

Minutes of the regular meeting of the City Council held September 28, 1983 at 7:00 p.m. in the City Hall of Bountiful, Utah.

Present: Mayor Pro-tern:	Paul Allen
Council Members:	H. Keith Barton, J. Dean Hill, Phyllis C. Southwick, and Bob Linnell
City Manager:	Tom Hardy
City Attorney:	Layne B. Forbes (ar. 9:10 p.m.)
City Engineer:	Jack P. Balling
City Recorder:	Arden F. Jenson
Planning Director:	Jon Reed Boothe
Deputy Recorder:	Vernile Hess
Rec. Secretary:	Nancy T. Lawrence

Mayor Pro-tern Allen welcomed those in attendance, giving special recognition to council candidates Jerry Lawrence and John O'Hara.

Mr. Hardy verified that 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: Davis County Clipper, Deseret News, and Salt Lake Tribune.

Councilman Barton led the pledge of allegiance to the flag, following which Councilman Linnell offered the invocation.

Minutes of the regular meeting of the City Council held September 7, 1983 were presented and Councilman Linnell requested that they be clarified regarding the Council policy on travel and training for retiring Council people as this matter relates to the National League of Cities convention (see page 3). Inasmuch as there was not a concurrence on the issue, it was determined that the minutes would stand, but Councilman Linnell requested that this matter be placed on the agenda for the next meeting for further discussion. With one correction, the minutes of September 7th were unanimously approved on a motion made by Councilman Linnell and seconded by Councilman Barton.

Minutes of the regular meeting of the City Council held September 14, 1983 were then presented and unanimously approved as written on a motion made by Councilman Linnell and seconded by Councilwoman Southwick.

EXPENDITURES APPROVED FOR PERIODS SEPTEMBER 1-16 AND SEPTEMBER 16-23

Mr. Jenson presented the Expenditure and Expense Report for the Periods September 1-16 in the amount of \$62,276.29 and September 16-23 totaling \$54,618.35. These expenditures were unanimously approved as presented on a motion made by Councilman Barton and seconded by Councilwoman Southwick.

CHILD BROTHERS AWARDED BID FOR CULVERT REPLACEMENTS

Mr. Balling referred to the bid tabulation information for culvert replacements and he reported that Child Brothers, Inc. was the low bidder for each replacement with bids as follows: Davis Blvd. 350 North, \$54,876.74; 800 East 350 North, \$47,088.22; and 650 East 400 North, \$44,680.99. All culverts are concrete box culverts and are designed to handle a flow of 700 cfs. He reviewed that funds have been received from FEMA for the 800 East culvert, and it is hoped that the Davis Blvd. replacement can be classified as a re-establishment of service to make the city eligible for federal grant money for that project. He recommended that application be made for county assistance for the remainder of the funds necessary to complete these three projects. Councilman Barton made the motion that the low bid from Child Brothers be accepted as recommended, Councilman Hill seconded the motion and voting was unanimous.

ROCKY MOUNTAIN FABRICATION AWARDED BID FOR COVERS FOR OPENINGS ON PAGES LANE; CORECUT CONCRETE CUTTING AWARDED BID TO CUT HOLES

Mr. Balling reported that three bids were received for the covers for the openings on Pages Lane and he recommended that the low bid from Rocky Mountain Fabrication in the amount of \$11,560 (with a four-week delivery) be approved. He also recommended that the low bid from Corecut Concrete Cutting in the amount of \$75 per hole (\$2,025 total) be approved. These recommendations were unanimously upheld on a motion made by Councilman Hill and seconded by Councilwoman Southwick.

