

Minutes of the  
 Bountiful City Council Meeting  
 City Council Chambers  
 July 9, 2013, 6:00 p.m.

Unapproved

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| Present: | Mayor:                    | Joe L. Johnson  |
|          | Council Members:          | Beth Holbrook, Richard Higginson, and Thomas Tolman   |
|          | City Manager:             | Gary Hill   |
|          | City Attorney:            | Russell Mahan   |
|          | City Engineer:            | Paul Rowland  |
|          | City Recorder:            | Kim Coleman   |
|          | Planning/RDA Director:    | Aric Jensen   |
|          | Admin. Services Director: | Galen Rasmussen   |
|          | Department Heads:         | Allen Johnson, Power<br>Kent McComb, Golf<br>Tom Ross, Police<br>Jerry Wilson, Parks<br>Mark Slagowski, Water<br>Alan West, IT<br>Mark McRae, Treasurer |
|          | Recording Secretary:      | Darlene Baetz   |
| Excused: | Council Members:          | John Marc Knight and Fred Moss  |
|          | Recording Secretary:      | Nancy 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, Standard Examiner, and on the Utah Public Notice Website.

**STUDY SESSION**

Mayor Johnson called the meeting to order at 6:02 p.m and welcomed those in attendance.

Paul Rowland presented the revised design of the new City Hall building. He noted the modifications made from the original design would change the cost of the building from \$7.8 million to \$6.25 million. These plans would change the size of the proposed design from 31,254 to 29,000 sq ft. The major changes include the reduction in size of the overflow for the Council Chambers, elimination of rear stair tower, relocation of Planning Commission conference room, smaller lobby and City Executive offices would be moved to top floor. The Council Chambers have been designed to have sloping theater floor, side aisles larger for easier movement and a smaller overflow seating.

Mayor Johnson discussed his concern regarding the proposed City Hall size and function. The citizens of Bountiful City utilize the current City Hall for other outside functions, i.e. Summerfest, AARP Tax Preparation, Foster Parent Meetings and Auditing. The proposed design plan is functional but doesn't show Bountiful City as a first class city. He felt that the council should not settle on the proposed design but approve a building that we can be proud of. Bountiful City has saved for this building and will not be going into debt. He would like to have the Council

1 reconsider two items, will Bountiful City be happy with the revised design of this building in years  
2 to come and also if the city offices will have room for expansion.  
3

4 Gary Hill confirmed that the City currently has \$25 million in reserve and will still have a  
5 considerable reserve after the construction of the new City Hall building. The City has already  
6 identified expenses that are in the 10 year capital plan; this includes the purchase of the Stahle  
7 property and the improvement of the museum.  
8

9 Councilman Tolman feels that we would be settling on the exterior appearance and the loss of  
10 space with the revised design plans. He would like to see the City build a building that would have  
11 room for expansion.  
12

13 Councilwoman Holbrook was concerned with expansion needed for upcoming technology.  
14 She would like to see a plan for City Hall to grow into the building and recognizes the increase in  
15 funds for this growth. She believes that the aesthetics has value and that we can compromise on  
16 other elements of the building. We should have a building that our citizens have access to and  
17 move in a direction that will benefit us and the city long term.  
18

19 Councilman Higginson suggests the Council look at the total costs for the building not just the  
20 construction costs.  
21

22 The Council tabled the vote until the entire Council is available for discussion.  
23

24 The meeting adjourned at 6:55 p.m.  
25

26 Mayor Johnson opened the regular City Council meeting at 7:04 p.m., and welcomed those  
27 in attendance. Boy Scout Ruben Leszynski led the Pledge of Allegiance to the flag and Galen  
28 Rasmussen offered the prayer/thought.  
29

### 30 **COUNCIL REPORTS**

31 Councilwoman Holbrook reported that the recent Concerts in the Park have had the best  
32 attendance to date. The next concert on July 12 will be presented by Utah Voices accompanied by  
33 the Army band.  
34

### 35 **YOUTH COUNCIL REPORT**

36 Youth Council Members, Kristy and Kim, reported that the Youth Council will be  
37 sponsoring a cleanup at the Heber Kimball Mill on July 10, 2013 at 8:00 a.m. The next event for  
38 the Youth Council will be the Bountiful Handcart Parade on July 23, 2013 at 6:00 p.m. and the  
39 Chuckwagon Breakfast will be on July 24, 2013 at 7:00 a.m.  
40

### 41 **APPROVAL OF MINUTES**

42 Councilman Higginson asked about the status of the sign ordinance. It was noted that there  
43 will be a final written version at the next City Council meeting on July 30, 2013 and that the  
44 Council will take action on this item in August 2013. Minutes of the City Council meeting held  
45 June 25, 2013 were presented. Councilman Higginson motioned to approve the minutes as written.  
46 Councilman Tolman seconded the motion and voting was unanimous. Councilpersons Higginson,

