

Minutes of the regular meeting of the City Council held April 24, 1996 at 7:08 P.M. in the Council Chambers of the City Hall, Bountiful, Utah, following a meeting of the Municipal Building Authority.

Present:	Council Members:	John Cushing
	City Manager:	Samuel Fowler, Barbara Holt, Alan Johnson, Harold Shafter and Ann Wilcox.
	City Attorney:	Russell Mahan
	City Recorder:	Arden Jensen
	Dep. City Recorder:	Kim Coleman
	Planning/RDA Director:	Blaine Gehring
	Dept. Head:	Clifford Michaelis, Power
	Recording 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 Cushing called the meeting to order, following which Councilman Johnson led the pledge of allegiance to the flag. The invocation was offered by Mr. Gehring.

Minutes of the regular meeting of the City Council held April 17, 1996 were presented and unanimously approved as corrected on a motion made by Councilman Fowler and seconded by Councilwoman Holt.

**EXPENDITURES AND EXPENSES APPROVED  
FOR PERIOD APRIL 12-18, 1996**

Mr. Jenson presented the Expenditure and Expense Report for the Period April 12-18, 1996 in the amount of \$526,505.81. He noted one correction to the expenditures and discussion followed. Councilwoman Wilcox made a motion to approve the expenditures as presented. Councilman Shafter seconded the motion and voting was unanimous.

**RESOLUTION NO. 96-1 ADOPTED TO RATIFY RESOLUTION  
ISSUED BY MUNICIPAL BUILDING AUTHORITY**

Mayor Cushing reviewed that the Municipal Building Authority (MBA) had met prior to City Council in open meeting and adopted a parameters resolution authorizing the issuance of not more than \$3,900,000 in Lease Revenue bonds, Series 1996. Mr. Mahan explained that the MBA is an entity created by the Council for the purpose of financing the Courts portion of the Public Safety Building. Councilman Shafter made a motion to approve the adoption of the MBA Lease Revenue bonds through the adoption of Council Resolution 96-1. Councilman Johnson seconded the motion and voting was unanimous.

**PRELIMINARY AND FINAL SITE PLAN APPROVAL  
GRANTED TO 4-PLEX AT 270 EAST CENTER - HEBER KAPP**

Mr. Gehring presented the site plan for a duplex which is presently under construction at 270 East Center. The owner, Heber Kapp, would like to convert it to a 4-plex and the Planning Commission has reviewed and given a positive recommendation to this conversion, subject to the following conditions:

1. All additional building permit fees be paid for the two additional units, including hook-up fees for the utilities.
2. All on-site improvements and landscaping be completed before occupancy of any of the units.
3. A 6-ft. solid barrier fence be installed on the south and west property lines. Chain link with vinyl slate may be used if not objectionable to the adjoining neighbors.

Mr. Gehring noted that there is enough acreage under the R-3-16 Zone to meet project density and parking requirements. It is the recommendation of staff and the Planning Commission to grant approval as requested. Councilman Fowler made a motion to grant preliminary and final approval as presented, Councilman Johnson seconded the motion and voting was

unanimous.

**APPROVAL GIVEN TO CONVERT 3 DUPLEXES TO CONDOS BRIAN KNOWLTON, OWNER**

Mr. Gehring reviewed that Brian Knowlton has just completed three duplexes near the corner of 100 North and 100 West and he is now desirous of having these units platted as condominiums. This request has been reviewed by the Planning Commission and it is their recommendation that it be approved, subject to the following conditions:

1. Submission of a title report and copy of the Homeowners Association Covenants to the City Engineer and City Attorney for review prior to recording of the plat.
2. Payment of all recording fees.

Councilman Fowler made a motion to approve the request as presented and recommended by the Planning Commission. Councilwoman Holt seconded the motion and voting was unanimous.

**FINAL SITE PLAN APPROVAL GRANTED TO AMERICAN LEGION BLDG 52 WEST-200 SOUTH**

Mr. Gehring reviewed that over a year ago the RDA negotiated an agreement with Duncan Electric to re-purchase property across from the fire station so that Duncan can expand their business. He presented the site plan for the new American Legion Building which will be relocated at 52 West 200 South and reported that the Planning Commission and staff have reviewed the plan and recommend final approval subject to the following conditions:

1. Provide a vicinity map
2. Stamp of landscape architect
3. Payment of storm detention fee of \$2,100/acre; total fee \$549.00.
4. Payment of sewer connection fee - \$600.00
5. Payment of 1-inch water meter
6. Provide 7-ft. wide easement along frontage of 200 South Street and easements as required by the Power Department
7. Approval of plans by building inspector
8. Payment of fees and bonds as required by City Ordinance.

