

# BOUNTIFUL CITY COUNCIL

TUESDAY, January 9, 2024

**6:00 p.m. – Swearing In**

**6:15 p.m. – Work Session**

**7:00 p.m. - Regular Session**

NOTICE IS HEREBY GIVEN on the Utah Public Notice Website, the Bountiful City Website and at Bountiful City Hall not less than 24 hours prior to the meeting that the City Council of Bountiful, Utah will hold its regular Council meeting at **City Hall, 795 South Main Street, 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.

*The meeting is also available to view online, and the link will be available on the Bountiful City website homepage ([www.bountifulutah.gov](http://www.bountifulutah.gov)) approximately one hour prior to the start of the meeting.*

## AGENDA

### **6:00 p.m. – Swearing in of newly elected Councilmembers**

Ms. Kate Bradshaw, Mr. Richard Higginson, Mr. Matt Murri

### **6:15 p.m. – Work Session**

1. Review of General Plan goals continued – Mr. Francisco Astorga p. 3

### **7:00 p.m. – Regular Meeting**

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 two 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. Consider approval of minutes of previous meetings held on December 6 & 12, 2023 p. 7
4. BCYC Report
5. Council reports
6. Consider approval of:
  - a. Expenditures greater than \$1,000 paid December 6, 13, 20, 27, 2023 p. 16
  - b. November 2023 financial report p. 21
7. Consider approval of the reappointment of Mr. Dave Irvine to the Bountiful City Power Commission for a four-year term – Mr. Gary Hill p. 37
8. Consider approval of Ordinance 2024-01 amending the zoning map for four parcels on 100 West between Center Street and 100 North – Ms. Amber Corbridge p. 39
  - a. Public Hearing
  - b. Action
9. Consider approval of the renewal of the Tyler Technologies software maintenance contract in the total amount of \$82,617 – Mr. Greg Martin p. 67
10. Consider approval of contracts with Randall Brothers, Redline Roofing and Residential Glass Works for the Bountiful Ridge Pro Shop remodel in the total amount of \$204,591 – Mr. Brock Hill p. 69
11. Consider authorization of the additional expenditure of \$179,781 for the reconstruction of 300 South and 400 South – Mr. Lloyd Cheney p. 71
12. Consider approval of the Final Acceptance of Creek Side Views Subdivision – Mr. Lloyd Cheney p. 75
13. Adjourn

  
City Recorder



# City Council Staff Report



**Subject:** General Plan Input:  
Bountiful By Design Drafted Goals  
**Author:** Francisco Astorga, AICP, Planning Director  
**Date:** January 9, 2024

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## Background

The City has been working on updating the comprehensive general plan. The updated general plan, Bountiful by Design, is intended to provide decision makers guidance in decision-making over the next 20 years. The following represent the various public meetings, sessions, outreach events, etc., up to date:

- Steering Committee meetings: July 2022, August 2022, October 2022, January 2023, March 2023, April 2023, and October 2023.
- Joint Sessions Planning Commission and City Council meetings: July 2022, October 2022, March 2023, September 2023, and November 2023.
- Community Interviews: Council, Commission, Steering Committee & others (July 2022, 4 full days).
- Popup outreach events: Handcart Days (July 2022), Farmers Market (July – August 2022, 3x), Food Truck Friday (October 2022), Main Street Trick-or-Treat (October 2022), Chalk Art Festival (June 2023), BDAC Summerfest (June 2023), and Rotary Car Show (June 2023).
- Public open houses & roundtable meeting: Open houses (April 2023, 3x) and Downtown Roundtable meeting (September 2023).
- City Council work sessions: May 2023 and December 2023.

## Analysis

As required by State Code, “a municipality shall prepare and adopt a comprehensive, long-range general plan for: a) present and future needs of the municipality; and b) growth and development of all or any part of the land within the municipality.” State Code currently indicates that the general plan is an advisory guide for land use decisions. The purpose of this work session is for the Council to discuss and find consensus regarding the drafted Goals.

The current general plan draft has identified an array of opportunities for how Bountiful can achieve the proposed Community Vision as it grows and changes over time. The drafted General Plan has organized these opportunities around the proposed Guiding Principles. See below:

### Drafted Vision Statement:

*Bountiful provides a high quality of life for residents with a vibrant Main Street, abundant recreation opportunities, an array of housing options, and locally focused retail. Bountiful is a safe, family-friendly, and welcoming community that is the anchor of South Davis County.*

## Guiding Principles:

### ***Bountiful is...***

- ***a welcoming community*** built for everyone regardless of age or income.
- ***a business-friendly community*** that serves the community with a variety of locally focused services, shopping, and entertainment options
- ***a connected community*** with complete networks for pedestrians, bicycles, transit, and vehicles
- ***an active community*** with diverse outdoor recreational opportunities and access to our mountain backyard
- ***an efficient and resilient community*** with effective utilities and robust services
- ***a friendly community*** with lively community events, and neighborly connections

The City's consultants, Logan Simpson Design, provided a draft of possible goals to coincide with the Guiding Principles above. Staff has reviewed the draft goals, evaluated them for consistency with the City Council's Policy Priorities, see Attachment 1. Council reviewed the first three (3) sections during the December 12, 2023, City Council work session as shown below as Council collectively amended the first two sections, shown in red below. Staff recommends, time permitting, that Council review the remaining goals as shown below in blue.

### **A Welcoming Community**

Goal 1. Encourage the ~~protection~~ **preservation** and creation of welcoming and attractive neighborhoods.

Goal 2. Support development of diverse housing choices.

Goal 3. Consider opportunities that combine additional housing with effective transit service.

Goal 4. Support efforts to develop more affordable housing options.

- *Council reviewed these goals and made changes as shown above to goal 1.*
- *Council directed staff to add a preamble to the General Plan highlighting what is already great about Bountiful.*

### **A Business-Friendly Community**

Goal 1. Spark investment and development in downtown through strategic infrastructure improvements.

Goal 2. Encourage the growth of high-quality local businesses **through economic development of entry corridors and other commercial nodes.**

Goal 3. Keep land use regulation at a minimum to encourage commercial development.

- *Council reviewed these goals and made changes as shown above to goal 2. Alternative language was considered to goal 3:*
  - *Alt. a: Encourage land use regulations to be applied to businesses in ways to limit impacts.*
  - *Alt. b: Encourage land use regulations that support business opportunities and reduce barriers to commercial development.*

### **A Connected Community**

Goal 1. Balance travel modes to move people safely and efficiently throughout the city.



- Goal 2. Enhance access to and connectivity of non-motorized travel options.
- Goal 3. Consider future multimodal transportation projects and initiatives in an updated transportation master plan.

**An Active Community**

- Goal 1. Maintain and enhance existing city parks and amenities for all users.
- Goal 2. Expand and connect mountain trail networks and connections with the urban trail network.
- Goal 3. Protect Bountiful’s natural sensitive lands and viewsheds.

**An Efficient and Resilient Community**

- Goal 1. Maximize the resiliency and fiscal sustainability of community services and utilities.
- Goal 2. Maintain existing infrastructure and carefully consider benefits vs. costs when adding new services.
- Goal 3. Serve as a leader in reliability by prioritizing efficient design of public facilities, utilities, and infrastructure.
- Goal 4. Protect the future of Bountiful through wise stewardship of natural resources.

**A Friendly Community**

- Goal 1. Invest in public spaces such as Main Street and city parks where the community can gather.
- Goal 2. Enhance community identity by improving the appeal of key urban spaces.
- Goal 3. Support events that bolster community identity and build social capital.

**Department Review**

This Staff Report was written by the Planning Director and reviewed by the City Manager.

**Significant Impacts**

None.

**Recommendation**

Staff requests that the Council provide input regarding the remaining drafted General Plan Goals.

**Attachments**

1. Logan Simpson’s original draft of general plan goals with staff’s redline changes

### **A Welcoming Community**

- Goal 1. Encourage the protection and creation of welcoming and attractive neighborhoods ~~that encourage active lifestyles.~~
- Goal 2. ~~Enable Support~~ development of ~~appropriate missing middle~~ diverse housing choices ~~throughout the city.~~
- Goal 3. ~~Develop more~~ Consider opportunities that combine additional housing ~~in areas~~ with high levels of effective transit service.
- Goal 4. ~~Create opportunities~~ Support efforts to develop more affordable housing options ~~throughout the city.~~

### **A Business-Friendly Community**

- Goal 1. Spark investment and development in downtown through strategic infrastructure improvements.
- Goal 2. ~~Market Bountiful as a community that has high quality local businesses that are well supported by the city.~~ Encourage the growth of high quality local businesses.
- Goal 3. ~~Reduce~~ Keep land use regulation ~~barriers at a minimum~~ to encourage the development of commercial space for small businesses. commercial development.

### **A Connected Community**

- Goal 1. ~~Reduce potential conflicts between~~ Balance travel modes ~~and improve traffic safety to~~ move people safely and efficiently throughout the city.
- Goal 2. Enhance access to and connectivity of non-~~drive alone~~ motorized travel options.
- Goal 3. ~~Prioritize~~ Consider future multimodal transportation projects and initiatives in an updated transportation master plan.

