

Minutes of the regular meeting of the City Council held April 10, 1991 at 7:00 p.m. in the Council Chambers 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
	Planning Director:	Jon Reed Boothe
	Rec. Secretary:	Nancy T. Lawrence
	Dept. Heads:	Clifford Michaelis, Power
Absent:	Councilman:	Bob Gramoll

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 Sean Jolley, Boy Scout from Troop 734, led the pledge of allegiance to the flag. The invocation was given by Mr. Balling.

Minutes of the special meeting of the City Council held March 29, 1991 were presented and unanimously approved as written on a motion made by Councilman Foy and seconded by Councilman Shafter. Minutes of the regular meeting of the City Council held March 27, 1991 were presented and unanimously approved as written on a motion made by Councilwoman Holt and seconded by Councilman Shafter.

Councilman Shafter referred to the portion of the March 27th minutes dealing with deteriorated concrete (page 3, line 22) and requested that the Council be informed on the results of the tests which are being done.

EXPENDITURES AND EXPENSES APPROVED FOR THREE PERIODS IN MARCH

Mr. Jenson presented the Expenditure and Expense Report for the following periods, with respective totals: March 22-27, 1991-- \$67,988.98; March 28-31, 1991--\$43,396.19; and Summary for March- \$1,716,665.27. Councilman Shafter made a motion for approval of the expenditures as presented, Councilman Foy seconded the motion and voting was unanimous.

PRELIMINARY APPROVAL GRANTED TO BRIDLEWOOD #6 SUBDIVISION (6 LOTS), 4050 SOUTH 100 WEST

Mr. Boothe presented the site plan for Bridlewood #6 Subdivision, 4050 South 100 West, and stated that it is the recommendation of the Planning Commission that preliminary approval be granted, subject to the following conditions:

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1. Lot 1 to have a 20 ft. front yard setback;
2. Reroute the storm sewer line along the back of lots 5 and 6, and up the north line of lot 4 as shown on the preliminary plat;
3. The developer (Clark Jenkins) must construct a temporary turnaround on the south end of the proposed street and provide all easements to Bountiful City for this turnaround;
4. There will be no road grades in excess of 12% and no cuts or fills over 10 ft.;
5. Provide easements to cover the new storm drain and sewer lines where they pass through lots 4, 5, and 6.

Councilman Foy stated that the vote by the Planning Commission was unanimous and he made the motion that preliminary approval be granted as recommended. Councilman Shafter seconded the motion which carried unanimously.

PRESENTATION AND ADOPTION OF FLOOD INSURANCE RATE MAPS FOR BOUNTIFUL-PREPARED BY FEMA

Mr. Balling introduced Douglas Gore, a representative from the Denver office of the Federal Emergency Management Agency (FEMA). Mr. Gore gave a status report on the city's participation in the national flood insurance program as a partner with the federal government in flood plain management. He explained that Bountiful has adopted a flood plain ordinance which provides construction standards for buildings in flood plain zones; and in return, flood hazard insurance is made available for mortgage loans. In addition, the community can receive reduced insurance rates when steps are taken to exceed the minimum requirements of the ordinance.

The new flood plain maps were displayed and reviewed by Mr. Gore and he noted that the City will be bound by the old maps until the new maps are adopted by the Council. Councilman Foy made a motion that the flood insurance rate maps be adopted as presented. Councilwoman Holt seconded the motion and voting was unanimous.

RECOMMENDATIONS FROM TRAFFIC SAFETY COMMITTEE APPROVED

Mr. Balling reported that the Traffic Safety Committee met last week and recommend that yield signs be placed at the following locations:

- On Lago Vista at 300 South
- On 1200 East at 300 South
- On 1225 East at 300 South
- On Granada Drive at 1300 East
- On Vineyard Drive at 1300 East
- On 250 North at 1300 East
- On Monarch Drive at Davis Blvd.

They also recommend that stop signs be placed at the following intersections where traffic volume is over 2,000 vehicles a day:

- On 900 East at 500 South
- On 1200 East at 1800 South

On 1275 East at 1800 South
On exit from golf course at Bountiful Blvd.
On 450 East at Chelsea Drive
On Devon Drive at Chelsea Drive
On 600 East Circle at Chelsea Drive

As a member of the Traffic Safety Committee, Councilwoman Coon made a motion for approval of the signs as recommended. Councilman Foy seconded the motion and voting was unanimous.

APPROVAL GIVEN TO PARTICIPATE IN UAMPS PEAKING PLANT STUDY

Mr. Michaelis reported that it is the recommendation of the Member Generation Committee of the Utah Associated Municipal Power Systems (UAMPS) that a study be made to explore a peaking generating unit. The purpose of this unit would be to shave the system peaks. The total cost of the study would be \$10,000, with Bountiful's share being \$318.75. This matter was discussed by the Power Commission and it is their recommendation, along with that of the staff, that the study be approved. Councilman Shafter commented that one of the potential sites for the generation unit could be beneficial to Bountiful (with Bountiful wheeling the power) and he made the motion that \$318.75 be allocated for the study as recommended. Councilman Foy seconded the motion. Councilwoman Coon asked if the generation unit would be fired by natural gas/diesel and Mr. Michaelis said that was a possibility. The motion carried by a majority with Councilwoman Coon voting nay.

