

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, December 12, 2017

Work Session – 6:00 p.m.

Regular Session - 7:00 p.m.

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited to all meetings. Deliberations will occur in the meetings. Persons who are disabled as defined by the Americans With Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

If you are not on the agenda, the Council will not be able to discuss your item of business until another meeting. For most items it is desirable for the Council to be informed of background information prior to consideration at a Council meeting. If you wish to have an item placed on the agenda, contact the Bountiful City Manager at 801.298.6140.

AGENDA

6:00 Work Session – Joint City Council/Planning Commission

1. Downtown Zone Standards – Mr. Chad Wilkinson p. 3

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment - **If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of 2 minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.**
3. Approve minutes of previous meetings - November 21 & 28, 2017 p. 7
4. BCYC Report
5. Council Reports
6. Consider approval of:
 - a. Weekly expenditures > \$1,000 paid November 20 & 27, 2017 p. 17
 - b. October 2017 Financial Report p. 21
7. Consider approval of the following appointments and reappointments:
 - a. Appointment of Mr. Jim Clark to the Planning Commission p. 35
 - b. Reappointment of Mr. Jed Pitcher and Mr. Dan Bell to the Power Commission
 - c. Resolution 2017-11 reappointing Mayor Randy Lewis to the South Davis Recreation Special District Administrative Control Board
8. Consider approval of the Public Notice of Bountiful City Council Meetings for 2018 – Mr. Gary Hill p. 39
9. Consider approval of Resolution 2017-12 increasing golf fees at the Bountiful Ridge Golf Course – Mr. Brock Hill p. 41
10. Consider approval of the preliminary site plan for Culver’s restaurant located at 620 North 500 West (Highway 89) – Mr. Chad Wilkinson p. 47
11. Consider approval of a change in ownership beer license for Rite Aid #6123 located at 535 South Main Street, Walgreen Company, applicant – Mr. Chad Wilkinson p. 59
12. Consider approval of a cell tower lease agreement with AT&T on Hidden Lake Circle – Mr. Clint Drake p. 61
13. Adjourn


City Recorder

City Council Staff Report

Subject: Downtown Zone Development Standards Discussion
Author: Chad Wilkinson, Planning Director
Department: Planning and Zoning
Date: December 12, 2017



Background

At the previous combined work session held on October 24, 2017, the Planning Commission and City Council gave direction on changes to the newly adopted Downtown (D-N) zoning standards related to height for buildings along 100 West and 100 East. The consensus of the Commission and Council was that additional height could be allowed on 100 West and 100 East (45 feet maximum height) and that the limit on the number of stories should be removed. One of the reasons for this is the wide right of way on 100 West providing a buffer from the residential neighborhood to the west.

Staff was asked to look into additional changes to address size and scale of the buildings and architecture and articulation standards. One of the predominant concerns related to providing for architectural and articulation standards is the desire to still allow for flexibility by developers in implementation of these standards. One of the defining characteristics of Bountiful's downtown is its eclectic mix of architectural styles and building types. The Council and Commission specifically directed that the requirement for architectural features typically associated with single family homes (such as gabled roofs, dormers, overhanging eaves, etc.) should be replaced with standards that require articulation but provide flexibility in the implementation of the standard. In order to provide some sort of articulation standard but provide flexibility staff would suggest a standard that requires changes in elevations at a certain prescribed interval. Two ways of accomplishing this include requiring a change in the elevation based on a horizontal distance. An example of a standard that would accomplish this is included below:

Multi Family and Mixed use exterior Elevations. To preclude large expanses of uninterrupted building surfaces, exterior elevations shall incorporate design features such as offsets, balconies, projections, or similar elements along each face of the building facing a public right-of-way or abutting property. Along the vertical face of the structure, offsets shall occur at a minimum of every 30 feet by providing any two of the following:

- (1) Recesses (elevated decks, patios, entrances, etc.) with a minimum depth of four (4) feet, or
- (2) extensions (elevated decks, patios, entrances, floor area, etc.) with a minimum depth of four (4) feet, or
- (3) offsets or breaks in roof elevations of three (3) or more feet in height.

A second way to accomplish this would be to require that the articulation be provided based on a percentage of the wall length. An example of this is included below:

E. Articulation and Windows. All street facing facades shall meet the following minimum standards for articulation, as illustrated. For purposes of this section “articulation” shall mean the emphasis of elements on the face of a wall including a change in setback, materials, roof pitch or height.

1. Horizontal Articulation. No plane of a building wall shall extend for a horizontal distance greater than two times the height of the wall without having an offset of at least five percent of the wall’s height, and that new wall plane shall extend for a distance equal to at least five percent of the maximum length of the first plane.

2. Vertical Articulation. No wall shall extend for a horizontal distance greater than two times the height of the wall without changing height by a minimum of 15 percent of the wall’s height.

Please note that neither of these examples are meant to reflect actual code language proposed for adoption, but are simply illustrative of the type of standard that could be adopted by the Council. In each of these examples, the regulation would not require a certain style of architecture, but instead would base the requirement on breaking up long expanses with architectural features. These standards do not necessarily address the issue of building size that was regulated through the use of a height to width ratio in the standards adopted by the Council in October. Without standards addressing size and scale of structures, a building similar in size and scale to the buildings that previously caused concern in the neighborhood could still be constructed. If the Council and Commission wish to limit the size and scale of multifamily buildings, then a standard would need to be in place similar to the height to width ratio previously adopted. If the primary concern is articulation and breaking up the façade of the building, then alternative standards based on a defined interval could be created. Staff will be looking for final direction on this issue prior to drafting standards for review.

Another issue that has been raised by stakeholders in the area includes landscaping percentages. Currently the Code requires that landscaping for multifamily developments be provided consistent with the standards of the RM-13 zoning district. It has been pointed out that this may be in conflict with the desire to have buildings located closer to the street and creating a more pedestrian oriented zone. This standard could be changed to reflect

the 10 percent required for mixed use and commercial development in the zone if the Council and Planning Commission direct.

Department Review

This report has been reviewed by the City Planner and City Manager.

Significant Impacts

The adoption of development standards will have a significant short term and long term impact on the character of the Downtown neighborhood. Consideration of standards should take into account the desired height and scale of buildings in the Downtown and the long term impacts of development patterns on the neighborhood.

Recommendation

Staff recommends that the Council and Commission provide direction to Staff for additional refinements of the ordinance. These refinements will be brought forward for additional consideration at future Planning Commission and Council meetings.

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Minutes of the
BOUNTIFUL CITY COUNCIL

November 21, 2017 – 3:30 p.m.

13 Present: Mayor Randy Lewis
14 Councilmembers Kendalyn Harris, Richard Higginson, Beth Holbrook,
15 John Marc Knight-telephone, and John Pitt
16 City Manager Gary Hill
17 Asst. City Manager Galen Rasmussen
18 City Attorney Clinton Drake
19 City Planner Chad Wilkinson

20 Department Directors/Staff:
21 Finance Director Tyson Beck
22 Power Director Allen Johnson
23 Parks Director Brock Hill
24 Asst. City Engineer Lloyd Cheney
25 Information Tech. Director Alan West
26 Recording Secretary Nikki Dandurand

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28 Official notice of the City Council Meeting was given by posting an Agenda at City Hall and on
29 the Bountiful City Website and the Utah Public Notice Website and by providing copies to the
30 following newspapers of general circulation: Davis County Clipper and Standard Examiner.

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No Work Session

Regular Meeting – 3:35 p.m.
City Council Chambers

Mayor Lewis called the meeting to order at 3:33 p.m. and welcomed those in attendance.
Brock Hill, Bountiful City Parks Director, led the Pledge of Allegiance; Brent Watson, Bountiful
South Stake, gave an opening prayer.

PUBLIC COMMENT

No comments were made.

**CONSIDER APPROVAL OF RESOLUTION 2017-09 ALLOWING JOHN MARC KNIGHT
TO ATTEND THE TUESDAY, NOVEMBER 21, 2017 REGULAR SESSION CITY
COUNCIL MEETING ELECTRONICALLY, MR. CLINT DRAKE**

Mr. Drake explained to Council and the public why this resolution is being considered.
Councilwoman Harris moved to approve Resolution 2017-10 (this resolution was presented as 2017-
09, but should have been numbered 2017-10 and will hereafter be referred to as 2017-10 in City
records), and Councilman Pitt seconded the motion. Voting was unanimous with Councilpersons
Harris, Higginson, Holbrook and Pitt voting “aye”.

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2 **APPROVE MINUTES OF PREVIOUS MEETING – OCTOBER 24, 2017**

3 Mayor Lewis presented the minutes from the previous meeting. Councilman Higginson
4 moved to approve the minutes and Councilwoman Holbrook seconded the motion. Voting was
5 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

6
7 **COUNCIL REPORTS**

8 Councilwoman Holbrook announced the Bar J Wranglers on December 1, 2017 and tickets
9 are on sale. Councilman Pitt stated that “Small Business Saturday” is this Saturday, November 25th
10 and the Bountiful tree lighting located downtown was on Monday.

11
12 **BCYC REPORT**

13 No reports were made, but Councilwoman Harris stated they had a successful Halloween
14 party and are planning a Christmas party and to help with the Bar J Wrangler event.

15
16 **CONSIDER APPROVAL OF:**

- 17 a. **WEEKLY EXPENDITURES > \$1,000 PAID OCTOBER 16, 23 & 30, 2017**
18 b. **SEPTEMBER 2017 FINANCIAL REPORT**

19 Mayor Lewis presented the expenditures/financial report and asked for a motion to approve.
20 Councilman Higginson moved to approve the weekly expenditures/reports and Councilwoman
21 Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
22 Holbrook, Knight and Pitt voting “aye”.

23
24 **CONSIDER APPROVAL OF THE 2017 GENERAL ELECTION RESULTS AS PREPARED**
25 **BY THE DAVIS COUNTY CLERK/AUDITOR’S OFFICE. (A SPECIAL MEETING OF THE**
26 **CANVASS BOARD WILL BE HELD ON NOVEMBER 21 FOR THE CANVASS IF ALL**
27 **BALLOTS HAVE NOT BEEN ACCOUNTED FOR BY MEETING TIME) – MR. GARY**
28 **HILL**

29 Mr. Gary Hill presented the results and provided Council with their copies. He stated that
30 Davis County conducted the election and tallied the results. Staff recommends approval of the final
31 results. Councilman Pitt moved to approve the election results and Councilman Higginson seconded
32 the motion. Voting was unanimous with a roll call vote by Councilpersons Harris, Higginson,
33 Holbrook, Knight and Pitt voting “aye”. Councilman Higginson asked what qualifies for an
34 automatic trigger for a recount. Mr. Gary Hill replied that a recount is not automatic under State law
35 but it could be requested if the difference between the number of votes for each candidate was less
36 than 0.25% of the total votes cast for those candidates. Councilman Higginson also noted that 30
37 ballots were rejected because they lacked a signature and 90 were rejected because the signatures did
38 not match.

39
40 **PRESENTATION OF THE FISCAL YEAR 2017 COMPREHENSIVE ANNUAL FINANCIAL**
41 **REPORT (CAFR) AND INDEPENDENT AUDIT – MR. TYSON BECK & MR. GARY**
42 **KEDDINGTON (PARTNER, INDEPENDENT CPA FIRM)**

43 Mr. Beck noted that the State code requires the City to prepare and present annual financial
44 and compliance related reports as well as receive an independent audit of those reports. Mr. Beck
45 gave a few highlights from the CAFR and noted that the entire report can be viewed on the Bountiful
46 City website. Mr. Beck noted a few financial highlights. As a whole the City increased its net

1 position (equity) by \$2.5 million from fiscal year 2016. The City also paid off its sales tax revenue
2 bond during the fiscal year, which leaves only \$11.4 million in bonded debt outstanding for the City.
3 The Utah Retirement Systems (URS) pension liability did increase by \$1.6 million from fiscal year
4 2016 due to the URS actuarial assumptions dropping their investment rate of return from 7.5% to
5 7.2%. This actuarial change was state-wide affecting all municipalities in a similar manner. During
6 fiscal year 2017 the City did have a various funds show a net loss due primarily to the purchase of the
7 Cemetery expansion land. None of the City's funds ended with a deficit equity position and cash and
8 investment balances are in a healthy position. Councilwoman Harris appreciates the hard work done
9 by Mr. Beck helping them to better understand the report.

10 Mr. Gary Keddington stated their firm only audits numbers in the CAFR; there are no
11 comparisons to other cities due to the disparity in operating conditions and the variety of services
12 each city in the state provides. He stated there were no difficulties in the audit process, staff was very
13 cooperative, no adjustments were needed and no disagreements were made. The cemetery purchase
14 was a complex transaction to account for and to report this year, but it was accounted for
15 appropriately. The City is in compliance with all State regulations in all areas tested with the
16 exception of budget reporting for funds reclassified as Special Revenue from Permanent funds
17 between reporting years. Councilwoman Harris asked about the cemetery purchase. Mr. Keddington
18 replied that because funds were moved around, a new budget should have been created for the
19 Special Revenue funds. The Council appreciates the efforts of staff and the auditing firm in
20 completing this report.

21
22 **CONSIDER APPROVAL OF THE BID FROM CACHE VALLEY ELECTRIC IN THE**
23 **TOTAL AMOUNT OF \$2,595,268 FOR GENERAL CONTRACTING SERVICES FOR THE**
24 **REBUILDING OF THE 138 SUBSTATION – MR. ALLEN JOHNSON**

25 Mr. Johnson wanted to acknowledge the entire Bountiful City Light & Power Department for
26 their help in restoring power in Kaysville last week. Almost every employee was called out and
27 worked until Kaysville's power was restored. They did a great job. Mr. Johnson stated this 138
28 substation is where BCL&P connects to the Rocky Mountain Power system. The necessary
29 equipment for this rebuild has already been purchased and demolition will start in December 2017.
30 There has been a tremendous amount of coordination between all the power departments and
31 companies and this project will stretch over two budget years. The bids were sent out to two
32 companies and Cache Valley is the recommended bid. Councilwoman Holbrook made a motion to
33 approve the bid and Councilman Higginson seconded the motion. Voting was unanimous with
34 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

35
36 **CONSIDER APPROVAL OF THE BID FROM SPECIALTY ELECTRONICS, INC. FOR**
37 **RELAY PANELS FOR THE 138 SUBSTATION IN THE AMOUNT OF \$157,130 – MR.**
38 **ALLEN JOHNSON**

39 Mr. Johnson stated that BCL&P is planning to rebuild the north transformer bay in the spring
40 of 2018 and rebuild the south transformer bay in the fall of 2018. There are also plans to construct a
41 new control building and install new relay panels in the new building. The relay equipment monitors
42 and protects the substation transformers. Three bids were received, with Specialty Electronics, Inc.
43 being the low bid. Councilwoman Holbrook made a motion approve the bid and Councilman
44 Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
45 Holbrook, Knight and Pitt voting "aye".

1 **CONSIDER APPROVAL OF CHANGE ORDERS FOR THE METERING CTs AND**
2 **ARRESTER UPGRADE ON THE 138 SUBSTATION BY VIRGINIA TRANSFORMER IN**
3 **THE AMOUNT OF \$52,300 – MR. ALLEN JOHNSON**

4 Mr. Johnson stated they have identified two items that need to be revised on these
5 transformers. Metering CTs need to be installed on the high voltage bushings at a cost of \$24,816 per
6 transformer. The arresters also need to be upgraded on the high voltage side of the transformers at an
7 additional cost of \$1,334 per transformer. Councilman Higginson confirmed with Mr. Johnson that
8 the transformers were already built, and that some options were just being added. Mr. Johnson
9 replied yes, the transformers were ordered back in March and this is an additional item.
10 Councilwoman Holbrook made a motion to approve the change orders and Councilman Higginson
11 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
12 Knight and Pitt voting “aye”.

