

1 Minutes of the regular meeting of the City Council held  
2 December 6, 1989 at 7:00 p.m. in the Council Chambers of the City  
3 Hall, Bountiful, Utah.  
4

5 Present: Mayor: Dean S. Stahle  
6 Council Members: C. Harold Shafter, Barbara  
7 Holt, J. Dean Hill, Bob  
8 Gramoll, and 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 City Treasurer: Ira H. Todd  
14 Planning Director: Jon Reed Boothe  
15 Rec. Secretary: Nancy T. Lawrence  
16 Dept. Heads: Neal Jenkins, Parks/Rec,  
17 Cliff Michaelis/Power  
18

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

25 Mayor Stahle called the meeting to order, following which he  
26 led the pledge of allegiance to the flag. The invocation was  
27 given by Councilman Barton. The Mayor then gave special  
28 recognition to newly elected officials, Bob Linnell, Renee Coon,  
29 and Leslie Foy, who were in attendance.  
30

31 Minutes of the regular meeting of the City Council held  
32 November 8, 1989 were presented and unanimously approved as  
33 amended on a motion made by Councilman Shafter and seconded by  
34 Councilwoman Holt.  
35

36 **EXPENDITURE AND EXPENSE REPORTS APPROVED FOR THE**  
37 **FOLLOWING PERIODS: NOV. 1-9, 1989; NOV. 10-16, 1989;**  
38 **NOV. 17-22, 1989; NOV. 22-26, 1989**

39 Mr. Jenson presented the Expenditure and Expense Reports for  
40 the following periods, with total amounts as indicated: November  
41 1-9, 1989--\$242,849.53 (as corrected); November 10-16, 1989--  
42 \$263,430.88; November 17-22, 1989--\$241,727.62; and November 22-  
43 26, 1989--\$208,737.53. Following discussion of these expenditure  
44 reports, they were unanimously approved on a motion made by  
45 Councilman Gramoll and seconded by Councilman Barton. Councilman  
46 Gramoll commented that he has not yet received the report from the  
47 Information Systems Department regarding the number and location  
48 of computer equipment used by City employees. He also noted that  
49 there are no street lights on Orchard Drive between 1500 and 1800  
50 South as a result of the street widening project which was  
51 interrupted due to the weather. It was the consensus of the  
52 Council that temporary lights be installed at 1500 South and 1700  
53 South as quickly as possible, with allocation of the cost to be  
54 determined.  
55  
56  
57  
58

1 **GREAT BASIN TRUCKS, INC. AWARDED BID FOR**  
2 **3/4 T TRUCK FOR RECREATION DEPT.**

3 Mr. Jenkins reported that bids were opened on November 3,  
4 1989 for a new 4-wheel drive 3/4 T truck for the Parks Department  
5 to replace a 1979 truck which has been transferred to the  
6 Recreation Department for ball field maintenance and construction.  
7 He reviewed the bids and stated it is the recommendation of the  
8 staff that the low bid from Great Basin Trucks, Inc. in the amount  
9 of \$13,599 be accepted. The amount budgeted for this truck was  
10 \$16,000.00. The blade from the old truck will be put on the new  
11 truck. Councilman Barton made a motion that the bid be awarded to  
12 Great Basin Truck, Inc. as recommended, Councilman Shafter  
13 seconded the motion and voting was unanimous.  
14

15 **GREEN EARTH LANDSCAPING AWARDED BID TO**  
16 **RENOVATE GOLF COURSE SPRINKLER SYSTEM**

17 Mr. Jenkins said that bids were received for renovation of  
18 holes No. 7, 8, and 9 at the golf course, and it is the staff  
19 recommendation that the bid from Green Earth Landscaping in the  
20 amount of \$57,979.00 be accepted. He noted that one other bid was  
21 lower (Bland Brothers, Inc. for a Rain Bird system in the amount  
22 of \$56,477.00); however, due to the design of the golf course  
23 sprinkler system with head spacing of 75-feet, there would not be  
24 enough pressure to adequately cover the course with the Rain Bird  
25 system. He also pointed out that the Toro system bid by Green  
26 Earth Landscaping will be compatible with the rest of the golf  
27 course system in terms of exchange of parts. Councilman Gramoll  
28 made the motion that the bid from Green Earth Landscaping be  
29 accepted as recommended, Councilman Barton seconded the motion and  
30 voting was unanimous. (\$58,800 was budgeted for this project).  
31

