

Minutes of the Bountiful City Council Meeting

City Council Chambers
February 27, 2001

Present:	Mayor	John R. Cushing
	Council Members	Samuel R. Fowler, Barbara Holt, John S. Pitt, Stewart Knowlton, and J. Gordon Thomas
	City Manager	Tom Hardy
	City Attorney:	Russell Mahan
	City Engineer:	Paul Rowland
	Admin. Services Director:	Galen Rasmussen
	Planning/RDA Director:	Blaine Gehring
	Department Reps:	Mark Franc, Asst. City Engineer Neal Jenkins, Parks/Recreation Clifford Michaelis, Power Terry Thompson, Streets/Sanitation
	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 Cushing called the meeting to order at 7:00 p.m. and welcomed those in attendance. Mayor Cushing led the pledge of allegiance to the flag, following which Councilman Knowlton offered the invocation.

MINUTES TO BE APPROVED AT THE NEXT MEETING

Minutes of the regular City Council meeting held February 13, 2001 will be presented for approval at the next regular meeting.

EXPENDITURES, EXPENSES, AND TOTAL DISBURSEMENTS APPROVED FOR TWO PERIODS

Mayor Cushing presented the report of Expenditures and Expenses Greater than \$1,000 for the period February 8-14, 2001 (\$494,877.29) and the period February 15-21, 2001 (\$130,706.72). It was noted that the amount spent for road salt has exceeded the budget and discussion followed. Councilman Pitt then made a motion to approve the Expenditure and Expense reports as presented. Councilman Thomas seconded the motion and voting was unanimous. Councilpersons Thomas, Holt, Pitt, Knowlton, and Fowler voted "Aye".

APPROVAL GIVEN FOR GOLF COURSE CLUBHOUSE IMPROVEMENTS

Mr. Jenkins reviewed that the golf course clubhouse is 24 years old and in need of major repairs. Although regular maintenance has been done on the *exterior walls*, repairs need to be made. It is the recommendation of staff to overlay the wood tongue and groove cedar with stucco. He said the stucco should require very little, if any, maintenance. The amount budgeted

for this project was \$19,700.00. Bids were received from three vendors and it is recommended that the bid be awarded to Commercial Coating in the amount of \$18,027.00. Following a short discussion, Councilwoman Holt made a motion to accept the recommendation from staff and that the bid be awarded to Commercial Coating for \$18,027.00. Councilman Knowlton seconded the motion and voting was unanimous. Councilpersons Thomas, Pitt, Holt, Knowlton, and Fowler voted "aye".

Mr. Jenkins also explained that the asphalt shingles on the **roof** are leaking in several areas and in need of replacement. Bids were requested and three were received. It is the recommendation of staff to award the bid to the low bidder, Bird Enterprises, in the amount of \$22,950.00. (The amount budgeted was \$37,000). The project will involve totally removing the existing roof, and adding new felt (and maybe sheeting). The roof and siding will be coordinated so that the roof flashing and fascia material can be completed prior to installation of the stucco. Councilwoman Holt made a motion to approve the bid from Bird Enterprises, as presented. Councilman Thomas seconded the motion. Councilpersons Thomas, Pitt, Holt, Knowlton, and Fowler voted "aye".

The 2000-2001 Capital Budget includes \$26,500 for the refurbishing and remodeling of the **Golf Course Pro Shop**. Two companies (DMI Woodworks and M.A. Cabinets) submitted quotes for wall and specialty units, and DMI also gave a quote for floor display units. It is the recommendation of staff to award the wall and specialty units to M. A. Cabinets in the amount of \$13,660.00 and the floor display units to DMI Woodworks for \$8,301.00. The total project cost, including shipping, electrical, staining and prep and modification of the Pro Shop counter is \$23,995.12. Following discussion, Councilwoman Holt made a motion to approve the remodeling project as recommended, not to exceed \$23,995.12. Councilman Knowlton seconded the motion. Councilpersons Thomas, Pitt, Holt, Knowlton, and Fowler voted "aye".