13
14 **CONSIDER APPROVAL OF THE REAL ESTATE PURCHASE AGREEMENT FOR**
15 **PROPERTY LOCATED AT APPROXIMATELY 120 SOUTH AND 200 WEST, BOUNTIFUL**
16 **– MR. CLINT DRAKE**

17 Mr. Drake stated the property located immediately north of the Power Department at
18 approximately 120 South 200 West, Bountiful, (“Property”) was recently listed for sale. It consists of
19 approximately .92 acres of land. The Power Department has been in need of additional area to store
20 vehicles, equipment and materials. The Property provides an ideal location for the Power Department
21 to expand its storage area because it can be directly incorporated into the existing storage yard area.
22 Accordingly, City staff made an offer to the owner’s listing broker and the Property is currently under
23 contract, subject to City Council approval. An appraisal has been performed by an independent MAI
24 certified appraiser. The Property appraised for the agreed upon purchase price. An Environmental
25 Assessment to be performed on the Property. Councilman Higginson asked if there was going to be
26 an entrance or a fence around the property. Mr. Johnson stated there will be a separate entrance. Mr.
27 Drake stated the property is not being purchased under the threat of eminent domain. It was offered
28 for sale on the open market and the City made an offer. Mr. Drake added that the broker for the
29 owners said the owners are happy to sell it to the City. Councilman Higginson made a motion to
30 approve the purchase and Councilman Pitt seconded the motion. Councilwoman Harris stated she
31 previously had asked Mr. Johnson if they could really use this land and after his explanations she felt
32 convinced that they did have the need for this land. Voting was unanimous with Councilpersons
33 Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

34
35 **NAME OF THE CHILDREN’S AREA IN THE BOUNTIFUL CITY CEMETERY – MR.**
36 **GALEN RASMUSSEN**

37 Mr. Rasmussen stated that since 1967, the Bountiful City Cemetery has designated and
38 maintained an area of the Cemetery specifically for burials of infants and small children with reduced
39 size grave spaces. Approximately 400 infants and small children have been buried in this designated
40 area from 1967 to 2017 which averages about 10 spaces used per year. For many years, some have
41 referred to the infant area of the Cemetery as “babyland.” With the installation of the new statue, the
42 question of renaming this area has been suggested. However, in doing so, there are some individuals
43 and families that may conceivably feel uncomfortable with a particular name. City staff met recently
44 to review this issue and see if there is a more appropriate name for the area. The working group was
45 given three criteria to guide naming suggestions - any description of the area should be simple,
46 respectful and self-explanatory. If the Council desires a name for the areas, staff recommends the

1 following as possible solutions: Infant Area, Baby Area, Infant Memorial Area, Baby Memorial
2 Garden. There are currently no Council policies or staff administrative procedures in effect to govern
3 and implement a naming process for locations within the Cemetery. Councilwoman Harris stated that
4 Mr. Rasmussen and has done a lot of work for this cause, and the area should be given an intentional
5 name. Councilman Pitt was hesitant to name it for something in particular. Councilman Higginson
6 suggested they follow the staff's recommendation and not use a specific name, but doesn't like
7 "babyland." Councilman Knight stated he would like to name it, take control of its identity and show
8 more dignity for the area. Councilwoman Harris made a motion to name the area "infant and
9 children's section." Councilman Knight seconded the motion. Councilpersons Pitt, Knight and
10 Harris voted "aye", Councilpersons Higginson and Holbrook voted "nay." Mayor Lewis stated the
11 motion passed on a 3-2 vote. Councilman Higginson said that "section" sounds too harsh and
12 Councilwoman Holbrook agreed. The Council discussed an alternate word so as not to offend
13 anyone. Mayor Lewis suggested "area" rather than "section" and asked if they could change the
14 word. Councilman Pitt made a motion to use the word "area" instead of "section." Councilwoman
15 Harris seconded the motion. Mr. Brock Hill spoke to the Council that it is currently called the "infant
16 area" by default. Most of the children buried there are under the age of two years old. Parents will
17 eventually call it whatever they like, just like City parks. Councilman Pitt re-stated his motion to call
18 it "children and infant area." Mayor Lewis asked for a second motion. Councilwoman Holbrook
19 asked why he didn't take out "children." Councilman Pitt re-issued his motion to name it "infant
20 area." Councilwoman Harris seconded that motion. Councilpersons Harris, Pitt and Knight voted
21 "aye", Councilpersons Holbrook and Higginson voted "nay." Mayor Lewis stated the motion is
22 passed with a 3-2 vote.

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24 Mayor Lewis excused Councilman John Pitt from the meeting.

25
26 **VIDEO STREAMING OF PUBLIC MEETINGS – MR. ALAN WEST**

27 Mr. West stated that the Information Technology Department contacted several cities, met
28 with vendors and researched online resources. Several solutions were found ranging from a couple
29 thousand dollars to over \$20,000. The IT Department staff determined that the lower-cost solutions
30 provided lower quality. On the high end, very advanced features are available such as "bookmarks",
31 PowerPoint (or projector) integration, camera control, etc., but require a greater amount of
32 management. Staff felt that even at the higher cost, the solutions didn't provide any more
33 accessibility than the solution proposed by the IT Department. The proposed solution is currently
34 being used by several Utah cities including Kaysville, and is based on cameras manufactured by Axis
35 Communications. This video streaming system would consist of cameras mounted in both the City
36 Council Chambers and the Planning Conference Room. The camera in the Council Chambers will be
37 tied into the existing sound system while the camera in the Planning Conference Room will simply
38 use a built-in microphone. A wall-mounted video activation button will be installed in each room and
39 will be tied to each camera separately. Simply pressing the button will turn on the camera and
40 immediately begin a live YouTube broadcast. Finally, the IT staff feels that the recommend solution
41 will be relatively inexpensive (about \$5,100), easy to implement, easy to manage and will have no
42 foreseeable ongoing costs. Mr. Drake did point out that if we create a "record", we must then
43 maintain that record, which will require a lot of storage space. These recorded sessions would be
44 considered records, but not the "official" record of the meeting. The official record of these meetings
45 are the written minutes. Councilwoman Holbrook asked if this was a transparency issue. Mr. Gary
46 Hill replied that it is not a transparency issue but an accessibility issue, and making that distinction is

1 important. The Council decided to begin livestreaming with the added direction that a solution
2 should not increase staff hours or require IT staff to be on site. IN addition, there should be a single
3 camera focused on the Council to avoid possible grandstanding at meetings. All agreed that simple is
4 better. Councilwoman Harris made a motion to proceed with the video streaming option with Axis
5 and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,
6 Higginson, Holbrook and Knight voting “aye”.

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9 Mayor Lewis asked for a motion to adjourn the regular session of City Council. Councilman
10 Higginson made a motion to adjourn the meeting and Councilwoman Holbrook seconded the motion.
11 The regular session of the City Council was adjourned at 5:00 p.m.
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Mayor Randy Lewis

City Recorder

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Minutes of the
BOUNTIFUL CITY COUNCIL

November 28, 2017 – 7:00 p.m.

13 Present: Mayor Randy Lewis
14 Councilmembers Kendalyn Harris, Beth Holbrook, John Marc Knight
15 City Manager Gary Hill
16 Asst. City Manager Galen Rasmussen
17 City Attorney Clinton Drake
18 City Engineer Paul Rowland
19 City Planner Chad Wilkinson

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21 Department Directors/Staff:

22 Police Chief Tom Ross
23 Asst. City Engineer Lloyd Cheney
24 Recording Secretary Nikki Dandurand

25
26 Excused:

27 Councilmembers Richard Higginson, John Pitt

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29 Official notice of the City Council Meeting was given by posting an Agenda at City Hall and on
30 the Bountiful City Website and the Utah Public Notice Website and by providing copies to the
31 following newspapers of general circulation: Davis County Clipper and Standard Examiner.

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No Work Session

Regular Meeting – 7:00 p.m.

City Council Chambers

Mayor Lewis called the meeting to order at 7:00 p.m. and welcomed those in attendance.
Gary Davis, resident, led the Pledge of Allegiance and Councilwoman Beth Holbrook, gave a
thought.

PUBLIC COMMENT

- Gary Davis- various comments about agenda items

**APPROVE MINUTES OF PREVIOUS MEETING – FINANCE & ADMINISTRATION
COMMITTEE – NOVEMBER 9, 2017**

Mayor Lewis presented the minutes from the Finance & Administration Committee meeting.
Councilman Knight moved to approve the minutes and Councilwoman Holbrook seconded the
motion. Voting was unanimous with Councilpersons Harris, Holbrook and Knight voting “aye”.

COUNCIL REPORTS

Councilwoman Holbrook announced the Bar J Wranglers at Woods Cross High School this
Friday, December 1, 2017, and tickets are still on sale.

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CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID NOVEMBER 6 & 13, 2017

Mayor Lewis presented the expenditures and asked for a motion to approve. Councilwoman Harris moved to approve the weekly expenditures and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Holbrook and Knight voting “aye”.

CONSIDER APPROVAL OF A CELL TOWER LEASE AGREEMENT WITH AT&T – MR. CLINT DRAKE

Mr. Drake stated they are still working on this agreement and asked for it to be tabled until the next meeting. Councilwoman Harris moved to approve tabling this item until the next meeting and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Holbrook and Knight voting “aye”.

CONSIDER APPROVAL OF THE BRISTOL VILLAGE PUD SUBDIVISION LOCATED AT 1910, 1940 AND 1950 SOUTH 200 WEST, BRIGHTON HOMES, APPLICANT – MR. PAUL ROWLAND

Mr. Rowland stated that Brighton Homes is requesting preliminary plat approval for a 19-unit “townhome” style condominium development on two existing single family properties located at 1940 South 200 West. The area of the new combined parcel is 1.18 acres, making the allowable number of units 19 units, which complies with the 19 unit per acre maximum for the zone. All of the site plan issues, including parking, landscaping, utilities, grading and drainage were previously discussed and approved during the site plan review/approval process in August of this year. This is only for preliminary approval tonight, but comes with a recommendation for approval from the Planning Commission with basic conditions being met. Councilman Knight moved to approve the preliminary site plans and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Holbrook and Knight voting “aye”.

CONSIDER PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR THE GRADY BRIMLEY SUBDIVISION, LOCATED AT 3022 SOUTH 500 WEST, MR. GRADY BRIMLEY, APPLICANT – MR. PAUL ROWLAND

Mr. Rowland stated Mr. Grady Brimley is requesting preliminary and final approval of the Grady Brimley Subdivision. This two lot subdivision proposes to split the existing residential property located at 509 West 3000 South. The property is currently occupied by a single home with a detached garage, both of which will end up on one of the two proposed lots. Both lots also have more than the required frontage for lots in the R-4 Zone. All utilities are already serving the corner lot. The City is requiring that sidewalk be installed along the 500 West frontage road to extend the existing sidewalk along a street used by many pedestrians. Councilwoman Holbrook made a motion to approve the preliminary and final plans and Councilman Knight seconded the motion. Voting was unanimous with Councilpersons Harris, Holbrook and Knight voting “aye”.

CONSIDER APPROVAL OF A CONTRACT WITH HOGAN CONSTRUCTION IN THE GMP OF \$3,154,170 AND THE PROFESSIONAL SERVICES CONTRACT WITH JUB ENGINEERS IN THE INCREASED AMOUNT OF \$335,000 FOR THE MUELLER PARK WATER TREATMENT PLANT – MR. PAUL ROWLAND

1 Mr. Rowland stated that Hogan Construction was selected earlier in the year to be the
2 Construction Manager/General Contractor (CM/GC) for this project. In that capacity, Hogan
3 accepted bids for the construction work and received good, competitive bids. The GMP (Guaranteed
4 Maximum Price) is only to build the building, which is the \$3,154,170. The Mayor will sign the
5 contract with Hogan for that maximum amount. The Council has already approved the purchase for
6 the filters that will be used in the new building.

7 Over the past several months the consulting fees have gone up by approximately \$25,000,
8 which brings the total to \$335,000. This new total consulting fee needs approval tonight. Hogan has
9 already started construction. This new water treatment plant will ensure safe drinking water for the
10 future. Councilwoman Holbrook asked about the concrete pricing. Councilwoman Harris asked
11 about an inquiry made by one of the competitive bidders about the ability of the supplier selected to
12 construct the filters. Mr. Rowland replied the inquiries made by a local supplier were all reviewed
13 and the selected supplier was found to be in compliance with the specifications. Councilwoman
14 Harris asked about the time frame. Mr. Rowland replied this plant is expected to be turned on around
15 April 2018. Councilman Knight asked how long the current plant has been running. Mr. Rowland
16 replied over 30 years, which is well past its life expectancy. Councilwoman Holbrook made a motion
17 to approve the GMP and increase the consulting fee for JUB Engineers to \$335,000 and Councilman
18 Knight seconded the motion. Voting was unanimous with Councilpersons Harris, Holbrook and
19 Knight voting “aye”.

20
21 **CONSIDER APPROVAL OF FX CONSTRUCTION’S BID IN THE AMOUNT OF \$1,044,600**
22 **FOR CONSTRUCTION OF THE 1.5 MILLION GALLON CULINARY RESERVOIR AT 400**
23 **NORTH – MR. LLOYD CHENEY**

24 Mr. Cheney stated this project will improve the distribution of storage facilities in the water
25 system by providing a tank closer to the north end of town and will serve as a replacement for the
26 Barton Creek Reservoir when it is replaced in the next 10 years. The project was bid with a long lead
27 time to achieve the best price possible. Funding for this work was included in the Water
28 Department’s Capital Reservoirs Budget for FY 2017-2018 in the amount of \$900,000. There was a
29 good response with the proposals. FX Construction had the low bid, but since they are a fairly new
30 company, some consulting and city engineers were contacted as references. FX had overwhelmingly
31 positive reviews and is well suited to the size of the project. Some changes to the design are currently
32 being worked on which will reduce the cost of construction and will result in a future deductive
33 change order. Councilwoman Harris asked where on 400 North the reservoir will be constructed.
34 Mr. Cheney responded and said they are working with the Kingston family as well to secure the land.
35 Councilwoman Holbrook made a motion to approve the bid, Councilwoman Harris seconded the
36 motion. Voting was unanimous with Councilpersons Harris, Holbrook and Knight voting “aye”.

37
38 Mayor Lewis asked for a motion to adjourn the regular session of City Council.
39 Councilwoman Holbrook made a motion to adjourn the meeting, and Councilman Knight seconded
40 the motion. The regular session of the City Council was adjourned at 7:40 p.m.

Mayor Randy Lewis

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000.00 paid
November 20 & 27, 2017

Author: Tyson Beck, Finance Director

Department: Finance

Date: December 4, 2017



Background

This report is prepared following the weekly accounts payable run. It includes payments for invoices hitting expense accounts equaling or exceeding \$1,000.00.

Payments for invoices affecting only revenue or balance sheet accounts are not included. Such payments include: those to acquire additions to inventories, salaries and wages, the remittance of payroll withholdings and taxes, employee benefits, utility deposits, construction retention, customer credit balance refunds, and performance bond refunds. Credit memos or return amounts are also not included.

Analysis

Unless otherwise noted and approved in advance, all expenditures are included in the current budget. Answers to questions or further research can be provided upon request.

