

Minutes of the regular City Council meeting held April 24, 1985 at 7:00 p.m. in the City Hall of Bountiful, Utah.

Present: Mayor:	Dean S. Stahle
Council Members:	C. Harold Shafter, Richard G. Sharp, Jerry K. Lawrence, Phyllis C. Southwick, and J. Dean Hill
City Manager:	Tom Hardy
City Attorney:	Layne B. Forbes
City Engineer:	Jack P. Balling
City Recorder:	Arden F. Jenson
Planning Director:	Jon Reed Boothe
City Treasurer:	Ira H. Todd
Rec. Secretary:	Nancy T. Lawrence

Mayor Stahle welcomed those in attendance, following which he led the pledge of allegiance to the flag. Mr. Boothe offered the invocation.

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

Minutes of the regular meetings of the City Council held April 3, and 10, 1985 and the special meeting held April 11, 1985 were presented and unanimously approved as written on a motion made by Councilman Lawrence and seconded by Councilwoman Southwick.

**EXPENDITURE AND EXPENSE REPORTS**  
**APPROVED FOR PERIODS APRIL 1-11, and**  
**APRIL 12-17, 1985**

Mr. Jenson presented the Expenditure and Expense Reports for the following time periods: April 1-11, 1985 in the amount of \$65,851.27; and April 12-17, 1985 in the amount of \$76,320.18. These expenditures were unanimously approved on a motion made by Councilman Shafter and seconded by Councilwoman Southwick following a brief **discussion** regarding the City's procedure of one department purchasing equipment from another department.

**COUNCIL APPROVES SUPPLEMENTAL AGREEMENT**  
**WITH PRUDENTIAL-BACHE FOR FINANCING OF**  
**POWER PROJECTS**

Mr. Hardy explained that inasmuch as the City has **clarified** its participation in several hydro-electric projects, it is necessary to modify the approach to financing of these projects. He reviewed that Prudential-Bache has already been retained to provide financial consulting **for** the Hunter and Moon Lake projects, and he recommended that the Agreement with Prudential-Bache be extended to include all the hydro projects,

as well as financing for the purchase of a new diesel engine for the Power Plant. He noted that it would be more economical to issue one financing for all projects and that this also is the recommendation of the Power Commission. Councilman Sharp made the motion that the Supplemental Agreement with Prudential-Bache be approved and that the Mayor be authorized to sign it. Councilman Hill seconded the motion and voting was unanimous.

**BRENT ALLENBACH TO WORK AS INTERN  
WITH CITY MANAGER**

Mr. Hardy introduced Brent Allenbach, a graduate student from BYU, who will be working with him on an internship during the summer handling ordinance enforcement duties as well as other projects.

**PRE-CONSTRUCTION AGREEMENTS WITH BOR AND  
WEBER WATER USERS ASSN. GIVEN APPROVAL**

Mr. Michaelis, Power Department Manager, explained that as a part of the Echo Project it is necessary to approve Pre-Construction Agreements between Bountiful and the U.S. Department of Interior, Bureau of Reclamation and the Weber Water Users Association. He explained that the purpose of these agreements is to give approval to enter and occupy the said area for pre-construction purposes for a fee of \$10,000 to the BOR and \$15,000 to the Water Users Association. The purpose of the fee is to cover costs incurred by the BOR and Water Users in reviewing Bountiful's plans, drawings, and engineering for the projects. He said that both agencies are required to provide audits of how they are spending the fees paid by the City and that the Power Department will monitor closely the use of the fees in an attempt to eliminate any duplication between agencies. Following a short discussion, Councilman Shafter made the motion that the agreements be approved as recommended by Mr. Michaelis and that the Mayor be given authorization to sign them. Councilman Sharp seconded the motion which carried unanimously.

**AGREEMENT FOR FLOOD CONTROL FUNDS FROM  
DAVIS COUNTY GIVEN APPROVAL**

Mr. Balling explained that Bountiful has requested additional funds from Davis County to be used to complete the channel linings of Stone Creek, Mill Creek and Barton Creek within the City and the County Commission has granted approval to the request, subject to the Agreement being approved by the Council. Mr. Balling reviewed the work to be included in the project and the terms of the Agreement for both parties. He noted that the County will pay a maximum of 50 percent of the actual cost of each project, with the total of all the projects not to exceed \$357,500.00. (The State will pay the other 50 percent through a grant). Mr. Balling recommended that the Agreement be approved and he responded to several questions.