COUNCIL APPROVES SALE OF 254' STRIP OF PROPERTY AT 1800 SOUTH TO IRWIN GRAHAM

Mr. Balling explained that when the city acquired property for street widening at 1800 South several years ago, a strip of property between 200 West and Main Street (14' x 254') was not used in the street project and has been maintained by the city since that time. This property fronts on property owned by Irwin Graham and Mr. Graham has approached the city desirous of purchasing this property. Mr. Balling recommended that the property be sold for the cost of the improvements, \$3,302. He said that the city would still retain a sewer and water easement in said property. Mayor Pro-tern Allen asked what the cost of the property would be and Mr. Balling explained that when the transaction took place about ten years ago, it was agreed by the Council that the abutting property owners could purchase said property for the price of the improvements. Based on staff recommendation, Councilman Linnell made the motion that the property be sold to Mr. Graham for \$3,302; Councilman Hill seconded the motion and voting was unanimous.

COUNCIL APPROVES LEFT HAND STORAGE LANE ON MAIN STREET BETWEEN 500 & 1500 SO.

Mr. Balling explained that the paving has been completed on Main Street and based on recent traffic pattern studies, he

recommended that when the striping is done, that a left hand storage lane be marked in the middle of the street between 500 South and 1500 South, with one lane of traffic in each direction on either side. He said that this will necessitate having no parking on Main Street between 500 South and 900 South on the west side of the street and 500 South and 1000 South on the east side. He also noted that the Traffic Committee is requesting that Albertson's and Turtle Creek Condos provide a right turn storage lane into their developments. It was noted that the Post Office and the related drop boxes contribute a great deal to the congestion in this area and Mayor Pro-tern Allen stated that it is essential for the city to pursue and resolve this problem also. Councilwoman Southwick made the motion that the street marking be accomplished as recommended by Mt. Balling, Councilman Barton seconded the motion and voting was unanimous.

**APPROVAL GIVEN FOR TWO LOTS TO BE
RETURNED TO CHELSEA COVE NO. 7**

Although not on the Agenda, Mr. Balling stated that Chelsea Cove No. 7 is desirous of having the City deed back to them two lots which have been held by the City in lieu of bond and fees on this subdivision. He said that the bonds and fees have now been posted and paid and he recommended that clear title be given to Chelsea Cove for these lots. Councilman Linnell made the motion that approval be given to clearing title as recommended and that the Mayor Pro-tern be authorized to sign the deeds, and that this action be ratified in a subsequent meeting. Councilman Hill seconded the motion and voting was unanimous.

**POWER COMMISSION RECOMMENDS SITE FOR
RECONSTRUCTION OF SUBSTATION**

Mr. Hardy reviewed that it is the recommendation of the Power Commission that the Northeast Substation be reconstructed at the south end of the property at 1059 East 250 North. However, a petition has been received by the city containing signatures of all of the neighboring property owners protesting the reconstruction of the substation at this site. Cliff Michaelis stated that the recommendation from the staff and Power Commission was based on economics (using the existing city-owned property) and exposure (will be closer to the street where it can be monitored by the police). He noted that there is concern on the part of residents that there will be an increase in the possibility of a PCB or oil spill. He noted, however, that the new transformer will have a contamination level of under 50 parts per million. Councilman Linnell further reviewed the rationale of the Power Commission in making its recommendation, following which neighboring residents voiced their concerns regarding the danger and unsightliness which the substation will bring into their neighborhood. They expressed a deep concern regarding devaluation of their property. Councilwoman Southwick asked if other sites had been considered and it was verified that the proposed site was considered the best of four available. It was also pointed out that there are substations at Muir School and Viewmont High

School which have not been a safety problem. There was also concern regarding the possibility of earthquake damage. However, it was noted that the substation will have to be built according to regulated seismic codes and in the event of a major earthquake, the issue would be mute. Following a lengthy discussion, Councilman Linnell made the motion that the substation be approved as the site recommended by the staff and Power commission. Councilman Hill seconded the motion and voting was unanimous.