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000.00 paid November 20 & 27, 2017.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid November 20, 2017**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1178	APPLIED GEOTECHNICAL	Light & Power	53.5300.474740. CIP 04 Trans Sys Ph7 NWSub-Rec	\$ 1,027.50	199791	1170816-02	Inspect & Test Concrete
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	4,304.24	199792	81Q66617	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	4,338.65	199792	81Q66517	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	4,674.80	199792	82172417	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	5,002.03	199792	80Y14817	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	5,009.75	199792	80Y14917	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	5,140.40	199792	82172517	Tree Trimming
1271	BAR-J-WRANGLERS	Legislative	10.4110.492080. Community Events-BntflComServC	7,500.00	199793	11212017	Performance contract Pymt 12/1/2017 at Woods Cross
1428	BOUNTIFUL IRRIGATION	Light & Power	53.5300.424002. Office & Warehouse	1,362.69	199798	03-1952	2017 Non-Taxable Assessment
1428	BOUNTIFUL IRRIGATION	Light & Power	53.5300.448639. Substation	1,497.39	199798	03-1952	2017 Non-Taxable Assessment
1428	BOUNTIFUL IRRIGATION	Streets	10.4410.427000. Utilities	2,217.37	199798	03-1952	2017 Non-Taxable Assessment
1428	BOUNTIFUL IRRIGATION	Light & Power	53.5300.448613. Plant	3,692.38	199798	03-1952	2017 Non-Taxable Assessment
1428	BOUNTIFUL IRRIGATION	Water	51.5100.426000. Bldg & Grnd Suppl & Maint	4,147.50	199798	03-1952	2017 Non-Taxable Assessment
1428	BOUNTIFUL IRRIGATION	Cemetery	59.5900.426000. Bldg & Grnd Suppl & Maint	18,689.15	199798	03-1952	2017 Non-Taxable Assessment
1428	BOUNTIFUL IRRIGATION	Golf Course	55.5500.426000. Bldg & Grnd Suppl & Maint	25,892.44	199798	03-1952	2017 Non-Taxable Assessment
1428	BOUNTIFUL IRRIGATION	Parks	10.4510.461400. Purchase Of Water	42,429.90	199798	03-1952	2017 Non-Taxable Assessment
9367	GEOSTRATA	Light & Power	53.5300.471100. Land	2,100.00	199827	1345-001-217	Environmental Assessment on Property
8756	IRBY ELECTRICAL DIST	Light & Power	53.5300.445201. Safety Equipment	1,219.77	199838	S010353273.001	Class 2 Gloves
2719	JMR CONSTRUCTION INC	Redevelopment Agency	73.7300.426100. Special Projects	1,306.16	199840	11062017	October 2017 Payment
2719	JMR CONSTRUCTION INC	Streets	10.4410.473400. Concrete Repairs	12,157.14	199840	11062017	October 2017 Payment
2719	JMR CONSTRUCTION INC	Water	51.5100.461300. Street Opening Expense	12,858.37	199840	11062017	October 2017 Payment
2719	JMR CONSTRUCTION INC	Streets	45.4410.473300. Roads-Class"C"&Transportation\$	54,933.40	199840	11062017	October 2017 Payment
5549	JRCA ARCHITECTS,INC	Light & Power	53.5300.472100. Buildings	13,800.13	199842	3669	App #3 North Parking Lot & Drain
2987	M.C. GREEN & SONS INC	Water	51.0000.256000. Const Retention Payable	31,367.76	199847	3684	App. #9 Final Bill 2017 Waterline Project
9218	POST CONSTRUCTION CO	Streets	45.4410.473300. Roads-Class"C"&Transportation\$	35,250.00	199861	2017-648	2017 Asphalt Overlay Contract
5553	PURCELL TIRE AND SERV	Streets	10.4410.425000. Equip Supplies & Maint	1,378.07	199862	2859704	Tires & Service
5553	PURCELL TIRE AND SERV	Streets	10.4410.425000. Equip Supplies & Maint	1,607.20	199862	2859700	Tires & Service
3723	RITER ENGINEERING CO	Light & Power	53.5300.448650. Meters	3,680.00	199865	201715336	16 x Meters Class 2 Demand
3723	RITER ENGINEERING CO	Light & Power	53.5300.448650. Meters	5,520.00	199865	201715337	24 x Meters 2S Demand
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000. Equip Supplies & Maint	1,259.13	199882	0266149	Bulk Oil
9304	VAN DRIMMELEN & ASSOC	Water	51.5100.472120. Reservoirs	2,400.00	199889	17271	Appraisal report of Raw Residential Land
4448	VEOLIA ENVIRONMENTAL	Sanitation	58.5800.448000. Operating Supplies	62,764.55	199891	725692361	Batteries, Cleaners, Light Bulbs, Smoke Detectors
4450	VERIZON WIRELESS	Light & Power	53.5300.448641. Communication Equipment	1,931.17	199892	9795426418	Acct # 371517689-00001
TOTAL:				<u>\$ 382,459.04</u>			

Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00

Paid November 27, 2017

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
7666	AMERICAN CHILLER MECH	Police	10.4210.426000.	Bldg & Grnd Suppl & Maint	\$ 2,146.90	199901	11053 AC Maintenance
1140	AMERICAN WATER WORKS	Water	51.5100.421000.	Books Subscr & Mmbrshp	3,782.00	199902	7001425537 Membership Dues for 1/01/2018-12/31/2018
2223	FREEDOM TRUCK & TRAILER	Sanitation	58.5800.425000.	Equip Supplies & Maint	1,037.74	199920	161784 Brake Rotors
2501	HOGAN & ASSOCIATES	Water	51.5100.472100.	Buildings	29,478.48	199922	03 Project#00.17.528 //Bountiful WaterTreatment Plant
2804	KEN GARFF WEST VALLEY	Storm Water	49.4900.474600.	Vehicles	27,528.00	199930	JG155579 2018 Dodge Chassis 3500// Vin# JG155579
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,366.48	199932	2064 Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	2,131.80	199932	2052 Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	2,147.38	199932	2038 Patching
4844	LEGACY EQUIPMENT	Storm Water	49.4900.425000.	Equip Supplies & Maint	1,540.61	199935	82897 Sweeper parts
5429	PERFORMANCE FORD LINCOLN	Streets	45.4410.474500.	Machinery & Equipment	36,905.00	199946	143960 2017 Ford F 350// Vin# HEF25415
3458	PETERBILT OF UTAH, INC	Sanitation	58.5800.425000.	Equip Supplies & Maint	3,597.18	199947	738472 Brakes for Garbage Truck
4229	TOM RANDALL DIST. CO	Landfill	57.5700.425000.	Equip Supplies & Maint	1,131.01	199960	0266182 Fuel
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	20,121.48	199960	0266319 Fuel
5000	U.S. BANK CORPORATE	Legislative	10.4110.461750.	Employee Wellness & Recognition	1,123.09	199962	11102017BH Cell Phone, Park Supply//Acct #- 8851
5000	U.S. BANK CORPORATE	Executive	10.4130.423000.	Travel & Training	1,204.46	199962	11102017GH NLC Annual Member// Acct #- 8851
5000	U.S. BANK CORPORATE	Police	10.4210.445100.	Public Safety Supplies	1,227.44	199962	11102017TK Records Train&Office S// Acct #- 8851
5000	U.S. BANK CORPORATE	Legislative	10.4110.461750.	Employee Wellness & Recognition	1,273.77	199962	11102017SC Employee&WellnessAware// Acct #- 8851
5000	U.S. BANK CORPORATE	Police	10.4210.423000.	Travel & Training	1,344.54	199962	11102017EB DCSO Trvl&Trning // Acct #- 8851
5000	U.S. BANK CORPORATE	Police	10.4210.423000.	Travel & Training	1,407.25	199962	11102017TR Ut.Chiefs Assoc. // Acct #- 8851
5000	U.S. BANK CORPORATE	Information Technology	10.4136.425000.	Equip Supplies & Maint	1,444.00	199962	11102017AW Trvl&Train,Office Equip//Acct #-8851
5000	U.S. BANK CORPORATE	Computer Maintenance	61.6100.429300.	Computer Hardware	1,458.14	199962	11102017AW Trvl&Train,Office Equip//Acct #- 8851
5000	U.S. BANK CORPORATE	Streets	10.4410.425000.	Equip Supplies & Maint	1,591.20	199962	11102017GB CDL Test, Shop Emiss// Acct #- 8851
5000	U.S. BANK CORPORATE	Legislative	10.4110.421000.	Books Subscr & Mmbrshp	3,813.00	199962	11102017GH NLC Annual Member// Acct #- 8851
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448621.	Power Purch IPP	1,468.19	199965	11252017 November 2017 Power Resource Payment
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448628.	Pineview Hydro	3,592.34	199965	11252017 November 2017 Power Resource Payment
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448622.	Power Purch San Juan	179,285.93	199965	11252017 November 2017 Power Resource Payment
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448620.	Power Purch CRSP	347,288.60	199965	11252017 November 2017 Power Resource Payment
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448626.	Power Purch UAMPS (Pool, etc)	406,424.99	199965	11252017 November 2017 Power Resource Payment
7732	WINGFOOT CORP	Police	10.4210.426000.	Bldg & Grnd Suppl & Maint	1,895.00	199970	100414 Janitorial Cleaning
TOTAL:					<u>\$ 1,088,756.00</u>		

City Council Staff Report

Subject: October 2017 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: December 12, 2017



Background

These reports include summary revenue, expense, and budget information for all of the City's funds. Both revenues and expenses, including capital outlay, have been included. These financials are presented to the City Council for review.

Analysis

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period. Additional revenue and expenditure reports are provided that give comparative revenue and expenditure data for October 2017 compared to the past three fiscal YTD periods through each respective August.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

The FY2018 budget portion of these reports is the originally adopted FY2018 budget approved by the City Council in June of 2017.

Recommendation

Council should review the attached revenue, expense, and budget reports.

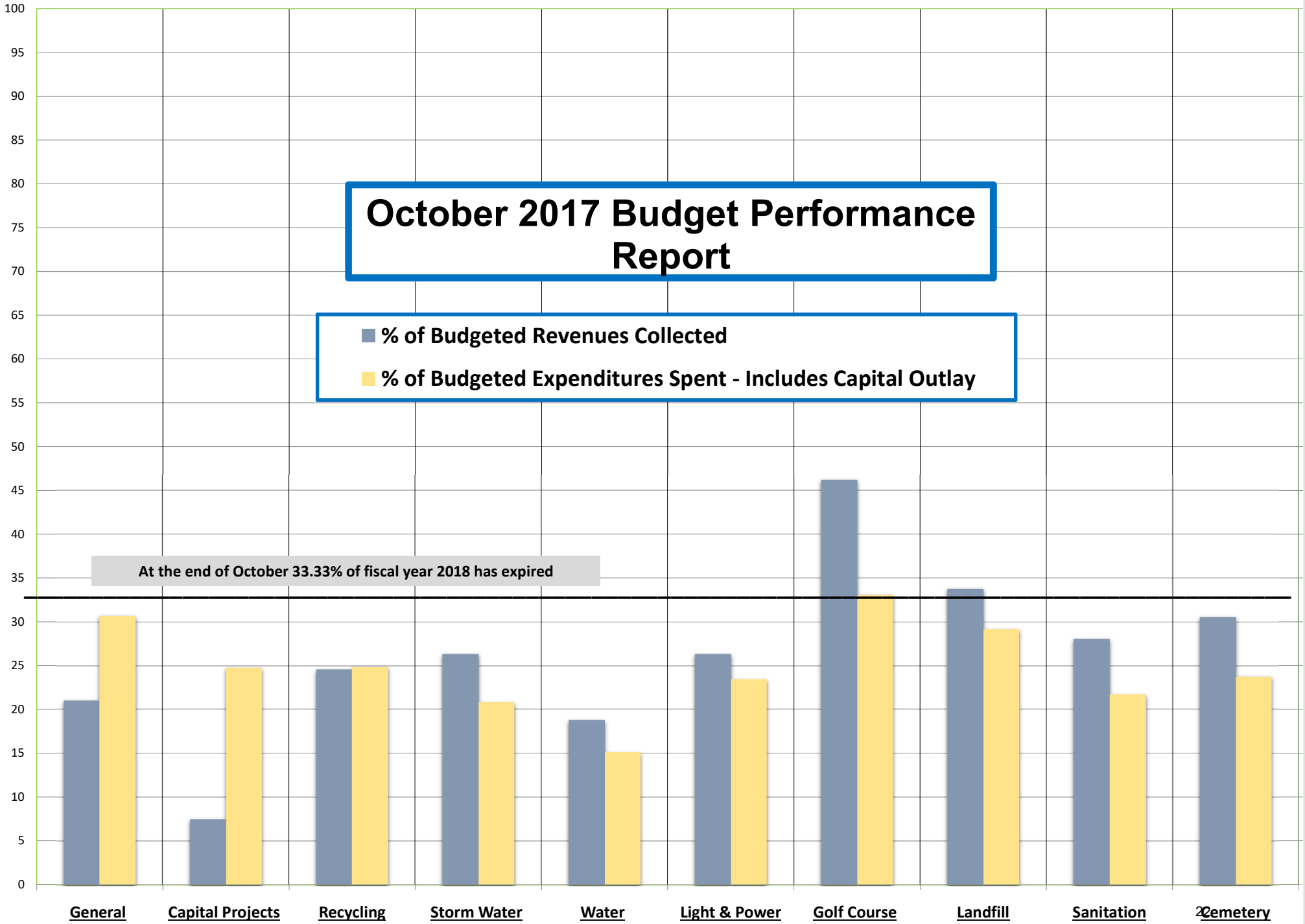
Attachments

- October 2017 Fiscal YTD Revenue & Expense Report – FY2018

October 2017 Budget Performance Report

■ % of Budgeted Revenues Collected
■ % of Budgeted Expenditures Spent - Includes Capital Outlay

At the end of October 33.33% of fiscal year 2018 has expired



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City of Bountiful, UT
OCTOBER YTD REVENUES - FY 2018

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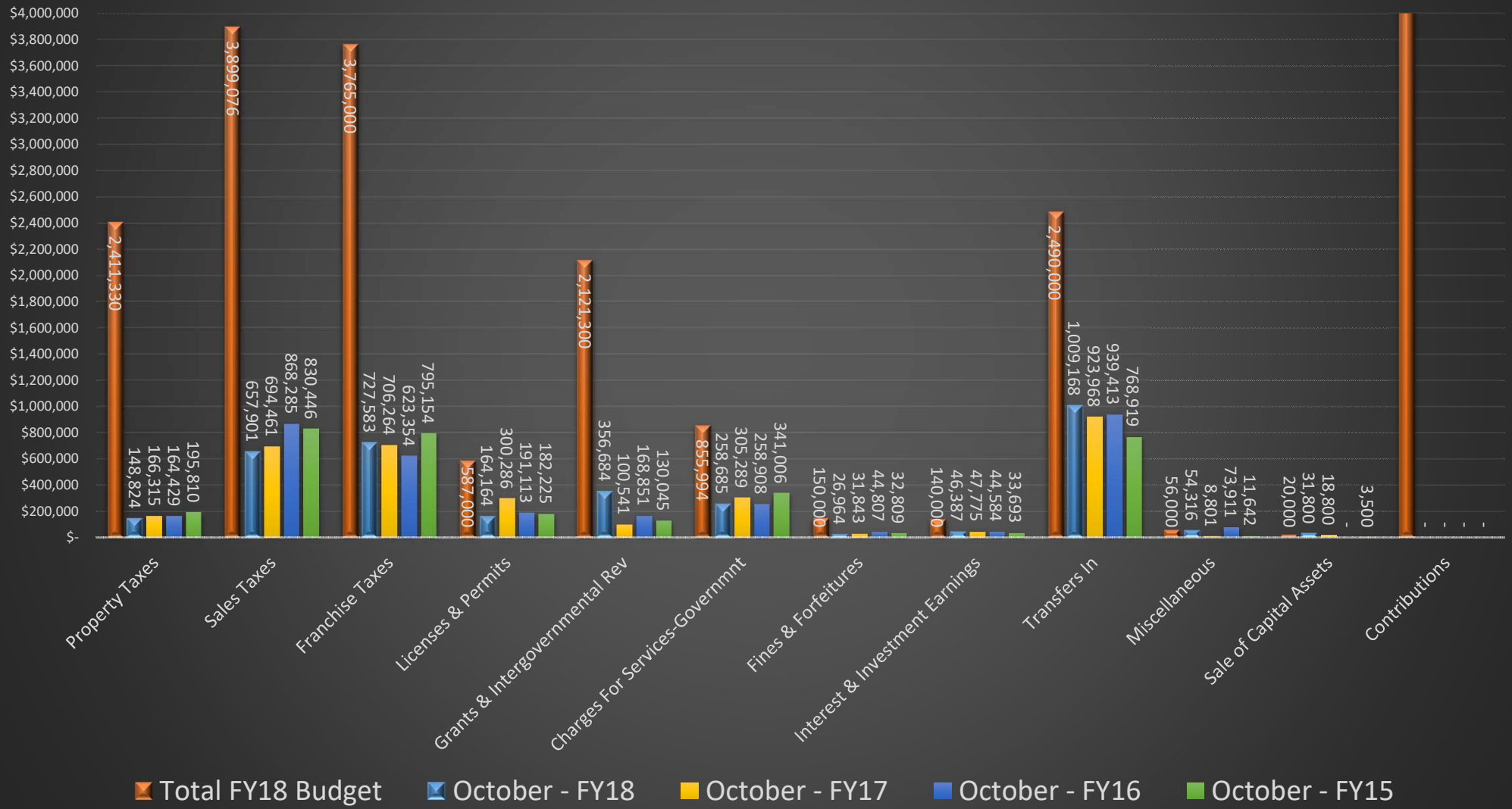
FOR 2018 04