### **An Active Community**

- Goal 1. Maintain and Enhance ~~and expand~~ existing city parks programming and amenities for all users.
- ~~Goal 2. Create equitable access to parks, open spaces, and trails to promote community identity and quality of life.~~
- Goal ~~3~~2. Expand and connect mountain trail networks and connections with the urban trail network.
- Goal ~~3~~4. Protect Bountiful's natural sensitive lands and viewsheds.

### **An Efficient and Resilient Community**

- Goal 1. Maximize the sustainability-resiliency and fiscal responsibility-sustainability of community services and utilities.
- Goal 2. ~~Make strategic investments in~~ Maintain existing infrastructure updates and modernization to ensure high levels of services in telecommunications, energy, infrastructure, and social carefully consider benefits vs. costs when adding new services.
- Goal 3. Serve as a leader in sustainability-reliability by prioritizing energy efficient design of public facilities and reduction of stormwater pollutants, utilities, and infrastructure.
- Goal 4. Protect the future of Bountiful through wise stewardship of natural resources.

### **A Friendly Community**

- Goal 1. Invest in public spaces such as Main Street and city parks where the community can gather.
- Goal 2. Enhance community identity by improving the appeal of certain-key urban spaces to encourage pride in community identity.
- Goal 3. ~~Develop and promote city events~~ Support events that bolster community identity and build social capital.

1 Minutes of the  
2 BOUNTIFUL CITY COUNCIL  
3 Meeting as the Board of Canvassers  
4 December 6, 2023 – 5:00 p.m.  
5

6 Official notice of the City Council Meeting was given by posting an agenda at City Hall and on  
7 the Bountiful City Website and the Utah Public Notice Website and by providing copies to the  
8 following newspapers of general circulation: Davis County Journal and Standard Examiner.  
9

10  
11 **Board of Canvassers Meeting – 5:00 p.m.**  
12 **City Council Chambers**  
13

14 Present: Mayor Kendalyn Harris  
15 Councilmembers Millie Segura Bahr, Jesse Bell, Kate Bradshaw (via  
16 Zoom), Richard Higginson, Cecilee Price-Huish  
17 City Manager Gary Hill  
18 City Recorder Shawna Andrus  
19 Recording Secretary Maranda Hilton  
20  
21

22 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

23 Mayor Harris called the meeting to order at 5:04 p.m. and welcomed those in attendance.  
24

25 **CONSIDER APPROVAL OF THE BOUNTIFUL CITY MUNICIPAL GENERAL**  
26 **ELECTION RESULTS AS PREPARED BY THE DAVIS COUNTY CLERK/AUDITOR’S**  
27 **OFFICE – MS. SHAWNA ANDRUS**

28 Ms. Shawna Andrus thanked everyone who ran for a City Council seat, commending them for  
29 their courage and commitment. She went over the packet of election results as prepared by the Davis  
30 County Clerk’s office, noting that several audits were done this year due to ballot security concerns.  
31 She reported that Bountiful City had a 43.87% voter turnout rate, which was about 15% higher than  
32 the overall rate for the County.

33 Ms. Andrus declared that, due to the number of votes cast in their favor, Mr. Matt Murri, Mr.  
34 Richard Higginson and Ms. Kate Bradshaw have been elected to the City Council of Bountiful.

35 Mayor Harris thanked Ms. Andrus for all her work on the election preparation, postings and  
36 notices, etc.

37 Councilmember Bahr made a motion to approve the election results as given and  
38 Councilmember Bell seconded the motion. The motion was approved with Councilmembers Bahr,  
39 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
40

41 **ADJOURN**

42 Councilmember Bell made a motion to adjourn the Board of Canvassers meeting and  
43 Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bahr,  
44 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
45

46 The regular session was adjourned at 5:09 p.m.  
47

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*Mayor Kendalyn Harris*

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*City Recorder*

PENDING

Minutes of the  
BOUNTIFUL CITY COUNCIL  
December 12, 2023 – 5:00 p.m.

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

**Work Session – 5:00 p.m.**  
**City Council Chambers**

Present:	Mayor	Kendalyn Harris
	Councilmembers	Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish
	City Manager	Gary Hill
	Asst City Manager	Galen Rasmussen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Power Director	Allen Johnson
	Police Chief	Ed Biehler
	IT Director	Greg Martin
	Recording Secretary	Maranda Hilton

Mayor Harris called the meeting to order at 5:03 p.m. and welcomed those in attendance.

**REVIEW OF GENERAL PLAN GOALS – MR. FRANCISCO ASTORGA**

Mr. Francisco Astorga presented the latest draft of the general plan and asked for input on the “Guiding Principles” section and their underlying goals.

The goals of the first three guiding principles were discussed at length before time ran out. The Council recommended several changes. Staff took notes to make those changes it was suggested the discussion be continued at the next work meeting.

**DISCUSSION WITH STATE LEGISLATORS**

Mayor Harris welcomed Representative Ray Ward, Senator Todd Weiler, and Representative Paul Cutler and expressed her appreciation for their service and willingness to discuss the City’s concerns as Utah heads into its legislative session. She asked Councilmember Bradshaw to start off by talking about the upcoming concerns regarding legislation that may affect the Intermountain Power Project (IPP).

Councilmember Bradshaw explained the concerns that the City still has about potential legislation that could affect and even stop the IPP and gave reasons why the project is so important and beneficial to Bountiful and its residents.

Councilmember Higginson added the entire Council stands behind Councilmember Bradshaw’s comments and is committed to supporting the IPP.

Mayor Harris implored the legislators to be the City’s allies in this endeavor as they head into the session, because this will affect what Bountiful residents pay for their power.

1 Rep. Ward said he agreed with what was said, and he hopes that even though differing parties  
2 at the state disagree on what to do with the plant, he hopes they will not decide anything that will  
3 jeopardize the project. He also pointed out that this project, after it is up and running, has a whole  
4 host of other benefits that it will bring to the state and the energy industry as a whole. He said he sees  
5 so many reasons to build it and the project has his support.

6 Rep. Cutler said that he believes both sides want the same thing; dispatchable, reliable and  
7 relatively cheap power. He does not agree that the state taking control of that asset is the right  
8 answer, but he hopes both sides can come together and make progress on this issue.

9 Sen. Weiler said that he has been one of two members of his caucus that supported the IPP  
10 and voted against the majority, and he is happy to continue that fight, but he is not hopeful it will  
11 make a difference.

12 Councilmember Bradshaw thanked him for his help and said they will continue trying to find  
13 him more allies.

14 Mr. Gary Hill was asked to give an update about legislation that may affect housing in the  
15 City. He explained that Bountiful supports the goal of Governor Cox to help improve affordable  
16 housing throughout the state, but Bountiful does not support a one-size-fits-all approach to housing  
17 policies. The staff and Council are especially concerned about the preemption of local land use  
18 authority and a minimum statewide density for residential housing zones.

19 Sen. Weiler said that he tries to be as pro-city as he can, and he will continue to do so.  
20 However, there are some cities who work against each other to the detriment of their residents, and  
21 when senators get a feel for that happening, they try to apply a template for everyone.

22 Rep. Ward said that he feels current legislation is simply not solving the housing problem  
23 along the Wasatch front quickly enough and he would be in support of legislation that requires a  
24 minimum housing density in residential zones. Bountiful would be affected less than other cities that  
25 are less built-out, but he thinks they still need to allow for more density.

26 Mr. Hill asked if Rep. Ward would be willing to work with the City if they do not want that  
27 preemption of local authority. Rep. Ward said yes, that’s why he came for the discussion.

28 Mayor Harris expressed her appreciation to Rep. Ward, Rep. Cutler and Sen. Weiler for  
29 coming.

30  
31 Mayor Harris closed the meeting at 7:11 p.m.

32  
33  
34  
35 **Regular Meeting – 7:00 p.m.**  
36 **City Council Chambers**

37  
38 Present: Mayor Kendalyn Harris  
39 Councilmembers Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard  
40 Higginson, Cecilee Price-Huish  
41 City Manager Gary Hill  
42 City Engineer Lloyd Cheney  
43 Planning Director Francisco Astorga  
44 Streets Director Charles Benson  
45 Water Director Kraig Christensen  
46 Police Chief Ed Biehler

1 IT Director Greg Martin  
2 Streets Director Charles Benson  
3 Recording Secretary Maranda Hilton  
4  
5 Excused: Senior Planner Amber Corbridge  
6 Finance Director Tyson Beck  
7  
8

9 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

10 Mayor Harris called the meeting to order at 7:17 p.m. and welcomed those in attendance.  
11 Tommy and Jake Bahr led the Pledge of Allegiance and Ms. Holly Ruhr, Bountiful Stone Creek  
12 Stake Primary President, offered a prayer.  
13

14 **PUBLIC COMMENT**

15 The public comment section was opened at 7:20 p.m.

16  
17 No comments were made.

