

Minutes of the regular City Council meeting held December 19, 1984 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, 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
Dep. Recorder:	Vernile Hess
Rec. Secretary:	Nancy T. Lawrence
Absent: Councilwoman:	Phyllis C. Southwick

Mayor Stahle welcomed those in attendance, following which he led the pledge of allegiance to the flag. Councilman Shafter 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, Davis County Clipper, and Salt Lake Tribune.

Minutes of the regular meeting of the City Council held December 12, 1984 were presented and approved as corrected on a motion made by Councilman Lawrence and seconded by Councilman Shafter. Voting was unanimous.

EXPENDITURES FOR PERIOD DEC. 3-13, 1984

APPROVED

Mr. Jenson presented the Expenditure and Expense Report for the Period December 3-13, 1984 in the amount of \$185,833.10. Councilman Shafter asked about the City's position with regard to returned checks, following which he made the motion that the expenditures be approved as presented. Councilman Sharp seconded the motion which carried unanimously.

FINAL APPROVAL GIVEN TO GATEWAY PARK

Roy Bosley, representing Smoot, Kjar, and Bosley Developers, gave the Council an update on the Gateway Park development, following which Winter DeLaMare, architect for the project, reviewed the proposed site plan. It was noted that an emphasis has been placed on landscaping and the visual appearance from the freeway. A representative from Comfort Inns also was in attendance and reviewed the proposed motel and convention facilities. Mr. Boothe stated that it is the recommendation of the Planning Commission that final approval be granted to this project subject to the following conditions being met: (1) providing all utility easements as required; (2) posting of a 2 percent bond to guarantee landscaping and all on-site improvements; (3) payment of all required fees; and (4) that the plans meet the Uniform Building Code and Uniform Fire Code. Councilman Sharp indicated that this project had been

studied well by the Planning Commission and he recommended that final approval be granted as recommended. Councilman Lawrence seconded the motion and voting was unanimous.

**APPROVAL GIVEN TO HIRE ADDITIONAL
EMPLOYEE TO ADMINISTRATIVE STAFF**

Mr. Jenson reviewed that a request had been made to the Finance, Public Safety, and Public Relations Committee for permission to hire an additional person to the Administrative Staff. He summarized the need for this request and briefly reviewed the duties which would be performed by the additional staff member. Mayor Stahle indicated that it is the recommendation of the Committee that authorization be given to hire the additional person as requested, following which Councilman Lawrence made a motion for approval. Councilman Hill seconded the motion and voting was unanimous.

**WATER PRESSURE PROBLEM AT 400 E. 1500 S.
AREA DISCUSSED**

Subsequent to a long-standing problem with water pressure in the area of 400 East and 1500 South, Mr. Hardy requested that Mr. Balling and Mr. Carlson investigate and report on that problem. Mr. Balling reported that the City tries to maintain a pressure between 43 psi and 86 psi throughout the City; however, in this area, the pressure drops as low as 28 psi at one residence. He pointed out, however, that the State Code requires a minimum of only 20 psi. He attributed part of the problem to the fact that when the area was developed, 3/4" service lines were used. These lines were adequate for a one-bathroom home; however, with larger homes and 19-26 fixture units, the 3/4" line does not meet health standards. He further noted that if the City were to increase the size of the mains in this area, the additional pressure in the existing plumbing of the individual homes would be in jeopardy of having the seals blown out. He summarized by giving the following possible solutions to the problem: (1) change the mains in the street (this would not guarantee a change of flow)--approximately \$62,000; (2) upgrade the system (on an individual residence basis) to accommodate the increased number of fixture units within the home--less than \$900 per home; or (3) individual residences install pressure tank and pump at a cost of approximately \$500.

