

Minutes of the regular meeting of the City Council held December 5, 1990 at 7:00 p.m. in the Planning Conference Room of the City Hall, Bountiful, Utah.

Present:	Mayor:	Bob Linnell
	Council Members:	C. Harold Shafter, ReNee Coon, Barbara Holt, and Leslie Foy
	City Manager:	Tom Hardy
	City Attorney:	Layne B. Forbes
	City Engineer:	Jack P. Balling
	City Recorder:	Arden F. Jenson
	City Treasurer:	Ira H. Todd
	Rec. Secretary:	Nancy T. Lawrence

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: Davis County Clipper, Deseret News, and Salt Lake Tribune.

Mayor Linnell called the meeting to order, following which the invocation was given by Mr. Balling.

Minutes of the regular meeting of the City Council held November 28, 1990 were presented and unanimously approved as corrected on a motion made by Councilwoman Holt and seconded by Councilwoman Coon.

Mayor Linnell acknowledged the passing of Representative Stan Smedley, former chairman of the Bountiful City Power Commission and a citizen who had contributed greatly to the community, and expressed heartfelt sympathy to Mr. Smedley's family.

EXPENDITURE AND EXPENSE REPORT APPROVED FOR PERIOD NOVEMBER 20-29, 1990

Mr. Jenson presented the Expenditure and Expense Report for the Period November 20-29, 1990 in the amount of \$374,681.36, with corrections as noted, and responded to questions from the Council. Councilwoman Coon motioned for approval of this report, Councilman Shafter seconded the motion and voting was unanimous.

ART CENTER REPORT ON SUMMERFEST

Scott Jensen, Summerfest festival director, said that his purpose in coming to the Council was three-fold: (1) to express appreciation to the City for the support received during Summerfest 1990, mentioning specifically, the Police, Fire, Power, Street, and Parks and Recreation departments and Mr. Hardy; (2) to focus attention on the upcoming 1991 Summerfest, tentatively planned to be held at the Bountiful tabernacle on Main Street; and (3) to solicit the support of the City for next year's Summerfest. Following Mr. Jensen's presentation, Mayor Linnell acknowledged the report from Summerfest and referred their requests to the Fine Arts Committee, of which Councilwoman Holt is the chairman. The Mayor then praised the Summerfest committee for the outstanding function which was held last summer. George

Frandsen, entertainment chairman, stated that this is one of six festivals of its kind held in the United States annually.

PRESENTATION ON POSSIBLE USE FOR BLOCK 29-- DON JOHNSON

Don Johnson, architect, presented the Council with a rendering of a proposed shopping/office complex on Block 29. His proposal featured a round building which could be built as high as ten stories and each level could be built within two weeks. Parking was proposed under the building. He said that he felt that the key to success in revitalizing the downtown area is to provide sufficient and convenient parking. Following discussion of the proposed design of the building, Mayor Linnell asked if Mr. Johnson had the finances in place to develop this project and Mr. Johnson indicated that he was prepared to make a substantial investment in attempting to attract tenants.

Councilwoman Holt noted that other proposals have been made to the City and have failed for lack of financial backing and interest of tenants. Mr. Johnson asked for 90 days in which to explore tenant interest and then report back to the Council. Councilman Shafter stated that he felt the thing that makes a venture successful is to provide a product or service that people want. Mr. Johnson asked for a commitment from the City on the project; however, it was noted that another developer has scheduled a presentation to the Council in two weeks and no commitment was given. The Council expressed appreciation to Mr. Johnson for his proposal and requested that he meet with them again after he has more firm plans.

MAYOR RECOGNIZES BOY SCOUTS

At this time the Mayor recognized the visiting Boy Scouts and briefly explained to them the responsibilities of the staff and elected officials.

PRESENTATION OF CURB, GUTTER AND SIDEWALK REPAIR REPORT - MR. BALLING

At the request of the Council, Mr. Balling presented a report on the recent survey and inventory of street improvements which have been damaged or are in a state of disrepair. He displayed a map of the city which depicted the area which has been inventoried, including 58.5 miles of city street or 48 percent of all streets in the city. Improvements needing repair were measured as follows: 12.7 miles of curb and gutter, 23.4 miles of sidewalk, 2 miles of waterways, and 9 miles of drive approaches. The cost to repair these damaged areas and bring them up to a condition acceptable to the city is estimated at \$2.6 million. He also noted that there is 12.9 miles of street where sidewalks have never been constructed and the cost to install the sidewalk would be about \$15.00 per foot. The total cost of these proposed improvements, including a section of curb and gutter on Pages Lane, is estimated at \$3.6 million.