18  
19 The public comment section was closed at 7:20 p.m.  
20

21 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD NOVEMBER 14**  
22 **& 28, 2023**

23 Councilmember Bahr made a motion to approve the minutes from November 14 & 28, 2023  
24 and Councilmember Price-Huish seconded the motion. The motion was approved with  
25 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
26

27 **BCYC REPORT**

28 Ms. Athena Tongaonevai, BCYC City Manager, reported that the youth council made and  
29 delivered cards for the Police Department and they received a tour of the public safety building along  
30 with the Mayor. Their next activity will be a white elephant gift exchange activity for all BCYC  
31 members.  
32

33 **COUNCIL REPORTS**

34 Councilmember Higginson did not have a report, but thanked his fellow councilmembers for  
35 all the work they do on behalf of the City.

36 Councilmember Bahr did not have a report and echoed Councilmember Higginson’s  
37 sentiments.

38 Councilmember Price-Huish reported that the Winter Art Festival is still happening at the  
39 BDAC and encouraged everyone to go check it out.

40 Councilmember Bell did not have a report.

41 Councilmember Bradshaw reported that the SDRD Board had a lengthy meeting the previous  
42 night and a budget was adopted which will include an increased property tax of \$775,000 (7.5%)  
43 along with some budget cuts and fee increases.  
44

45 **CONSIDER APPROVAL OF:**

- 46 a. **EXPENDITURES GREATER THAN \$1,000 PAID NOVEMBER 22 & 29, 2023**

1       **b. OCTOBER 2023 FINANCIAL REPORT**

2           Councilmember Higginson made a motion to approve the expenditures and the October  
3 financial report and Councilmember Price-Huish seconded the motion. The motion passed with  
4 Councilmembers Bell, Bahr, Bradshaw, Higginson and Price-Huish voting “aye.”

5  
6       **RECOGNITION OF COUNCILMEMBER MILLIE SEGURA BAHR – MAYOR**  
7 **KENDALYN HARRIS**

8           Mayor Harris recognized Councilmember Millie Segura Bahr for her service on the City  
9 Council. She explained that she encouraged Councilmember Bahr to run and has enjoyed watching  
10 her bring a passion to issues that impact neighborhoods and residents. Mayor Harris expressed her  
11 respect for Councilmember Bahr and all that she brought to her service on the Council over the last  
12 four years. Mayor Harris presented Councilmember Bahr with a plaque of recognition and a bouquet  
13 of flowers. She also presented Councilmember Bahr’s husband, Christian Bahr, with some  
14 chocolates.

15           Councilmember Price-Huish said that Councilmember Bahr was a lodestar of how to perform  
16 this job with dignity and class and added that she would miss her very much.

17           Councilmember Bradshaw expressed how much she appreciated watching Councilmember  
18 Bahr and her husband and children find a balance and become a team as they all helped serve the  
19 community and make it a part of their family life. She said that Councilmember Bahr set a wonderful  
20 example, particularly for women, in how to serve. She also said how much she came to rely upon and  
21 value Councilmember Bahr’s opinions and insights.

22           Councilmember Bell expressed his appreciation for Councilmember Bahr’s commitment and  
23 dedication, especially as she juggled the demands of family life alongside her Council duties. He said  
24 that her thoughtful and intentional approach to the job was much appreciated.

25           Councilmember Higginson said that he was impressed by Councilmember Bahr’s preparation  
26 from the very first meeting and said it has been an honor to get to know her and sit by her for the past  
27 four years. He noted that she is very smart, has a good business sense and is witty and amazing.

28           Councilmember Bahr expressed her appreciation for the Mayor’s encouragement to run for  
29 the Council and for all she learned from Mayor Harris and her colleagues on the Council. She said  
30 that she could not have asked for a better group of people to disagree with and work together with.  
31 She thanked the staff for their amazing support. She thanked her husband, Christian, and her children,  
32 for their support. She thanked the Council for their graciousness every time her children had to come  
33 to the meetings. She said it was such an honor to serve the community in this capacity and how  
34 grateful she is for the experience.

35  
36       **CONSIDER APPROVAL OF THE RELEASE OF THE PUBLIC UTILITY EASEMENTS ON**  
37 **LOT 13 OF THE GRANADA HILLS NO. 4 AND LOT 1 OF THE GRANADA HILLS NO. 7**  
38 **SUBDIVISIONS – MR. LLOYD CHENEY**

39           Mr. Lloyd Cheney explained that this request for a public utility easement release is to allow  
40 the owners to do some landscaping and install a retaining wall in their backyard. There are currently  
41 no utilities in this easement and due to a prior lot line adjustment, there are ample easement  
42 possibilities in this area. All impacted utility companies have agreed to the release and staff finds the  
43 release to be appropriate.

44           Councilmember Higginson made a motion to approve the release of the public utility  
45 easement as presented and Councilmember Bell seconded the motion. The motion passed with  
46 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”



1  
2 **CONSIDER APPROVAL OF THE 2024 CITY COUNCIL MEETING SCHEDULE – MR.**  
3 **GARY HILL**

4 Mr. Gary Hill explained that the Utah Open and Public Meetings Act requires municipalities  
5 to give notice of their meeting schedule at least once a year. Bountiful proposes to keep the same  
6 schedule for 2024, meeting on the second and fourth Tuesdays of every month, with December 24<sup>th</sup>  
7 being an exception. The schedule can be changed at any time as needed.

8 Councilmember Bell made a motion to approve the 2024 Meeting Schedule and  
9 Councilmember Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bell,  
10 Bradshaw, Higginson and Price-Huish voting “aye.”

11  
12 **CONSIDER APPROVAL OF THE PRELIMINARY/FINAL ARCHITECTURE AND SITE**  
13 **PLAN FOR NEW CONSTRUCTION AT 299 NORTH 200 WEST – MS. AMBER**  
14 **CORBRIDGE**

15 Mr. Francisco Astorga explained that the Planning Commission reviewed this one week ago  
16 and forwarded a positive recommendation. A Conditional Use Permit will also be issued, following  
17 the approval from the Council, for a General Contractor office without any exterior storage. This will  
18 be a 5,000 sq ft addition to the site currently located at 299 North 200 West.

19 Councilmember Bahr made a motion to approve the architecture and site plan for 299 North  
20 200 West as presented and Councilmember Higginson seconded the motion. The motion passed with  
21 Councilmembers Bahr, Bell, Bradshaw, Higginson, and Price-Huish voting “aye.”

22  
23 **CONSIDER APPROVAL OF THE PURCHASE OF THE FORTIVOICE SOLUTION FROM**  
24 **ONWARD TECHNOLOGY IN THE AMOUNT OF \$66,968 – MR. GREG MARTIN**

25 Mr. Greg Martin explained that “end-of-life” was just announced for the City’s phone system  
26 (Mitel), and that the system the City uses for voice recording (Mitel Oaisys) is past end-of-life as  
27 well. Staff has done research into both on-premise and cloud-based replacement solutions and  
28 recommend FortiVoice Solution. It would be purchased through Onward Technology and will take  
29 several weeks to implement throughout the City.

30 Councilmember Price-Huish made a motion to approve the purchase of FortiVoice Solution  
31 and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bahr,  
32 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

33  
34 **CONSIDER APPROVAL OF THE EXTENSION OF THE TRAILS PROJECT**  
35 **MANAGEMENT SERVICES CONTRACT FOR 2024 IN THE AMOUNT OF \$45,000 – MR.**  
36 **TODD CHRISTENSEN**

37 Mr. Todd Christensen explained that it has been a been year for trails this year, completing 16  
38 miles of trails with several contractors and five crews all working at once. The services of a project  
39 manager have been invaluable during this project. The contract with Creative Trails has ended, but it  
40 has an option for extension and staff recommends extending the contract. The rate has increased but  
41 the overall cost compared to last year is less, because of the expectation that the duration will be a  
42 couple months shorter than last year.

43 Councilmember Bahr made a motion to approve the extension of the trails project  
44 management service contract.

45 Councilmember Bell asked if all of the trails planned for with bond funds will be completed  
46 with this contract. Mr. Christensen said no that staff had hoped the money would go a little farther

1 than it did, and there is also an issue with some delays happening due to needing another NEPA  
2 approval from the Forest Service before some of the trails can be completed.

3 Councilmember Bell seconded the motion.

4 Councilmember Price-Huish asked if this contract extension will cover the remaining nine  
5 miles of approved trails, and if they are funded already. Mr. Christensen said yes it will cover those  
6 miles and that they are already funded.

7 The motion passed with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish  
8 voting “aye”.

9  
10 **CONSIDER APPROVAL OF A CONTRACT WITH HANSEN ALLEN & LUCE TO**  
11 **PERFORM GROUNDWATER MONITORING AT THE BOUNTIFUL SANITARY**  
12 **LANDFILL FOR 2024 & 2025 IN THE AMOUNT OF \$43,400 – MR. TODD CHRISTENSEN**

13 Mr. Christensen explained that the Landfill is required to do groundwater monitoring in order  
14 to ensure the landfill is not causing contamination of the surrounding groundwater. On a quarterly  
15 basis a consultant comes out and samples the water, sends the samples to a lab, and then reports back  
16 with the results. A four-year contract was entered into with Hansen, Allen & Luce in 2020, with the  
17 option to extend. Unfortunately, rates have gone up, because the lab they were using got bought out,  
18 but they have been very fair and reasonable and consistent to work with. Staff recommends extending  
19 the contract with them for 2024 and 2025.

