

1 Minutes of the regular meeting of the City Council held  
2 July 17, 1985 at 7:00 p.m. in the City Hall of Bountiful, Utah.

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4 Present: Mayor: Dean S. Stahle  
5 Council Members: Harold Shafter, Richard  
6 Sharp, Phyllis  
7 C. Southwick, Jerry  
8 Lawrence, and J. Dean Hill  
9 City Manager: Tom Hardy  
10 City Attorney: Layne B. Forbes  
11 City Engineer: Jack P. Balling  
12 City Recorder: Arden F. Jenson  
13 Dep. Recorder: Vernile Hess  
14 Rec. Secretary: Nancy T. Lawrence

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16 Mayor Stahle welcomed those in attendance, following which  
17 he led the pledge of allegiance to the flag. Councilman  
18 Shafter offered the invocation.

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

25  
26 Minutes of the regular meeting of the City Council held  
27 July 10, 1985 were presented and unanimously approved on a  
28 motion made by Councilman Lawrence and seconded by Councilman  
29 Shafter.

30  
31 **EXPENDITURES FOR PERIOD JUNE 30, 1985**

32 **APPROVED**

33 Mr. Jenson presented the Expenditure and Expense Report  
34 for the Period June 30, 1985 (2nd listing) in the amount of  
35 \$190,942.95. Following a discussion regarding street improve-  
36 ments which were a part of this listing, these expenditures  
37 were unanimously approved as presented on a motion made by  
38 Councilman Shatter and seconded by Councilwoman Southwick.

39  
40 **SUMMARY OF EXPENDITURES FOR JUNE, 1985**

41 **APPROVED**

42 The Summary of Expenditures for June, 1985 totaling  
43 \$2,365,904.05 were then presented by Mr. Jenson and given  
44 unanimous approval on a motion made by Councilwoman Southwick  
45 and seconded by Councilman Hill.

46  
47 **LION'S CLUB TURNS OVER KEYS TO**  
48 **1800 SO. PARK CONCESSION STAND**

49 Tim Tate, Bob McKenzie, and Frank Burns, president and  
50 past presidents (respectively) of the Bountiful Lion's Club  
51 were in attendance and presented the Mayor with the keys to the  
52 1800 South Park concession stand which the Lion's Club con-  
53 structed for the City. Mr. Tate reviewed the major details of  
54 that project, following which Mr. Burns explained that the key  
55 was on a special ring which was a part of the guide dog program  
56 which the Lion's Club is very involved in. Mayor Stahle  
57 expressed appreciation on the part of the City for the help of  
58 the Lion's Club in realizing this major improvement for the

1 City and he also recognized other similar contributions from  
2 that Club.

3  
4 **MR. BALLING REVIEWS FINAL APPROVAL**  
5 **CONDITIONS FOR BRIDLEWOOD SUBDIVISION,**  
6 **PHASE I**

7 Mr. Balling reviewed the negotiations between North Salt  
8 Lake, the County, and Bountiful since the last meeting with  
9 regard to Bridlewood Subdivision, Phase I, and the road pattern  
10 for the south end of the City. He used an aerial photograph to  
11 point out the proposed road pattern which is recommended to be  
12 placed on the master road plan of Bountiful, No. Salt Lake, and  
13 the County and stated that with this matter settled, No. Salt  
14 Lake is agreeable to Bridlewood Subdivision receiving final  
15 approval. He said that the Planning Commission recommends that  
16 final approval be given to Phase I of Bridlewood Subdivision,  
17 subject to the following conditions: (1) completion of the  
18 plans as per a letter of June 3, 1985 outlining those engineer-  
19 ing items which need to be completed before the plat can be  
20 recorded; (2) the adjustment of the road plans to meet the  
21 collector road pattern of No. Salt Lake, Bountiful, and the  
22 County; (3) providing storm detention for the run-off in the  
23 Hooper Canyon drainage basin with a release rate of 2 c.f.s.  
24 The release rate and conditions were agreed upon when the  
25 property was annexed by Bountiful. He explained that it would  
26 be desirable to construct the detention basin in connection  
27 with the extension of Davis Boulevard and reviewed the details  
28 of that matter, stating that the developers would be required  
29 to post a bond for the improvements and have a two-year period  
30 in which to construct the detention basin, with details being  
31 worked out with the County in the meantime; (4) posting of an  
32 approved bond for the site improvements in an amount to be  
33 determined by the City Engineer from the improvement drawings  
34 as they are submitted; (5) payment of all the required fees as  
35 determined by the City Engineer under the City ordinances; (6)  
36 payment of the water connection fees for those lots in advance  
37 of filing the plat. He explained that as this area is develop-  
38 ed, there will not be enough storage capacity in the reservoir  
39 to serve the whole bench and another reservoir will have to be  
40 constructed. He reviewed that the ordinance provides for the  
41 City and developer to split the development cost of new  
42 reservoirs fifty/fifty and explained that it would be in the  
43 best interest of the City for the fees which are the develop-  
44 er's responsibility to be paid up-front; (7) provide a reser-  
45 voir storage site in the amount of 1 1/2 to 2 acres. He noted  
46 that this item will have to be further discussed with the  
47 developers and the Water Committee and City Council; (8) stub  
48 the lower cul-de-sac road into Sunset Ridge development; and  
49 (9) recording of this plat must follow the Newport Heights  
50 recording on Bountiful Blvd. in order to have two accesses to  
51 the subdivision. With those conditions, it is recommended by  
52 the Planning Commission and staff that final approval be  
53 granted to the first three plats, 57 lots. Councilman Hill  
54 made the motion that Bridlewood Subdivision, Plats, 1, 2, and 3  
55 be given final approval as recommended and Councilman Sharp  
56 seconded the motion.

