

Minutes of the regular meeting of the City Council held February 22, 1995 at 7:10 p.m. in the Council Chambers of the City Hall, Bountiful, Utah following a meeting of the Redevelopment Agency.

Present:	Mayor:	John R. Cushing	
		Council Members:	Samuel Fowler, Barbara Holt, William Moore, Harold Shafter and Ann Wilcox.
	City Manager:	Tom Hardy	
	City Attorney:	Russell Mahan	
	City Engineer:	Jack Balling	
	City Treasurer:	Galen Rasmussen	
	Dep. City Recorder:	Kim Coleman	
	Planning/RDA Director:	Blaine Gehring	
	Acting Police Chief:	Bill Collard	
	Recording Secretary:	Nancy Lawrence	
Absent:	City Recorder:	Arden Jenson	

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 Cushing called the meeting to order and presented the minutes of the regular meeting of the City Council held February 15, 1995 for approval. Councilman Fowler motioned for approval of the minutes as written and presented. Councilwoman Wilcox seconded the motion and voting was unanimous.

EXPENDITURES AND EXPENSES APPROVED FOR PERIOD FEBRUARY 1-16,1995

Mr. Coleman presented the Expenditure and Expense Report for the Period February 1-16, 1995 in the amount of \$116,170.68. He noted one clarification to the annotation (prepayment for hotel rooms for the League of Cities and Towns convention), and then responded to questions from the Council. Councilwoman Wilcox motioned that the expenditures be approved as presented. Councilman Shafter seconded the motion and voting was unanimous.

RICHARD LEWIS RE-APPOINTED TO MOSQUITO ABATEMENT DISTRICT BOARD

Mayor Cushing reviewed that the four-year term of Richard Lewis on the Mosquito Abatement District Board expired on January 15, 1995. He said he has visited with Mr. Lewis who is willing to serve another term and then presented his name for approval. Councilman Shafter made a motion that the recommendation be supported and that Mr. Lewis be appointed to a four-year term commencing January 15, 1995 and ending January 15, 1999. Councilman Fowler seconded the motion and voting was unanimous.

ANN WILCOX AND MAYOR CUSHING APPOINTED TO SERVE ON APPEAL BOARD

Mayor Cushing reviewed that occasionally the City has need of an Appeal Board to handle employee disciplinary appeals. The make-up of that Board, which is mandated by State law, includes two members of the governing body, to be appointed by the Mayor. Mayor Cushing recommended that he and Councilwoman Wilcox be appointed to serve on the Board. Mr. Mahan reviewed that the City Manager appoints one department head to the Board, the president of the Employees Association serves, and another employee appointed by the Employees Association president makes up the fifth member. Mr. Mahan explained that if an employee's concerns cannot be worked out between the employee and the City Manager, the employee presents an appeal to the Appeals Board. If a satisfactory resolution does not come from that avenue, the final step in the appeal process is for the employee to go directly to the City Council. Councilman Moore

motioned for approval for the Mayor and Councilwoman Wilcox to serve on the Appeals Board. Councilwoman Holt seconded the motion which carried by a majority. Councilwoman Wilcox abstained.

APPROVAL GIVEN TO EXCHANGE CULINARY WATER CUSTOMERS WITH SOUTH DAVIS WATER IMPROVEMENT DISTRICT

Mr. Hardy reviewed that the culinary water service in the south end of the City is not arranged well for efficiency of service. Both Bountiful and the South Davis Water Improvement District service this area and in some instances, their lines cross and duplicate services. The Water Committee has met with the South Davis Water District to discuss the possibility of exchanging customers to make the operation of both entities more efficient. Citizens who would be affected were also notified of the potential change of service. One citizen called and requested a report of his past water billings.

The Board of Directors for the Water District has approved the exchange and it is the recommendation of the Council Water Committee and staff that the exchange be approved. A map of the properties affected was provided to each councilmember. Councilman Moore made a motion that the proposed exchange of customers between the City of Bountiful and South Davis Water Improvement District for culinary water service be approved. He based this motion on the fact that the change of service is apparently agreeable to the property owners affected since none were in attendance to speak against the matter. Councilman Shafter seconded the motion which carried unanimously.

