

1 Minutes of the regular meeting of the City Council held at  
2 7:00 p.m. on January 22, 1986 in the City Hall of Bountiful,  
3 Utah.

4  
5 Present: Mayor Pro Tempore: Richard G. Sharp  
6 Council Members: C. Harold Shafter, Phyllis  
7 C. Southwick, Jerry K.  
8 Lawrence, and H. Keith  
9 Barton  
10 City Manager: Tom Hardy (arrived at 8 pm)  
11 City Attorney: Layne B. Forbes  
12 City Engineer: Jack P. Balling  
13 City Treasurer: Ira H. Todd  
14 Planning Director: Jon Reed Boothe  
15 Dep. Recorder: Lois Hoskins  
16 Rec. Secretary: Nancy T. Lawrence  
17  
18 Absent: Mayor: Dean S. Stahle  
19 City Recorder: Arden F. Jenson  
20

21 Councilman Lawrence noted that Mayor Stahle is in  
22 Washington D.C. attending a National League of Cities function  
23 and he made the motion that Councilman Sharp serve as Mayor Pro  
24 Tempore. Councilman Barton seconded this motion and voting was  
25 unanimous.

26  
27 Mayor Pro Tern Sharp welcomed those in attendance, follow-  
28 ing which he led the pledge of allegiance to the flag.  
29 Councilman Barton offered the invocation.  
30

31 Mr. Forbes verified that official notice of this meeting  
32 had been given by posting a written notice of same and an  
33 agenda at the City Hall and providing copies to the following  
34 newspapers of general circulation: Davis County Clipper,  
35 Deseret News, and Salt Lake Tribune.  
36

37 Minutes of the special meeting of the City Council held  
38 January 6, 1986 and the regular meeting held January 8, 1986  
39 were presented and unanimously approved with one amendment to  
40 the January 8th minutes. The motion was made and seconded by  
41 Councilmen Barton and Shafter, respectively.  
42

43 **EXPENDITURES FOR DECEMBER AND**  
44 **JANUARY APPROVED**

45 Mayor Pro Tern Sharp reviewed the Expenditure and Expense  
46 Reports for the following periods: December 31, 1985 in the  
47 amount of \$268,159.36; Summary for December totaling  
48 \$1,969,009.37; and January 1 - 16, 1986 in the amount of  
49 \$524,763.85. Following a brief question and answer period,  
50 these expenditures were unanimously approved on a motion made  
51 by Councilman Shafter and seconded by Councilwoman Southwick.  
52

53 **OWNERS OF SMALL RENTAL UNITS**

54 **EXPRESS CONCERN RE: GOVERNMENT**

55 **SUPPORT TO CERTAIN MULTI-FAMILY DEVELOPMENTS**

56 Terri Stark, serving as voice for the Small Owners of  
57 Rental Units Everywhere (SORE), read a statement of concern  
58 regarding (1) tax-exempt bond issues (IRB's and IDB's) used by

1 developers of large apartment complexes; and (2) government  
 2 housing constructed by HUD through local housing authorities to  
 3 provide low-cost housing. She explained that both of these  
 4 items are causing a hardship on the small apartment owner,  
 5 creating a high vacancy rate, and requested that the City (1)  
 6 put a moratorium on any future rezoning of land that would  
 7 permit construction of multi-family dwellings; and (2)  
 8 discourage any further development of tax-subsidized or  
 9 advantaged multi-family units. Nolan and Barbara Hayward  
 10 presented slides of rental property which they own, showing a  
 11 "before and after" of each complex and pointing out that they  
 12 take pride in their units and the impact they make on the  
 13 City. They noted, however, that due to their competition  
 14 having the advantage of low interest, it is difficult for them  
 15 to compete in the rental market. JoAnn Hamilton, Cliff Porter,  
 16 Rulon Fairbanks, Elmer Landsaw, Emily Nielsen, and LeGrande  
 17 Parkin also expressed their concerns regarding the unfair  
 18 competition as summarized by Mrs. Stark.

19  
 20 The Council discussed this matter at length, following  
 21 which Councilwoman Southwick made the motion that this matter  
 22 be taken under advisement for further study. Councilman  
 23 Lawrence seconded the motion which carried unanimously.  
 24 Councilwoman Southwick requested that Mrs. Stark report back to  
 25 the Council after she has met with other municipalities.

26  
 27 **PUBLIC HEARING TO CONSIDER**  
 28 **1986 COMMUNITY DEVELOPMENT**  
 29 **BLOCK GRANT PROGRAM**

30 Mayor Pro Tern Sharp opened the public hearing to consider  
 31 Bountiful's 1986 Community Development Block grant program at  
 32 8:25 p.m. Redevelopment Director, Randy Sant, explained that  
 33 it is a requirement to hold a public hearing to obtain input  
 34 regarding the application process for the block grants. He  
 35 defined the area being considered for this grant (200 South to  
 36 400 North on Main Street) and explained that the purpose of the  
 37 grant would be to make street improvements. The Mayor Pro Tern  
 38 called for comments from those in attendance, and there being  
 39 none, he closed the hearing at 8:30 p.m. Councilman Lawrence  
 40 made a motion that the Redevelopment Director proceed with the  
 41 application for the Community Development Block grant, follow-  
 42 ing which Councilman Shafter seconded the motion. Voting was  
 43 unanimous.

