

1 Minutes of the regular meeting of the City Council held
2 December 2, 1987 at 7:00 p.m. at the Council Chambers of The City
3 Hall, Bountiful, Utah.

4
5 Present: Mayor: Dean S. Stahle
6 Council Members: C. Harold Shafter, Richard G.
7 Sharp, Phyllis C. Southwick,
8 H. Keith Barton, and Jerry
9 Lawrence
10 City Manager: Tom Hardy
11 City Attorney: Layne B. Forbes
12 City Engineer: Jack P. Balling
13 City Recorder: Arden F. Jenson
14 Planning Director: Jon Reed Boothe
15 Rec. Secretary: Nancy T. Lawrence
16 Department Heads: Clifford Michaelis, Power
17

18 Mayor Stahle called the meeting to order and welcomed those
19 in attendance, giving special recognition to the visiting Scouts.
20 He then led the pledge of allegiance to the flag. The invocation
21 was offered by Councilman Lawrence.
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23 Official notice of this meeting had been given by posting a
24 **written** notice of same and an Agenda at the City Hall and providing
25 copies to the following newspapers of general circulation: Deseret
26 News, Davis County Clipper, and Salt Lake Tribune.
27

28 There were no minutes presented for approval.
29

30 **EXPENDITURES APPROVED FOR PERIODS**
31 **NOVEMBER 12-18, 1987 AND NOVEMBER 18-25, 1987**

32 Mr. Jenson presented the Expenditure and Expense Reports for
33 the following periods, with respective totals: November 12-18,
34 1987 in the amount of \$386,167.36; and November 18-25, 1987
35 totaling \$117,409.37. Following a brief review, these expenditures
36 were unanimously approved on a motion made by Councilman Barton and
37 seconded by Councilman Shafter. The Mayor then reviewed the major
38 items for the benefit of those in attendance.
39

40 **STUDENTBODY OFFICERS FROM MEADOWBROOK**
41 **ELEMENTARY SCHOOL EXPRESS APPRECIATION**

42 Eric Williams, Russell Hymas, Heather Scott, and Brock
43 Beattie, studentbody officers from Meadowbrook Elementary School,
44 presented the Mayor with a poster of appreciation for the approval
45 which was given in the last City Council meeting for a crossing
46 guard at 325 West 400 North. The poster had been signed by all of
47 the students from the school.
48

49 **PRELIMINARY APPROVAL GRANTED TO FAIRVIEW**
50 **ESTATES SUBDIVISION - E. IVORY DEVELOPER**

51 Mr. Boothe presented an aerial photo and the site plan for
52 Fairview Estates Subdivision, 61 lots, 500 South 1650 East, Ellis
53 Ivory and Company, developer. Mr. Balling reviewed that fill
54 material from this property was given to the City for construction
55 of the embankment for the Barton Creek debris basin dam and in
56 return, the City agreed to participate in constructing the storm
57 drain to this property. Mr. Boothe presented the recommendation

1 from the Planning Commission that preliminary approval be granted,
2 based on the following conditions:

- 3
- 4 1. All lots to meet the minimum lot area of 12,000 sq. ft.
- 5 2. All lots to meet the minimum lot width of 80 sq. ft. at
- 6 the setback line;
- 7 3. Lots 8, 12, 201, 207, and 208 to have a front yard
- 8 building setback of 15 ft.;
- 9 4. All main sanitary sewer lines in streets to be extended
- 10 to the subdivision boundary per approval of the City Engineer.
- 11 This has particular application to the street in front of lots
- 12 208 and 209;
- 13 5. The sanitary sewer line located in Bountiful Blvd. to be
- 14 relocated west of street centerline to avoid conflict with
- 15 existing culinary water line;
- 16 6. City participation in extending Bountiful Blvd. street
- 17 improvements north and south to the border of this subdivision
- 18 plat; and
- 19 7. Payment of all required fees. This will include developer
- 20 participation in the construction costs of a new culinary
- 21 water reservoir by paying in advance \$800.00 per lot for the
- 22 water connect fee. (This amount will be recouped by the
- 23 developer at the time the lots are sold).
- 24

25 Councilman Sharp made the motion that preliminary approval be
26 granted as recommended, Councilman Lawrence seconded the motion and
27 voting was unanimous.