Councilman Hill made the motion that this Agreement be approved as outlined and the Mayor be authorized to sign it. Councilman Lawrence seconded the motion and voting was unanimous.

**MOSS HILL DRIVE SUBDIVISION GRANTED  
FINAL APPROVAL**

Mr. Balling reviewed that Moss Hill Drive Subdivision (12 lots), 250 South 1400 East, was given final approval by the Planning Commission about one year ago, but for some reason was not approved by the Council. He said that this development will provide the connecting link between Granada Hills Subdivision and Moss Hill Drive and recommended that final approval be granted by the Council. Robert Merrill, co-owner, was in attendance to represent this matter. Councilman Lawrence made a motion for approval as recommended, Councilwoman Southwick seconded the motion and voting was unanimous.

**PLUMBERS SUPPLY AND ROCKWELL INTERNATIONAL  
AWARDED BIDS FOR WATER METERS**

Mr. Hardy presented the bids for new water meters and recommended that Plumbers Supply be awarded the bids for the 3/4, 5/8, 1 1/2, 2, 3, and 4-inch meters in the amount of \$16,871.08; and that Rockwell International be awarded the bid for the 1-inch meters (Plumbers Supply bid did not meet specs on this meter) with a total of \$4,650.00. Councilman Shafter made a motion for approval as recommended, Councilman Sharp seconded the motion and voting was unanimous.

**PRELIMINARY AND FINAL APPROVAL GRANTED  
TO AMBY BRIGGS SUBDIVISION**

Mr. Balling stated that the Amby Briggs Subdivision, Phase I, has been given preliminary and final approval by the Planning Commission, all improvements have been checked, the plat has been checked, and the fees paid and bond posted, and he recommended that final approval be given by the Council and the subdivision accepted. The subdivision is located on Davis Boulevard, north of 300 South. Councilman Lawrence made a motion for approval as recommended, Councilman Hill seconded the motion and voting was unanimous.

**TWO NEW MEMBERS APPOINTED TO PLANNING  
COMMISSION**

Mayor Stahle reported that two members of the Planning Commission have resigned and he recommended that Cheryl Okubo be appointed to fill the unexpired term of June Duffin (through June 30, 1988), and that Stan Elmer be appointed to fill the unexpired term of Scott Butters (through June 30, 1986). Councilwoman Southwick made a motion to this effect, Councilman Hill seconded the motion and voting was unanimous.

**EXECUTIVE SESSION SCHEDULED**

Councilman Lawrence made a motion that the Council hold an executive session after this meeting to discuss personnel. Councilman Shafter seconded the motion which carried unanimously.

**PRELIMINARY APPROVAL GRANTED TO  
MULTI-FAMILY PROJECT OF PHIPPS CONSTRUCTION**

Mr. Boothe presented the site plan for an 8-unit complex at 160 South 100 West, Phipps Construction, developer, and stated that it is the recommendation of the Planning Commission that preliminary approval be granted to this project subject to the following conditions: (1) payment of the culinary water fees, including the cost of a fire hydrant; (2) payment of the sanitary sewer fees; (3) that the developer provide all necessary utility easements; (4) providing final building plans and elevations; (5) that the final site plan show the following: a) engineering drawings of the culinary water, sanitary sewer, and storm drain facilities; and b) landscape and sprinkler plans; (6) that the developer construct a solid fence around the perimeter of the property to enclose the parking and multi-family structures. The fence along the north property line to connect to and end at the northwest corner of the old home on the site; and (7) that a bond be posted to guarantee all on-and off-site improvements. Councilwoman Southwick made a motion for preliminary approval as recommended. Councilman Sharp seconded the motion and voting was unanimous.