20 Councilmember Price-Huish made a motion to approve the contract with Hansen Allen &  
21 Luce and Councilmember Higginson seconded the motion. The motion passed with Councilmembers  
22 Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

23  
24 **CONSIDER APPROVAL OF RESOLUTION 2023-15 ALLOWING THE MAYOR AND**  
25 **COUNCIL MEMBERS TO PARTICIPATE IN CITY COUNCIL MEETINGS**  
26 **ELECTRONICALLY WHEN NEEDED – MR. GARY HILL**

27 Mr. Hill explained that this authorization, which is required by state code, will allow  
28 Councilmembers to participate remotely in meetings for the next calendar year.

29 Councilmember Bradshaw made a motion to approve Resolution 2023-15 and  
30 Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bell,  
31 Bradshaw, Higginson and Price-Huish voting “aye.” Councilmember Bahr abstained from voting.

32  
33 **CONVENE TO A CLOSED MEETING TO DISCUSS THE ACQUISITION OR SALE OF**  
34 **REAL PROPERTY, PENDING LITIGATION, AND/OR TO DISCUSS THE CHARACTER**  
35 **AND/OR COMPETENCY OF AN INDIVIDUAL(S) (UTAH CODE §52-4-205)**

36 Councilmember Bradshaw made a motion to convene to a closed session to discuss the  
37 acquisition or sale of real property, pending litigation, and/or to discuss the character and/or  
38 competency of an individual(s). Councilmember Bahr seconded the motion, which passed with the  
39 following roll call vote:

40 Bahr Yes  
41 Higginson Yes  
42 Price-Huish Yes  
43 Bell Aye  
44 Bradshaw Aye

45  
46 The regular meeting closed at 8:04 p.m.

1 The closed meeting began at 8:10 p.m.  
2

3 Present: Mayor Harris, Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish,  
4 Mr. Gary Hill, Mr. Lloyd Cheney, Mr. Francisco Astorga, and Mr. Matt Murri  
5

6 Councilmember Bahr made a motion to return to the open meeting at 8:50 p.m. and  
7 Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bahr,  
8 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
9

10 **ADJOURN**

11 Councilmember Bahr made a motion to adjourn the regular session and Councilmember  
12 Price-Huish seconded the motion. The motion passed with Councilmembers Bahr, Bell, Bradshaw,  
13 Higginson and Price-Huish voting “aye.”  
14

15 The regular session was adjourned at 8:50 p.m.  
16

\_\_\_\_\_  
*Mayor Kendalyn Harris*

\_\_\_\_\_  
*City Recorder*

# City Council Staff Report

**Subject:** Expenditures for Invoices > \$1,000 paid  
December 6, 13, 20 & 27, 2023

**Author:** Tyson Beck, Finance Director

**Department:** Finance

**Date:** January 9, 2024

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## **Background**

This report is prepared following the weekly accounts payable run. It includes payments for invoices hitting expense accounts equaling or exceeding \$1,000.

