

1 Minutes of the regular meeting of the City Council held August  
2 16, 1989 at 7:20 p.m. in the Council Chambers of the City Hall,  
3 Bountiful, Utah, following a meeting of the Redevelopment Agency.

4  
5 Present: Mayor: Dean S. Stahle  
6 Council Members: C. Harold Shafter, Barbara Holt,  
7 J. Dean Hill, Bob Gramoll, and  
8 H. Keith Barton  
9 City Manager: Tom Hardy  
10 City Attorney: Layne B. Forbes  
11 City Engineer: Jack P. Balling  
12 City Recorder: Arden F. Jenson  
13 Dep. Recorder: Lois Hoskins  
14 Planning Director: Jon Reed Boothe  
15 Rec. Secretary: Nancy T. Lawrence  
16

17 Mayor Stahle called the meeting to order and led the pledge of  
18 allegiance to the flag. The invocation was offered by Pastor Jim  
19 Corkhill of the Faith Baptist Church.  
20

21 Official Notice of this meeting had been given by posting a  
22 written notice of same and an Agenda at the City Hall and providing  
23 copies to the following newspapers of general circulation: Deseret  
24 News, Davis County Clipper, and Salt Lake Tribune.  
25

26 Minutes of the regular meeting of the City Council held August  
27 2, 1989, were presented and unanimously approved as amended on a  
28 motion made by Councilman Barton and seconded by Councilman Gramoll.  
29

30 **EXPENDITURES AND EXPENSES APPROVED FOR JULY**  
31 **AND AUGUST**

32 Mr. Jenson presented the following Expenditure and Expense  
33 Reports, with respective totals: Period July 27-30, 1989--  
34 \$253,505.97; Summary for July, 1989--\$1,623,410.30; and Period  
35 August 1-9, 1989--\$121,133.75. He noted minor corrections to the  
36 annotation, and following discussion, these expenditures were  
37 unanimously approved on a motion made by Councilman Hill and  
38 seconded by Councilwoman Holt.  
39

40 **ORD. NO. 89-7 ADOPTED RE: HISTORIC PRESERVATION**  
41 **COMMISSION--DEMOLITION OF HISTORICAL SITES**

42 Mr. Forbes reviewed that the Historic Preservation Commission  
43 had presented a draft ordinance to the City Council which would  
44 provide for that Commission to be notified prior to a historical  
45 building being demolished, to permit documentation of the building.  
46 He then reviewed Ordinance No. 89-7, entitled "AN ORDINANCE AMENDING  
47 THE "HISTORIC PRESERVATION ORDINANCE" BY PROVIDING FOR A NEW SECTION  
48 WHICH PROVIDES FOR NOTIFICATION PRIOR TO DEMOLITION AND REPEALING  
49 ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH," noting  
50 that it follows the Commission's draft, and recommended that it be  
51 adopted, as discussed in the last meeting (see C.C. minutes, August  
52 2, 1989, p. 3). Councilwoman Holt made a motion for approval as  
53 recommended, and she also pointed out that ordinance requires that  
54 two members of the City Council serve on that commission (as well as  
55 the Mayor as an ex officio member) and she is the only Council  
56 representative presently on the commission. Councilman Shafter  
57 seconded the motion which carried unanimously.  
58

1 **RICHARD HAUCK APPOINTED TO SERVE**  
2 **ON BOUNTIFUL HISTORIC PRESERVATION COMMISSION**

3 Mayor Stahle reported that a vacancy occurs on the Bountiful  
4 Historic Preservation Commission and he recommended that Richard  
5 Hauck, who operates an archeological business, be appointed to serve  
6 on that Commission. Councilman Shafter made the motion that this  
7 recommendation be upheld, Councilman Barton seconded the motion and  
8 voting was unanimous.

9  
10 **NEW DAY CONSTRUCTION INC. AWARDED**  
11 **BID FOR ELECTRICAL AND MECHANICAL WORK --**  
12 **PUBLIC SAFETY BUILDING**

13 Mr. Balling reported that bids were opened last Tuesday for the  
14 electrical and mechanical work which will be done at the Public  
15 Safety Building (wiring, new generator, ceiling, etc.) and it is the  
16 staff recommendation that the low bid from New Day Construction Inc.  
17 in the amount of \$60,000 be accepted (\$60,000 was the amount  
18 budgeted for this work). An alternate bid was also included which  
19 would provide for a masonry wall to be constructed around the  
20 generator. (This item was not included in the budget). New Day's  
21 alternate proposal for the wall was \$16,000.