1 Holbrook, and Tolman voted “aye”.

2  
3 **WEEKLY EXPENDITURES APPROVED FOR**  
4 **JUNE 24, 2013 AND JULY 1, 2013 TIME PERIODS**

5 Mayor Johnson presented the Report for Expenditures and Expenses paid on June 24, 2013  
6 (\$986,348.07) and July 1, 2013 (\$462,255.36). Councilman Higginson motioned to approve the  
7 expenditures as listed. Councilwoman Holbrook seconded the motion and voting was unanimous.  
8 Councilpersons Higginson, Holbrook, and Tolman voted “aye”.

9  
10 **ISSUANCE AND SALE OF \$766,000 AGGREGATE PRINCIPAL AMOUNT OF SALES**  
11 **TAX REVENUE REFUNDING BONDS, SERIES 2013**

12 Kim Coleman, Financial Director, presented the staff report. The Council authorized on  
13 June 11, 2013, via Resolution 2013-06 the issuance and sale of not more than \$766,000 of sales tax  
14 revenue refunding bonds, series, 2013, to refund the 2003 MBA Lease Revenue Bonds. Staff  
15 recommends Council move ahead with the authorization to sell the 2013 sales tax revenue  
16 refunding bonds and refund the 2003 Lease Revenue Bonds, with bond closing to be completed on  
17 July 18, 2013. This action is expected to save more than \$65,500 for the City over the remaining  
18 three years of the bond.

19  
20 Mayor Johnson opened the Public Hearing at 7:22 p.m. and closed the Public Hearing at  
21 7:23 p.m. without any comments. Councilman Higginson made a motion to authorize the issuance  
22 of the sales tax revenue refunding bonds series 2013, as outlined. Councilwoman Holbrook  
23 seconded the motion and voting was unanimous. Councilpersons Higginson, Holbrook, and  
24 Tolman voted “aye”.

25  
26 **PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR BRIGHTON HOMES**  
27 **OFFICE BUILDING AT 588 W. 2600 S.**

28 Aric Jensen, Planning Director, presented the staff report. Mr. Jeff Bennion, applicant,  
29 requests preliminary and final site plan for a 10,600 sq ft professional office building located at 588  
30 W. 2600 S., in the General Commercial (C-G) zone which is permitted use. The proposed 3-story  
31 office building will be similar in appearance to the MacKay Dental building at 300 N and 200 W.,  
32 with a brick and hardi-board façade instead of stucco. Planning Commission reviewed and  
33 recommended approval on June 18, 2013 with conditions outlined by the Planning Commission.  
34 Staff recommends approval with these conditions:

- 35 1. Make any redline corrections
- 36 2. Pay any required fees
- 37 3. The applicant designs and installs a storm water detention facility to the satisfaction of  
38 the City Engineer.

39  
40 Councilwoman Holbrook made a motion to grant approval as recommended by staff.  
41 Councilman Tolman seconded the motion and voting was unanimous. Councilpersons Higginson,  
42 Holbrook and Tolman voted “aye”.

43  
44 **PURCHASE OF 13 YAMAHA GOLF CARTS APPROVAL**

45 Kent McComb presented the staff report. The Golf Course would like to purchase 13 new  
46 Yamaha golf carts from Highland Equipment, low bidder, at \$49,854 to replace 13 older carts in the

1 fleet. The 13 older carts (12 electric and 1 gas) will be traded in at for a total of \$9,000. Staff  
2 recommends the purchase of the gold carts in the net amount, after trade-in, of \$40,854.00.  
3

4 Councilman Higginson made a motion to approve the purchase of the 13 new Yamaha golf  
5 carts as requested. Councilwoman Holbrook seconded the motion and voting was unanimous.  
6 Councilpersons Higginson, Holbrook, and Tolman voted “aye”.  
7

#### 8 **APPROVAL OF BATTERY BANK REPLACEMENTS**

9 Allen Johnson presented the staff report. The existing battery bank in the 138 Substation is  
10 approximately 23 years old and the battery bank in the central substation is about 20 years old.  
11 Both banks have held up well and have exceeded the average life expectancy for a typical  
12 substation battery bank. After reviewing the bids we received, the staff recommends the purchase  
13 of battery bank replacements for the 138 Substation from Rogers and Strong, Reading,  
14 Pennsylvania, in the amount of \$26,311 and for the Central Substation Battery Bank from Peterson  
15 Company, Attica, Indiana, in the amount of \$24,685. The 2013-14 budget has \$50,000 budgeted  
16 for the battery replacements and will cover the \$996 excess from the power department contingency  
17 account.  
18