CONTRACT FOR GROUNDWATER MONITORING SERVICES
AWARDED TO MONTGOMERY WATSON

Mr. Franc stated that the Bountiful landfill provides an economical resource for solid waste disposal and he noted that it is operated in an environmentally sound manner. He explained that preservation of water quality is a part of the hazardous waste permit. He reviewed the history of monitoring groundwater at the landfill since 1988, which includes measuring upgradient and downgradient sources and comparing 80 different constituents to determine if there is an increase in groundwater contaminants. In the testing which has been done, the only significant increase in any constituent is arsenic, and it is not high enough to require special handling. Due to the complexity of testing and meeting requirements set forth by the State Department of Environmental Quality, it is the recommendation of staff that the groundwater sampling and testing services be outsourced. Montgomery Watson has provided testing services since 1996 and their fees are fair and competitive; therefore, it is recommended that this firm be retained to provide groundwater sampling and testing services, as per the proposal submitted to the City Engineer's office. The total costs for sampling will depend on the number of samples taken and the extent of the analysis. Based on the assumption of four sampling events during 2001, the proposal from Montgomery Watson was \$28,560.00, set forth on a time and materials basis. Councilman Knowlton made a motion to accept the staff recommendation as presented. Councilman Fowler seconded the motion and voting was unanimous. Councilpersons Thomas,

Pitt, Holt, Knowlton, and Fowler voted “aye”.

ROTOMILLING CONTRACT AWARDED TO CUTTING EDGE PAVEMENT PRODUCTS, INTL.

Mr. Rowland reported that there are several streets in the City which need to be rotomilled prior to the overlay this spring. Over the years these streets have developed a high crown and rotomilling will provide a means of reducing the amount of asphalt build-up. Bids were received from three contractors and it is recommended that the low bid from Cutting Edge Pavement Products, Intl. be accepted, with unit prices as listed, not to exceed \$12,450.00. After a brief discussion, Councilman Knowlton motioned to approve the rotomilling contract, as prepared. Councilwoman Holt seconded the motion which carried unanimously. Councilpersons Thomas, Pitt, Holt, Knowlton, and Fowler voted “aye”.

REDEVELOPMENT OF VIEWMONT WELL APPROVED

Mr. Rowland reported that last December, after more than two years of satisfactory operation, the Viewmont well suddenly began producing large amounts of silt and sand. The problem was thoroughly researched by staff and a consultant was hired to review the construction and history of the well and the recent sanding problem. It is the recommendation of the consultant that the well be redeveloped using standard cable tool well development techniques. Proposals have been requested from three well contractors. Staff recommends that the proposal from Petersen Brothers be approved at unit prices, not to exceed \$40,815.00. (Mr. Rowland noted that if the actual hours for developing the well exceed the estimated, the Contractor be reimbursed at the bid unit price.) Following discussion, Councilman Pitt made a motion to approve the proposal from Petersen Brothers, as presented with \$40,815.00 as the target price. Councilman Thomas seconded the motion. Councilpersons Thomas, Pitt, Holt, Knowlton, and Fowler voted “aye”.

POWER DEPARTMENT PURCHASES APPROVED

Power Plant Air Handlers . Mr. Michaelis explained that during the summer the air temperature at the base of the engines in the Power Plant is about 140 degrees F. while the engines are running. It is proposed that air handlers be installed to lower the temperature to 100 degrees F. The coolers are needed because the engines will be used a great deal more this summer than they have in the past. Two used 48,000 CFM air handlers have been located from Recovery Corporation at a cost of \$15,000 each. (If purchased new, the cost would be \$70,000 each). It is recommended that two air handlers be purchased and that an additional \$30,000 be allocated for engineering, installation, and related materials. The Power Commission and staff recommend this purchase, totaling \$60,000.00. Councilman Fowler made a motion to approve the purchase and installation of the air handlers. Councilwoman Holt seconded the motion which carried unanimously. Councilpersons Thomas, Pitt, Holt, Knowlton, and Fowler voted “aye”.

Installation of Drilled Pier Foundations - Phase 5 Transmission Line Upgrade. Mr. Michaelis reported that five bids were received for installation of five (5) drilled pier foundations for Phase 5 of the 46 kV transmission line upgrade. It is the recommendation of the Power Commission and staff that the bid be awarded to Most Wanted Construction in the amount of \$49,969.00 (low bid). Councilman Fowler made a motion to this effect, Councilman Thomas

seconded the motion and voting was unanimous. Councilpersons Thomas, Pitt, Holt, Knowlton, and Fowler voted “aye”.

Motor Control Center for 5,200 kW Turbine Project. Mr. Michaelis reported that three bids were received for a 600V Motor Control Center for the 5,200kW turbine generator project; however, one was ½ hour late and was not considered. The bids have been reviewed by staff for adherence to specification and material requirements, and quoted delivery dates. It is the recommendation of staff and the Power Commission that the bid be awarded to low bidder, WESCO, in the amount of \$21,730.00. Councilman Fowler motioned to approve this purchase as recommended. Councilman Knowlton seconded the motion. Councilpersons Thomas, Pitt, Holt, Knowlton, and Fowler voted “aye”.

