Jensen

JOE L. JOHNSON, Mayor

KIM J. COLEMAN, City Recorder

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