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, paid December 6, 13, 20 & 27, 2023.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid December 6, 2023**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>	
1105	ALTEC INDUSTRIES, IN	Light & Power	53.5300.448635.	Vehicles	1,042.26	237052	51311712	Misc. Parts/Supplies - Cust #98370	
1105	ALTEC INDUSTRIES, IN	Light & Power	53.5300.448635.	Vehicles	1,114.54	237052	51310108	Misc. Parts/Supplies - Cust #98370	
1105	ALTEC INDUSTRIES, IN	Light & Power	53.5300.448635.	Vehicles	1,289.12	237052	51309790	Misc. Parts/Supplies - Cust #98370	
1105	ALTEC INDUSTRIES, IN	Light & Power	53.5300.448635.	Vehicles	1,289.12	237052	51310065	Inspections - Cust #98370	
1105	ALTEC INDUSTRIES, IN	Light & Power	53.5300.448635.	Vehicles	1,355.68	237052	51311739	Misc. Parts/Supplies - Cust #98370	
1105	ALTEC INDUSTRIES, IN	Light & Power	53.5300.448635.	Vehicles	1,671.68	237052	51311727	Misc. Parts/Supplies - Cust #98370	
14420	ANATEK LABS, INC.	Water	51.5100.431000.	Profess & Tech Services	1,845.00	237053	2324335	Lab Fees - Project # UCMR5	
1220	AT&T MOBILITY	Streets	10.4410.428000.	Telephone Expense	1,039.32	237056	X11282023	Account # 287314361186	
14651	CREATIVE TRAILS, INC	Trails	10.4550.431000.	Profess & Tech Services	8,000.00	237075	11302023	Bountiful Trails Project Management	
14651	CREATIVE TRAILS, INC	Trails	45.4550.473101.	Improv. Other Than Bldg-Bond \$	20,000.00	237075	11302023	Bountiful Trails Project Management	
1924	DELL MARKETING L.P.	Light & Power	53.5300.448640.	SCADA	7,245.81	237077	10713868730	SCADA Dell PC's - Cust # 13129956	
9982	DIAMOND TREE EXPERTS	Light & Power	53.5300.448632.	Distribution	9,045.00	237078	76451	Tree Trimming	
9982	DIAMOND TREE EXPERTS	Light & Power	53.5300.448632.	Distribution	12,060.00	237078	76450	Tree Trimming	
2055	ELECTRICAL CONSULTAN	Light & Power	53.5300.431000.	Profess & Tech Services	1,184.50	237079	115279	Project #BCP-022 /Arc Flash Study	
11702	ENVIRO-CLEAN GROUP	Storm Water	49.4900.425000.	Equip Supplies & Maint	3,377.62	237081	23-61720	Brooms for Ravo Sweeper	
2164	FERGUSON ENTERPRISES	Water	51.5100.448400.	Dist Systm Repair & Maint	2,203.23	237083	1229491	Misc. Parts/Supplies - Cust # 48108	
2523	HONNEN EQUIPMENT COM	Water	51.5100.425000.	Equip Supplies & Maint	2,286.00	237096	1537966	Misc. Parts/Supplies - Acct # 104094	
2564	I-D ELECTRIC INC	Water	51.5100.431000.	Profess & Tech Services	4,082.62	237098	114172	Heater Wiring for Trmt Plant - Cust BOUCIT	
2719	JMR CONSTRUCTION INC	Parks	10.4510.426000.	Bldg & Grnd Suppl & Maint	2,546.50	237099	11302023	Work Completed through Nov. 2023	
2719	JMR CONSTRUCTION INC	Water	51.5100.461300.	Street Opening Expense	24,095.90	237099	11302023	Work Completed through Nov. 2023	
8137	LAKEVIEW ASPHALT PRO	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,044.16	237103	11182	Patching - Cust # BOUN02610	
3195	MOUNTAINLAND SUPPLY	Water	51.5100.448400.	Dist Systm Repair & Maint	2,398.61	237113	S105816829.001	Misc. Parts/Supplies - Cust # 18498	
3271	NETWIZE	Computer Maintenance	61.6100.429200.	Computer Software	4,417.85	237118	24583	MS Server Licensing	
3448	PERFORMANCE AUDIO	Police	45.4210.472100.	Buildings	13,831.65	237127	P216800	Upgrade for Bountiful PD - Cust ID C105406	
3458	PETERBILT OF UTAH, I	Refuse Collection Operations	58.5800.474600.	Vehicles	201,662.00	237128	118760	Approved by Council Refuse Truck- VIN #RF118760	
5553	PURCELL TIRE AND SER	Landfill Operations	58.5820.425000.	Equip Supplies & Maint	3,920.99	237135	280063116	Tires for Loader - Acct # 2801867	
14936	REDLINE ROOFING	Light & Power	53.5300.448639.	Substation	2,766.87	237137	I231010273A	Work Completed for Bountiful Power Dept	
3830	SALT LAKE COMMUNITY	Light & Power	53.5300.423001.	Education Benefit	1,216.00	237141	9799A53C	Cody Nesi Tuition	
4051	STATE OF UTAH	Streets	10.4410.441300.	Street Signs	13,955.36	237154	2454000180	Signal Maintenance	
4051	STATE OF UTAH	Streets	45.4410.474550.	Traffic Signals	70,339.35	237154	2454000180	Signal Maintenance	
12137	TAYLOR COMMUNICATION	Finance	10.4140.424000.	Office Supplies	2,166.36	237157	V1255880	Bountiful Check - Cust # 1709568	
4131	T-MOBILE	Police	10.4210.428000.	Telephone Expense	1,405.68	237156	11212023A	Account # 992894616	
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	24,943.55	237160	0372364	Fuel - Acct # 000275	
10811	UTOPIA FIBER	Fiber	50.5000.473150.	Fiber Network Lines/Conduit	400,499.97	237165	11172023	Oct. 2023 work for underground boring & conduit	
4451	VERMEER MOUNTAIN WES	Light & Power	53.5300.448635.	Vehicles	1,016.13	237167	07227591	Misc. Parts/Supplies - Acct #BOUNT002	
4530	WEAR PARTS PLUS, LLC	Landfill Operations	58.5820.425000.	Equip Supplies & Maint	4,581.70	237168	4953	Misc. Parts/Supplies	
6710	YOUNG CHRYSLER JEEP	Police	45.4210.474500.	Machinery & Equipment	41,985.00	237171	12S4376	23 Dodge Durango Vin #1C4RDJFG2PC666372	
6710	YOUNG CHRYSLER JEEP	Police	45.4210.474500.	Machinery & Equipment	41,985.00	237171	12S4378	23 Dodge Durango Vin #1C4RDJFG7PC656940	
6710	YOUNG CHRYSLER JEEP	Police	45.4210.474500.	Machinery & Equipment	41,985.00	237171	12s4408	23 Dodge Durango Vin #1C4RDJFG8PC656946	
11370	YOUNG POWERSPORTS	Parks	10.4510.425000.	Equip Supplies & Maint	1,303.94	237172	4331303	Open Tail ATV Parts - for Bountiful City (Parks)	
					<b>TOTAL:</b>	<b>984,199.07</b>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid December 13, 2023**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>	
1425	BOUNTIFUL HISTORICAL	Legislative	104110 492070	Contr-Btfl Historical Soc	25,000.00	237185	12062023	Fiscal Year 2023-2024 grant	
7669	Centerpoint Theatre	RAP Tax	838300 492020	RAP Tax Grant Award Payments	25,000.00	237192	12072023	Fiscal Year 2023-2024 grant award	
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,492.96	237201	76453	Tree Trimming for Bountiful City	
5281	DOMINION ENERGY UTAH	Police	104210 427000	Utilities	4,382.26	237203	12012023I	Account # 3401140000	
5281	DOMINION ENERGY UTAH	Streets	104410 427000	Utilities	1,416.51	237203	12012023F	Account # 2493910000	
5281	DOMINION ENERGY UTAH	Streets	104410 427000	Utilities	1,783.00	237203	12012023G	Account # 3893910000	
5281	DOMINION ENERGY UTAH	Parks	104510 427000	Utilities	1,239.82	237203	12012023E	Account # 2987969838	
5281	DOMINION ENERGY UTAH	Water	515100 427000	Utilities	2,445.19	237203	12012023D	Account # 9591363682	
15002	FELIX, NATHAN	Water	515100 461300	Street Opening Expense	12,385.00	237209	12062023	Water Damage Reimbursement	
8701	FOREUP GOLF SOFTWARE	Golf Course	555500 431000	Profess & Tech Services	7,416.00	237213	07-2023-18313	Annual Subscription - Customer ID 18950	
5458	HANSEN, ALLEN & LUCE	Water	515100 472130	Wells	1,454.85	237216	50824	Project #374.02.200 Bountiful Calder Well	
2510	HOLLAND EQUIPMENT CO	Streets	104410 425000	Equip Supplies & Maint	2,380.00	237219	27999	Salter Chain	
2523	HONNEN EQUIPMENT COM	Streets	454410 474500	Machinery & Equipment	219,377.00	237222	1541084	Approved -John Deer Loader - Acct # 104094	
2605	INTERFORM	Streets	104410 448000	Operating Supplies	1,291.25	237223	426310	Uniform Clothing - Client #10006	
2607	INTERMOUNTAIN BOBCAT	Golf Course	555500 425000	Equip Supplies & Maint	1,321.34	237224	P18674	Misc. Parts/ Supplies - Acct # BOUNT004	
2626	INTERMOUNTAIN TRAFFI	Streets	104410 441300	Street Signs	2,925.10	237225	53988	Misc. Parts - Customer ID BOUCIT	
2642	INTERWEST SUPPLY COM	Streets	104410 425000	Equip Supplies & Maint	1,067.24	237227	IN0108844	Misc. Parts for J Deere Loader- Cust #BOU01	
6959	JANI-KING OF SALT LA	Light & Power	535300 424002	Office & Warehouse	1,828.25	237230	SLC12230050	December 2023 Custodial Service - Cust # 065075	
4996	K&C CPAS	Finance	104140 431100	Legal And Auditing Fees	1,120.28	237234	4742	Final Billing for audit yr ending June 30, 2023	
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,295.84	237237	11194	Patching - Cust # BOUN02610	
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	1,807.20	237238	420199	Road Base - Cust # BCTY07399	
2987	M.C. GREEN & SONS IN	Streets	104410 473400	Concrete Repairs	3,507.76	237242	4985	2023 Waterline Project - Application #6	
2987	M.C. GREEN & SONS IN	Water	515100 473100	Improv Other Than Bldgs	34,520.88	237242	4985	2023 Waterline Project - Application #6	
14853	MILLER PAVING, INC.	Streets	454410 473500	Road Reconstruction	532,656.73	237246	12052023	Bountiful City 300 S & 400 E, PavingProject App #2	
3200	MOUNTAIN WEST TRUCK	Streets	104410 425000	Equip Supplies & Maint	2,669.56	237247	XA101052416:01	Misc. Parts/Supplies - Acct # 11558	
3293	NICKERSON CO INC	Water	515100 466000	Contingency	8,433.00	237252	J25518	Motor Repair	
3293	NICKERSON CO INC	Water	515100 466000	Contingency	10,590.00	237252	J25560	Motor Rebuild	
3293	NICKERSON CO INC	Water	515100 466000	Contingency	13,328.00	237252	J25518A	Motor Repair	
4791	POINT S TIRE & AUTO	Cemetery	595900 426000	Bldg & Grnd Suppl & Maint	1,893.75	237262	1095720	Misc. Parts & Supplies - Minus Sales Tax(exempt)	