APPROVAL GIVEN TO PARTICIPATE IN UAMPS STUDY TO INVESTIGATE NATURAL GAS RESERVES

Mr. Michaelis said that UAMPS Member Generation Committee is offering the membership the opportunity to participate in a study project to investigate picking up natural gas reserves on the spot market. The UAMPS Board also voted to investigate the availability and rates of transmission of the natural gas. It is the recommendation of the Power Commission and staff that approval be given for Bountiful to participate in the \$10,000 study (with Bountiful's share being \$1,702.00).

Councilman Shafter explained that the six UAMPS cities that use natural gas in their generation are seeking ways of keeping their power rates low ' and all possible resources are being considered. He then made a motion that approval be given to participate in the study as explained by Mr. Michaelis. Councilwoman Holt seconded the motion.

Councilwoman Coon asked what percent of the city's power is generated by diesel/natural gas and Mr. Michaelis stated less than 10 percent. However, with the Hot Standby status, the plant could be called on to run more than that. She then expressed concern that there would be an increase in the use of gas if the peaking unit is approved and asked if the City is planning to use Kern River gas. Mr. Michaelis responded that if the peaking plant is approved and gas is used for generation, all gas resources would be considered; however, there have not been any negotiations with any gas company. Following further discussion, Mayor Linnell clarified that the issue before

the Council is to consider approval of a study to determine the way to generate power at the least possible cost. He called for the vote on the motion which carried by a majority. Councilwoman Coon voted nay, based on the rationale that consideration of gas f or electrical generation would be a compromise of principle for her.

KERN RIVER REQUEST FOR RIGHT-OF-WAY DENIED

Mayor Linnell said that he had talked with our legal counsel in Washington D. C. (Mac Watkins) this morning and Mr. Watkins reported that the injunction which was in place in the Denver court has been turned down, and the suit filed in Clark County Nevada to deny the pipeline company to use the right eminent domain has been denied. A similar suit has been filed in Utah in Judge Green's court and Judge Green said he will not be bound by the Clark County decision, but has taken the case under advisement. It is the recommendation of Mr. Watkins that Bountiful not grant the right-of-way which has been requested by Kern River Gas Transmission Company for construction of the natural gas pipeline, and further, that Bountiful file a Motion to Intervene in the case before Judge Green which was filed by the Goldfleck Corporation, a Morgan County landowner. This arguments presented by Goldfleck are basically the same as Bountiful's and the Motion to Intervene will make this a matter of court record.

Councilwoman Holt asked if Bountiful assumes liability for problems related to the pipeline if the right-of-way request is granted, and Mr. Forbes explained that a "hold harmless clause" can be requested in the right-of -way easement. Councilwoman Coon quoted from a University of Utah study regarding the damages which occurred when a natural gas pipeline exploded, following which she made a motion that Bountiful not sign the right-of-way request of Kern River and that Bountiful file a Motion to Intervene in the Goldfleck action. Councilman Foy seconded the motion. Councilman Shafter expressed concern that giving a right-of-way might result in liability for the City, and he noted that by not accepting the offer of Kern River to pay \$12,000 for the right-of-way, \$11,000.00 will be lost inasmuch as the fair market value is \$2,350.00. Voting on the motion was unanimous.

REPORT ON SEWER DISTRICT FROM ARNELL HEAPS

Arnell Heaps, Bountiful's representative on the South Davis County Sewer Board, reported that the expansion project at the north plant is about 99 percent complete. The only unfinished items on this \$6 million project is laying of asphalt and sod. The drawings for the south plant expansion are about 95 percent complete and bids will be sent out within 60 days for this \$4 million project.

The South Davis Board has decided to build a cogeneration facility at each of the plants which will provide environmental and economic benefits. Along with these projects, the Board has also decided to build a re-use facility (using a sand filtering process) to recycle the waste water for use in the secondary water system in the County. The south plant will be done first; however, it will not be available until next year. The co-generation facilities will each cost approximately \$500,000 and the sand filter traps will be about \$800,000. Councilman Shafter suggested that a fresh water lake could be built using the re-used water.

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MISCELLANEOUS FROM MAYOR

Mayor Linnell requested that the meeting with Johansen- Thackeray on the downtown RDA project be rescheduled for next Monday at 5 p.m. All councilpersons indicated they would be available.

Mayor Linnell reported that he and Mr. Hardy will be attending meetings of the Utah League of Cities and Towns convention in St. George next week and Councilman Foy will be serving as Mayor Pro Tempore. The regular meeting of the Council will not be held next week unless there is further word.

Councilman Foy recognized Greg Neslin for the Eagle scout project which he completed. This project included labor from Greg's scout troop, cement work by M. C. Green Company, and donated cement from Monroc and Parsons to complete a park area, sidewalk, and picnic pad at the Heber C. Kimball gristmill site.

The meeting adjourned at 8:33 p.m. on a motion made by Councilman Shafter and seconded by Councilwoman Holt.