PRELIMINARY AND FINAL SITE PLAN APPROVAL GRANTED TO ALIWOOD COMMONS - 200 WEST PAGES LANE

Mr. Gehring reviewed the background of the proposed 18-unit condominium development (Aliwood Commons) on the northeast corner of Pages Lane and 200 West, being developed by Crockett and Kholer. He said that since it was initially presented, it has been reduced in size by one unit (from 19 to 18), fencing issues have been resolved, and the building plans have been modified to include a patio and 50% brick exterior. Visitor parking has also been increased to 11 spaces.

It is the recommendation of the Planning Commission and staff that preliminary and final site plan approval be granted, subject to the following conditions:

1. The 6-foot high vinyl fence along the north side of the property beginning at the 30-foot setback.
2. Private patios large enough to allow for a table and at least two chairs be provided for each unit. Each pad shall be a minimum of 12 ft. x 15 ft.
3. Show all existing easements on the property. All common area on the final condominium plat will be designated as a PUE.
4. Pay fees and post a development bond to be outlined in the fee and bond letter. To reduce the temptation to motorists wanting to cut through the project to avoid the traffic signal at the intersection, the entrance at Pages Lane to be constructed as a “right in - right out only” access point. This will eliminate turning conflicts with the existing Pages Lane left turn lane, and further discourage cut-thru traffic.
5. The fire hydrant in front of unit #6 be moved to the north side of the visitor parking south of unit #5 and be protected in a manner approved by the Fire Marshall.
6. All existing curb, gutter and sidewalk along Pages Lane and 200 West to be brought up to City standards.
7. No parking signs to be installed along the roadway and provisions regarding no parking on the street to be included in the homeowners agreements.
8. Garbage cans are not to be stored in a visible area and provisions regarding the placement of garbage cans to be included in the homeowners agreements.
9. Curb walls are to be placed around all visitor parking areas.

Councilman Thomas made a motion to grant preliminary and final site plan approval, as

presented. Councilman Fowler seconded the motion and voting was unanimous. Councilpersons Thomas, Pitt, Holt, Knowlton, and Fowler voted “aye”.

**PRELIMINARY AND FINAL SITE PLAN APPROVAL GRANTED
TO EAGLEWOOD/WOODBRIAR LDS CHAPEL - 4200 S BOUNTIFUL BLVD.**

Mr. Rowland reviewed the proposal of the LDS Church to construct a chapel at 4200 South Bountiful Boulevard. He noted that landscaping on the site is unique due to the large walls along the north and east property lines. Normally, screening trees would be required every 15 feet. However, with the large drops from adjoining properties to the parking lot, the staff feels that the lot will be sufficiently screened from view of these properties. This project was reviewed by the Planning Commission, and it was their recommendation, together with staff, that preliminary and final site plan approval be granted, subject to the following conditions.

1. Exceptions be granted for the cuts in excess of 10 feet on the site.
2. The backup aisle in front of the dumpster be widened to a minimum 24 feet.
3. Corrections to the storm drain and grading plans as outlined to the engineer and corrections returned to the City Engineer with original redlined plans.
4. Payment of fees as follows:
 - a. Fire hydrant line \$13,137.22
 - b. Sanitary sewer connection Per South Davis Sewer
 - c. Power: As determined by the Power Department
 - d. Storm water impact fee Waived because of onsite detention
 - e. Building permit fees As determined by staff
5. Compliance with City and Uniform Building Codes
6. Provide 7' wide Public Utility Easement along the Bountiful Blvd. Frontage
7. Complete the sidewalk along Bountiful Blvd. including drive approaches per Bountiful City standard.
8. Add additional trees above the dumpster location and in the landscaped islands in the parking lot.

Councilman Thomas motioned that preliminary and final site plan approval be granted subject to the above eight conditions. Councilman Fowler seconded the motion and voting was unanimous. Councilpersons Thomas, Pitt, Holt, Knowlton, and Fowler voted “aye”.