REVIEW OF POLICE/COURT BUILDING ALTERNATIVES AND COSTS: APPROVAL GIVEN FOR NEW BUILDING

Mayor Cushing reviewed that, for a number of months, consideration has been given to alternatives to overcome the over-crowded conditions of the police and court facilities. The needs of all divisions of the Police Department have been thoroughly reviewed by the Public Safety Committee, and the State Court Administrator's office has been consulted regarding present and future needs. MHTN Architects, consulting engineer, has prepared cost estimates for various phases of work, and Mr. Hardy condensed this information into four alternatives. Based on recent talks with the State Court Administrators office, the Mayor reported that it is the reconunendation of the Council Committee to adopt the fourth alternative.

Mr. Hardy reviewed the following alternatives:

1. A remodel and addition to the existing police building to serve only the police needs (\$3,496,000).
2. Remodeling the existing building and adding to it for both the present and future needs of the police department and the *present* needs of the court system (\$5,219,000).
3. Remodeling the existing building and adding to it for both the present and future needs of *both* the police department and the court system (\$6,724,000).
4. A new stand-alone police/courts building to be constructed in the City Hall complex (\$6,340,000).

All four alternatives reflect the following cost elements: remodel (\$0.00 on alternative #4); building addition/construction; temporary relocation costs (\$0.00 on alternative #4); site improvement costs; design costs.

Mr. Hardy explained that in each instance a cost distribution was calculated, based on square footage. He commented that the major disadvantages of remodeling the existing building were (1) temporary relocation costs and a concern of maintaining the E-911 service without failure; (2) the remodeled building would not be as efficient to operate from and/or maintain. He also noted that in this study, no credit was given to what the future use of the existing public safety building would or would not be.

Discussion followed regarding proposed financing and timing of the project. It was noted that if construction remains strong, it would be to our advantage to start the project as soon as all details can be worked out. It is recommended that the police portion of the project be funded from City reserve funds and that the court portion be financed with a lease revenue bond, to include costs of construction and maintenance and upkeep. The police and court would be individually responsible for their furnishings in the new facility. Mr. Hardy stated that the police portion of the building would be furnished 80 percent by existing furniture, with approximately 20 percent being purchased.

Councilwoman Holt stressed that the Committee has been sensitive to the fact that it is taxpayers dollars that will be spent and a very conscientious effort has been made to be fiscally responsible. She expressed the hope that the design of the building will permit the police department to maintain their autonomy. Councilman Shafter stated that he would like to make sure that taxes are not raised for this project.

Councilman Moore made a motion that staff be directed to (1) draw up an agreement with the State CoAt to bring back to the Council for approval; and then (2) proceed to recommend the financing mechanism and (3) selection of an architect. Councilwoman Holt seconded the motion and voting was unanimous.

COUNCIL COMMITTEE REPORTS

Councilwoman Wilcox reported that the new Youth City Council members have been selected. She said there was an overwhelming response of those desiring to serve and an effort will be made to use those who were not appointed to the Council to serve in other capacities throughout the year. The Youth Council for the coming year has been limited to 35 members.

Councilwoman Holt thanked those councilpersons, who attended the Planning Commission public hearing last evening regarding the proposed rezoning of property at 2200 South Orchard for a Winegar's supermarket.

Councilman Shafter reported from Power Commission that there is a threat that the Federal government may sell the water agencies. He noted that this would have a major impact on our power rates and encouraged the Council's involvement to forestall this happening.

Councilman Moore requested a quick summary of the major bills presently being considered by the Utah legislators that would affect Bountiful. Mr. Hardy briefly reviewed SB95 regarding impact fees and how this would affect Bountiful. He said this bill will probably pass in the senate and he noted that it has been amended a number of times since its first reading. Another bill has been presented to reduce the sales tax that the State charges the cities from 2 1/2 to 1 1/2 cents. This bill has received positive support; however, because of the \$2,600,000 fiscal note attached to it, it will probably not be prioritized to go into effect until July, 1995. Another bill would change the gas tax formula if there was a gas tax increase; this, too, has a large fiscal note attached (\$7 million) which will hinder passage. Other issues discussed were property tax, a delayed impact bill, fire arms permits, and mass transit.

Acting Police Chief Collard apprised the Council that an 8 MHZ common band radio frequency is "in the wings" and the department needs to be considering a phase-in to this type of equipment. It is very costly at the present time, but it will provide the channels that are necessary. The changeover will be made after the State or another leading agency selects the equipment that will be used and then the cities will switch over to this frequency also. He suggested that this change will be in two to five years.

The meeting adjourned at 8:19 p.m. on a motion made by Councilman Shafter and seconded by Councilwoman Holt.

