

1 Minutes of the regular City Council meeting held February 3,  
2 1988 at 7:00 p.m. at the City Hall of Bountiful, Utah.

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4 Present: Mayor: Dean S. Stahle  
5 Council Members: C. Harold Shafter, Phyllis C.  
6 Southwick, H. Keith Barton,  
7 Barbara Holt and Robert Gramoll  
8 City Manager: Tom Hardy  
9 City Attorney: Layne B. Forbes  
10 City Engineer: Jack P. Balling  
11 Planning Director: Jon Reed Boothe  
12 City Recorder: Arden F. Jenson  
13 Dep. Recorder: Lois Hoskins  
14 Rec. Secretary: Beverly B. Todd  
15

16 Official notice of this meeting had been given by posting a  
17 written notice of same and an agenda at the City Hall and providing  
18 copies to the following newspapers of general circulation: Deseret  
19 News, Davis County Clipper, and Salt Lake Tribune.  
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21 Mayor Stahle welcomed those in attendance, particularly the boy  
22 scouts present, and commented on a picture of downtown Bountiful  
23 taken many years ago, approximately 1910 to 1920. He then led the  
24 pledge of allegiance to the flag, following which the invocation was  
25 offered by Beverly Todd.  
26

27 **EXPENDITURES AND EXPENSES FOR PERIOD 1-21-88 TO**  
28 **1-28-88 APPROVED**

29 Mr. Jenson presented the weekly expenditures and expenses for  
30 January 21-January 28, 1988 for a total of \$11,583.39. Councilman  
31 Barton commented on the Historical Committee of Bountiful survey  
32 expense and Councilman Gramoll questioned the auditing expenses.  
33 Mr. Jenson clarified the auditing items, stating that these are the  
34 final expenses for the annual audit. This financial report was then  
35 unanimously approved on a motion made by Councilman Shatter and  
36 seconded by Councilman Barton.  
37

38 **APPROVAL GRANTED FOR CONSTRUCTION OF BUILDINGS**  
39 **1 AND 2 - PLAZA 500 - PER PLANNING COMMISSION**  
40 **RECOMMENDATIONS**

41 Mr. Boothe explained the location of Buildings 1 and 2 of Plaza  
42 500 which are proposed for development by Spiro and William Bavelas.  
43 He said they are to be located at 43 East 500 South, across the  
44 street north from the Albertsons complex. He reported that the  
45 Planning Commission had reviewed this proposal and recommended  
46 approval subject to the following conditions:  
47

- 48 1. Payment of a storm drain fee in the amount of \$1,368.00;
- 49 2. Payment of a sanitary sewer fee in the amount of \$700.00;
- 50 3. Present culinary water to be used;
- 51 4. Demolition permit required for removal of each building and  
52 construction drawings for Buildings 1 and 2 to meet all  
53 applicable codes before building permit is issued;
- 54 5. Parking lot adjacent to and west of Building 8 to be part  
55 of approval for Buildings 1 and 2 and proof of land  
56 ownership (title report) to be satisfied for Buildings 1  
57 and 2 and said parking before building permit is issued;  
58

- 1 6. Posting of required landscape bond and curb, gutter and
- 2 sidewalk bond before building permit is issued;
- 3 7. Provide a 7 ft. wide utility easement parallel to and along
- 4 north side of 500 South;
- 5 8. Power Department approval of site plan.
- 6

7 Questions were asked and comments made on the parking and  
8 landscaping. Mr. William Bavelas, one of the developers, replied  
9 to all inquiries and gave additional detail on the two-story  
10 structures, including information as to the use of the buildings.  
11 Councilman Barton made a motion to accept the Planning Commission's  
12 recommendation, as outlined by Mr. Boothe, for approval of these  
13 buildings. The motion was seconded by Councilwoman Southwick and  
14 favored unanimously.