**BOUNTIFUL COMMUNITY SERVICE COUNCIL PRESENTS
RECOMMENDATIONS FOR NAMES FOR TEN PARKS**

Sue Robinson and Brent Russon were in attendance representing the Bountiful Community Service Council and Mr. Russon presented the following suggestions for naming of ten parks:

<u>Recommended Name</u>	<u>Located at</u>
Bountiful City Park	4 th North
Boothe Memorial Park	1300 East
Five Points Park	1500 South
West Mueller Park	1800 South 900 East
Twin Hollow Park	1400 North 900 East
Washington Park	Washington School
Brick Yard Park	Water Department
Zesiger Memorial Park	1200 North 400 East
Fire Fighters' Memorial Park	Fire Station
Hannah Holbrook Park	1050 East 250 North

Discussion followed, particularly regarding the use of personal names in the memorial parks. It was finally resolved that if the personal name relates to the original owner or donor of property and attaches historical significance, the personal name is appropriate. However, in an effort to

not start a precedent, naming after city staff, leaders, etc. was discouraged. Based on that rationale and following a lengthy discussion, Councilman Thomas made a motion to approve all the proposed names, with the exception of the 1300 East park. Since that property was originally settled by the Tolman family, Councilman Thomas motioned that the 1300 East park be named Tolman Memorial park. Councilwoman Holt seconded the motion. Councilman Pitt requested that the motion include the suggestion that future Eagle Scout projects could be to provide the plaques for the parks which tell the historical significance of the names. Voting on the motion was unanimous. Councilpersons Thomas, Pitt, Holt, Knowlton, and Fowler voted "aye".

REVIEW OF SOLID WASTE PROGRAM

Mr. Hardy reviewed that about every quarter an area of City government is chosen to have an in-depth analysis. The background of the selected program is reviewed and present and future issues are considered. The Solid Waste Management program for the City has been the focus of the most recent study and he referred to Galen Rasmussen to make the presentation.

Mr. Rasmussen stated that the City's landfill has been used for over 50 years and continues to provide an economic, efficient means of solid waste disposal. He noted that this was originally a shared facility with other South Davis cities, but all other cities withdrew in 1990 for the purpose of delivering their waste to the Burn Plant in Layton. At that time, the withdrawing cities each provided their share of future closing costs which were placed in an escrow account. Additional funding was required by the State Division of Solid and Hazardous Waste to meet EPA regulations and the City provided a second, separate escrow fund to meet this requirement. The closure date for the landfill is estimated to be the year 2045 at present usage rates. In response to questions from the Council, Mr. Hardy stated that the alternate facility at that time might be shipping by railroad to Price, or some other distant location.

Mr. Rasmussen reviewed the rate structure for refuse collection (per can picked up and per ton delivered to the landfill) and noted that these two types of collection are accounted for in separate funds. He also reviewed staffing, equipment, and operational features for each department. While the Sanitation Fund has operated on a rather lean margin, the Landfill Fund has had healthier margins. A new compactor for the Landfill will cost \$500,000 and is projected to be purchased in the 2005-2006 fiscal year. The capacity of the landfill could likely be extended due to the composting operation which has been successful in reducing the amount of green waste that is deposited in the landfill.

Several operational and financial contingencies were mentioned by Mr. Rasmussen, including (1) access to and operation of the landfill with the construction of the Legacy Highway; (2) replacement of the 90-gallon containers; and (3) increasing environmental regulations.

Mr. Thompson reviewed the operation of the Sanitation Department, noting that a crew of five drivers cover the city each week providing garbage collection. These drivers are also assigned a snow removal route and assist with the annual household hazardous waste program which takes place in October. The Sanitation Department has a fleet of eight automated trucks, two transportation vehicles, and two rear-loaders.

The Landfill has three full-time employees and four part-time. Mr. Thompson explained the process for the daily covering which takes place and he reviewed the equipment which is used. In the event of the Legacy Highway construction, consideration is being given to the relocation of the scalehouse, composting area and shop. Mr. Thompson concluded his report with a review of landfill fees and general information regarding the materials which were brought into the Landfill between January 1, 2000 and December 31, 2000.

COUNCIL COMMITTEE REPORTS

None

EXECUTIVE SESSION

At the request of Mayor Cushing, Councilman Thomas motioned to adjourn at 9:46 p.m. to executive session for the purpose of discussing pending litigation. Councilman Fowler seconded the motion and voting was unanimous. Councilpersons Thomas, Pitt, Holt, Knowlton, and Fowler voted "aye".

Attendance at Executive Session

Mayor Cushing
Councilmembers Thomas, Pitt, Holt, Fowler and Knowlton
Mr. Hardy
Mr. Mahan
Mr. Michaelis
Mr. Thompson

JOHN R. CUSHING, Mayor

KIM J. COLEMAN, City Recorder

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