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND	-16,585,700	-16,585,700	-3,482,474.88	-1,111,232.68	.00	-13,103,225.12	21.0%
30 DEBT SERVICE	-115	-115	-94.63	-28.87	.00	-20.37	82.3%
44 MUNICIPAL BUILDING AUTHORITY	-170,315	-170,315	-2,152.10	-502.44	.00	-168,162.90	1.3%
45 CAPITAL IMPROVEMENT	-9,675,200	-9,675,200	-729,358.45	-362,004.28	.00	-8,945,841.55	7.5%
48 RECYCLING	-421,254	-421,254	-103,543.47	-35,094.58	.00	-317,710.53	24.6%
49 STORM WATER	-1,601,304	-1,601,304	-422,822.40	-137,705.99	.00	-1,178,481.60	26.4%
51 WATER	-9,305,863	-9,305,863	-1,748,225.87	-601,803.52	.00	-7,557,637.13	18.8%
53 LIGHT & POWER	-34,500,206	-34,500,206	-9,100,120.53	-2,661,614.82	.00	-25,400,085.47	26.4%
55 GOLF COURSE	-1,549,000	-1,549,000	-715,917.30	-132,962.97	.00	-833,082.70	46.2%
57 LANDFILL	-1,854,341	-1,854,341	-626,184.19	-159,784.12	.00	-1,228,156.81	33.8%
58 SANITATION	-1,151,124	-1,151,124	-323,572.08	-111,875.26	.00	-827,551.92	28.1%
59 CEMETERY	-624,650	-624,650	-191,128.63	-73,493.31	.00	-433,521.37	30.6%
61 COMPUTER MAINTENANCE	-41,328	-41,328	-41,295.22	-80.47	.00	-32.78	99.9%
63 LIABILITY INSURANCE	-544,655	-544,655	-366,741.10	-3,002.12	.00	-177,913.90	67.3%
64 WORKERS' COMP INSURANCE	-283,670	-283,670	-84,954.81	-21,027.40	.00	-198,715.19	29.9%
72 RDA REVOLVING LOAN FUND	-208,248	-208,248	-110,032.09	-11,607.19	.00	-98,215.91	52.8%
73 REDEVELOPMENT AGENCY	-1,143,113	-1,143,113	-23,490.34	-7,139.87	.00	-1,119,622.66	2.1%
74 CEMETERY PERPETUAL CARE	0	0	-1,492,341.97	-12,953.34	.00	1,492,341.97	100.0%
78 LANDFILL TRUST	0	0	-4,169.99	-1,100.97	.00	4,169.99	100.0%
83 RAP TAX	-534,000	-534,000	-89,540.16	-46,766.72	.00	-444,459.84	16.8%
92 OPEB TRUST	0	0	-2,887.20	-623.10	.00	2,887.20	100.0%
99 INVESTMENT	0	0	104,125.41	70,219.17	.00	-104,125.41	100.0%
GRAND TOTAL	-80,194,086	-80,194,086	-19,556,922.00	-5,422,184.85	.00	-60,637,164.00	24.4%

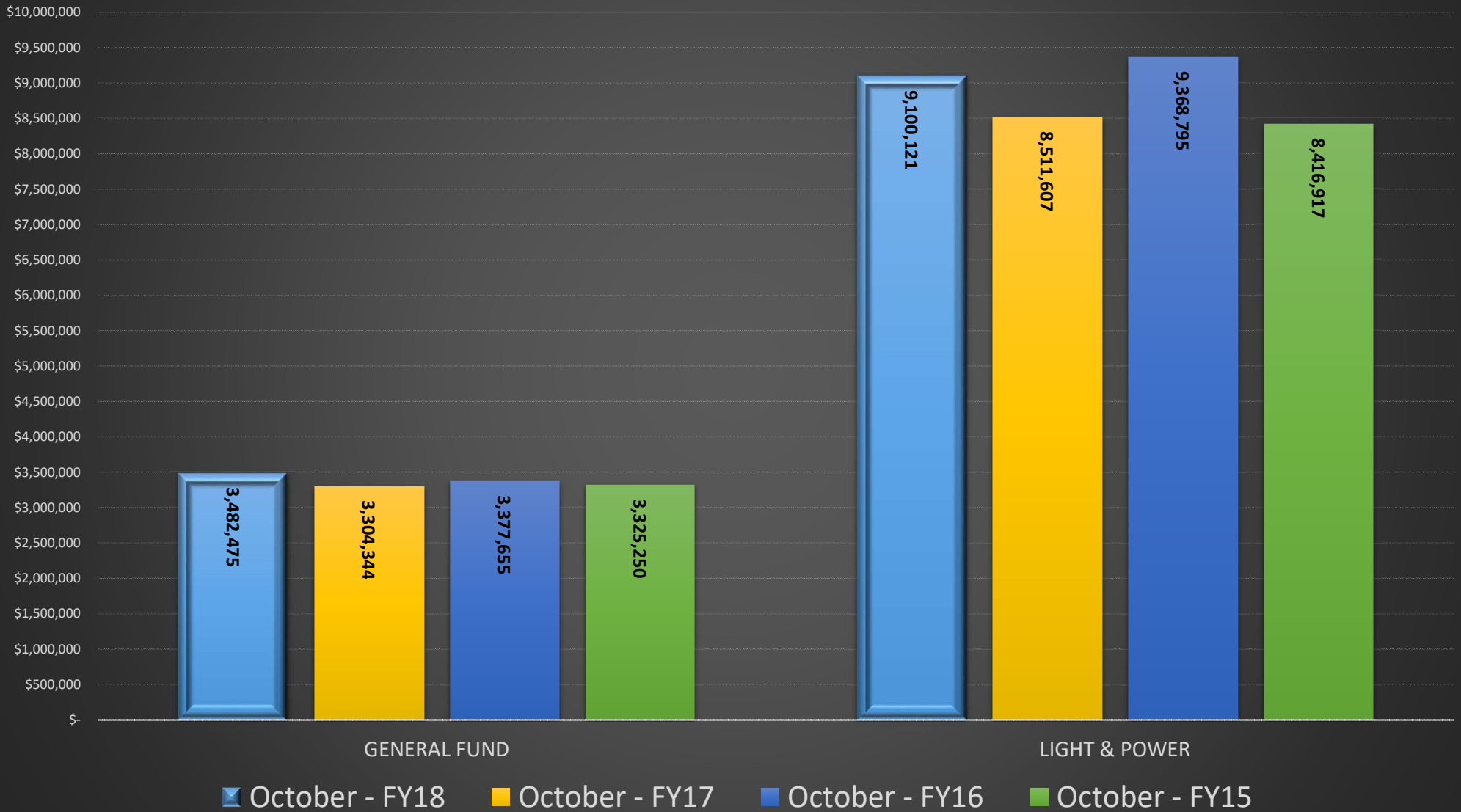
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General Fund Detailed Revenues

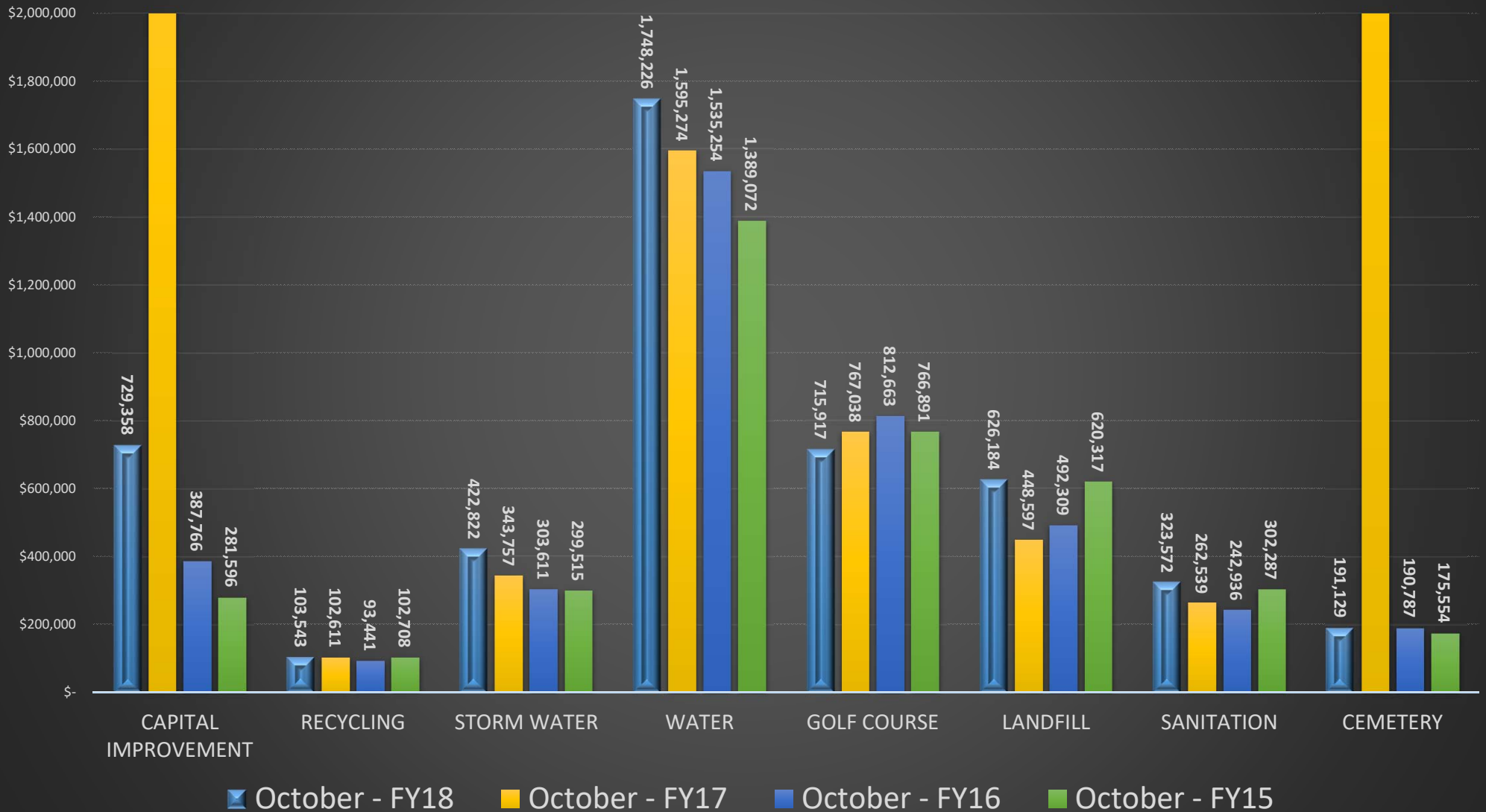
October 2017 YTD Revenues (Fiscal Year 2018) Compared to The 2018 Total Budget and The Revenues of the Same Timeframe of the Past Three Fiscal Years



October 2017 YTD Revenues (Fiscal 2018) Compared to The Revenues of Same Timeframe of the Past Three Fiscal Years



October 2017 YTD Revenues (Fiscal 2018) Compared to The Revenues of Same Timeframe of the Past Three Fiscal Years



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City of Bountiful, UT
OCTOBER YTD EXPENSES - FY 2018

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FOR 2018 04

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<u>10 GENERAL FUND</u>							
4110 Legislative	806,490	806,490	208,339.79	51,117.29	.00	598,150.21	25.8%
4120 Legal	294,824	294,824	84,361.03	24,688.91	.00	210,462.97	28.6%
4130 Executive	172,142	172,142	42,912.78	10,286.73	.00	129,229.22	24.9%
4134 Human Resources	136,428	136,428	50,033.15	8,699.05	.00	86,394.85	36.7%
4136 Information Technology	398,358	398,358	116,992.93	30,322.25	.00	281,365.07	29.4%
4140 Finance	396,647	396,647	131,400.10	27,382.02	.00	265,246.90	33.1%
4143 Treasury	141,849	141,849	61,821.17	46,770.45	.00	80,027.83	43.6%
4160 Government Buildings	116,349	116,349	28,425.64	7,465.44	.00	87,923.36	24.4%
4210 Police	5,952,313	5,952,313	1,664,057.98	425,719.95	.00	4,288,255.02	28.0%
4215 Reserve Officers	10,000	10,000	1,759.79	1,003.81	.00	8,240.21	17.6%
4216 Crossing Guards	147,350	147,350	32,562.66	14,157.27	.00	114,787.34	22.1%
4217 PROS	349,483	349,483	100,521.37	30,660.02	.00	248,961.63	28.8%
4218 Liquor Control	39,025	39,025	5,695.90	906.83	.00	33,329.10	14.6%
4219 Enhanced 911	595,000	595,000	178,926.34	49,730.39	.00	416,073.66	30.1%
4220 Fire	1,984,865	1,984,865	987,804.82	493,902.41	.00	997,060.18	49.8%
4410 Streets	3,181,095	3,181,095	805,970.06	263,128.91	.00	2,375,124.94	25.3%
4450 Engineering	682,766	682,766	193,854.71	46,948.93	.00	488,911.29	28.4%
4510 Parks	875,401	875,401	318,845.46	61,630.20	.00	556,555.54	36.4%
4610 Planning	305,315	305,315	73,862.51	18,486.19	.00	231,452.49	24.2%
TOTAL GENERAL FUND	16,585,700	16,585,700	5,088,148.19	1,613,007.05	.00	11,497,551.81	30.7%
<u>30 DEBT SERVICE</u>							
4710 Debt Sevice	115	115	88.08	28.93	.00	26.92	76.6%
TOTAL DEBT SERVICE	115	115	88.08	28.93	.00	26.92	76.6%
<u>44 MUNICIPAL BUILDING AUTHORITY</u>							
4110 Legislative	170,315	170,315	149.76	42.41	.00	170,165.24	.1%
TOTAL MUNICIPAL BUILDING AUTHORITY	170,315	170,315	149.76	42.41	.00	170,165.24	.1%
<u>45 CAPITAL IMPROVEMENT</u>							

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City of Bountiful, UT
OCTOBER YTD EXPENSES - FY 2018

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FOR 2018 04

45	CAPITAL IMPROVEMENT	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4110	Legislative	6,675,000	6,675,000	1,461,138.76	1,451.26	.00	5,213,861.24	21.9%
4136	Information Technology	40,000	40,000	-473.62	-473.62	.00	40,473.62	-1.2%
4140	Finance	17,640	17,640	5,886.13	1,408.95	.00	11,753.87	33.4%
4210	Police	443,000	443,000	2,138.00	2,138.00	.00	440,862.00	.5%
4410	Streets	1,499,560	1,499,560	564,511.67	117,494.94	.00	935,048.33	37.6%
4510	Parks	1,000,000	1,000,000	366,738.17	205,250.74	.00	633,261.83	36.7%
	TOTAL CAPITAL IMPROVEMENT	9,675,200	9,675,200	2,399,939.11	327,270.27	.00	7,275,260.89	24.8%
48 RECYCLING								
4800	Recycling	421,254	421,254	104,753.69	34,340.05	.00	316,500.31	24.9%
	TOTAL RECYCLING	421,254	421,254	104,753.69	34,340.05	.00	316,500.31	24.9%
49 STORM WATER								
4900	Storm Water	1,601,305	1,601,305	333,626.42	72,753.00	.00	1,267,678.58	20.8%
	TOTAL STORM WATER	1,601,305	1,601,305	333,626.42	72,753.00	.00	1,267,678.58	20.8%
51 WATER								
5100	Water	9,305,863	9,305,863	1,406,874.41	332,845.01	.00	7,898,988.59	15.1%
	TOTAL WATER	9,305,863	9,305,863	1,406,874.41	332,845.01	.00	7,898,988.59	15.1%
53 LIGHT & POWER								
5300	Light & Power	34,500,206	34,500,206	8,092,061.74	2,099,529.36	.00	26,408,144.26	23.5%
	TOTAL LIGHT & POWER	34,500,206	34,500,206	8,092,061.74	2,099,529.36	.00	26,408,144.26	23.5%
55 GOLF COURSE								

12/04/2017 14:18
TBECK

City of Bountiful, UT
OCTOBER YTD EXPENSES - FY 2018

P 3
glytdbud

FOR 2018 04

55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5500	Golf Course	1,549,001	1,549,001	512,374.61	115,557.90	.00	1,036,626.39	33.1%
	TOTAL GOLF COURSE	1,549,001	1,549,001	512,374.61	115,557.90	.00	1,036,626.39	33.1%
<hr/>								
57	LANDFILL							
5700	Landfill	1,854,342	1,854,342	541,150.52	186,597.35	.00	1,313,191.48	29.2%
	TOTAL LANDFILL	1,854,342	1,854,342	541,150.52	186,597.35	.00	1,313,191.48	29.2%
<hr/>								
58	SANITATION							
5800	Sanitation	1,151,125	1,151,125	250,031.09	61,492.40	.00	901,093.91	21.7%
	TOTAL SANITATION	1,151,125	1,151,125	250,031.09	61,492.40	.00	901,093.91	21.7%
<hr/>								
59	CEMETERY							
5900	Cemetery	624,650	624,650	148,574.47	44,382.43	.00	476,075.53	23.8%
	TOTAL CEMETERY	624,650	624,650	148,574.47	44,382.43	.00	476,075.53	23.8%
<hr/>								
61	COMPUTER MAINTENANCE							
6100	Computer Maintenance	41,327	41,327	5,477.36	3,603.31	.00	35,849.64	13.3%
	TOTAL COMPUTER MAINTENANCE	41,327	41,327	5,477.36	3,603.31	.00	35,849.64	13.3%
<hr/>								
63	LIABILITY INSURANCE							
6300	Liability Insurance	544,656	544,656	382,384.74	6,695.72	.00	162,271.26	70.2%
	TOTAL LIABILITY INSURANCE	544,656	544,656	382,384.74	6,695.72	.00	162,271.26	70.2%
<hr/>								
64	WORKERS' COMP INSURANCE							