1 **FINAL APPROVAL GRANTED TO BRIDLEWOOD**  
2 **SUBDIVISION**

3 Clark Jenkins, representing Bridlewood, expressed concern  
4 about the condition that the developers be required to furnish  
5 a reservoir site on their property inasmuch as they do not have  
6 a site available which has the necessary elevation, thus  
7 requiring them to purchase additional property which would be a  
8 major problem at the present time. He requested that the  
9 Council consider letting them go ahead without the site for the  
10 reservoir at the present time and provide it when the multi-  
11 family phase is developed, or give them hook-up fee credits  
12 back for the purchase of that site on someone else's property  
13 (with the reasoning that the reservoir will need to service  
14 other than just the Bridlewood property). After considering  
15 Mr. Jenkin's proposal, Councilman Hill amended his motion to  
16 tie the condition for a reservoir site (No. 7 above) to the  
17 future multi-family phase of the Bridlewood development.  
18 Councilman Sharp seconded the amended motion and voting was  
19 unanimous.  
20

21 **ENGINEERING AGREEMENT WITH POWERS**  
22 **ENGINEER RE: TRANSMISSION LINES APPROVED**

23 Mr. Hardy reviewed that in connection with the hydro  
24 projects at Echo and East Canyon reservoirs, it will be  
25 necessary to provide design and engineering of the transmission  
26 lines necessary to service those two facilities. He reviewed  
27 the proposed agreement with Power Engineering, a primary  
28 engineering firm in the Intermountain west, for these services  
29 which are bid not to exceed \$364,570. The construction of the  
30 line will cost approximately \$1,900,000.00. He noted that the  
31 contract can be terminated at any point with payment for  
32 services up to that time. Following a discussion of this  
33 project and the proposed contract with Power Engineering,  
34 Councilman Shafter made the motion that the contract be  
35 approved, Councilman Sharp seconded the motion and voting was  
36 unanimous.  
37

38 **COUNTY HEALTH OFFICIALS DISCUSS**  
39 **RAT PROBLEM**

40 Rich Harvey and Delane McGarvey, Davis County Health  
41 Department, were in attendance to discuss the problem of rats  
42 which is currently occurring in the City. They pointed out  
43 that rats need three basic things in order to survive: (1)  
44 water, (2) food, and (3) harborage. Mr. McGarvey gave a slide  
45 presentation which described the species of rat common in this  
46 area and the habitat which it chooses. He summarized that the  
47 best way to gain control over rats is to eliminate trashy areas  
48 and food sources. Mr. Harvey used a map of the City to point  
49 out the areas where the biggest problems seem to be (along the  
50 creeks) and he proposed that the neighborhood areas organized  
51 for disaster management be used to monitor the individual  
52 neighborhoods and after the weather becomes colder, the County  
53 can assist in an effective baiting program. He emphasized that  
54 to effectively deal with rats, it must be done on a community  
55 basis. A handout on the procedures to eliminate and discourage  
56 rats was then passed out to those in attendance.

1 **ENGINEERING AGREEMENT WITH OSM & ASSOC.,**  
 2 **INC. APPROVED FOR 7 MW PLANT FACILITY**

3 Mr. Hardy reported that the Power Commission had recom-  
 4 mended that an engineering agreement for design and construc-  
 5 tion management of the new 7 MW plant facility be awarded to  
 6 Ford, Bacon and Davis Engineering. However, it has become  
 7 apparent that there was another firm that was superior in terms  
 8 of the City's need at about the same price as that quoted by  
 9 Ford, Bacon and Davis, and it is therefore recommended that the  
 10 firm of Orr-Schelen-Mayeron and Associates, Inc. (OSM) be  
 11 approved to provide this service at a total cost not to exceed  
 12 \$115,500.00. (Ford, Bacon, and Davis had originally bid  
 13 \$107,000 or - \$10,000; however, they revised that bid to be  
 14 \$123,000.00). Mr. Hardy briefly reviewed the agreement for  
 15 design and engineering of the 7 MW plant facility, following  
 16 which Councilman Hill made the motion that the bid from OSM be  
 17 accepted as outlined. Councilman Lawrence seconded the motion  
 18 and voting was unanimous.