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16 **MOTION APPROVED TO SUPPORT "STATEMENT OF PURPOSE" OF**  
17 **BOUNTIFUL HILLS RESIDENTS ASSN., TO GO ON RECORD AS**  
18 **OPPOSING THE WASATCH VARIATION OF THE KERN RIVER PIPELINE**  
19 **PROPOSAL AND TO SEND A REPRESENTATIVE OF BOUNTIFUL CITY**  
20 **TO THE F.E.R.C. HEARINGS**

21 Mayor Stahle stated that he, along with Dave Brown, Mrs. Renee  
22 Coon, City Manager and City Engineer, had met with the officers of  
23 Kern River Gas Transmission Company today and the Kern River people  
24 had explained the current status of this proposed project. Mr.  
25 Brown was in attendance and he referred to the motion he had  
26 proposed last week on which the City Council chose to delay action,  
27 and spoke about the additional information he had supplied to the  
28 City. He mentioned that he had not yet been given a copy of the  
29 letter generated by the City in communication to the Federal Energy  
30 Regulatory Commission, and again asked that this be supplied to him.  
31 He then read the "Statement of Purpose" of the Bountiful Hills  
32 Residents Association regarding their opposition to the Kern River  
33 Pipeline proposal. He asked for a motion by the Council to consider  
34 their "Statement of Purpose" and that the Council go on record  
35 opposing this Kern River Pipeline proposal and, as a consequence of  
36 this, that a representative of Bountiful City be in attendance at  
37 the FERC hearings in Washington D.C. on March 28, 1988 to defend  
38 their interests and concerns. He thanked the Mayor, Council  
39 members, City Manager and staff for their considerations on this  
40 matter. Mr. Hardy stated the cost of sending someone to represent  
41 the City at the hearings is \$2,500.00. Various points of concern  
42 were discussed including alternate route proposals to that of the  
43 Wasatch variation. Renee and Stan Coon expressed a number of  
44 concerns they had with the pipeline proposal and gave additional  
45 reasons for their opposition. Councilman Shafter made a motion to  
46 support the "Statement of Purpose" and go on record as opposing the  
47 Wasatch variation; also to send a representative of Bountiful to the  
48 FERC hearings. The motion was seconded by Councilwoman Southwick.  
49 Prior to a vote on the motion, Councilman Gramoll questioned the  
50 validity of the "Statement of Purpose" Mr. Brown presented inasmuch  
51 as no name appeared at the bottom of the document. Mr. Brown  
52 explained that Woodward and Clyde Engineering Consultants had  
53 prepared the statement. Councilman Shafter commended Mr. Brown for  
54 his involvement and extensive information gathered on this proposal.  
55 The motion was then passed on a unanimous vote.

1 **RESOLUTION REGARDING GATEWAY PROJECT DELAYED AND MEETING**  
 2 **SET FOR FEB. 12TH TO REVIEW COMPLETED DOCUMENTS**

3 Mr. Hardy reported that the Gateway Project Resolution is not  
 4 yet prepared due to some financing changes. Mr. Scott Kjar, one of  
 5 the Gateway Park developers, explained recent changes with respect  
 6 to financial transactions and bond documents which has caused a  
 7 delay in preparation of the resolution and stated that the closing  
 8 should be made by February 12, 1988. He apologized for the  
 inconvenience this has caused and stated this does not change the  
 10 City's obligation whatsoever. He further expressed his appreciation  
 11 for any accommodation the City officials may grant him. Mr. Hardy  
 12 suggested that this matter be reviewed in a brief meeting on  
 13 February 12th at 7:00 a.m. if the documents are presented by that  
 14 time. The Mayor and City Council concurred with this suggestion and  
 15 determined that if the documents are in order, they be executed at  
 16 that time.