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TBECK

City of Bountiful, UT
OCTOBER YTD EXPENSES - FY 2018

P 4
glytbdud

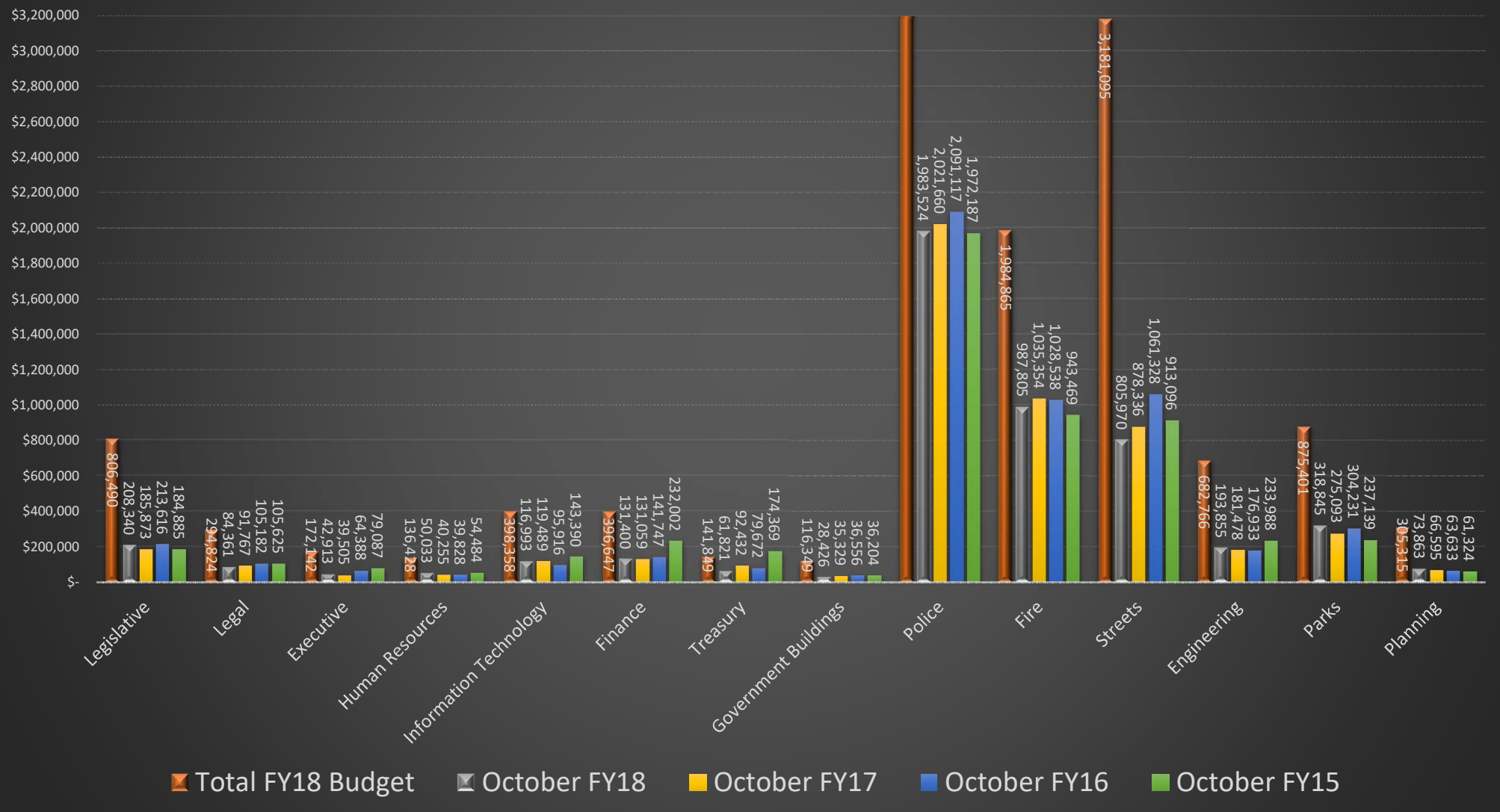
FOR 2018 04

64	WORKERS' COMP INSURANCE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6400	Workers' Comp Insurance	283,670	283,670	110,696.37	10,852.42	.00	172,973.63	39.0%
	TOTAL WORKERS' COMP INSURANCE	283,670	283,670	110,696.37	10,852.42	.00	172,973.63	39.0%
<hr/>								
72	RDA REVOLVING LOAN FUND							
7200	RDA Revolving Loans	2,400	2,400	43,733.64	205.91	.00	-41,333.64	1822.2%
	TOTAL RDA REVOLVING LOAN FUND	2,400	2,400	43,733.64	205.91	.00	-41,333.64	1822.2%
<hr/>								
73	REDEVELOPMENT AGENCY							
7300	Redevelopment Agency	3,621,184	3,621,184	218,603.97	82,331.93	.00	3,402,580.03	6.0%
	TOTAL REDEVELOPMENT AGENCY	3,621,184	3,621,184	218,603.97	82,331.93	.00	3,402,580.03	6.0%
<hr/>								
74	CEMETERY PERPETUAL CARE							
7400	Cemetery Perpetual Care	0	0	327.70	99.91	.00	-327.70	100.0%
	TOTAL CEMETERY PERPETUAL CARE	0	0	327.70	99.91	.00	-327.70	100.0%
<hr/>								
83	RAP TAX							
8300	RAP Tax	534,000	534,000	82,519.79	13,005.28	.00	451,480.21	15.5%
	TOTAL RAP TAX	534,000	534,000	82,519.79	13,005.28	.00	451,480.21	15.5%
<hr/>								
92	OPEB TRUST							
9200	OPEB Trust	0	0	14,935.19	3,947.28	.00	-14,935.19	100.0%
	TOTAL OPEB TRUST	0	0	14,935.19	3,947.28	.00	-14,935.19	100.0%
	GRAND TOTAL	82,466,313	82,466,313	19,736,450.85	5,008,587.92	.00	62,729,862.15	23.9%

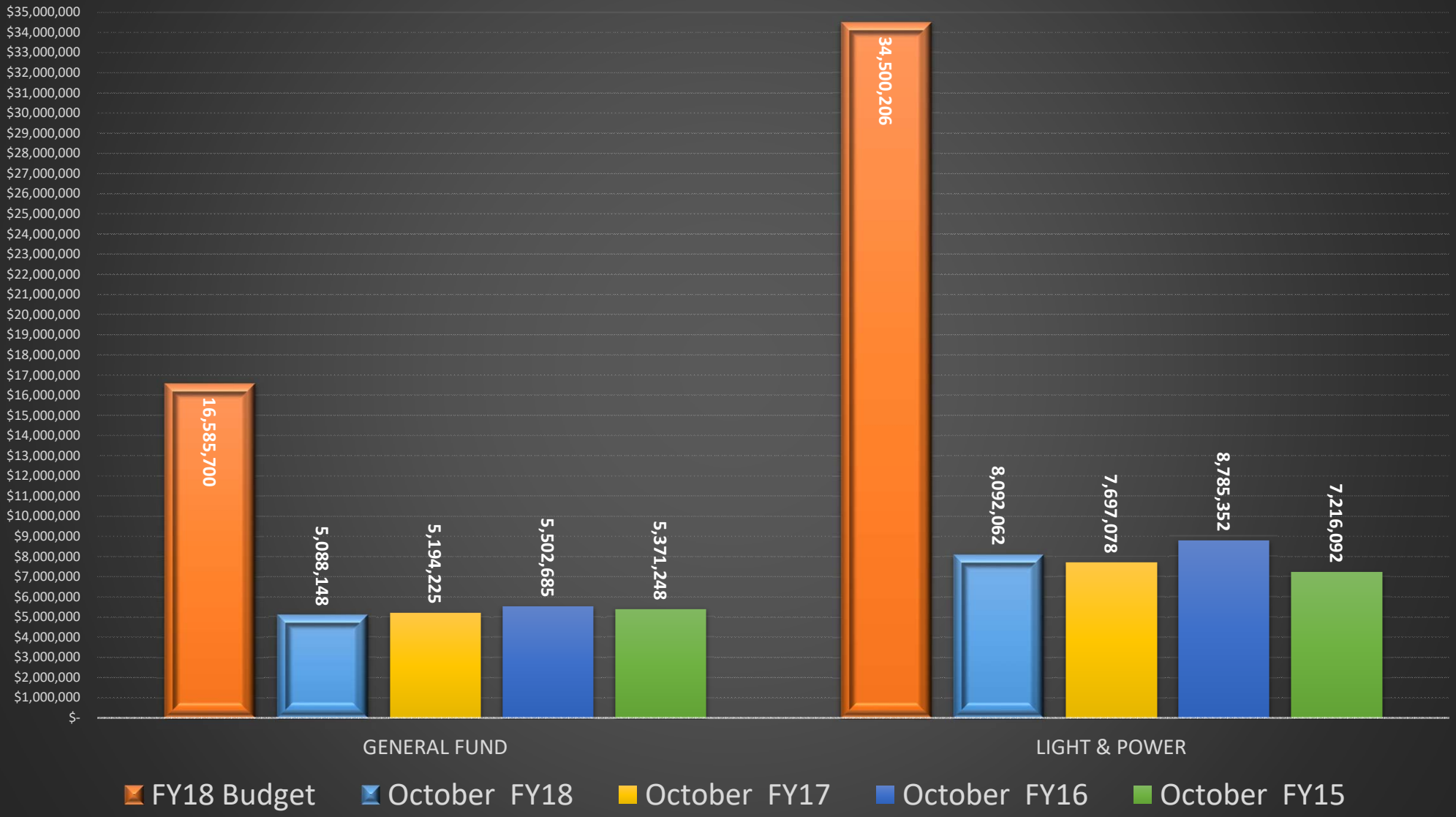
** END OF REPORT - Generated by Tyson Beck **

General Fund Detailed Expenditures

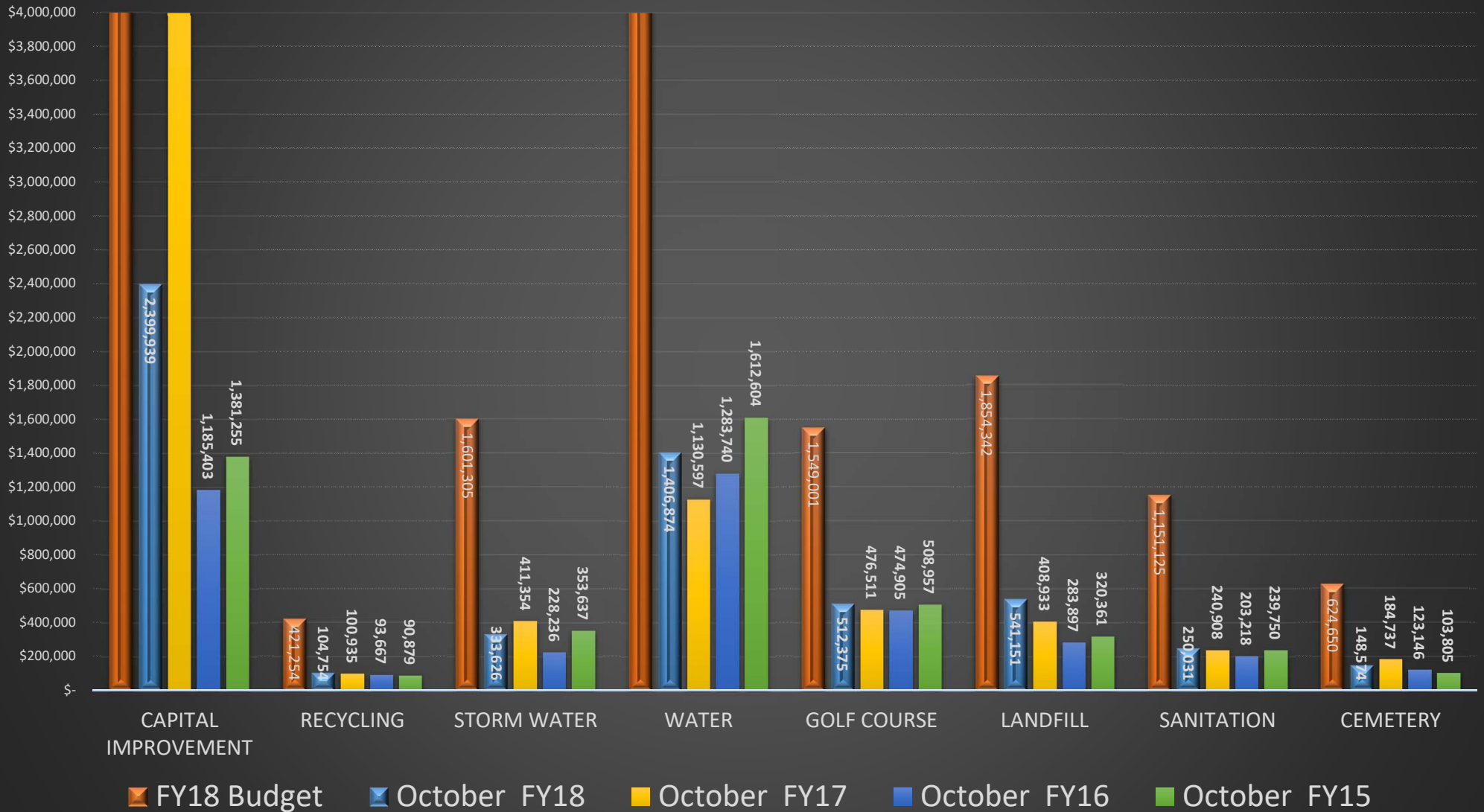
October 2017 Fiscal YTD Expenditures Compared to the Fiscal 2018 Total Budget and the Expenditures of the Same Timeframe of the Past Three Fiscal Years



October 2017 YTD (Fiscal 2018) Expenditures Compared to the Expenditures of the Same Timeframe of the Past Three Fiscal Years



October 2017 YTD (Fiscal 2018) Expenditures Compared to the Expenditures of the Same Timeframe of the Past Three Fiscal Years



City Council Staff Report



Subject: Appointments to the Planning Commission, Power Commission and the South Davis Recreation District Administrative Control Board

Author: Gary Hill, City Manager and Shawna Andrus, City Recorder

Date: 12 December 2017

Background

Planning Commission appointment: Mr. Clark is a lifelong resident of Bountiful, and is recently retired from owning and operating a small business for 42 years. He was a member of the Utah Transit Authority Board of Directors for eight years (1993-2001) and served as the Chairman of that Board for four of those years. During his tenure on the UTA Board, the first light rail line was constructed and service from Salt Lake to Sandy began. Mr. Clark has also served on the Davis County School Board (2009- 2013) and spent 10 years in the U.S. Army Reserve. Mr. Clark is replacing Mr. David Badham whose term ended June 30, 2017 and is now serving on Bountiful City's Administrative Committee. Mr. Clark will fill that vacancy on the Planning Commission and serve until June 30, 2021.

Power Commission reappointments: Mr. Jed Pitcher and Mr. Dan Bell. Mr. Pitcher and Mr. Bell have both been serving on the Power Commission and would like to continue. Mr. Pitcher has served on the Power Commission from 1992 to 1998 and again from 2004 through 2018. He is retired from Blue Cross/Blue Shield as the CFO, and has a strong financial and accounting background. Mr. Pitcher is also serving on the Board of Regents. Mr. Dan Bell has served one term on the Power Commission from 2014-2018. He is a financial planner with a strong financial and accounting background. Both Mr. Pitcher and Mr. Bell will serve four-year terms until December of 2021.

Resolution 2017-11 reappointing Mayor Randy Lewis as the Bountiful City Representative on the Administrative Control Board of the South Davis Recreation Special Service District.

Bountiful City participates on the boards of several agencies that overlap the City. Appointments to these boards and commissions are made by the Mayor with the advice and consent of the City Council. Mayor Lewis was appointed to serve a second four-year term on the Board in 2014 which will expire December 31, 2017. This reappointment will be until December 31, 2021.

Analysis

Mr. Jim Clark, Mr. Jed Pitcher, Mr. Dan Bell and Mayor Randy Lewis have all volunteered to serve or continue to serve on their respective commissions/board.