**MR. CARLSON TO STUDY AND MAKE RECOMMENDATION
ON INDIVIDUAL RESIDENCE BASIS**

Bob Carlson, Water Department Superintendent, stated that he recognized the problem in this area because he used to live there. He said this problem is caused in part by the residents' proximity to the reservoir. He noted that it would be very difficult to correct the problem by changing the mains because of the additional pressure which would accompany the additional volume. He expressed concern that an increase in pressure would cause definite problems to the 1/2" plumbing within the homes. He noted that he addressed the problem when he lived in that neighborhood by installing a pressure tank and pump. Joseph Rust, Quintin Adair, and Harry Williams, resi-

dents of the area, expressed their concerns, following which Mr. Hardy recommended that Mr. Carlson go to the homes of those persons who had signed the petition (presented with respect to this problem) and recommend a solution on an individual basis (based on the size of plumbing and number of fixture units).

**ANNUAL AUDIT BY FOX AND COMPANY REVIEWED
BY DENNIS ROBBINS**

Dennis Robbins and Wayne Cushing, representing Fox and Company, were in attendance to review the audit which has recently been completed. Mr. Robbins complimented the management of the City, noting that the City is very well run and efficient. He referred to the letter from Fox and Company, which accompanied the audit report, and noted that the problems which were discussed in this letter are not to be considered material weaknesses in internal control, but are minor problems which were pointed out so that they might be corrected. He briefly reviewed these problems, following which he reviewed the financial statement section of the audit. He concluded by reviewing the Notes to the Financial Statements and stated that the City is in compliance with all accounting policies requisite to other cities in the nation. He stated that "You should be very proud of the operation you have here." Mayor Stahle expressed appreciation to Mr. Robbins and Mr. Cushing for the audit and for their constructive criticism.

**RESOLUTION TO AUTHORIZE PURCHASE OF
SURPLUS PROPERTY FROM STATE ADOPTED**

Mr Hardy explained that it is necessary to re-adopt (on a yearly basis) the resolution which authorizes himself and department heads to be able to purchase surplus federal property through the State. He briefly reviewed the resolution, following which Councilman Lawrence made the motion that it be adopted and the Mayor authorized to sign it. Councilman Hill seconded the motion which carried unanimously.

NO COUNCIL MEETING ON DECEMBER 26TH

It was announced that there would be no meeting of the City Council on December 26th.

**OMNI MARKETING COMMERCIAL BUILDING
RECEIVES FINAL APPROVAL**

Mr. Boothe presented the site plan for Omni Marketing Commercial building, 1203 South 425 West, and stated that it is the recommendation of the Planning Commission that final approval be granted subject to the following conditions: (1) payment of the storm detention fee of \$569.00; (2) payment of other required fees; (3) posting of a 2 percent bond to guarantee curb, gutter and sidewalk, and landscaping; (4) concrete curb required around the parking area; (5) plans to meet the Uniform Building Code and the Uniform Fire Code; and (6) curb to be changed as indicated on the site plan. Councilman Hill asked if a storm detention fee was required by the developer of the subdivision and if so, is the storm detention fee above a duplicate. Mr. Boothe stated that he would research this matter. Councilman Sharp made the motion that

final approval be granted as recommended, with the stipulation that the storm detention fee not be duplicated. Councilman Hill seconded the motion and voting was unanimous.

PRELIMINARY AND FINAL APPROVAL GRANTED TO FOUR-PLEX AT 249 NORTH 200 EAST

Mr. Boothe presented the site plan for a 4-plex at 249 North 200 East (Steve Adamson), and 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 storm detention fee of \$751,00; (2) posting of a 2 percent bond to guarantee all on-site and off-site improvements; (3) additional landscaping at 300 North Street entrance to parking area; (4) service drop to adjacent dwelling to the north to be moved at developer's cost; and (5) plans to meet the Uniform Building Code and the Uniform Fire Code. Mr. Boothe mentioned that outside the motion the Planning Commission strongly recommended to the developer that the building be rotated 90 degrees to allow a more efficient pedestrian access to each unit from the parking area and from 200 East Street. Councilman Sharp made the motion that preliminary and final approval be granted as recommended, Councilman Hill seconded the motion and voting was unanimous.

The meeting adjourned at 9:10 p.m. on a motion made by Councilman Shafter and seconded by Councilman Hill.



MAYOR


CITY RECORDER

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