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	3,984.16	237264	280063955	Tires & Service - Acct # 2801867	
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	3,999.24	237264	280063770	Tire Service - Acct # 2801867	
5553	PURCELL TIRE AND SER	Refuse Collection Operations	585800 425000	Equip Supplies & Maint	4,405.89	237264	280063720	Tire Service - Acct # 2801867	
10586	ROCKY MOUNTAIN RECYC	Recycle Collection Operations	585810 431550	Recycling Processing Fees	9,407.88	237272	NP-140079	Recycling Fees for November 2023	
11879	ROCKY MTN MONUMENT	Cemetery	595900 426000	Bldg & Grnd Suppl & Maint	8,800.00	237273	23M0606	Mahogany Benches	
3875	SEMI SERVICE INC	Streets	104410 425000	Equip Supplies & Maint	1,550.00	237276	S 190755	Misc. Parts/Supplies	
14875	SIDEWINDERS, LLC	Light & Power	535300 448628	Pineview Hydro Operating Costs	39,790.00	237277	FRI-1036	Generator Maint. & Repair - Cust # 1179	
3933	SKAGGS COMPANIES, IN	Police	104210 445100	Public Safety Supplies	1,564.80	237278	450_A_176725_1	Armor Hardwire Male Panel	
4143	TAYLOR MADE-ADIDAS G	Golf Course	555500 448240	Items Purchased - Resale	1,211.59	237286	37005534	Clubs - Acct # 608035	
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	1,694.55	237289	0372671	Bulk Oil - Acct # 000275	
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	22,033.68	237289	0372762	Fuel - Acct # 000275	
4229	TOM RANDALL DIST. CO	Landfill Operations	585820 426000	Bldg & Grnd Suppl & Maint	17,941.43	237289	0372568	Oil - Acct # 000138	
10024	WASATCH FRONT REGION	Planning	104610 431000	Profess & Tech Services	19,500.00	237301	351010-1	MATCH AGREEMENT FOR GENERAL PLAN UPDATE	
14946	WIDDISON WELL SRVC	Water	515100 474500	Machinery & Equipment	203,737.50	237307	5605	Well Rehab at Calder Well	
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,295.00	237308	112781	Janitorial Services for November 2023	
					<b>TOTAL:</b>	<b>1,277,944.49</b>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid December 20, 2023**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
7666	AMERICAN CHILLER MEC	Police	104210 426000	Bldg & Grnd Suppl & Maint	1,739.05	237311	37766	Valves
1164	ANIXTER, INC.	Light & Power	535300 448632	Distribution	1,557.60	237312	5879353-02	Mini Wedges - Cust # 6000052
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	34,394.36	237318	46215	Road Salt - Customer # BOUNTIFUL
10100	CCI MECHANICAL INC	Light & Power	535300 448639	Substation	3,785.37	237322	SLC0176561	Heat Pump Repair - Cust #9878
4806	CHEMTECH-FORD, INC	Water	515100 431000	Profess & Tech Services	1,065.00	237325	23K0440	Lab Fees
14260	DAINES, PETER	Legal	104120 431100	Legal And Auditing Fees	3,367.66	237327	12012023	Legal Fees - Bountiful City v. Swenson
1889	DAVIS COUNTY GOVERN	Water	515100 431000	Profess & Tech Services	3,024.00	237328	IN0014584	Water System Samples - Account ID AR0001475
5281	DOMINION ENERGY UTAH	Light & Power	53 213100	Accounts Payable	14,625.65	237331	12012023N	Account # 6056810000
5281	DOMINION ENERGY UTAH	Light & Power	535300 424002	Office & Warehouse	1,326.01	237331	12012023M	Account # 1067495449
5281	DOMINION ENERGY UTAH	Light & Power	535300 448613	Power Plant Operating Costs	2,840.43	237331	12012023M	Account # 1067495449
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist Systm Repair & Maint	1,044.70	237337	1230618	Misc. Parts/Supplies - Cust # 48108
5310	FLEETPRIDE	Streets	104410 425000	Equip Supplies & Maint	1,030.54	237339	113360523	Misc. Parts/Supplies - Acct #815961
12227	GRAHAM FIRE APPARAT	Streets	104410 425000	Equip Supplies & Maint	2,240.17	237342	420	Misc. Parts/Supplies
5458	HANSEN, ALLEN & LUCE	Landfill Operations	585820 431300	Environmental Monitoring	10,795.85	237344	50836	Professional Services for Period 11/1-11/30/2023
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	4,457.12	237354	420232	Road Base - Cust # BCTY07399
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	5,515.00	237357	10312023	October 2023 Legal Fees
2987	M.C. GREEN & SONS IN	Streets	454410 473600	New Road Construction	10,027.43	237362	4988	Eagle Ridge Dr. Extension - App #13
3431	PAUL'S SALES & SERVI	Light & Power	535300 448636	Special Equipment	1,133.81	237375	66222	16" Chainsaw/Bars - Cust # 111462
3448	PERFORMANCE AUDIO	Police	454210 474500	Machinery & Equipment	11,132.16	237377	P217522	Bountiful City Video Equipment - Cust #C105406
3458	PETERBILT OF UTAH, I	Refuse Collection Operations	585800 425000	Equip Supplies & Maint	5,585.73	237379	1010748PU	Misc. Parts - Acct # 457
6148	PLANT, CHRISTENSEN &	Liability Insurance	636300 431000	Profess & Tech Services	1,912.50	237381	85467	Legal Fees
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	3,523.22	237383	280064948	Tires & Service - Acct # 2801867
14936	REDLINE ROOFING	Golf Course	555500 472100	Buildings	19,735.00	237385	I231212323	50% Deposit for work on Bountiful Ridge Golf
14774	ROCK SOLID TRAIL	Trails	454550 473101	Improv. Other Than Bldg-Bond \$	29,651.30	237387	1681	Construct Green Bypass & Retainage
14774	ROCK SOLID TRAIL	Trails	454550 473103	Improv. Other Than Bldg-Grant\$	15,709.51	237387	1681	Construct Green Bypass & Retainage
4775	ROCKY MOUNTAIN VALVE	Water	515100 448400	Dist Systm Repair & Maint	4,791.57	237390	002107	Misc. Parts
4775	ROCKY MOUNTAIN VALVE	Water	515100 448400	Dist Systm Repair & Maint	9,802.00	237389	002105	Pilot Flange
14881	RUBICON CONTRACTING	Cemetery	595900 425000	Equip Supplies & Maint	1,092.00	237391	INV-RU8821	Trimming String - Cust # C9321
14881	RUBICON CONTRACTING	Cemetery	595900 425000	Equip Supplies & Maint	1,890.00	237391	INV-RU7667	Trimming String - Cust # C9321
3791	RUSH TRUCK CENTER-SA	Streets	104410 425000	Equip Supplies & Maint	1,421.16	237392	3035255904	Misc. Parts/Supplies - Cust # 187609
3830	SALT LAKE COMMUNITY	Light & Power	535300 423001	Education Benefit	2,983.00	237395	2663DD94	Tuition for Caden Colson & Breden Walker
3968	SNOW, CHRISTENSEN &	Liability Insurance	636300 431000	Profess & Tech Services	3,329.00	237396	523551	Matter #15087.9 RE: Jensen v. Bountiful
3972	SOLAR TURBINES, INC.	Light & Power	535300 448614	Power Plant Equipment Repairs	6,242.00	237397	AFS10068491	Annual Bore Scoping - Job ID J1061417515
3982	SOUTH DAVIS METRO FI	Fire	104220 431000	Profess & Tech Services	679,597.50	237398	12052023A	Quarterly Fire & EMS Services Assessment
4281	TWIN D INC.	Water	515100 431000	Profess & Tech Services	1,542.50	237408	25054	Pond Drain
5000	U.S. BANK CORPORATE	Legislative	104110 461750	Employee Wellness & Recognit'n	2,264.63	237409	121120235C	EE Breakfast,Supplies Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Executive	104130 423000	Travel & Training	1,777.05	237409	12112023GH	Travel&Train Expense - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Finance	104140 425000	Equip Supplies & Maint	2,795.49	237409	12112023DU	Maintenance Supplies- Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 448000	Operating Supplies	1,447.13	237409	12112023BH	Park Supplies,Uniform- Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Light & Power	535300 461000	Miscellaneous Expense	2,756.64	237409	12112023AJ	Travel&Train Expense - Acct #4246-0445-5571-8851
5322	UCS WIRELESS	Light & Power	535300 448641	Communication Equipment	1,425.00	237410	81559	Annual Radio Support
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	2,212.74	237419	9950604191	Account # 371517689-00001
5334	WEST COAST CODE CONS	Engineering	104450 431000	Profess & Tech Services	5,608.32	237421	UT23-545-013	Building Inspection Service for November 2023
14946	WIDDISON WELL SRVC	Water	515100 474500	Machinery & Equipment	102,800.00	237422	5594	Misc. Parts/Supplies
					<u>TOTAL: 1,026,996.90</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid December 27, 2023**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1889	DAVIS COUNTY GOVERNMENT	Legislative	104110 452200	Election Expense	18,667.88	237432	129974	2023 Gen Election Services
1924	DELL MARKETING L.P.	Computer Maintenance	616100 429300	Computer Hardware	1,050.35	237433	10719853050	Cust#13129956 Police replacement hard drives
5068	HUNT ELECTRIC, INC.	Streets	454410 474550	Traffic Signals	13,950.75	237435	77179	Cust# BOU003 Job# 50496 Traffic Signal 2600 S
2579	IDENTIFIX INC	Streets	104410 429200	Computer Software	1,428.00	237436	74940-24	Cust# 74940
8901	KB WELDING LLC	Light & Power	535300 448614	Power Plant Equipment Repairs	3,185.00	237440	301	PO# 20361/ exhaust flange repair
3193	MOUNTAIN STATES INDU	Light & Power	535300 474600	Vehicles	4,566.00	237447	30690	#5004 bumper reinforcement
13120	RECYCLE IT	Landfill Operations	585820 448000	Operating Supplies	4,215.00	237454	10238	Nov. 2023 Mattress Recycling
4911	RELADYNE	Light & Power	535300 448614	Power Plant Equipment Repairs	8,439.95	237455	X471637-IN	Taurus Oil Treatment
4229	TOM RANDALL DIST. CO	Landfill Operations	585820 425000	Equip Supplies & Maint	4,572.15	237465	0373262	Bulk oil for landfill Acct# 000138
TOTAL:					<u>60,075.08</u>			