Department Review

The review was completed by the City Manager.

Significant Impacts

None

Recommendation

It is recommended that the Council approve the appointment of Mr. Jim Clark to the Power Commission, the reappointment of Mr. Jed Pitcher and Mr. Dan Bell to the Power Commission and

Resolution 2017-11 reappointing Mayor Randy Lewis to the Administrative Control Board of the South Davis Recreation Special Service District.

Attachments

Resolution 2017-11



BOUNTIFUL

City of Beautiful Homes and Gardens

MAYOR
Randy C. Lewis
CITY COUNCIL
Kendalyn Harris
Richard Higginson
Beth Holbrook
John Marc Knight
John S. Pitt

CITY MANAGER
Gary R. Hill

Bountiful City Council Resolution 2017-11

A Resolution appointing Mayor Randy C. Lewis as the Bountiful City Representative on the Administrative Control Board of the South Davis Recreation Special Service District

Whereas, Bountiful City is a member of the South Davis Recreation Special Service District, and each municipality is entitled to one representative on the Administrative Control Board of the District,

It is Resolved, that Mayor Randy C. Lewis is hereby appointed as the Bountiful representative on the South Davis Administrative Control Board, to serve a term commencing January 1, 2018, and running through December 31, 2021.

Adopted this 12th day of December, 2017.

BOUNTIFUL CITY:

Randy C. Lewis, Mayor

Attest:

Shawna Andrus, City Recorder

City Council Staff Report

Subject: Public Notice of City Council's Meeting Schedule
Author: Gary Hill, City Manager
Date: 12 December 2017



Background

Under Section 52-4-202 of the Utah Code (in the Open & Public Meetings Act), the City Council “shall give public notice at least once each year of its annual meeting schedule,” and “shall specify the date, time, and place of the scheduled meetings.”

Analysis

The City Council can meet when it wants to. In the 1980s and 1990s it met every Wednesday. For the last sixteen years or so it has met on the second and fourth Tuesdays, which can be changed at the Council's discretion.

The Public Notice given here announces that Bountiful City Council meetings “shall take place the second and fourth Tuesdays of each month.” However, it notes that there will be no meeting on December 25th.

Department Review

This Public Notice has been reviewed by the City Manager and the City Attorney.

Significant Impacts

There are no significant impacts from this action.

Recommendation

It is recommended that the City Council approve the Public Notice of Bountiful City Council Meetings in 2018, and meet on the second and fourth Tuesdays of each month.

Attachments

The Public Notice of Bountiful City Council Meetings in 2018.

PUBLIC NOTICE

Pursuant to UCA 52-4-6, the City of Bountiful hereby gives public notice of its annual meeting schedule for 2018. Regular meetings of the City Council shall take place the second and fourth Tuesdays of each month, unless otherwise advertised. All City Council meetings shall be held in the Council Chambers at City Hall, 790 South 100 East, Bountiful, Utah, unless otherwise advertised. The meetings will begin promptly at 7:00 p.m.

Some meetings will have a work session beginning at 6:00 p.m., which is open to the public.

The City Council may meet as a Redevelopment Agency Board of Directors. These meetings shall take place in the City Council Chambers at City Hall, and shall begin after City Council meeting as needed, unless otherwise advertised.

The Council will not meet on December 25.

All meetings of the City Council shall be open to the public, and the public is invited to attend the meetings of the City Council and the Redevelopment Agency, except where the City Council or Redevelopment Agency Board meet in Closed Session upon proper public notice and for the purposes outlined in UCA 52-4-5.

In addition to the above scheduled regular meetings, the City Council may, from time to time, meet in special session as needed, and such meetings will be advertised by legal notice to the public in accordance with UCA 52-4-6.

Dated this 12th day of December, 2017.

Gary R. Hill
City Manager

City Council Staff Report



Subject: Proposal of Golf Fees Increase
Author: Kent McComb, Golf Professional
Department: Golf
Date: December 12, 2017

Background

For many years now, Bountiful Ridge has maintained the status as being one of the premier golf facilities in our area and has also been considered to be a “Best Value” facility as well. Fortunately, we have been in the position to maintain our current green fee structure for the past three years while continuing to compare favorably to the facilities that we compete with most directly for our customer base.

Analysis

During the past three years we have experienced continued increases in the cost of maintenance, fuel, golf carts and batteries, fertilizers and chemicals, and various other supplies and equipment. We have surveyed the rates of the facilities that we compete with most directly and have made our rate proposals based on the analysis of these rates and other factors.

The proposed fee increase of \$1.00 per nine holes to our current Regular Green Fee rate does not include a fee increase to the Senior Green Fee rate. This proposed fee structure will also reflect the elimination of our Senior Cart rate with no proposed change to our Regular Cart rate. This new rate structure will help to offset our increased operational and maintenance costs, while still allowing us to save the needed money for future improvements and projects.

This fee increase is budgeted for in the 2017-18 Fiscal year annual budget to take effect January 1, 2018.

Department Review

Reviewed by Brock Hill, Parks Director and Golf Staff

Significant Impacts

Our proposed fee structure would allow Bountiful Ridge to maintain our position of being a “Best Value” facility while also meeting the demand of increased operational and maintenance costs.

Recommendation

Staff recommends that the Council approve the proposed fee increase as presented.

Attachments

Golf Rate Survey

Proposed Fee Structure

Resolution 2017-12

GOLF RATE SURVEY

	9 hole-w/cart <u>weekday</u>	9 hole-w/cart <u>weekend</u>	18 hole-w/cart <u>weekday</u>	18 hole-w/cart <u>weekend</u>
Bountiful Ridge	\$22.00	\$22.00	\$44.00	\$44.00
Davis Park	\$23.00	\$23.00	\$46.00	\$46.00
Valley View	\$23.00	\$23.00	\$46.00	\$46.00
Bonneville	\$26.00	\$26.00	\$52.00	\$52.00
Mountain Dell	\$27.00	\$27.00	\$54.00	\$54.00
Glendale	\$23.00	\$23.00	\$46.00	\$46.00
Old Mill	\$24.00	\$25.00	\$48.00	\$50.00
Eaglewood	\$22.00	\$22.00	\$44.00	\$44.00
Lakeside	\$19.00	\$19.00	\$38.00	\$38.00
Glen Eagle	\$21.00	\$25.00	\$ 40.00	\$ 53.00

PROPOSED FEE STRUCTURE

After analyzing the rates of our closest competitors along with the increasing operational and maintenance costs, our golf course staff would like to propose the following golf rates for the 2018 golf season. We propose these rates take effect January 1, 2018.

	<u>Current Rate</u>	<u>Proposed Rate</u>	
9 Hole Green Fee	\$15.00	\$ 16.00	
18 Hole Green Fee	\$30.00	\$ 32.00	
9 Hole Senior Green Fee (55 yrs. old)	\$13.00	\$ 13.00	Rate available weekdays only
18 Hole Senior Green Fee (55 yrs. old)	\$26.00	\$ 26.00	Rate available weekdays only
9 Hole Junior Rate	\$9.00	\$ 10.00	Rate available weekdays only
18 Hole Junior Rate	\$18.00	\$ 20.00	Rate available weekdays only
Regular Punch Card	\$250.00	\$260.00	
Junior Punch Card	\$150.00	\$160.00	
9 Hole Golf Cart (per rider)	\$ 7.00	\$ 7.00	
18 Hole Golf Cart (per rider)	\$14.00	\$ 14.00	



BOUNTIFUL
 City of Beautiful Homes and Gardens

MAYOR
 Randy C. Lewis
 CITY COUNCIL
 Kendalyn Harris
 Richard Higginson
 Beth Holbrook
 John Marc Knight
 John Pitt

CITY MANAGER
 Gary R. Hill

Bountiful City
Resolution No. 2017-12

A RESOLUTION AUTHORIZING THE INCREASE OF GOLF ADMISSION FEES.

IT IS THE FINDING OF THE BOUNTIFUL CITY COUNCIL that the fees at the Bountiful Ridge Golf Course must be increased in order to preserve the solvency of the Golf Course Fund, and to better reflect the actual costs of services rendered and maintaining the course.

THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF BOUNTIFUL, UTAH:

Section 1. Admission fees for the Bountiful Ridge Golf Course are set as follows:

<u>Current Category</u>	<u>Current Fee</u>	<u>New Fee</u>
Regular (all day) 9 holes	\$15.00	\$16.00
Regular (all day) 18 holes	\$30.00	\$32.00
Senior Citizen (55 yrs or older) 9 holes	\$13.00	\$13.00 (weekdays only)
Senior Citizen (55 yrs or older) 18 holes	\$26.00	\$26.00 (weekdays only)
9 Hole Junior Rate (New for 2015)	\$9.00	\$10.00
18 Hole Junior Rate (New for 2015)	\$18.00	\$20.00
Voucher Book 20 9-hole rounds	\$250.00	\$260.00
Junior Book (Under 18) 20 9-hole rounds	\$150.00	\$160.00
9 Hole Golf Cart	\$ 7.00	\$ 7.00
18 Hole Golf Cart	\$14.00	\$14.00

Section 2. The City Manager and staff are authorized and directed to take such steps as are necessary to implement the above changes.

Section 3. This resolution shall take effect 1 January 2018.

ADOPTED BY THE CITY COUNCIL OF BOUNTIFUL, UTAH, THIS 12TH DAY OF

DECEMBER 2017.

RANDY C. LEWIS, MAYOR

ATTEST:

SHAWNA ANDRUS, CITY RECORDER

City Council Staff Report

Subject: Preliminary Site Plan for Drive-through restaurant
Author: Chad Wilkinson, City Planner
Address: 620 N. 500 West (Highway 89)
Date: December 12, 2017



Description of Request:

The applicants, GG&S LLC, are requesting preliminary site plan approval for a new Culver's Restaurant and accompanying property improvements. The property is located within the C-H (Heavy Commercial) zone on the former J and L Garden Center site. The application includes the construction of a 4,300 square foot restaurant

Background and Analysis:

The property is zoned C-H (Heavy Commercial) and is surrounded by commercial development on the north, south and west. To the east is the new Creekside Assisted Living development which is zoned RM-13 Multifamily residential 13 units to the acre.

The proposed development is located on a 1.32 acre portion of a larger 3 acre parcel. The applicant has shown possible future development of additional buildings on the site in order to plan for utilities and storm water layouts. However, the current request only includes the restaurant pad and associated improvements. Future buildings will be required to have a separate site plan review and approval processes.

Access to the project will be via a single driveway on 500 West. The applicant has applied to the Utah Department of Transportation (UDOT) for the proposed access. The applicant will close two existing driveway approaches and will widen the remaining approach. The proposed plan shows adequate parking based on the square footage shown and has adequate stacking spaces for the drive-through.

The proposed building meets the required setbacks for the C-H Zone. Although not a part of this review, the future building along the east side of the property will need to be modified to meet the zone buffer setback of 20 feet. The applicant proposes building materials consisting of a mix of stone, EIFS and fiber cement siding. Color renderings of the buildings are attached to this report. The submitted landscape plan meets the requirements of the Code including the minimum number of street trees, ornamental trees and shrubs.

Storm water will be collected on site and conveyed to the creek north of the property through a proposed storm drain system that will cross the intervening property outside of the street. Water and sewer will be provided from existing lines in 500 West and will include the extension of an 8-inch water line and onsite fire hydrant. Plans have been reviewed by the City Engineer with redline changes required in order to meet City standards and obtain final approval.

Department Review

This proposal has been reviewed by the Engineering, Power, and Planning Departments and by the Fire Marshall.

Significant Impacts

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation system.

Recommended Action

The Planning Commission reviewed the item on December 5, 2017 and forwards a recommendation of approval for preliminary site plan review for the proposed fast food restaurant subject to the following conditions:

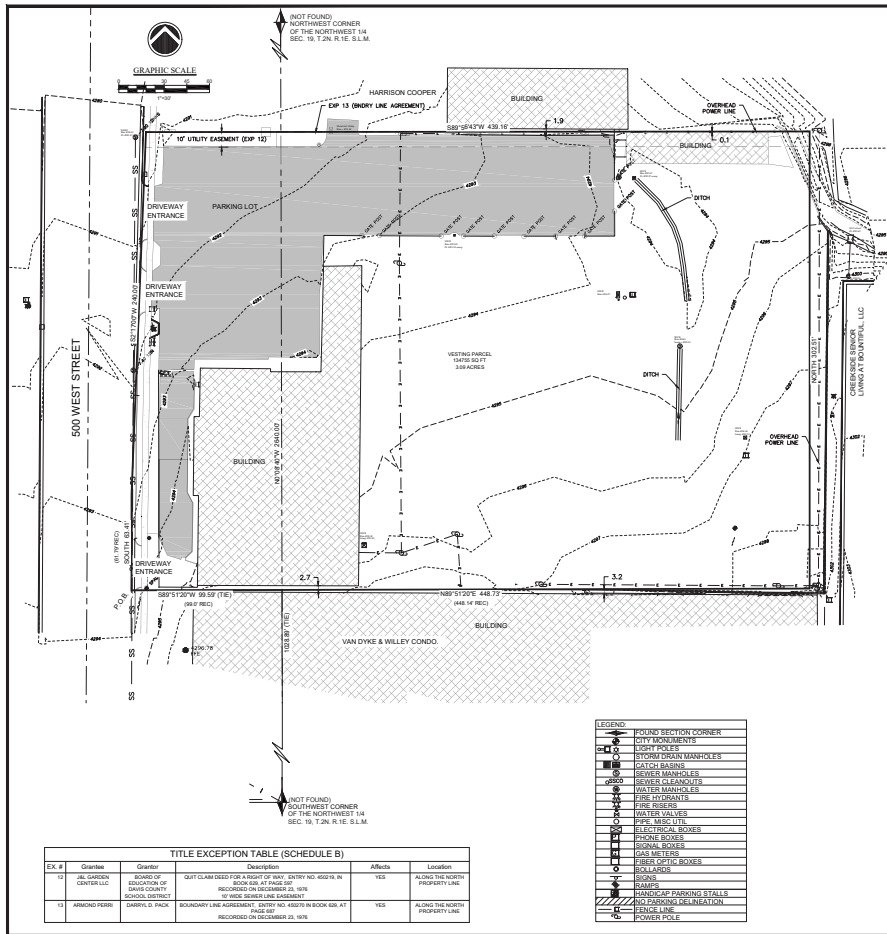
1. Complete any and all redline corrections.
2. Prior to final approval, obtain proper permits from the Utah Department of Transportation for the Access proposed onto 500 West. A copy of permits shall be filed with the City.
3. All damaged curb and gutter and sidewalk along 500 W. shall be replaced.
4. Provide a 20 foot wide Public Utility Easement for the proposed 8 inch fire hydrant line.
5. Obtain permits from Davis County Flood Control for all storm water discharges into Barton Creek. Prior to Building permit provide copies of permits to the City.
6. Provide copy of recorded easement in favor of the subject property owners for the proposed storm water outfall line crossing the property to the north.

Attachments

1. Aerial photo
2. Site and utility plans
3. Building elevations

Aerial Photo





**AN A.L.T.A. SURVEY FOR:
J & L GARDEN CENTER PROPERTY**

VESTING DESCRIPTIONS: (TITLE CO. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PR NO.: 156920, DATE: AUGUST 02, 2017)

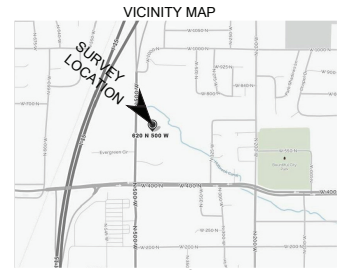
BEGINNING AT A POINT ON THE EAST LINE OF A HIGHWAY NORTH 0°08'40" WEST 1028.89 FEET AND SOUTH 89°51'20" WEST 59 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 89°51'20" EAST 448.14 FEET; THENCE NORTH 302.51 FEET; MORE OR LESS, TO BOUNDARY LINE AGREEMENT DESCRIBED IN BOOK 659 AT PAGE 687; THENCE SOUTH 89°56'43" WEST 439.165 FEET; THENCE SOUTH 2°17' WEST 240 FEET MORE OR LESS, THENCE SOUTH 61.79 FEET TO THE POINT OF BEGINNING.

Narrative:
THIS ALTA SURVEY IS BASED ON A TITLE REPORT PROVIDED TO US BY THE CLIENT AND PUT TOGETHER BY VALUE
TITLE REPORT NUMBER: Value
EFFECTIVE DATE: Value

THE BASIS OF BEARING IS BETWEEN TWO SECTION CORNER MONUMENTS LOCATED IN AS SHOWN ON THIS PLAT.