32 **BID FOR RENOVATION OF CEMETERY SPRINKLING**  
33 **SYSTEM AWARDED TO GREEN EARTH LANDSCAPING**

34 Mr. Jenkins presented the bids which were received for the  
35 renovation of the sprinkling system for two sections of the  
36 cemetery where there are a number of problems with an old manual  
37 galvanized system that needs to be replaced. He said it is the  
38 recommendation of the staff that the low bid from Green Earth  
39 Landscaping in the amount of \$29,887.00 be accepted. The budgeted  
40 amount for this project is \$29,000; however, \$1,380 in savings was  
41 realized from the extension of the roads and there is sufficient  
42 money in that account. Councilman Barton made a motion for  
43 approval as recommended, Councilman Hill seconded the motion and  
44 voting was unanimous.  
45

46 **FISCAL YEAR 1988-89 AUDIT OF CITY BY**  
47 **DELOITTE, HASKINS & SELLS APPROVED**

48 Barry Erickson, Dave Toone, and Kent Forsgren,  
49 representatives from Deloitte, Haskins, and Sells, were in  
50 attendance to present the Comprehensive Annual Financial Report  
51 for the Year Ended June 30, 1989 for the City of Bountiful. Mr.  
52 Erickson gave an overview of the Comprehensive Report, noting that  
53 it is one of six reports which the auditing firm includes in their  
54 audit. He mentioned that the City will be eligible for the  
55 Certificate of Achievement for Excellence in Financial Reporting,  
56 awarded by the Government Finance Officers Association and that

1 this report includes an unqualified opinion of the City's  
2 financial statements.

3  
4 A general review of the balance sheet included assets of \$71  
5 million, with only \$2.7 million in long-term debt and total fund  
6 equity of \$64.5 million. He suggested that Bountiful may have the  
7 smallest amount of long-term debt of any city in the State, and  
8 attributed the favorable fund equity balance in part to the  
9 revenue from the Light and Power department. He said that the  
10 financial position of Bountiful is unequalled in other cities he  
11 has reviewed and noted that he is proud to be associated with the  
12 city through this audit, as well as a resident.

13  
14 Mayor Stahle recognized Bountiful's favorable financial  
15 position as the product of wise leaders in the past and he paid  
16 tribute to those leaders. He and the council thanked Mr. Erickson  
17 for the report, which was unanimously accepted on a motion made by  
18 Councilman Barton and seconded by Councilman Hill. Mr. Erickson  
19 noted that the management letter and the reports for the Light and  
20 Power, RDA, and arbitrage should be available one week from  
21 Friday.

22  
23 **PRESENTATION OF LANDSCAPE BEAUTIFICATION AWARDS--**  
24 **RESIDENTIAL AND COMMERCIAL**

25 Mayor Stahle noted that Bountiful is known for its "beautiful  
26 homes and gardens" and the fact that the City has encouraged  
27 businesses and city property to follow the example of the  
28 residential community in this respect. The following citizens and  
29 businesses were then presented with a plaque of recognition for  
30 their efforts in landscaping and beautification: Mr. and Mrs. Jay  
31 B. Deering, Mr. and Mrs. Reed H. McKay, Mr. and Mrs. Kay R.  
32 Butters, Mr. and Mrs. Clyde C. Page, Lakeview Hospital, Lakewood's  
33 Home Furnishings, and Shipley Associates.

34  
35 **ELMER BARLOW REPORTS FROM SO DAVIS SEWER**  
36 **DISTRICT, FREEDOM FOUNDATION, AND LION'S CLUB**

37 Elmer Barlow, Bountiful's representative to the South Davis  
38 Sewer District, reported that the final budget approval for that  
39 Board will be tomorrow night. He mentioned that a 4 percent COLA  
40 is included in the budget, as well as an increase to upgrade the  
41 collection system. He reviewed that the 7-member board has only  
42 one representative from Bountiful, which accounts for 53 percent  
43 of the burden of the system and he recommended that Bountiful  
44 recommend to our legislators that a new membership formula be  
45 implemented.