**BINGHAM ENGINEERING SELECTED AS CONSULTANTS
FOR MOON LAKE HYDRO-ELECTRIC PROJECT**

Mr. Hardy reported that the Power Commission met last week and went over six high-quality presentations from engineering firms desirous of serving as consultants for the Moon Lake Hydro-electric project. Based on those presentations and work which has been done for the city in the past, the Power Commission recommends that Bingham Engineering be retained as the consultants for the Moon Lake project. Due to the fact that Bingham Engineering will work closely with the city and the city staff will do much of the work, no set amount was determined for this project. However, it will not exceed \$242,000. Councilman Linnell noted that the next lowest bid was for \$340,000+. He also noted that Jay Bingham (of Bingham Engineering and also a member of the Power Commission) was not in attendance at said meeting. Councilman Linnell made the motion that the staff and Power Commission recommendation be accepted, Councilman Barton seconded the motion and voting was unanimous.

**MR. MICHAELIS REVIEWS POSITION OF
CITY RE: CRSP MARKETING CRITERIA**

Mr. Hardy announced that there will be a meeting on October 5th at the Hotel Utah regarding the final marketing allocation criteria for the Colorado River Storage Project power and he urged that the Council members attend this meeting to support the position of the city in its bid for this power. Mr. Michaelis reviewed the position of the city, emphasizing that the preference in place should not be modified. He also noted that a Salt Lake City area power organization will be formed to administer and bargain for power from CRSP and noted that this should provide a better advantage in marketing in this area.

MR. MICHAELIS COMMENDED

Councilman Linnell complimented Mr. Michaelis on the job he is doing as acting Power Department manager, noting that "He is on top of everything."

**PUBLIC HEARING SCHEDULED TO CONSIDER
REZONING PETITION OF ROBERT SUNDERLAND**

Mr. Boothe reported that a rezoning petition has been received from Robert Sunderland, 150 East 1100 South to allow two-family dwellings in District 6-3 and he stated that it is the recommendation of the Planning Commission that a hearing be set for October 26th at 7:30 p.m. to consider this matter and

that it be referred back to the Planning Commission. Councilwoman Southwick made a motion to this effect, Councilman Barton seconded the motion and voting was unanimous.

**PRELIMINARY APPROVAL GIVEN TO
TURTLE CREEK CONDO PROJECT**

Mr. Boothe stated that it is the recommendation of the Planning Commission that preliminary approval be granted to Turtle Creek Condominium project, 700 South Main Street, subject to the following conditions: (1) submission of final landscape and sprinkler plans; (2) submission of final grading plans including plan and profile of all streets; (3) submission of final building plans with elevations; (4) submission of final site plan indicating thereoM all utility locations; (5) submission of final site plan indicating the type of fencing and/or screening to be used around perimeter of project; (6) submission of outdoor lighting plan; (7) submission of plans indicating method of flood control proposed for Mill Creek within project boundary; and (8) payment of all required fees. He also noted that the Traffic Committee recommends that a right turn lane for southbound traffic be required for entrance into the project. Mike Holmes, representing Turtle Creek, stated that the project will be completed in phases, with 36 units in the first phase. Councilwoman Southwick made the motion that approval be given as recommended by the Planning Commission and Traffic Committee. Councilman Hill seconded the motion and voting was unanimous.

**PLANNING COMMISSION TO MEET WITH
C.C. NEXT WEEK**

Councilwoman Southwick requested that the Council meet with the Planning Commission in a study session and this meeting was scheduled for next week (October 4th, at 7 p.m.).

**MR. HARDY RECOGNIZED AS PRESIDENT OF
CITY MANAGER'S ASSOCIATION**

Councilman Linnell recognized that Mr. Hardy has been elected as president of the Utah City Manager's Association and he commended Mr. Hardy on this achievement.

The meeting adjourned at 9:25 p.m. on a motion made by Councilman Barton and seconded by Cbuncilwoman Southwick.

C. & R. E. 211- Acitait,
MAYOR

Alden F. Jensen
CITY RECORDER

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