**PRELIMINARY AND FINAL APPROVAL GRANTED  
TO MULTI-FAMILY COMPLEX AT 2095 SOUTH MAIN**

Mr. Boothe presented the site plan for L&M Properties, a 28-unit multi-family complex at 2095 South Main and stated that following a lengthy hearing process with the Board of Adjustment, a variance was granted to permit access to this development via a 23-ft. right-of-way in-lieu of a dedicated public street. Bob Robinson, a member of the Board of Adjustment, was in attendance and explained that the decision of the Board was based on the fact that the property was landlocked and it was in the best interest of the City for it to be developed. Mr. Boothe stated that it is the recommendation of the Planning Commission that preliminary and final approval be granted subject to the following conditions: (1) payment of the sanitary sewer fees, culinary water fees, including a fire hydrant if required; (2) provide storm water detention on-site and provide engineering drawings of same; (3) provide engineering drawings for the culinary water and sanitary sewer; (4) provide easements for all utilities as required by the City; (5) any existing utility relocations to be paid for by the developer; (6) that the south property line be fenced; (7) provide landscape and sprinkler plans; (8) that a bond be posted to guarantee on- and off-site improvements; (9) that the

carports be moved from the parking stalls immediately in front of two buildings (as noted on the plans) to allow access for emergency vehicles; (10) that the existing drive approach be widened to better accommodate vehicular traffic entering and leaving South Main Street; and (11) that the final site plan show the following: a) sewer, water, storm drainage, irrigation lines, gas lines, and telephone lines; and b) curb and gutter with existing and proposed elevations. Councilman Shafter asked if a sidewalk into the project had not been considered and Joe Lyon, developer, explained that he does not own the access to the property, but that it is a right-of-way and he has no control over whether or not the owner will permit construction of a sidewalk. Mr. Balling noted that Mr. Lyon is working with the property owner in order to construct the sidewalk and following discussion regarding the importance of the sidewalk (especially since the entrance is not the usual street width), Mayor Stahle requested that Mr. Balling contact Mr. Porter, subject property owner, in an effort to gain permission for the sidewalk construction. Councilman Sharp made the motion that this multi-family project be given preliminary and final approval as recommended, and with the Council's recommendation that the sidewalk be constructed as discussed. Councilman Shafter seconded the motion which carried unanimously.

**MAYOR STABLE REQUESTS PLANNING COMMISSION  
CONSIDERATION OF DOWNTOWN DEVELOPMENT**

Mayor Stahle referred to the project which was previously approved at 160 South 100 West and noted that he felt it would be in the best interest of planning of the downtown area if small developments were not considered, but a hold placed on the properties between 200 West and 100 East so that expansion of larger projects will not be hampered. He requested that Mr. Boothe direct the Planning Commission in this regard and come back to the Council with a recommendation as quickly as possible.

**MISCELLANEOUS BUSINESS FROM MAYOR**

Mayor Stahle reported that Mrs. Lloyd Riley had expressed appreciation to the City Council and Police Department for their support at the time of her husband's death. He also reported that there is a group of individuals who are working vigorously in Bountiful to attack the illegal use of drugs and that meetings will be held in the near future in this regard.

Mayor Stahle reported that a resident from Whagnarei, New Zealand recently visited Bountiful and that he has also been in communication with the Mayor of Bethlehem.

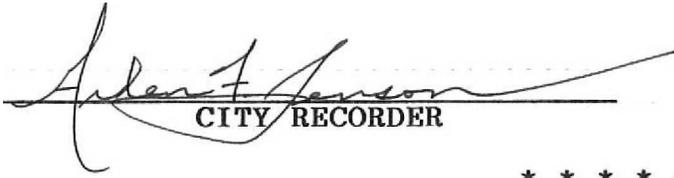
**COUNCILWOMAN SOUTHWICK REPORTS TENTATIVE  
ARTS FESTIVAL FOR AUGUST**

Councilwoman Southwick reported that she recently met with members of the Arts Committee and they are tentatively planning an Arts Festival from August 1-3. She noted that each Council member will be asked to work on one element of this project.

The meeting adjourned to a study session at 8:10 p.m. for the purpose of reviewing the 1985-86 revenues and a work session to review the 1985-86 budget.



MAYOR



CITY RECORDER

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