22  
23 Mr. Hardy explained that if the Council chose to have the wall  
24 constructed at this time, it would be paid from capital funds at  
25 this time with repayment in two years from the E-911 fund.  
26 Following discussion, Councilman Gramoll made the motion that the  
27 bid from New Day Construction Inc. in the amount of \$60,000 be  
28 accepted, but that the \$16,000 alternate not be accepted because of  
29 our tight budget this year. Councilman Shafter seconded the motion  
30 and voting was unanimous.

31  
32 **AGREEMENT WITH UDOT FOR SIDEWALK AND IMPROVEMENTS**  
33 **ON HIGHWAY 106-1000 SO. TO 1500 SO.--APPROVED**

34 Mr. Balling reported that the Utah State Department of  
35 Transportation (UDOT) has approved a request by Bountiful to  
36 participate 50 percent in construction of the sidewalk and related  
37 improvements on Highway 106 between 1000 South and 1500 South. The  
38 work is in the process of being completed (as per verbal agreement  
39 with UDOT), and payment will be made to Bountiful upon formalizing  
40 the agreement. Therefore, he recommended that the Council approve  
41 the agreement and authorize the Mayor's signature. The estimated  
42 cost of this project is \$38,000.00. Councilman Gramoll commented on  
43 the possible safety hazard which exists due to the sidewalk being  
44 adjacent to the curb on the west side of the street, and he asked if  
45 the curb will be painted or if something will be done to alert  
46 motorists. Mr. Balling said that the State is responsible for  
47 paving and marking and due to the width of the street, special  
48 marking will probably not be done. Councilman Shafter made the  
49 motion that the Agreement with UDOT be approved with authorization  
50 for the Mayor to sign, Councilman Barton seconded the motion and  
51 voting was unanimous.

52  
53 **REPORT FROM ELMER BARLOW, SOUTH DAVIS SEWER DISTRICT**

54 Mr. Barlow was not in attendance and this item was tabled.  
55  
56

1 **CONSIDER LETTER FROM DAVIS COUNTY -**  
2 **ANIMAL CONTROL SERVICES**

3 Mr. Hardy explained that since a number of cities in the County  
4 refused to participate with the County in a \$.35 per capita funding  
5 for animal control services, the County has agreed to fund this  
6 program through the end of 1989, but will discontinue animal control  
7 services after that time. He expressed his disappointment that the  
8 County has taken this stance, after having provided this service for  
9 many years and recently using tax dollars to build a facility in  
10 terms of being a long-term provider. He also expressed  
11 disappointment in the other cities who did not recognize the effort  
12 which the County made to resolve this situation differently. He  
13 said that during the next few months Bountiful will need to  
14 formulate a plan to provide some kind of animal control service.  
15 (The county is willing to contract with the cities). DeAnne Hess,  
16 Director of Animal Control at the County, will be available to make  
17 a presentation to the City. Mr. Hardy suggested that Bountiful talk  
18 with other cities and then invite Ms. Hess to make a formal  
19 proposal.

20

21 Councilman Shafter suggested that the legislature be contacted  
22 regarding the proper jurisdiction for animal control and snow  
23 removal services. Councilman Gramoll suggested that the problem be  
24 addressed in terms of a common law marriage partner discontinuing  
25 the relationship. Councilman Barton requested that the letter from  
26 the County be acknowledged, and that we ask for their rationale in  
27 using taxpayers money to build a facility and then declining to  
28 provide the service. There was no action on this item.

29

30 **COUNCIL FAVORABLE TOWARD CONTRIBUTION**  
31 **OF \$900 FROM GOLDEN SPIKE ORGANIZATION**  
32 **TO PROMOTE TOURISM**

33 Mr. Hardy reported that the Davis County Commission presented  
34 a proposal to the Golden Spike Tourism Committee for \$5,000 to be  
35 used to promote tourism in Davis County. The money will be prorated  
36 to the cities and Bountiful's share is \$900.00. He suggested that  
37 this money could be used for such things as the Christmas parade,  
38 Summerfest, Handcart Days, etc., and the only requirement is to  
39 respond to the letter. It was the consensus of the Council to  
40 respond favorably.