46  
47 Mr. Barlow brought two other items to the attention of the  
48 Council: (1) a request for consideration of an endorsement to  
49 legislation which would modify the Pledge of Allegiance to the  
50 flag to include the words "one nation under God, with liberty,  
51 justice and responsible freedom for all." This action is being  
52 sponsored by the Freedom Foundation. (2) On behalf of the Lion's  
53 Club, Mr. Barlow thanked the City for the assistance which was  
54 provided for the Turkey Shoot. He reported also that the Lion's  
55 Club is willing to serve the City, either with labor or finances,  
56 if there is a need.

**COUNCIL APPROVES PROPOSED CHANGES IN COMPLIANCE TESTING FOR SELLING ALCOHOL TO MINORS**

Mr. Forbes reviewed with the Council the following proposed changes in compliance testing for selling alcohol to minors: (1) that businesses will be cited for the offense, NOT the clerk; and (2) that the businesses be brought before the Council if they are found not to be in compliance in two of three checks. The present practice is to bring the businesses before the Council for consideration of license suspension or revocation if non-compliance is found in three of four checks. Councilman Barton was excused at this time (8:35 p.m.)

Following a brief discussion, Councilman Hill made the motion that the proposed changes as presented be approved, and Councilman Gramoll seconded the motion which carried by a majority. Councilman Shafter voted "nay", indicating that he feels the policy of enforcement is not restrictive enough.

**PRELIMINARY AND FINAL APPROVAL GRANTED TO 3-LOT SUBDIVISION--1800 SO BOUNTIFUL BLVD (NORM DOBSON, DEVELOPER)**

Mr. Balling presented the site plan for the proposed 5-lot subdivision of Norm Dobson, 1800 South Bountiful Blvd. (Lots 1, 2, and 3 on the west side of Bountiful Blvd., and Lots 4 and 5 on the east side). He said that Mr. Dobson is desirous of developing the west side (Lots 1, 2, and 3) at this time, and Lots 4 and 5 at a later time. It is the recommendation of the Planning Commission and staff that preliminary approval of the five lots and final approval of the three lots be given, subject to the following conditions:

1. A subdivision plat be prepared, including the dedication of Bountiful Blvd.;

2. Payment of the water line for 820 feet at \$14.50 per foot, to be reimbursed to Eggett Subdivision developers (\$11,890.00);

3. Payment for the curb and gutter of 817 feet along the east side and 360 feet along the west side at \$6.50 per foot for 1,177 feet (\$7,650.50);

4. Payment for the installation of the water laterals to 3 lots at \$485.00 each (\$1,455.00); the balance of the water connection, \$800/lot, is due when the building permit is obtained.

5. Payment of the subdivision fees at \$10.00 per acre for the lot area only, and engineering checking fee.

6. Payment for the underground power as required by Bountiful Power and Light Co.

7. Payment for storm detention fee of \$2,100 per acre for 3 lots of minimum required size of 20,000 sq. ft. each, or 1.38 acres @ \$2,100 (based on useable land only--\$2,892.50;

1 8. Completion of the plans and approval for the sanitary  
2 sewer;

3  
4 9. Provide all required easements as needed for the sanitary  
5 sewer and other utilities;

6  
7 10. Posting a bond to guarantee the construction and  
8 compliance for: (a) construction of sanitary sewer; (b)  
9 construction of 4-ft. concrete walk; (c) repair of curb and  
10 gutter; (d) repair of road and asphalt patch; (e) setting of  
11 survey markers and monuments.  
12

13 11. We would also recommend that the sewer and water laterals  
14 be installed to Lots 4 and 5 so that the road crossings can  
15 be made all at the same time and to avoid future disruption  
16 of use on the roadway.  
17

18 Mr. Balling noted that the above fees and requirements do not  
19 include the asphalt paving of Bountiful Blvd., which has already  
20 been done, and it is recommended that the asphalt paving fee of  
21 \$17,640 be waived. He said that the excavation and grading for  
22 the roadway was performed by the City in exchange for the land for  
23 the roadway and detention basin, and the earthwork for building  
24 the roadway should be waived because of the land grant. He said  
25 that this is a very significant cost and the adjacent property  
26 which is owned by the Utah State Retirement also donated the land;  
27 however, they are under agreement to pay the City \$50,822 for the  
28 earthwork as well as all other improvements.  
29

