

1 Minutes of the regular meeting of the City Council held  
2 October 14, 1987 at 7:00 p.m. at the City Hall, Bountiful, Utah.

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4 Present: Mayor: Dean S. Stahle  
5 Council Members: C. Harold Shafter, Richard  
6 G. Sharp, Jerry K. Lawrence,  
7 and H. Keith Barton  
8 City Manager: Tom Hardy  
9 City Attorney: Layne B. Forbes  
10 City Prosecutor: Russell Mahan  
11 City Engineer: Jack P. Balling  
12 City Recorder: Arden F. Jenson  
13 City Treasurer: Ira H. Todd  
14 Rec. Secretary: Nancy T. Lawrence  
15 Department Heads: Larry Higgins, Police  
16 Dick Duncan, Streets &  
17 Sanitation  
18 Clifford Michaelis, Power  
19  
20 Absent: Councilwoman: Phyllis C. Southwick  
21 Planning Director: Jon Reed Boothe  
22

23 Mayor Stahle called the meeting to order and led the pledge  
24 of allegiance to the flag. Chief Higgins offered the invocation.

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26 Official notice of this meeting had been given by posting  
27 a written notice of same and an Agenda at the City Hall and  
28 providing copies to the following newspapers of general  
29 circulation: Deseret News, Davis County Clipper, and Salt Lake  
30 Tribune.  
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32 There were no minutes presented for approval.  
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34 **EXPENDITURES FOR PERIOD SEPTEMBER 30, 1987**  
35 **AND SUMMARY FOR SEPTEMBER APPROVED**

36 Mr. Jenson presented the Expenditure and Expense Reports  
37 for the period September 30, 1987 in the amount of \$337,771.29,  
38 and the Summary for September totaling \$1,916,403.77. These  
39 expenditures were briefly reviewed, following which Councilman  
40 Barton made a motion for approval, Councilman Lawrence seconded  
41 the motion and voting was unanimous.  
42

43 **LANDSCAPE PLAN FOR INTERSTATE FRONTAGE**  
44 **NEAR GATEWAY PARK APPROVED**

45 Steve Smoot, representing Gateway Park, presented a  
46 landscape plan for the Council's consideration for the area along  
47 the interstate highway frontage. He explained, that following  
48 last weeks meeting, he engaged the services of Bratt Landscaping  
49 to put together a landscape plan for the above referenced area.  
50 He noted that Bratt has done quite a bit of work for the State  
51 Department of Transportation along the highways, and is familiar  
52 with the unique problems associated with frontage areas. The  
53 estimated cost for implementing the proposed plan is \$30,550.00.  
54 (see discussion in minutes of October 7, 1987, page 2). Mr.  
55 Smoot said that the biggest difference between this plan and the  
56 one presented last week is that Bratt's plan calls for laying sod  
57 and planting fewer and smaller trees. The plan presented last

1 week called for grass seed and larger trees. Although the Mayor  
2 expressed concern about not having the number and size of trees  
3 originally planned for, the concensus of the Council was that the  
4 visual impact of the sod would provide enhancement for the  
5 project until such time that the trees reach a larger size.  
6 Councilman Shafter made the motion that the proposal of Bratt's  
7 submitted this evening be accepted with the ceiling on the City's  
8 participation being \$20,000.00 and subject to the approval of  
9 Sheldon McConkie of UDOT. Councilman Lawrence seconded the  
10 motion and voting was unanimous.  
11

12 Mr. Hardy suggested that the maintenance portion of the  
13 project should be put in writing and he suggested that he and  
14 Mr. Forbes could draft a simple 3-way agreement between the City,  
15 UDOT, and Gateway providing for installation, financing,  
16 maintenance, etc. Councilman Lawrence made the motion that  
17 approval be given for the 3-way agreement to be drawn up, and  
18 Councilman Sharp seconded the motion which carried unanimously.  
19

20 **COUNTY JAIL CONSTRUCTION PROJECT DISCUSSED**  
21 **BY COUNTY OFFICIALS**

22 Commissioner Bill Peters and Captain Jim Stewart from the  
23 Davis County Sheriff's Office were in attendance to review the  
24 proposed jail construction project. Commissioner Peters  
25 explained that the existing jail facilities are over-crowded and  
26 that a new facility is being proposed for construction on the  
27 west side of Farmington. He reviewed the tax increases which  
28 would be necessary over the next four years in order to finance  
29 the \$18 1/2 million bond issue (\$34.00 per year on a \$70,000 home  
30 implemented over a four-year period). The proposed facility  
31 would also house four judges, the County Clerk, County  
32 prosecutor, and the Sheriff's offices. The initial plan called  
33 for a total of \$32,000,000.00. However, it has been "trimmed"  
34 down to \$18,000,000.00. Discussion followed on the  
35 responsibilities of the Sheriff's Office, comparative costs of  
36 jail facilities in other areas of the State, etc. Commissioner  
37 Peters said that if the bond issue fails to pass, the  
38 Commissioners can implement a lease-type of proposition and still  
39 go through with this project. However, this would increase the  
40 cost by another \$1,800,000.00. He requested that the Council go  
41 on record as being supportive of this project.  
42

43 **EXECUTIVE SESSION SCHEDULED**

44 At the request of the Mayor, Councilman Sharp made the  
45 motion that an executive session be held immediately after this  
46 meeting for the purpose of discussing pending litigation.  
47 Councilman Shafter seconded the motion which carried unanimously.  
48