44  
 45 **COUNCIL APPROVES AMENDMENT TO**  
 46 **LEASE AGREEMENT WITH STATE FOR**  
 47 **COURT SPACE**

48 Mr. Hardy explained that the existing lease agreement with  
 49 the State of Utah for the building space used by the Fourth  
 50 Circuit Court has been amended and he reviewed the proposed  
 51 changes in that agreement. The most significant change is in  
 52 the amount of square footage which is being used and this  
 53 increases the total amount of revenue to the City. He recom-  
 54 mended that the amended lease be approved and that the Mayor  
 55 and City Recorder be authorized to sign it. Councilman

1 Lawrence made the motion that this recommendation be upheld,  
2 Councilman Barton seconded the motion and voting was unanimous.

3  
4 **BOB WARD AND RICK MAYFIELD MAKE**  
5 **PRESENTATION RE: ECONOMIC DEVELOPMENT**  
6 **THRU THE BENCHMARK AND COG PROGRAMS**

7 Bob Ward, co-chairman of the Benchmark Economic Develop-  
8 ment Committee, reviewed with the Council the accomplishments  
9 in the Benchmark region this past year and then explained  
10 goals for the coming year. He said that his committee will be  
11 working closely with the Council of Governments in their  
12 attempts to encourage expansion of the economic development  
13 program. Rick Mayfield, County Planning Director and adminis-  
14 trator of the economic development program for COG, explained  
15 the proposed industrial expansion program of the county. He  
16 emphasized that the main thrust of this program is to assist  
17 existing businesses to expand. He then reviewed the estimated  
18 funding necessary to facilitate the proposed program and  
19 requested a contribution from Bountiful in the amount of  
20 \$24,830.00. It was noted that Bountiful contributed \$23,000 to  
21 the Benchmark Region last year and the funding requested by  
22 Mr. Mayfield would replace the Benchmark contribution.

23  
24 Earl King, former director of industrial expansion for the  
25 County, spoke in opposition to the plan presented by  
26 Mr. Mayfield. Mr. Hardy suggested that any action on this  
27 request be tabled to permit the Council to study the matter  
28 further prior to making a commitment.

29  
30 **RES. NO. 86-2 ADOPTED PROVIDING**  
31 **FOR IRB'S FOR TURNMAR COLLIER REDEV. PROJECT**

32 Mr. Forbes reviewed Resolution No. 86-2, entitled "A  
33 RESOLUTION OF INTENT TO ISSUE INDUSTRIAL DEVELOPMENT REVENUE  
34 BONDS OF BOUNTIFUL, DAVIS COUNTY, UTAH, FOR THE PURPOSE OF  
35 FINANCING THE ACQUISITION, EQUIPPING AND CONSTRUCTION OF A  
36 COMMERCIAL PROJECT CONSISTING OF OFFICE, RETAIL, RESTAURANT AND  
37 ENTERTAINMENT FACILITIES BY TURNMAR COLLIER REDEVELOPMENT  
38 ASSOCIATES, A COLORADO GENERAL PARTNERSHIP, OR ITS DESIGNEE;  
39 AND AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT BY  
40 AND BETWEEN TURNMAR COLLIER REDEVELOPMENT ASSOCIATES AND  
41 BOUNTIFUL, DAVIS COUNTY, UTAH; AND RELATED MATTERS." He said  
42 that \$10,000,000.00 in IRB's is being requested for this  
43 project and explained that the City will bear no financial  
44 liability. He stated that this resolution is similar to others  
45 approved by the Council. Councilman Lawrence made the motion  
46 that this resolution be approved and that the Mayor and City  
47 Recorder be authorized to sign it. Councilwoman Southwick  
48 seconded the motion and voting was unanimous.

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50 **COUNCIL CONSIDERS ESTABLISHMENT**  
51 **OF LOCAL HISTORICAL COMMITTEE**

52 Mr. Hardy reported that the Parks, Recreation and Fine  
53 Arts Committee met with Leslie Foy and considered the estab-  
54 lishment of a local historical committee. He said that under  
55 State guidelines, matching monies are available to assist in  
56 this respect. He also noted that establishment of the

1 committee would require adoption of an ordinance to protect  
2 historical artifacts in the city. He noted that we do not have  
3 a good history of Bountiful or an educational program and  
4 suggested that this could be a positive effort. Councilwoman  
5 Southwick added her support to the idea and then made the  
6 motion that the City Manager and City Attorney draft a position  
7 paper on what a historical committee would do and also prepare  
8 an ordinance as required by State guidelines. Councilman  
9 Shafter seconded this motion which carried unanimously.

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11 The meeting adjourned at 9:47 p.m. on a motion made and  
12 seconded by Councilmen Lawrence and Barton, respectively.  
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15 Caeri, vx, 44-IL&  
16 MAYOR  
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22 CITY RECORDER  
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