28
29 **RESOLUTION OF HISTORICAL COMMISSION**

30 **RE: MILL SITE APPROVED**

31 Mark Shaffer and Leslie Foy, representing the Bountiful
32 Historical Committee, presented the following request regarding the
33 site of the Heber C. Kimball gristmill on Mill Creek (where
34 excavation work is presently being done by the City):

- 35
- 36 1. That a preliminary survey of the site and surroundings be
- 37 made by competent archeologists to determine what levels of
- 38 impact on the site are contemplated in construction of the
- 39 adjacent flood control pond..
- 40
- 41 2. That test shafts be sunk in and around the mill to locate
- 42 any original flooring and other artifacts;
- 43
- 44 3. That under the auspices of a citizens volunteer committee
- 45 (presently in the formative stage) the area should be dedi-
- 46 cated as a "Kimball Mill Historical Park" complete with
- 47 restoration of the site, mounting of the millstones, landscap-
- 48 ing, and suitable documentation and marking of the site in a
- 49 manner suitable to its importance to the community's histori-
- 50 cal heritage.
- 51

52 Discussion of this request followed and Councilman Barton made the
53 motion that the request be approved (as submitted in resolution
54 form from the Historical Commission), with the condition that it
55 does not cause a delay of the project or increase the construction

1 schedule. Councilwoman Southwick seconded the motion and voting
2 was unanimous. It was noted that Roy McNeil had offered to assist
3 in doing the excavation work, without changing the contract.

4
5 **EXECUTIVE SESSION APPROVED**

6 At the request of the Mayor, Councilman Lawrence made the
7 motion that an executive session be held immediately after this
8 meeting for the purpose of discussing pending litigation. Council-
9 man Barton seconded the motion which carried unanimously.

10
11 **REVIEW OF FUTURE POWER RESOURCES**

12 At 7:45 p.m. the meeting adjourned to the Planning Conference
13 room to review future power resources. Mr. Michaelis and Harold
14 L. Pope, Power Commission Chairman, were in attendance and Mr.
15 Michaelis reviewed the proposal which has been made to Bountiful
16 by the Pineview Water System Operators to join with them in
17 development of a hydro project on the Pineview dam. The Pineview
18 group has the FERC license and must commence the project by March,
19 1988 in order to retain the license.

20
21 Mr. Michaelis said that a feasibility study has been done on
22 this project and the cost of the power would be approximately
23 \$1,800 per kw (60-65 mill/kwh), based on a 20-year period at 8 1/2
24 percent. As a comparative figure, Mr. Michaelis said that the cost
25 of the Echo hydro power is \$1350/kw. The project would provide
26 a 60 percent load factor during the summer season when Bountiful
27 needs additional power. The Water Users have proposed that they
28 would have equal ownership with Bountiful (42.5 percent) and Weber
29 Basin Conservancy District would hold a 15 percent share.
30 Bountiful would use all the power and would pay the other owners
31 on a percentage basis for their shares.

32
33 **APPROVAL GIVEN TO PROCEED WITH**
34 **PINEVIEW WATER USERS IN HYDRO PROJECT**

35 The up-front cost to Bountiful to participate with the Water
36 Users will be about \$30,000, which amount would be returned if
37 Bountiful does not continue in the project. If the Pineview Water
38 Users lose the license, Bountiful could apply for it at an es-
39 timated cost of \$30,000.00. However, since the license was issued
40 to the Pineview Water Users prior to 1986, there are advantages to
41 holding the original license. Mr. Michaelis said it is the
42 recommendation of the Power Commission that Bountiful participate
43 with the Pineview Water Users with the condition that Bountiful
44 hold at least 51 percent ownership and subject to investigation of
45 the water rights by a water attorney. The Council addressed
46 several questions to Mr. Michaelis, following which Councilman
47 Shafter made the motion that Bountiful continue negotiations with
48 Pineview, based on the recommendations of the Power Commission, and
49 that a memo of understanding be brought back to the Council
50 regarding the ownership, the status of the initial investment, and
51 clarification of the water rights. Councilman Sharp seconded the
52 motion and voting was unanimous.

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1 A short discussion followed regarding the status of the Echo
2 and East Canyon hydro projects, following which the meeting
3 adjourned to executive session at 8:08 p.m.
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8 MAYOR

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12 
13 CITY RECORDER
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