# City Council Staff Report

**Subject:** November 2023 Financial Reports  
**Author:** Tyson Beck, Finance Director  
**Department:** Finance  
**Date:** January 9, 2024



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## **Background**

These reports include summary revenue, expense, and budget information for all City 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 expense graphs are provided that give comparative data for FY2024 through November as compared to the past three fiscal year periods through that same timeframe.

The FY2024 budget portion of these reports is the originally adopted FY2024 budget approved by the City Council in June of 2023.

## **Department Review**

These reports were prepared and reviewed by the Finance Department.

## **Significant Impacts**

Financial information to aid in legislative and operational decision making.

## **Recommendation**

Council is encouraged to review the attached revenue, expense, and budget reports.

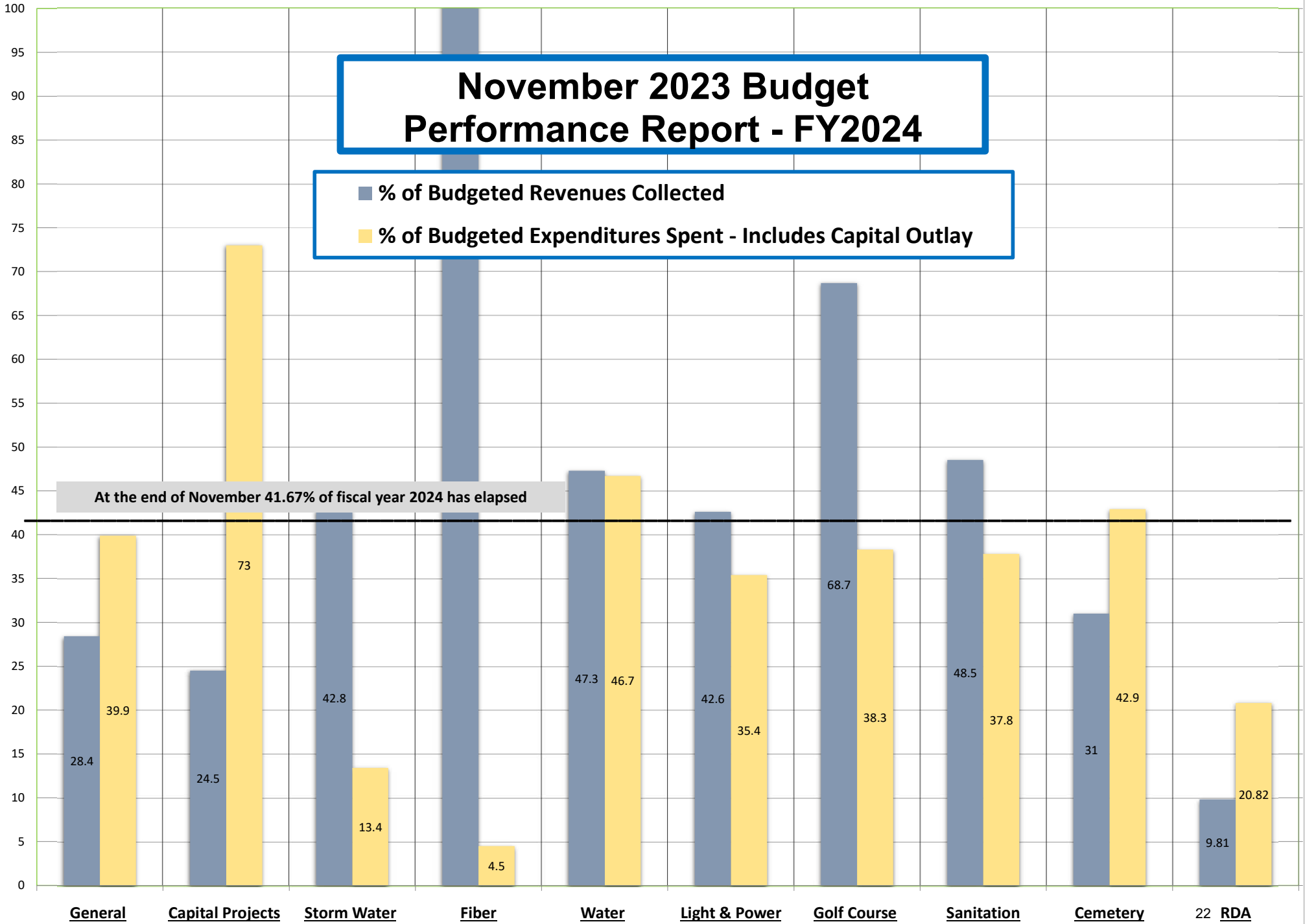
## **Attachments**

- November 2023 Revenue & Expense Reports – Fiscal 2024 YTD

# November 2023 Budget Performance Report - FY2024

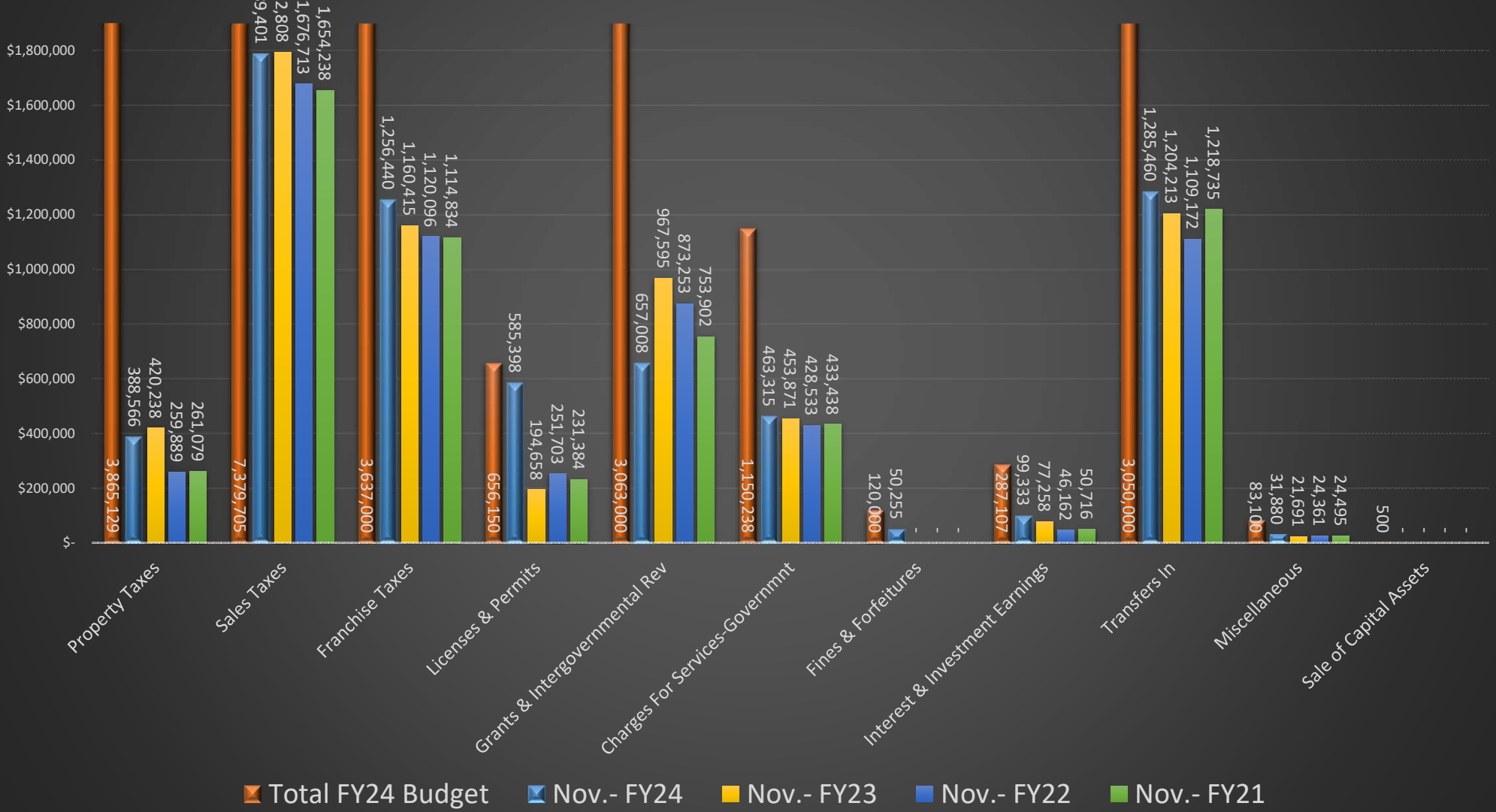
■ % of Budgeted Revenues Collected  
 ■ % of Budgeted Expenditures Spent - Includes Capital Outlay