Mr. Balling explained that, although the city has a policy to participate 50/50 with property owners in upkeep of street improvements, the city cannot force resident participation and it was his recommendation that a special improvement district be created, providing the opportunity for attaching the property owners share on their taxes, and give the property owners

the opportunity to pay for their share of the cost over a 10-year period. He recommended that the cost of the construction for new sidewalk and curb and gutter be paid for 100 percent by the fronting property owners. The cost for replacement of curb, gutter, and sidewalk could be based on a 50/50 participation with the City and the property owner as outlined in Ord. No. 73-3. It was noted that there is no provision for these improvements in this year's budget and it would need to be included in next year's. Following a brief discussion of Mr. Balling's report, Mayor Linnell referred the information to the Public Safety Committee and indicated that it will be rescheduled on- the Council Agenda within a month or two for action.

PRESENTATION BY PLANNING COMMISSION AND CENTENNIAL COMMITTEE

Cheryl Okubo, chairman of the Planning Commission, made a presentation to the Council, stating that it is a recommendation of the majority of the Planning Commission that a museum be established in Bountiful. She said that the Planning Commission recommended the site of Perigrine Sessions' dugout at 300 North 200 West (present location of Lazy-B Saddlery) as the most favorable location in the City, based on the authentic historic background and its location within walking distance of other historic sites, schools, the city recreation center, and city park.

Gary Peterson and Mark Shaffer, members of the Centennial Committee, supported the recommendation of the Planning Commission and Mr. Shaffer reviewed an architectural rendering of alternative uses of the property for a museum as well as office space, and preservation of the carriage house which is situated on the western portion of the .715 acre site. He said that if the existing building is used, the estimated cost to bring it up to code and make the necessary improvements would be approximately \$35,000.00. if the existing building is razed, as recommended by some due to the fire damage which it has sustained, the cost to construct a new facility could be as high as \$82,000.00.

In response to questions from Councilwoman Holt, Mr. Peterson said that the property has been offered for purchase at \$160,500. He also indicated that on-going maintenance and operation costs for the museum could be kept minimal through the use of a docent program. He said that the Committee was hopeful that the City would accept the obligation of providing utilities for the facility.

Tom Smith, architect, presented a rendering of a community theater on the site, instead of the museum, still featuring the historic improvements and including an outdoor amphitheater. Councilman Foy recognized that these proposed projects would need to be included in next year's budget, and he suggested that the first step would be to get a certified appraisal of the property and attempt to tie it up until funds are available to move ahead with the project. Mayor Linnell requested that the project be considered by the Parks/ Recreation/ Fine Arts Committee with consideration being given to the amount of financing which would be requested from the City and how private fund raising would be organized. It was noted that there are grants and endowment funds available; however, a project must be in place prior to acquiring these funds. This item will be placed on the Agenda for the meeting of the Committee next Tuesday,

-4- (C.C. minutes December 5, 1990)

December 11th.

CONSIDER DISTRIBUTION AND SALE OF CENTENNIAL MAGAZINE AT CITY FACILITIES

Mr. Hardy reviewed with the Council that the Centennial Committee has requested that the Centennial Magazine be available for sale at the City Hall utilities counter and at the Recreation Center. He said that it has been the policy of the city to maintain an area free of solicitation, recognizing that there are a countless number of worthwhile causes and the matter is simplified by refraining from becoming involved with any. However, the Council may wish to make an exception with the Centennial Magazine inasmuch as it is initiated through the City. Councilman Foy made a motion that approval be given to use the two centers as noted as places where the magazine can be sold. There was discussion on the motion and concern was expressed that a precedent would be set, as well as the possible impact on city staff who would be selling the magazines. Councilman Shafter suggested that it would be more appropriate for the local merchants to sell the magazine. The motion died for lack of a second.

MISCELLANEOUS FROM COUNCIL

Planning Commission Minutes. Councilwoman Holt said that she appreciates having the Planning Commission minutes prior to consideration of items in Council meeting and she requested that the minutes always be available in advance. It was noted that in an effort to please developers and speed up the approval process (and therefore, decrease the amount of time they have their money tied up in preliminary details) , often the Planning Commission meeting falls the night before City Council, making it difficult to have the minutes prepared. However, Mr. Hardy said that an effort will be made to have them for the Council's review.

Kern River. Councilwoman Holt asked if signing of the easements for the Kern River project could be delayed a few weeks to provide time for a public hearing in which the citizens and city officials could have an opportunity to ask questions of Kern River representatives regarding the impact of this project on the city. Mayor Linnell said that he would make contact with Kern River representatives and try to set up such a hearing and Councilwoman Coon requested that it be held after Christmas to allow time for sufficient advertising. Discussion followed regarding the position of the city in negotiating with Kern River. Councilwoman Coon also requested from Commissioner Dub Lawrence, who was in attendance at the meeting, that the County give support to Bountiful in the Kern River matter. She also requested to be placed on the Commission agenda to discuss the matter of hunting regulations as they relate to the east bench area of Bountiful.

The meeting adjourned at 9:37 p.m. on a motion made by Councilwoman Holt and seconded by Councilwoman Coon.