49 **RES. NO. 87-19 ADOPTED PROVIDING FOR IDRB**  
50 **BONDS TO BE USED FOR GATEWAY PROJECT**

51 Mr. Forbes explained that in 1985 the City Council adopted  
52 a resolution which authorized issuance of \$5,650,000 of  
53 industrial development revenue bonds for the Gateway Park  
54 project. Because Gateway was unable to obtain credit  
55 enhancement, the bond money was placed in escrow. Gateway has

1 now obtained the necessary credit backing and is desirous of  
 2 using the funds in the escrow. He recommended that the Council  
 3 adopt Resolution No. 87-19, entitled A RESOLUTION OF THE CITY  
 4 COUNCIL OF BOUNTIFUL CITY, DAVIS COUNTY, UTAH, RELATING TO THE  
 5 BOUNTIFUL CITY, UTAH INDUSTRIAL DEVELOPMENT REVENUE BONDS  
 6 (BOUNTIFUL GATEWAY PARK PROJECTS) SERIES 1985, IN THE AGGREGATE  
 7 PRINCIPAL AMOUNT OF \$5,650,000, DATED AS OF DECEMBER 1, 1985;  
 8 AUTHORIZING THE EXECUTION AND DELIVERY OF A SUPPLEMENTAL  
 9 INDENTURE OF TRUST AND SUPPLEMENTAL OFFICIAL STATEMENT AND OTHER  
 10 DOCUMENTS REQUIRED IN CONNECTION THEREWITH AND APPROVING THE FORM  
 11 OF MORTGAGE, RATIFYING AND CONFIRMING THE APPOINTMENT OF ZIONS  
 12 FIRST NATIONAL BANK AS SUCCESSOR TRUSTEE AND AUTHORIZING THE  
 13 TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE  
 14 TRANSACTIONS COMTEMPLATED BY THIS RESOLUTION. Councilman Barton  
 15 made the motion that this resolution be adopted as recommended,  
 16 and that the Mayor and City Recorder be authorized to sign it.  
 17 Councilman Shafter seconded the motion. Scott Kjar, Gateway  
 18 developer, expressed appreciation to the RDA for the assistance  
 19 they have given on this project and expressed the hope that this  
 20 project will have a positive impact on the community.

21  
 22 **APPROVAL GIVEN FOR CITY TO PROCEED**  
 23 **WITH STORM DRAIN AND STREET IMPROVEMENTS**  
 24 **IN MAPLE COVE SUBDIVISION**

25 Mr. Balling reviewed that Maple Cove subdivision was started  
 26 in 1984 and after going into receivorship in the fall of 1986,  
 27 the Bank of Utah took over the subdivision. He met with the  
 28 bank officials in the spring of 1987 and reviewed with them the  
 29 work which would need to be done on the improvements and  
 30 suggested that this work be completed by October 19, 1987 or the  
 31 City would take the subdivision over and complete the work. He  
 32 said that the roads have deteriorated to the point that something  
 33 must be done before winter and since the bank has done nothing,  
 34 requested that the following action be taken: (1) that authority  
 35 be given for the City to proceed with the work in the subdivision  
 36 and put in the drainage system and repair the road as necessary  
 37 to get through the winter (approximately \$10,000); and (2) that  
 38 authorization be given to the City Attorney to start proceedings  
 39 on the bond and get the money so that the subdivision can be  
 40 finished out. He said that \$104,000 of the bond money has not  
 41 yet been released.

42  
 43 Discussion followed on what action should be taken in order  
 44 to get the necessary funding released by the bank and Mr. Balling  
 45 indicated that the bank has been good to work with thus far and  
 46 he did not anticipate problems with them. Councilman Lawrence  
 47 made the motion that the action requested by Mr. Balling above  
 48 be authorized. Councilman Barton seconded the motion and voting  
 49 was unanimous.

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 52 **QUIT CLAIM DEED ISSUED TO PROPERTY OWNERS**  
 53 **ON MEDFORD DRIVE - WEED AND SAWYER**

54 Mr. Balling explained that a public hearing was held at the  
 55 end of June, 1987, regarding the City vacating two parcels of

1 property at the end of Medford Drive which had been held for  
2 extension of the road. The plan for development changed and the  
3 road dead-ended in a cul-de-sac and authorization was given to  
4 give the property to the contiguous property owners--Robert  
5 Sawyer and Bart Weed. In order to finalize this action, it is  
6 necessary for a quit claim deed to be issued to each property  
7 owner and Mr. Balling requested that the Council give authority  
8 for this action. Councilman Sharp made a motion to this effect,  
9 Councilman Shafter seconded the motion and voting was unanimous.

10 **QUIT CLAIM DEEDS ISSUED TO FLAKE**  
11 **AND BUXTON FOR PROPERTY CONTIGUOUS**  
12 **TO GOLF COURSE**

13 Mr. Balling reviewed that during the summer, Ken Flake and  
14 his neighbor (Mr. Buxton) were experiencing problems with runoff  
15 water on their property which came from the golf course. The  
16 proposal was made to the Council, and accepted, that if the City  
17 would deed a triangle-shaped piece of property to the individual  
18 property owners, the property owners would provide a retaining  
19 wall and the necessary fence to drain the water around their  
20 property. He said that it is necessary to quit claim the subject  
21 property to those individuals and requested this action from the  
22 Council. Councilman Shafter made the motion that a quit claim  
23 deed be issued to Mr. Flake and Mr. Buxton, as previously  
24 approved by the Council, with the City retaining a 7-ft. utility  
25 easement for the purpose of having access to the section corner  
26 and that authorization be given for the Mayor and City Recorder  
27 to sign. Councilman Barton seconded the motion which carried  
28 unanimously

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30 The meeting adjourned to executive session at 8:14 p.m.

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32 **id. 46. / th,**  
33 **MAYOR**

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40 **CITY RECORDER**  
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