41

42 **REPORT FROM BHRCCA - KERN RIVER PIPELINE**

43 ReNee Coon, representing the Bountiful Hills Residents  
44 Concerned Citizens Alliance, presented a request to the Council that  
45 this group be included in any meetings where the Kern River project  
46 is being discussed. She mentioned that since this group and the  
47 City have the same objective--to keep the Wasatch variation from  
48 being built in our community--and since this group has studied the  
49 issue extensively, it would be a strengthening factor to stay united  
50 so that Kern River could not "divide and conquer". She also stated  
51 that Kern River will soon be filing for an expedited certificate,  
52 and it is the recommendation of the BHRCCA that an appeal be filed  
53 as soon as Kern River is certified. She said that she feels that  
54 filing of the appeal will be notice to Kern River and FERC that we  
55 are still going to fight the project.

56

1 Mrs. Coon also requested that Mayor Stable request support from  
2 the public in an effort to have the location of the pipeline moved.  
3 Councilman Barton asked if we have had any response back from the  
4 letter written by our congressional delegation and neither the City  
5 nor BHRCCA have had a reply. Mayor Stahle indicated that WyCal is  
6 still working on the reports which were requested by the  
7 congressmen. It was also mentioned that the proposed Kern  
8 River/WyCal pipeline is planned to connect to a pipeline which will  
9 come from Canada to Wyoming.

10

11 Councilman Barton recommended that Mr. Forbes look into filing  
12 of the petition as suggested, and Mayor Stable reviewed that  
13 previous action on this matter had indicated that the city would do  
14 all that could be done in opposition to the proposed Wasatch  
15 variation. The Mayor said that he would be happy to publicize the  
16 matter all we can; however, he noted that it would be a bit  
17 difficult for a representative from the BHRCCA to be a part of every  
18 meeting. Mrs. Coon concurred that they would be satisfied to be a  
19 part of all substantive discussions and would like to be included in  
20 discussions of this nature prior to a vote being taken. She then  
21 requested the position of Councilman Hill on the issue of the  
22 Wasatch variation, and he declined to speak to this issue. He did  
23 say that his company has been asked for their records of the work  
24 which was done for the Bountiful Light and Power 46 kV transmission  
25 line.

26

27 **COUNCIL APPROVES PROPOSAL SUBMITTED BY**  
28 **BONNEVILLE RESEARCH CO - ECONOMIC DEVELOPMENT**

29 Councilman Gramoll referred to the material which he had  
30 received from the Benchmark Region regarding economic development  
31 (copies to each councilperson) and stated that he would like to  
32 study this material further before making a decision on the proposal  
33 submitted by Bonneville Research Company. Councilman Hill said that  
34 he felt Bonneville would use the material gathered by Benchmark and  
35 that he would rely on the expertise of Bonneville to assist in  
36 mapping a course for Bountiful.

37

38 Councilwoman Holt noted that economic development is an on-  
39 going procedure which cities should be involved in. However,  
40 inasmuch as this is a tight budget year and departments were  
41 restricted in their budgets, the citizens have the right to expect  
42 the same from the Council. Therefore, she recommended that the  
43 matter be studied further and included in next year's budget. (The  
44 cost of the study, \$25,000, is not included in this year's budget).

45

46 Councilman Barton said that he felt the issue is critical in  
47 order to have an increase in economic development, without which  
48 taxes will need to be raised. He suggested that funding could come  
49 from the RDA special improvements fund which was set aside for this  
50 year. Mayor Stahle recognized the need for the local businessmen to  
51 be involved in assisting to point the direction of economic  
52 development. Councilman Shafter stated that he felt it is an  
53 emergency situation and we must make progress in economic  
54 development to assist in the financial well-being of the city. He  
55 also commented that Dale Carpenter of Bonneville Research was the  
56 director of economic development for the State under Governor

1 Matheson and did a good job. Councilman Hill made the motion that  
2 we proceed with the contract with Bonneville Research Company for an  
3 economic development study and that funding be 50 percent from the  
4 RDA special projects fund and 50 percent from the Capital  
5 Contingency fund. It was emphasized that the General Fund  
6 contingency not be used for this purpose. Councilman Shafter  
7 seconded the motion which carried unanimously.