19  
 20 **EXECUTIVE SESSION SCHEDULED**

21 At the request of the Mayor, Councilman Shafter made the  
 22 motion that an executive session be scheduled immediately after  
 23 this meeting for the purpose of discussing personnel. Council-  
 24 woman Southwick seconded the motion and voting was unanimous.

25  
 26 **MURDOCK CHEVROLET AWARDED BID FOR**  
 27 **DUMP TRUCK FOR POWER DEPARTMENT**

28 Cliff Michaelis reported that nine bids were sent out for  
 29 a dump truck for the Power Department and five were returned.  
 30 Of those returned, he recommended that the low bid from Murdock  
 31 Chevrolet in the amount of \$25,495.00 be accepted. Council-  
 32 woman Southwick made the motion that the bid be awarded as  
 33 recommended, Councilman Lawrence seconded the motion and voting  
 34 was unanimous.

35  
 36 **COUNCIL APPROVES BID PACKAGE FOR**  
 37 **POLEMOUNT TRANSFORMERS FOR POWER DEPT.**

38 Mr. Michaelis then reviewed the bids which were received  
 39 for new polemount transformers for the Power Department and  
 40 recommended that they be awarded as follows (taking losses into  
 41 consideration):

<u>Bidding Company</u>	<u>No. of Transformers</u>	<u>Price</u>
Riter	(10) 25 KVA	\$1,255.00
Pole Line	(2) 150 KVA	8,359.89
Westinghouse	(1) 300 KVA	12,978.66
Riter	(2) 37.5 KVA	1,512.00
Elec. Whsle.	(2) 167 KVA	6,173.92
Temple Electric	(2) 100 KVA	3,785.15
Temple Electric	(3) 75 KVA	3,162.81
Elec. Whsle.	(5) 50 KVA	2,233.20
Riter	(4) 37.5 KVA	1,697.00

54  
 55 The total bid package for the new transformers is \$43,505.50.  
 56 Councilman Lawrence made the motion that the bids be awarded as

1 recommended, Councilman Hill seconded the motion and voting was  
2 unanimous.

3  
4 **RESOLUTION RE: EMINENT DOMAIN -- LELA**  
5 **R. SMITH PROPERTY -- AUTHORIZED**

6 Mr. Forbes explained that it is necessary for the City to  
7 acquire easement rights along the north side of Barton Creek at  
8 500 South between 500 and 600 East (along the Lela R. Smith  
9 property) and the City has been informed that these rights  
10 cannot be acquired unless proceedings for eminent domain are  
11 taken. Therefore, he requested that the Council authorize a  
12 resolution to commence eminent domain proceedings as required.  
13 Councilman Sharp made a motion to this effect which was  
14 seconded by Councilman Shafter. Voting was unanimous.

15  
16 **CONTRACT RE: SMITH PROPERTY**  
17 **APPROVED**

18 With regard to the Barton Creek improvements at the Smith  
19 property, Mr. Forbes explained that one of the conditions set  
20 forth by the property owner is that if they sell or have need  
21 for a bridge, that the City will build to specifications a  
22 bridge (not to exceed \$2,000). He recommended approval of an  
23 agreement to this effect which would be executed if the  
24 transaction is consummated. Councilwoman Southwick made the  
25 motion for approval and authorization for the Mayor to sign.  
26 Councilman Lawrence seconded the motion which carried unani-  
27 mously.

28  
29 **MISCELLANEOUS BUSINESS**

30 Mayor Stahle reported that neighbors of the Fred Meyer  
31 store expressed concern regarding the carnival which was  
32 located there recently and the helicopter rides which were a  
33 part of that function.

34  
35 Councilman Shafter expressed concern about the lack of a  
36 sidewalk along the Pappanikolaus property (1600 North),  
37 especially as it relates to handicapped individuals, and  
38 Mr. Hardy indicated that he would follow through on this  
39 matter.

40  
41 **BIDS FOR RESCUE VAN AND BLAZER FOR**  
42 **FIRE DEPARTMENT AWARDED**

43 Fire Chief Jerry Lemon reviewed the bids which were  
44 recently received for a new emergency rescue van and a Blazer  
45 and he recommended that the bid from Streator Chevrolet in the  
46 amount of \$39,880 for the van be approved. He also recommended  
47 that the bid for a new Blazer from Murdock Chevrolet in the  
48 amount of \$16,440 be approved. Councilwoman Southwick made a  
49 motion to this effect, and Councilman Shafter seconded the  
50 motion. Voting was unanimous.

51  
52 he meeting adjourned at 8:59 p.m.

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MAYOR