SURVEY WAS ROTATED TO FIT THE STATE PLANE COORDINATE SYSTEM, North American Datum 1983, Utah Central Zone, U.S. Survey Feet, AND THE ELEVATIONS IF SHOWN HEREON ARE BASED ON North American Vertical Datum 1988.
THIS RECORD OF SURVEY IS NOT INTENDED TO BE RECORDED AS PUBLIC RECORD UNLESS THE BOUNDARY ISSUES ARE RESOLVED.

*** ADDITIONAL NOTES:**
A. THE PROPERTY CORNERS WERE NOT SET
B. THE PROPERTY ACCESSES 500 WEST A PUBLIC STREET



ALTA / ACSM 2011 CERTIFICATION
TO:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAILED REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES NO TABLE A ITEMS THEREOF. THE FIELD WORK WAS COMPLETED ON Value DATE OF PLAT OR MAP: #####

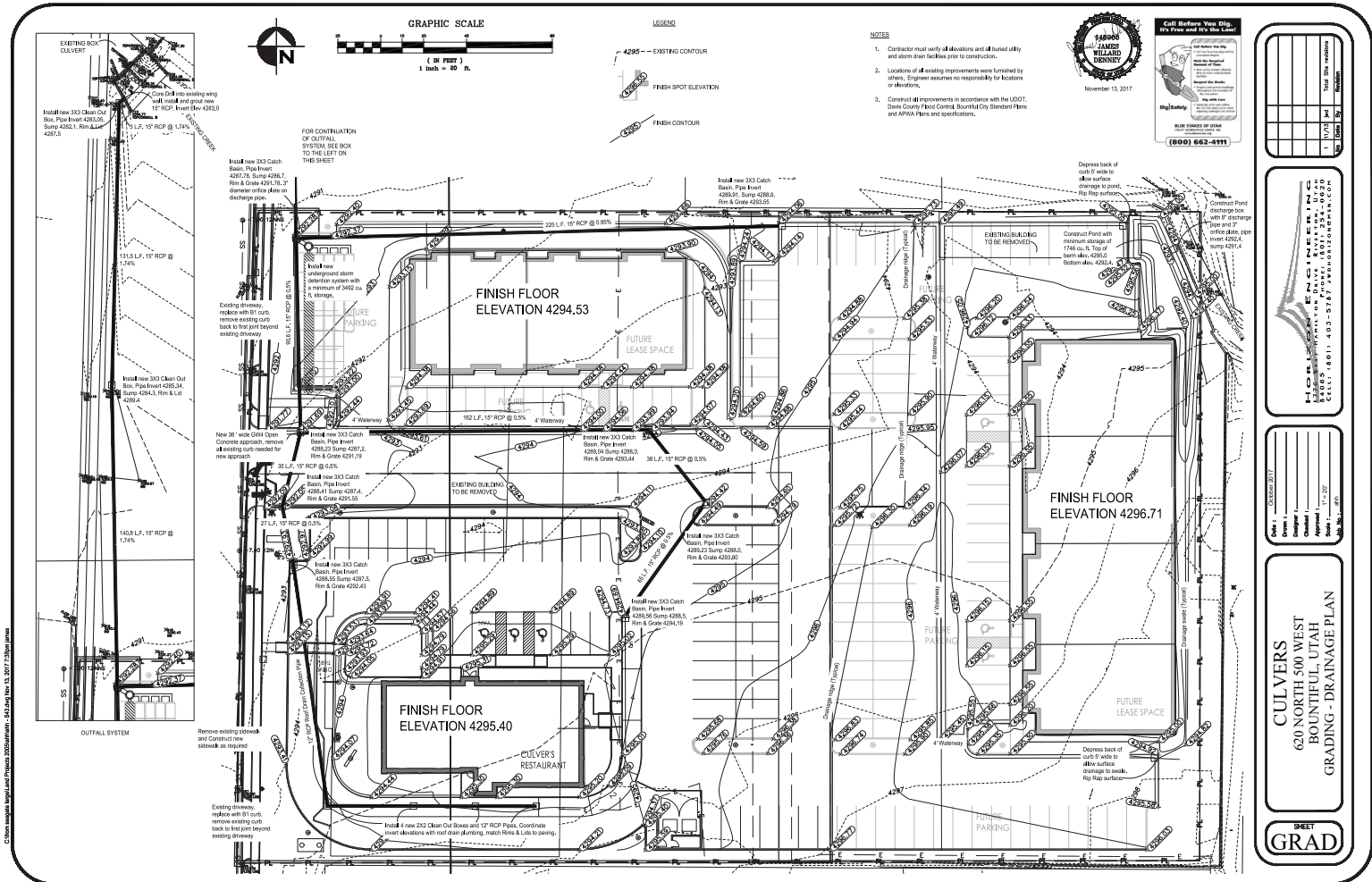
FLINT ENTERPRISES

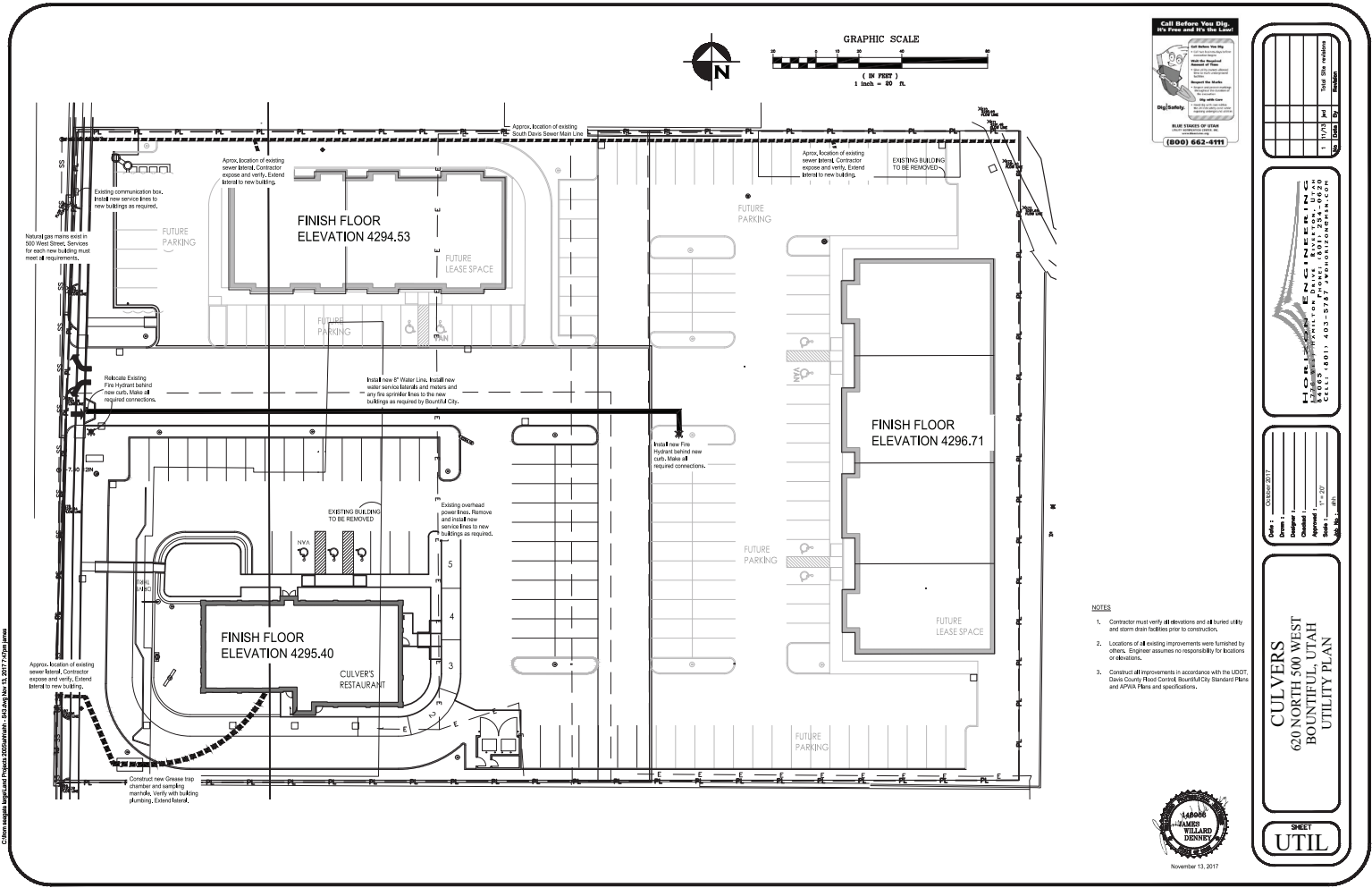
DATE OF ORIGINAL DRAWING: 11/17/16
DATE OF THIS SURVEY: 11/17/16
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NUMBER: 170903

J & L GARDEN CENTER
BOUNDARY LINE AGREEMENT
#114, Sec. 16, T.2N., R.1E., S.16.34

A.L.T.A. SURVEY PLAT

1 OF 1





Culvers Restaurant Project 2016.dwg - 11/13/2017 11:27:17 AM

Call Before You Dig. It's Free and It's the Law!

Call 811 or visit www.callbeforeyoudig.com to report a missing or damaged utility marker. This is a public safety issue. Callers are not charged for this service. Callers are responsible for providing accurate location information and for marking the location of the utility. Callers are responsible for providing accurate location information and for marking the location of the utility.

BLUE STAINES OF UTAH
 (800) 662-4911

DATE	BY	REVISION

CULVERS RESTAURANT PROJECT
 620 NORTH 500 WEST
 BOUNTIFUL, UTAH
 UTILITY PLAN
 4294.53 - 4296.71
 11/13/2017
 11:27:17 AM

DATE	BY	REVISION

CULVERS RESTAURANT PROJECT
 620 NORTH 500 WEST
 BOUNTIFUL, UTAH
 UTILITY PLAN
 SHEET UTIL

- NOTES**
1. Contractor must verify all elevations and all buried utility and open area locations prior to construction.
 2. Locations of all existing improvements were furnished by others. Engineer assumes no responsibility for locations or elevations.
 3. Construct all improvements in accordance with the LDDOT, Davis County Road Control, Bountiful City Standard Plans and APWA Plans and specifications.



November 13, 2017

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
AB8	8	AMELANCHIER ALBOREA	DOWHY SERVICEBERRY	2" CAL	BAB	
GR	4	QUERCUS BICOLORIS 'SPIRAN'	HERRING BONEWOOD	2" CAL	BAB	
PCR	8	FRAXILLO CALIFORNICA 'BRADYBOND'	BRADYBOND FLOWERING PLUM	2" CAL	BAB	
TCG	3	TILIA CORDATA 'GREENPINE'	GREENPINE LINDEN	2" CAL	BAB	
SHRUBS						
CKC	23	CORNUS SERICEA 'VELVET'	KELLEY DWARF DOGWOOD	3 GAL	CONIT	
BAC	4	MONOTHA AQUILELLOIDES 'COMPARCIA'	COMPACT DRAGON GRASS	5 GAL	CONIT	
PRO	8	PERNIXIA BAIKORANSIS 'OTTO LINKING'	OTTO LINKING LAUREL	5 GAL	CONIT	
BAD	15	ERIS ARBORESCENS 'GROW LOW'	GROW LOW FRAGRANT SUMAC	5 GAL	CONIT	
BLD	7	ROSA 'WICKOCK OUT'	KNOCK OUT ROSE	5 GAL	CONIT	
BLA	17	SPIREA BURBADA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5 GAL	CONIT	
SR	24	SPIREA JAPONICA 'WEDD PLUSH'	WEDD PLUSH SPIREA	5 GAL	CONIT	

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
ORNAMENTAL GRASSES						
CAK	20	CALAMAGROSTE ACUTIFLORA 'KARL FORSTNER'	KARL FORSTNER FEATHER GRASS	1 GAL	CONIT	
FGD	15	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE GRASS	1 GAL	CONIT	
WSE	48	HISTROCICHON DUMOSUS	BLUE OAT GRASS	1 GAL	CONIT	
PERENNIALS						
BCO	15	BERBERIS CONCORDIA	ROSE LAUREL	1 GAL	CONIT	
HEAS	31	HEBEROCALIS TIBIDA DE ORO	TIBIDA DE ORO DAINLY	1 GAL	CONIT	
STY	4	SALVIA 'STREVEYER BLUE QUEEN'	BLUE QUEEN SAGE	1 GAL	CONIT	

NOTE:
 1. QUANTITIES INCLUDED IN PLANT SCHEDULE ARE FOR CONFORMANCE. VERIFY PLANT QUANTITIES ON PLANNING PLAN.
 2. QUANTITIES TO BE PROVIDED AS GIVEN BY BIOGRASS S&S FARM, SANDY, UTAH. TELEPHONE 801 562 9096. WWW.BIOGRASS.COM, OR EQUIVALENT APPROVED BY LANDSCAPE ARCHITECT.
 3. ROCK MULCH: ROCK MULCH TO BE 4" MIN. LAYER OF 2" MIN. ROCK PLACED OVER WEEB BARRIER FABRIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. ROCK MULCH TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURBS, WALKS OR CONCRETE PLANTING EDGES.

PLANTING NOTES

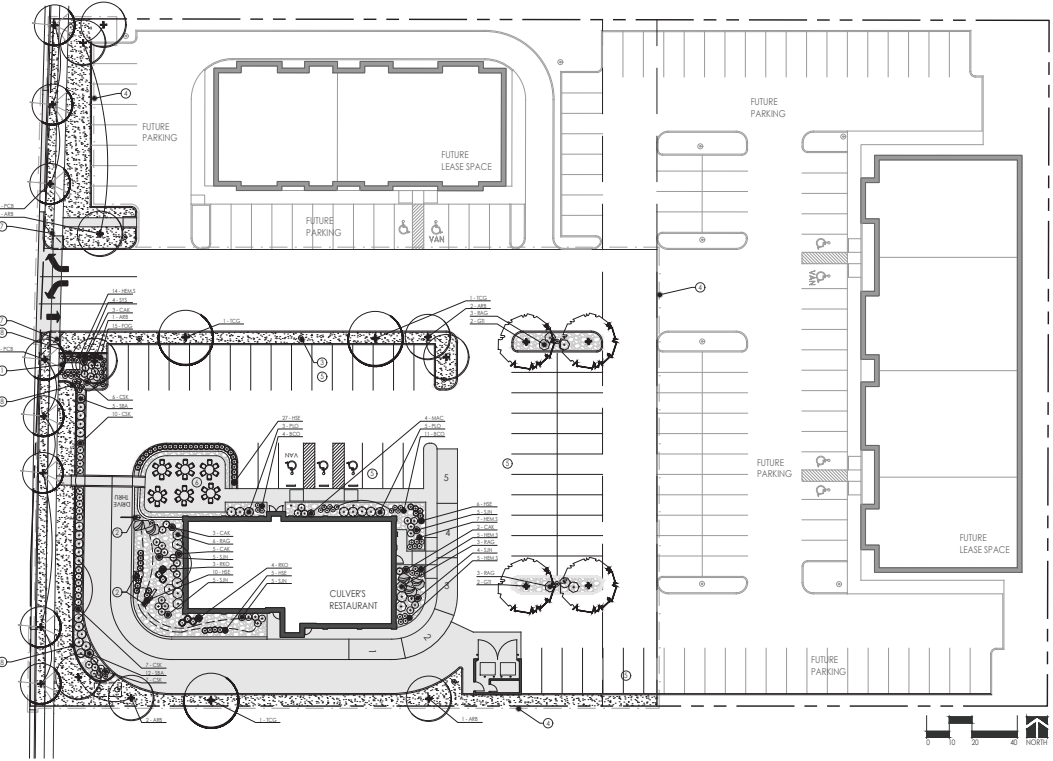
- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PERMITS, ETC. PRIOR TO BEING AND COMMENCING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING DEPTHS, DEPTHS TO ANY UTILITIES).
- CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COSTS OF OTHER DAMAGE INCURRED DUE TO ENCOUNTERS ON SITE AND PLANT. CONTRACTOR IS REQUIRED TO CONTACT OWNERS REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWN TO THE OWNER REPRESENTATIVE WILL RESULT IN CONTRACTOR LIABILITY TO RELOCATE THE MATERIALS AND MAKE NECESSARY ERECTIONS.
- PRE-SELECTED OR TAGGED MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CEMENTED AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND MAINTAIN ALL PLANT MATERIALS PER THE SPECIFICATIONS.
- ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING EDGES AND FORMS FOR EACH SPECIES OF TREE.
- CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
- CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER TRAINING OF TREE.
- REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIALS.
- AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATION HOLES SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH. UNPROTECTED MATERIALS SHALL NOT BE PLACED UNDER THE MULCH.
- ALL LAWN/GRASS AREAS TO RECEIVE 4" OF TOPSOIL PRIOR TO LAYING SOIL.