8  
9 **APPROVAL GIVEN TO CLOSE STREET AT**  
10 **3800 SO NEWPORT CIR - OLDROYD/KING**

11 Mr. Hardy reviewed the request of Julie Oldroyd and William  
12 King to have Newport Circle closed (off Bountiful Blvd.) on August  
13 22, 1989 from 5:00 to 10:00 p.m. He said that both have given  
14 their consent (the only two residing on the cul-de-sac) and it is  
15 the staff recommendation that approval be given. Councilman Shafter  
16 made a motion to this effect, Councilman Hill seconded the motion  
17 and voting was unanimous.

18  
19 **PRELIMINARY AND FINAL APPROVAL GRANTED TO SITE PLAN -**  
20 **PROFESSIONAL OFFICE BLDG - 440 SO MEDICAL DRIVE**

21 Mr. Boothe presented the site plan for the proposed  
22 professional office building (5 offices) to be constructed at 440  
23 South Medical Drive (part of the hospital property, east of the  
24 laundry building), and reported that it is the recommendation of the  
25 Planning Commission that preliminary and final site approval be  
26 granted subject to the following conditions:

- 27  
28 1. An access easement be obtained and recorded granting  
29 subject use perpetual access to office building. This easement  
30 should also provide for the utilities to service subject  
31 building (sanitary sewer, culinary water, and storm drains);  
32
- 33 2. Sanitary sewer and culinary water to meet requirements of  
34 Uniform Plumbing Code;  
35
- 36 3. Payment of a storm water fee of \$1,569.00, and permission  
37 to be obtained from Lakeview Hospital owner to use their storm  
38 sewer system;  
39
- 40 4. The construction (working) drawings to be submitted for  
41 Engineering Dept. review and approval. Plans to be stamped by  
42 licensed architect;  
43
- 44 5. Deeding to the city all easements required by the Power  
45 Department;  
46
- 47 6. Payment of all required fees and posting of bond to  
48 guarantee installation of automatic sprinkler system,  
49 landscaping, and screening from public view all roof mounted  
50 mechanical equipment. Bond to be \$5,000.00 or 5 percent of  
51 building valuation, whichever is greater;  
52
- 53 7. Landscape plan to be changed by adding a shrub buffer along  
54 south property line for a distance of 80 feet.  
55

1 The Council considered this recommendation and Councilman Gramoll  
 2 expressed concern regarding the possibility of patrons of this  
 3 proposed building parking along the emergency access road to the  
 4 hospital and inhibiting access. He recommended that the emergency  
 5 access road be marked to prohibit parking as one of the conditions  
 6 of approval. Following discussion, Councilman Shafter made a motion  
 7 for approval as recommended by the Planning Commission, with the  
 8 inclusion of Councilman Gramoll's proposal to prohibit parking on  
 9 the emergency road. Councilwoman Holt seconded the motion and  
 10 voting was unanimous.

11  
 12 **EXECUTIVE SESSION SCHEDULED**

13 At the request of the Mayor, Councilman Hill made a motion that  
 14 an executive session be held immediately after this meeting for the  
 15 purpose of discussing the acquisition of real property. Councilman  
 16 Shafter seconded the motion and voting was unanimous.

17  
 18 **STATUS REPORT ON ORCHARD DRIVE WIDENING PROJECT**

19 Mr. Balling reported that the first section of Orchard Drive  
 20 (500 South to 1000 South) should be open for traffic by next week.  
 21 He and other city officials met with the contractor and they were  
 22 assured that the project will be finished this fall.

23  
 24 **MISCELLANEOUS**

25 Mr. Hardy reviewed with the Council that he would like to  
 26 schedule a field trip next week to the cemetery, the entrance at the  
 27 south end of the city (by Slim Olsen's), and the golf course.

28  
 29 Mayor Stahle stated that he was very pleased with the sister  
 30 city tour and the group that visited from Whangarei, New Zealand.  
 31 He expressed appreciation to all who contributed and noted that all  
 32 council persons were involved in some way, as were many city staff.  
 33 He said that the visiting group brought a special spirit of  
 34 cooperation and he gave a special vote of thanks to Neal Jenkins who  
 35 went "above and beyond" in his responsibilities with this group.  
 36 Discussion of the sister city program followed and Councilwoman Holt  
 37 commented that this program is not supported by city funds.

38  
 39 The meeting adjourned at 8:54 p.m.

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 44 **MAYOR**

45  
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 47   
 48  
 49 **CITY RECORDER**  
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51 \* \* \* \*