30 The City also owns the property in front of Lots 4 and 5  
31 which was acquired for a slope easement to construct the road.  
32 The City agreed to seed the slope when the earthwork was completed  
33 and the City is still under obligation to perform this seeding.  
34 The deed to these slopes should be given back to Mr. Dobson for  
35 frontage of Lots 4 and 5 and it is recommended that this land  
36 exchange be made when Mr. Dobson plats Lots 4 and 5. Mr. Balling  
37 suggested that 3/5 of the fees for the water line (820 feet) and  
38 curb and gutter (817 feet) be paid at this time and 2/5 when Lots  
39 4 and 5 on the east side of Bountiful Blvd. are developed.  
40

41 Mr. Dobson said that when the Eggett Subdivision was being  
42 considered and a request was made to bring the water line from  
43 Mueller Park to their property, it was proposed that all property  
44 owners (Eggett, Utah Retirement Board, and Dobson) share in the  
45 cost of the water line, and he disagreed. About one year later  
46 when the City was desirous of putting Bountiful Blvd. in, again he  
47 affirmed that he was not going to develop and he did not  
48 participate in any agreements. He said he thought that the street  
49 improvements along Bountiful Blvd. would be put in by the City and  
50 that he would not be responsible for them. He also stated that he  
51 didn't want to maintain the road right-of-way and so he deeded it  
52 to the City. He said that inasmuch as the road was put in on City  
53 property (deeded to the City by Mr. Dobson), it should be the  
54 City's responsibility to furnish the street improvements.  
55

56 This matter was discussed at length, following which  
57 Councilwoman Holt made the motion that a decision be tabled to

2 permit further study. Councilman Gramoll seconded the motion and  
3 voting was a tie with Councilmen Hill and Shafter voting "nay".  
4 More discussion followed, with Mr. Hardy attempting to clarify the  
5 issue. The motion failed for lack of a majority and a second  
6 motion was made by Councilman Hill that preliminary approval be  
7 granted to the five lots, and final approval to Lots 1, 2, and 3,  
8 with the conditions as recommended by the Planning Commission and  
9 staff, and with the provision that only 3/5 of the fee for the  
10 water line and curb and gutter be required at this time, with the  
11 remaining 2/5 to be paid at the time the east side is developed,  
12 and that the details of that payment be put in the form of an  
13 agreement. Mr. Dobson asked if the apportionment of the water  
14 line and curb and gutter fees could be based on frontage; however,  
15 the motion was not changed. Councilman Shafter seconded the  
16 motion which carried unanimously.

17 **CONSIDER PRELIMINARY AND FINAL SITE PLAN APPROVAL TO**  
18 **AUTO ZONE (DISCOUNT AUTO PARTS), 615 SO 500 WEST**

19 This item was cancelled.

20  
21 **STUDY SESSION TO REVIEW LEGISLATIVE WORK PROGRAM, 1990**  
22 **LEGISLATIVE SESSION**

23 Mr. Hardy briefly reviewed the following legislative issues  
24 which would be addressed in the meeting with the Council, Power  
25 Commission, ICPA representatives, and legislators tomorrow  
26 evening: (1) 45% CUP increase; (2) jail issue--who should pay,  
27 the City or County? (3) licensing for the sale of beer and the  
28 need to maintain enforcement control; (4) UTA request for  
29 additional money for light rail system; (5) proposal from UDOT for  
30 3 cents/gallon increase to help widen 1-15; (6) diversion of 1/2  
31 cents gas tax for non-highway use (checking for leaking  
32 underground storage tanks); (7) receipt of tax at time of  
33 collection instead of the end of the quarter; and (8) a possible  
34 bill from the general contractors regarding the bid limitation on  
35 what work cities can do.

36  
37 **EXECUTIVE SESSION SCHEDULED**

38 At the request of the Mayor, Councilman Shafter made a motion  
39 that an executive session be held immediately after this meeting  
40 for the purpose of discussing the acquisition of real property.  
41 Councilman Hill seconded the motion which carried unanimously.

42  
43 The meeting adjourned to executive session at 10:00 p.m.

44  
45 Those in attendance at executive session:

- 46  
47 Mayor Stahle  
48 Councilpersons: Holt, Shafter, Hill, Gramoll  
49 Tom Hardy, Layne B. Forbes, Jack P. Balling, Arden F. Jenson  
50 Steve Smoot  
51 Scott Kjar

1 Mayor-elect Bob Linnell  
2 Councilman-elect: Leslie T. Foy  
3 West Bountiful Councilman Wendell Wild  
4

5 Se, ece.vt, .,,-Nd

6  
7 MAYOR

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11  
12 CIT RECORDER  
13  
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