KEYED NOTES

- ① SIGN
- ② DRIVE THRU ORDER BOARD AND STORAGE
- ③ USE LANDING (TYPICAL)
- ④ PRODUCT LAYOUT LINE
- ⑤ PARKING
- ⑥ DRIVE PAD
- ⑦ CLEAR AREA TRAP
- ⑧ CONCRETE SHOW STRIP. SEE DETAIL. LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

TABULATIONS

CONSTRUCTION AREA	57,638 SF
BUILDING	4,279 SF
ASPHALT	31,027 SF
CONCRETE	11,885 SF
TOTAL HARD SURFACE	47,192 SF
PERCENT OF CONST. AREA AS HARDWARE	82%
LANDSCAPE	15,489 SF
PERCENT OF CONST. AREA AS LANDSCAPE	18%



Architecture
 Interior Design
 Landscape Architecture
 Land Planning
 Construction Management

533 South Hill Blvd. Suite 200
 Salt Lake City, UT 84117
 Ph: (801) 248-0333
 Fax: (801) 248-1402
 www.thinkpk.com

The design shown and described herein including all technical drawings, reports, specifications & related information are prepared by a professional engineer or architect and are not to be used for any other purpose without the written permission of THINK-PAK ARCHITECTS, INC.



CULVER'S
 650 NORTHERN BLVD. WEST
 BOONVILLE, UTAH



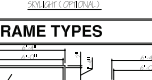
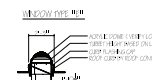
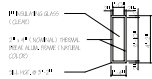
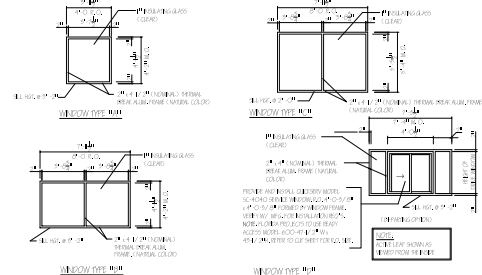
PROJECT NO. 17115
 DATE: 14 NOVEMBER 2017

REVISIONS:

SHEET TITLE:
 PLANTING
 PLAN

SHEET NUMBER:
 L111
 LANDSCAPE

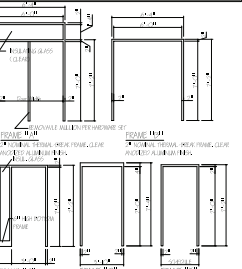
WINDOW TYPES



DOOR SCHEDULE

DOOR	TYPE	FINISH	GLASS	FRAME	NOTES
1	2'-0" x 8'-0"	SSA	ALUM	1	
2	2'-0" x 8'-0"	SSA	ALUM	1	
3	2'-0" x 8'-0"	SSA	ALUM	1	
4	2'-0" x 8'-0"	SSA	ALUM	1	
5	2'-0" x 8'-0"	SSA	ALUM	1	
6	2'-0" x 8'-0"	SSA	ALUM	1	
7	2'-0" x 8'-0"	SSA	ALUM	1	
8	2'-0" x 8'-0"	SSA	ALUM	1	
9	2'-0" x 8'-0"	SSA	ALUM	1	
10	2'-0" x 8'-0"	SSA	ALUM	1	
11	2'-0" x 8'-0"	SSA	ALUM	1	
12	2'-0" x 8'-0"	SSA	ALUM	1	
13	2'-0" x 8'-0"	SSA	ALUM	1	
14	2'-0" x 8'-0"	SSA	ALUM	1	
15	2'-0" x 8'-0"	SSA	ALUM	1	

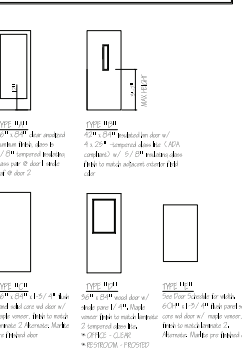
FRAME TYPES



HARDWARE GROUPS

GROUP	ITEM	DESCRIPTION	QTY	UNIT	PRICE	GROUP	ITEM	DESCRIPTION	QTY	UNIT	PRICE
DOOR HARDWARE	1	DOOR HANDLE	1	EA	10.00	WINDOW HARDWARE	1	WINDOW LOCK	1	EA	10.00
	2	DOOR KNOB	1	EA	10.00		2	WINDOW LOCK	1	EA	10.00
	3	DOOR HANDLE	1	EA	10.00		3	WINDOW LOCK	1	EA	10.00
	4	DOOR HANDLE	1	EA	10.00		4	WINDOW LOCK	1	EA	10.00
	5	DOOR HANDLE	1	EA	10.00		5	WINDOW LOCK	1	EA	10.00
	6	DOOR HANDLE	1	EA	10.00		6	WINDOW LOCK	1	EA	10.00
	7	DOOR HANDLE	1	EA	10.00		7	WINDOW LOCK	1	EA	10.00
	8	DOOR HANDLE	1	EA	10.00		8	WINDOW LOCK	1	EA	10.00
	9	DOOR HANDLE	1	EA	10.00		9	WINDOW LOCK	1	EA	10.00
	10	DOOR HANDLE	1	EA	10.00		10	WINDOW LOCK	1	EA	10.00

DOOR TYPES



EXTERIOR MATERIALS OPTIONS; SEE EXTERIOR FINISH PDF FOR FINAL SELECTIONS

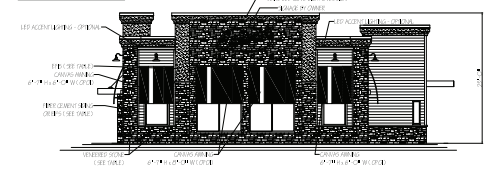
- INTERIOR FINISHES: SEE INTERIOR FINISH PDF FOR FINAL SELECTIONS
- EXTERIOR FINISHES: SEE EXTERIOR FINISH PDF FOR FINAL SELECTIONS
- EXTERIOR MATERIALS: SEE EXTERIOR FINISH PDF FOR FINAL SELECTIONS
- EXTERIOR COLORS: SEE EXTERIOR FINISH PDF FOR FINAL SELECTIONS
- EXTERIOR TEXTURES: SEE EXTERIOR FINISH PDF FOR FINAL SELECTIONS
- EXTERIOR PATTERNS: SEE EXTERIOR FINISH PDF FOR FINAL SELECTIONS
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- EXTERIOR TEXTURES: SEE EXTERIOR FINISH PDF FOR FINAL SELECTIONS
- EXTERIOR PATTERNS: SEE EXTERIOR FINISH PDF FOR FINAL SELECTIONS

STANDARD PROTOTYPE AWINGS (OPTIONAL)

- STANDARD PROTOTYPE AWINGS (OPTIONAL)
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- STANDARD PROTOTYPE AWINGS (OPTIONAL)



LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"



FRONT ELEVATION SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/8" = 1'-0"

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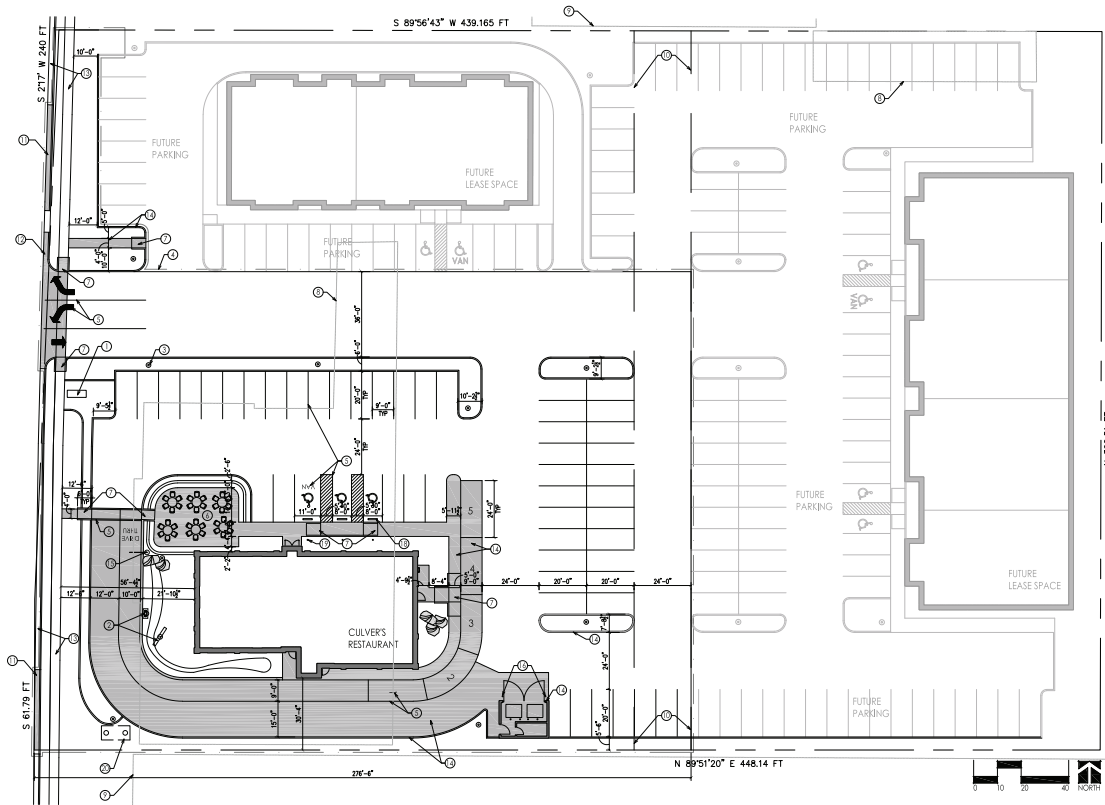
The design team and designer shall include all interior finishes, lighting, mechanical & electrical, and plumbing. All work shall be subject to the approval of the local authority having jurisdiction. The design team shall be responsible for all design and construction management services. The design team shall be responsible for all design and construction management services.

CULVER'S
420 NORTH 500 WEST
BOONVILLE, ILL.



PROJECT NO. 17115
DATE: 13 NOV 2017
REVISED:

SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET NUMBER:
A301
ARCHITECTURE



LEGAL DESCRIPTION

BEG AT A PT ON THE E LINE OF A HWY N CORNER W 1028.89 FT & S 89°51'20" W 99 FT TO THE SW COR OF THE 1/4 OF SEC 19-T2N-R1 E. 34M. TO N 89°51'20" E 448.14 FT. TO N 302.51 FT. W. L. TO POINT OF ADJ. DESC IN E29-487. TO S 89°56'43" W 439.165 FT. TO S 217' W 240 FT. W. L. TO S 61.79 FT TO THE POB. CONT. 3.12 ACRES.

KEYED NOTES

- FUTURE BUILDING (SEE SEPARATE SHEET)
- DRIVE THROUGH ORDER BOARD
- ELECTRICAL (PHYSICAL) - SEE ELECTRICAL
- PROJECT SIGNAGE
- FUTURE PARKING SIGNS AND LETTERING
- DRIVE PAVED
- ACCESSIBLE CONCRETE RAMP
- DRIVEWAY BEING TO BE REMOVED
- DRIVEWAY BEING TO BE REPAIRED
- DRIVEWAY BEING REPAIRED
- DRIVEWAY ACCESS TO BE CLOSED
- DRIVEWAY ACCESS TO BE REPAIRED
- DRIVEWAY CURB / GUTTER / WALK TO REMAIN
- NEW CONCRETE CURB / GUTTER / WALK / DRIVE
- VEHICLE LIGHT DIRECTION
- FIRE BOUND
- DUMPSTER ENCLOSURE
- PLANTING CURB TOPS / COLOR BUILT
- FIRE BOUND - ALUMINUM
- GRADE INTERCUT



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CULVER'S
620 NORTH 620 WEST
BOONVILLE, ILLAHO



PROJECT NO. 17115
DATE: 13 NOV 2017
REVISIONS:

SHEET TITLE:
SITE
PLAN
SHEET NUMBER:
A100
ARCHITECTURE





City Council Staff Report



Subject: Beer License – Rite Aid #6123
Address: 535 S Main Street
Author: Darlene Baetz and Chad Wilkinson
Department: Planning
Date: December 12, 2017

Background

Walgreens Co. applicant, requests a beer license for the Rite Aid #6123 property located at 535 S Main Street. As background, the applicant is the new owner for this existing Rite Aid business and requests the license in order to facilitate this change of ownership and comply with State and Bountiful Code.

Analysis

The Police Department and City Attorney have reviewed the proposed application and have not found any criminal record or other obstacle that would prevent approval of the application. As the applicant appears to be in good standing, and as the sale of beer is allowed in this location, Staff recommends approval of the requested Beer License.

Department Review

City Planner, City Attorney, Police Department

Recommended Action

Approve the change in ownership Beer License for Rite Aid #6123 located at 535 South Main Street, Walgreen Company, applicant.

Significant Impacts

There are no significant impacts.

Attachments

1. Police Department Report
2. Application

BEER LICENSE APPLICATION FOR BOUNTIFUL, UTAH
\$50.00 Filing Fee

- I (we) hereby submit this application for a Class A license to sell beer strictly within the terms of the Ordinance of Bountiful and the Liquor Control Act of Utah.
- Qualifications of Applicant: Each licensee must be over 21 years of age and a citizen of the United States or a resident alien or is otherwise lawfully residing within the United States.

I am (we are) of good moral character and have not been convicted of a felony or any violation of any law or ordinance relating to intoxicating liquors, or of drunken driving, or of keeping a gambling or disorderly house, or have not pleaded guilty to or have forfeited bail on a charge of having committed a felony or having violated any such law or ordinance. I am (we are) not a member of any partnership or corporation, applicant herein, of which any partner, director, or officer lacks any such qualifications.

I (we) have complied with the requirements, and possess the qualifications specified in the ordinances of Bountiful and the Liquor Control Act of Utah, and agree that if a license is issued that it shall be subject if revocation as provided by City Ordinances, and provisions of the Liquor Control Act of Utah.

3. Name of Business Rite Aid #6123
Address of Business 535 South Main Street, Bountiful, UT 84010-6322
Type of Business Drug Store

Owner's name, address, and birth date. If a corporation list all the officers and directors. Use additional sheet if necessary.

<u>Name</u>	<u>Address</u>	<u>Birth date</u>
Richard M. Ashworth	70 Tournament Drive N, Hawthorn Woods, IL 60047	01/11/75
Amelia D. Legutki	130 Homewood, Libertyville, IL 60048	10/09/66
Alan T. Nielsen	1263 Williamsburg Lane Crystal Lake, IL 60014	07/08/65
Collin G. Smyser	1949 N Burling Street, Chicago, IL 6614	07/25/78

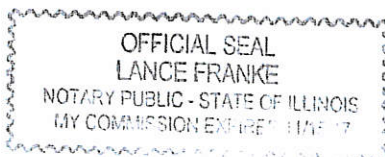
Respectfully Submitted:

Collin G. Smyser Title Secretary

**BOUNTIFUL POLICE DEPT.
RECORDS DIVISION**

NO RECORD
DATE 12-5-17 BY RS *[Signature]* AFFIDAVIT

County of LAKE State of ILLINOIS



City Council Staff Report



Subject: Lease Agreement (Hidden Lake Circle) -
New Cingular Wireless (AT&T)
Author: Clinton Drake
Dept: Legal
Date: 12 December 2017

Background

The Bountiful City Council recently approved a cell tower site for New Cingular Wireless (AT&T) at approximately 474 East Hidden Lake Drive, Bountiful. The Lease Agreement governs the rights and responsibilities of the parties as well as the term of the lease. The City Attorney has been working with AT&T's representatives on a draft lease agreement.

Analysis

AT&T has indicated there is a need for additional cell towers in Bountiful City to meet the demands of cellular and data costumers in the area. The Council has already approved the cell tower site. The lease agreement sets forth the terms of the use of the cell tower site.

Department Review

This Staff Report was prepared by the City Attorney and reviewed by the City Manager.

Significant Impacts

There are no significant impacts.

Recommendation

It is recommended that the City Council approve the Lease Agreement with AT&T.

Attachments

A copy of the agreed upon agreement will be provided to the Council prior to the meeting or it will be tabled until the next meeting.