Based on the recommendation of the Planning Commission and staff, Councilman Fowler made a motion to grant final site plan approval. Councilman Shafter seconded the motion and voting was unanimous.

**CONSIDER PRELIMINARY APPROVAL OF BRIDLEWOOD SOUTH SUBDIVISION, 4500 SO BOUNTIFUL BLVD; RANDLE AND BUNKER, DEVELOPERS**

This item tabled for one week.

**APPROVAL GIVEN FOR POWER TRANSMISSION LINE FEASIBILITY STUDY**

Mr. Michaelis reviewed that the Council previously approved a proposal for SSR Engineering to proceed with the first phase of re-building the 46 Kv loop around the City. Following a feasibility study by SSR to determine whether the reconductoring project should be constructed using an overhead or underground system, a report was given to the Power Commission last week. Mr. Michaelis summarized the feasibility study (a copy of which was included in the Council packet), and noted the following three options, with costs, for the first phase of the project (approximately .78 miles):

- I. Overhead construction using 1272 ACSR .....\$ 321,827
2. Underground construction using 1000 MCM--46 Kv ..... 1,013,063

3. Underground construction using 1000 MCM--69 Kv ..... 1,129,875

The present system currently operates at 46 Kv, but the existing and proposed transmission system has been insulated at 69 Kv. Mr. Michaelis noted that SSR has included an additional \$23,350 for fiber optic cables on the underground option. If the underground option is selected, it will require immediate installation of new telemetering wire for the substation controls, as well as other substation upgrades and personnel training. The contingency for overhead is 10 percent and for underground is 25 percent. (The underground project has more unknowns--conflicts with existing utilities, rock, and other improvements in the area). These contingencies are within industry standards.

Mr. Michaelis reviewed the advantages and disadvantages of each option as follows:

	Advantages	Disadvantages
Underground	Less visual impact Fewer intermittent outages	Relaying to substation Different - additional costs Outages would be longer Additional inventory required More susceptible to lightning Construction process more disruptive High construction costs Need for vaults to be constructed for maintenance- Above ground visual impact
Overhead	New poles and conductors (without guy wires) High reliability Less costly	Not as visually pleasing

It is the recommendation of the Power Commission, SSR, and staff to select the overhead option. This recommendation is based on economics, construction impacts, and reliability factors. Councilman Shafter made a motion that the overhead design be approved for the upgrade of the first phase of the 46 Kv transmission system, as recommended. Councilman Johnson seconded the motion and voting was unanimous.

**APPROVAL GRANTED FOR LAND EXCHANGE WITH MRS. NORA STAHL**

Mr. Hardy reviewed that the Power Department is building a new substation in the southeast portion of the City and the property east of the current substation was targeted as the prime location. Negotiations to acquire the property have been under way with the owners of the property, Security Enterprises, Ltd., represented by Mrs. Nora Stahle, Keith Stahle's widow. In the last meeting with Mrs. Stahle, she suggested that the City consider the possibility of exchanging property with her. The City owns .5 acres on the northeast corner of 200 south and 200 West and it was suggested that this property be traded for the Stahle property (1.14 acres), plus an additional \$30,000 payment to Security Enterprises. This item has been reviewed by the Power Department, Power Commission, and Power Committee and has their approval.

Following a short discussion, Councilman Johnson made a motion to approve the exchange as explained so that the property can be acquired and construction of the new substation can begin this summer. Councilman Shafter seconded the motion and voting was unanimous.

**COUNCIL COMMITTEE REPORTS**

Mayor Cushing reported that he talked with the executive director of the Utah League of Cities and Towns earlier this week and the director expressed appreciation for the involvement of the Bountiful public officials and staff in the legislative process. He particularly noted Mr. Hardy's time and effort on behalf of cities.

Councilman Johnson reported that the Earth Day events this past Saturday were successful.

Councilwoman Wilcox reported that today the Youth Council planted six Native Blue Spruce trees behind the log cabin at the 400 North Park in honor of "Volunteer Day."

The meeting adjourned at 8:01 p.m. on a motion made by Councilman Fowler and seconded by Councilwoman Holt.