19 Councilwoman Holbrook made a motion to approve the purchase of the 2 Battery bank  
20 replacements for \$50,996 as recommended. Councilman Higginson seconded the motion and  
21 voting was unanimous. Councilpersons Higginson, Holbrook, and Tolman voted “aye”.  
22

#### 23 **ECI CONSULTING SERVICES APPROVAL**

24 Allen Johnson presented the staff report. After the completion of the upgrade to our 138kV  
25 Substation located in west Centerville, ECI has been requested to complete the “As-Built” drawings  
26 for the project. These drawings will help with future maintenance and trouble shooting of the  
27 equipment. Staff recommends the approval of the proposal from ECI in the amount of \$11,882.  
28

29 Councilwoman Holbrook made a motion to approve ECI Consulting Services as  
30 recommended. Councilman Higginson seconded the motion and voting was unanimous.  
31 Councilpersons Higginson, Holbrook, and Tolman voted “aye”.  
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#### 33 **SINGLE PHASE TRANSFORMER BID APPROVAL**

34 Allen Johnson presented the staff report. After repairs and replacement, the inventory of  
35 transformers will need to be replenished. Staff recommends that we accept the bid from Northern  
36 Power for 54 ERMCO transformers for a total of \$98,918.00.  
37

38 Councilman Higginson made a motion to approve the purchase of 54 ERMCO model  
39 transformers from Northern Power for \$98,918.00. Councilman Tolman seconded the motion and  
40 voting was unanimous. Councilpersons Higginson, Holbrook, and Tolman voted “aye”.  
41

#### 42 **POLICE VEHICLE PURCHASE FROM HINKLEY DODGE APPROVAL**

43 Messages have been received from Bountiful City citizens expressing appreciation for the  
44 signs reminding: “No fireworks” referring to the area above Orchard Ave. There were also reports  
45 of safe patrols from the Police Department on July 4 with the Fire Department having only 3 calls  
46 in Bountiful from small firework fires.

1  
2 Chief Ross presented the staff report. The patrol division requests the purchase of two 2014  
3 Dodge Chargers to be purchased from Hinckley Dodge. Staff recommends the purchase of these  
4 vehicles, with a cost of \$24,623 each for a total of \$49,246. The amount is within the 2013-14  
5 budget.

6  
7 Councilman Tolman made a motion to approve the purchase of 2 Dodge Chargers for a total  
8 of \$49,246. Councilwoman Holbrook seconded the motion and voting was unanimous.  
9 Councilpersons Higginson, Holbrook, and Tolman voted “aye”.

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11 **RESIDENTIAL RENTAL AGREEMENT APPROVAL - STAHLE PROPERTY**

12 Russell Mahan presented the staff report. The City is purchasing approximately 7.5 acres of  
13 land and a home at 600 E. Mill St from Gail and Shirley Stahle. The land will be developed into a  
14 public park; however the City has no plans until Spring 2014 or later. It is proposed that the City  
15 lease the property back to the Stahles for an indeterminate period of time with a 60-day notice  
16 required by either party to end the lease. A mutually beneficial agreement has been made to lease  
17 the property back to the Stahles at \$1,800 per month. Staff recommends approval of the  
18 Residential Rental Agreement subject to authorization to staff to make minor revisions to resolve  
19 details.

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21 Councilman Higginson made a motion to approve the Residential Rental Agreement.  
22 Councilwoman Holbrook seconded the motion and voting was unanimous. Councilpersons  
23 Higginson, Holbrook, and Tolman voted “aye”.

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25 **UPPER MUELLER WELL REPLACEMENT APPROVAL**

26 Mark Slagowski presented the staff report. Repairs were done 9 years ago on the Upper  
27 Mueller Park Well, which again failed in August 2012. Petersen Brothers can complete the repairs  
28 now needed on the well. Dewey Petersen will also rebuild the old pump and split the profit with us.  
29 Staff recommends that we proceed with Petersen Brothers bid for the pump, motor, and pipe of  
30 \$24,902.48.

31  
32 Councilman Higginson made a motion to approve the repairs on the Upper Mueller Well as  
33 recommended by Staff. Councilwoman Holbrook seconded the motion and voting was unanimous.  
34 Councilpersons Higginson, Holbrook, and Tolman voted “aye”.

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36 **STAFF AND COUNCIL CALENDARING ITEMS**

37 No other staff and council items to be discussed. Councilman Tolman made a motion to  
38 adjourn the meeting at 7:53 p.m. Councilwoman Holbrook seconded the motion and voting was  
39 unanimous with Councilpersons Higginson, Holbrook, and Tolman voting “aye”.

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JOE L. JOHNSON, Mayor

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KIM J. COLEMAN, City Recorder

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