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 18 **MOTION PASSED BY 3 TO 2 VOTE TO KEEP ON-STREET ANGLE**  
 19 **PARKING ON WEST SIDE OF MAIN STREET BETWEEN 100 AND**  
 20 **200 NORTH AT THE PRESENT TIME**

21 The Mayor referred to the request for on-street angle parking  
 22 on the west side of Main Street between 100 and 200 North. Rauna  
 23 Sorensen of Lane Sorensen Photography expressed various concerns  
 24 with regard to the need for angle parking to remain in their block  
 25 and explained rear parking problems at their place of business. She  
 26 also gave comments from other proprietors within the same block who  
 27 are in favor of angle parking. A recent traffic count had been made  
 28 in this block and Mr. Hardy and Mr. Balling commented on this  
 29 survey. The Mayor thanked Mrs. Sorensen for her presentation. At  
 30 the conclusion of further discussion on Main Street parking and  
 31 problems with bus stops, Councilwoman Holt made a motion to maintain  
 32 the angle parking on the west side of Main Street between 100 and  
 33 200 North Streets at the present time. The motion was seconded by  
 34 Councilman Shafter and passed on a 3 to 2 vote, Councilmen Gramoll  
 35 and Barton voting nay.

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 37 **1988 WORK PROGRAM PRESENTED BY CITY MANAGER**

38 Mr. Hardy stated that annually the Council is given a proposed  
 39 work program prior to preparation of the budget so that changes,  
 40 additions and recommendations may be made by the Council. He gave  
 41 information on the major items requiring attention within the next  
 42 12 months as follows:

- 43
- 44 1. Downtown restoration and role of Redevelopment Agency
- 45 2. Resolution of BARD
- 46 3. Future power resources
- 47 4. Installation of air support structure and expansion of the
- 48 recreation center, parking lot for the 400 North park
- 49 activities, and development of other park facilities
- 50 5. Increased taxes versus decreased services
- 51 6. Orchard Drive improvement project, improvements on North
- 52 Canyon Road, and 400 North - Davis Blvd. to 400 East
- 53 improvement project
- 54 7. South Davis Sewer treatment plant expansion which involves
- 55 a \$3.00 per month per household fee increase
- 56 8. Bountiful Boulevard extension

- 1 9. Future water supply
- 2 10. Annexation of additional unincorporated area.

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 4 Listed below are other items requiring attention which Mr.  
 5 Hardy mentioned:

- 6 1. Major equipment replacement
- 7 2. Potential changes in code enforcement
- 8 3. Assumption of the paramedic program
- 9 4. Continuation of the overlay program at the existing level  
 10 of activity
- 11 5. Development of a storm drain division and adequate funding  
 12 for this
- 13 6. Development of a City-wide newsletter and citizen  
 14 orientation program
- 15 7. Development of a City brochure, City map and other public  
 16 relations information.

17  
 18 Mr. Hardy then welcomed other ideas, thoughts and suggestions.  
 19 The Mayor added as a major item the matter of double taxation. The  
 20 Orchard Drive project time schedule was discussed along with taxes,  
 21 fund and fees, and the Mayor indicated his resistance to increased  
 22 taxes but had no objection to user fees. Mr. Hardy reported that  
 23 South Davis Sewer District desires to have the increased \$3.00 fee  
 24 per household per month effective July 1, 1988.

25  
 26 **CITY MANAGER REVIEWS 6 MONTH FINANCIAL REPORT**

27 Mr. Hardy referred to charts of the 6-Month Revenue and Expense  
 28 Report, copies of which had been furnished by the Mayor and City  
 29 Council previously. Each of the funds were reviewed by Mr. Hardy  
 30 as to revenue, expense, the variance of over and under, and the  
 31 final budget figure. Total revenues were \$10,628,126, expenses  
 32 totalled \$10,851,490, the variance amount was \$223,364, and total  
 33 of budget was \$28,432,553. He explained the reasons there should  
 34 be no concern with the amount of expense over revenue and stated  
 35 that the City is right on target. He mentioned that the sales tax  
 36 decline was mostly due to a reduction in car sales and reported on  
 37 the possibility of the legislature removing sales tax from all food  
 38 items which would cause a loss of 1/4 million dollars. He concluded  
 39 that there are no major problems to prevent meeting the budget.

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 41 **EXECUTIVE SESSION APPROVED TO DISCUSS**  
 42 **ACQUISITION OF REAL PROPERTY**

43 On a motion made by Councilman Shafter and seconded by  
 44 Councilman Barton, approval was unanimously given for executive  
 45 session to discuss acquisition of real property.

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 47 The meeting adjourned at 9:08 p.m.

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 55 **CITY RECORDER**  
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