At the end of November 41.67% of fiscal year 2024 has elapsed

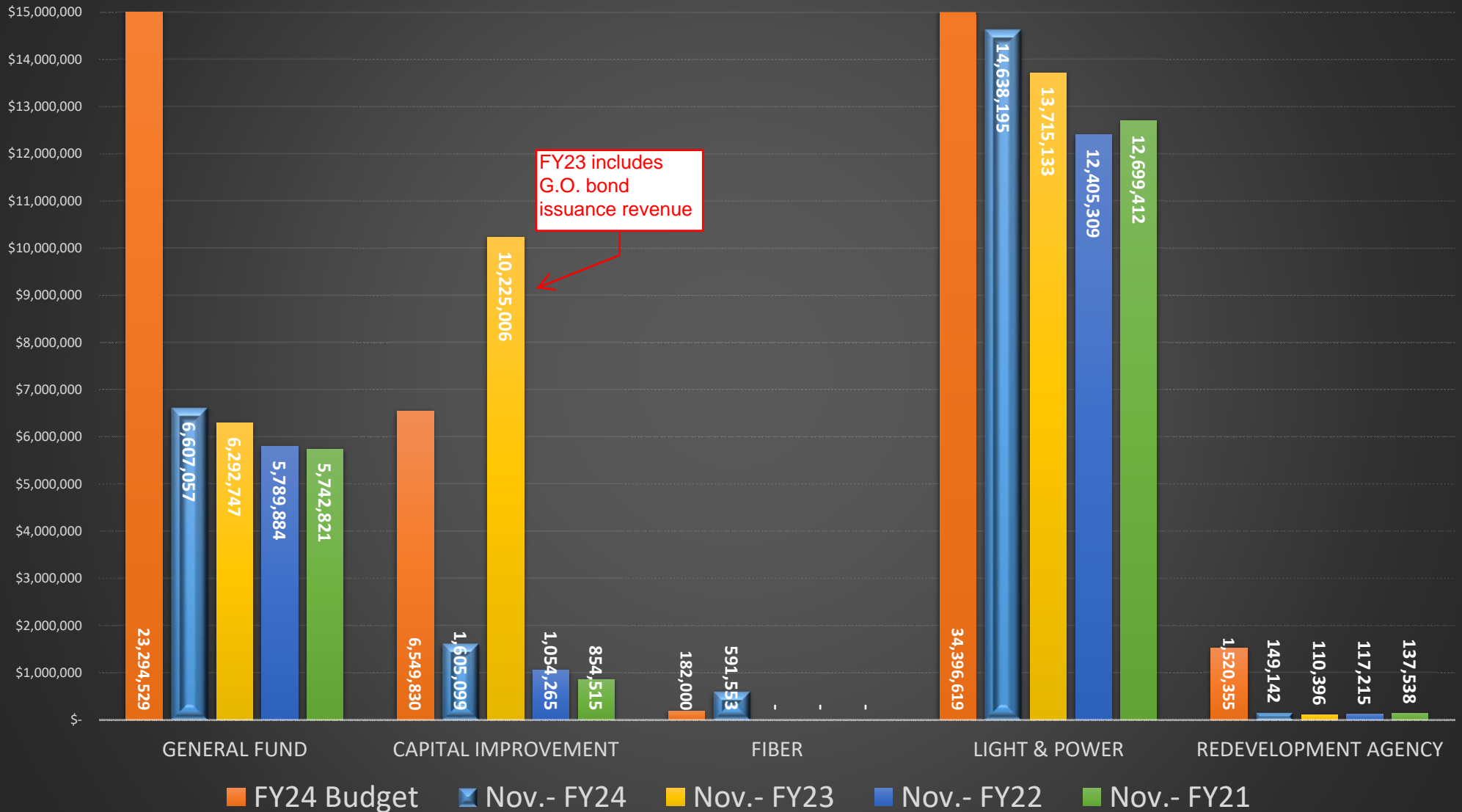


## General Fund Detailed Revenues - November 2023

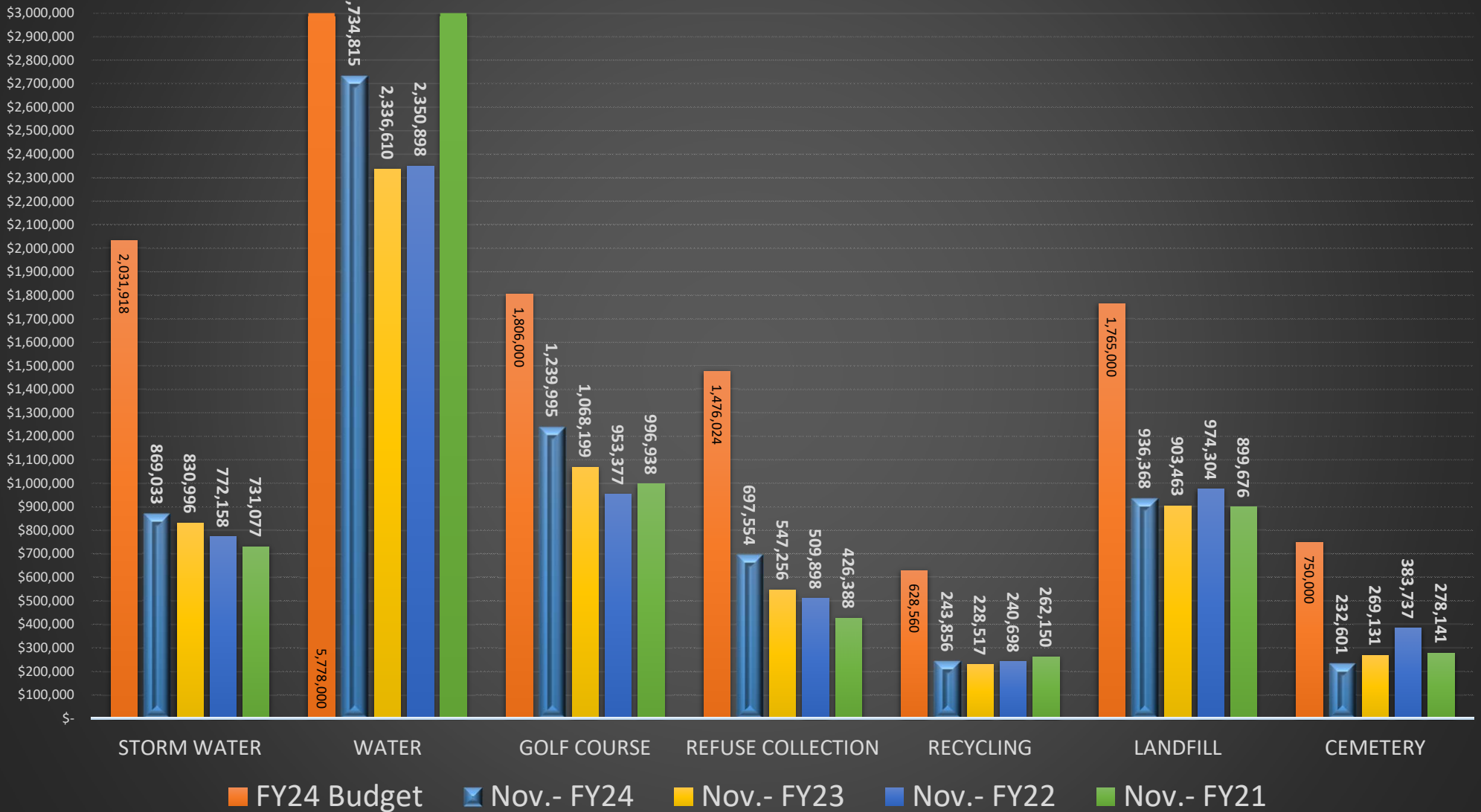
### YTD Revenues (Fiscal Year 2024) Compared to Budget and also the Revenues of the Same Timeframe of the Past Three Fiscal Years



## November 2023 YTD Revenues (Fiscal 2024) Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

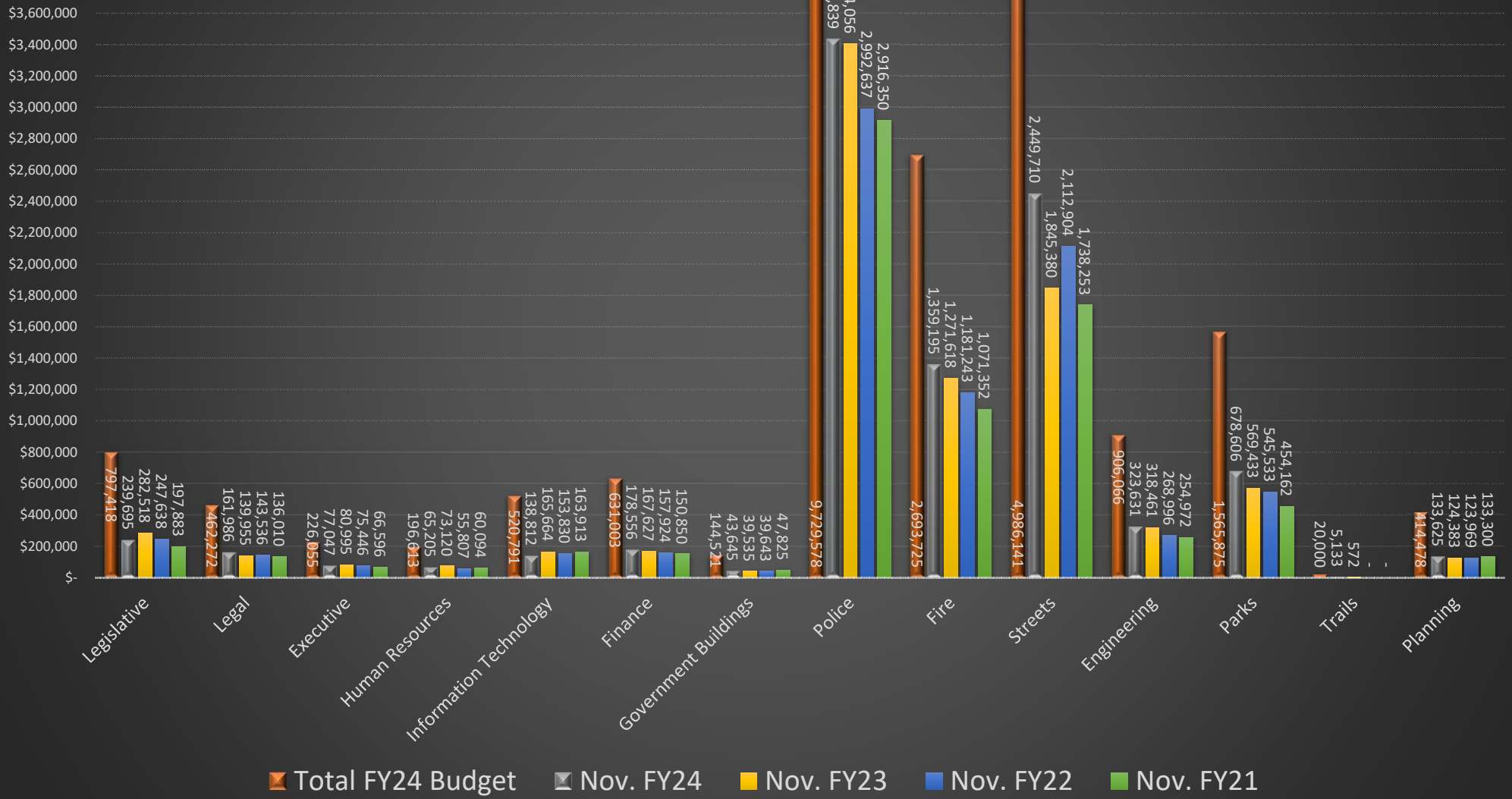


## November 2023 (Fiscal 2024) YTD Revenues Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

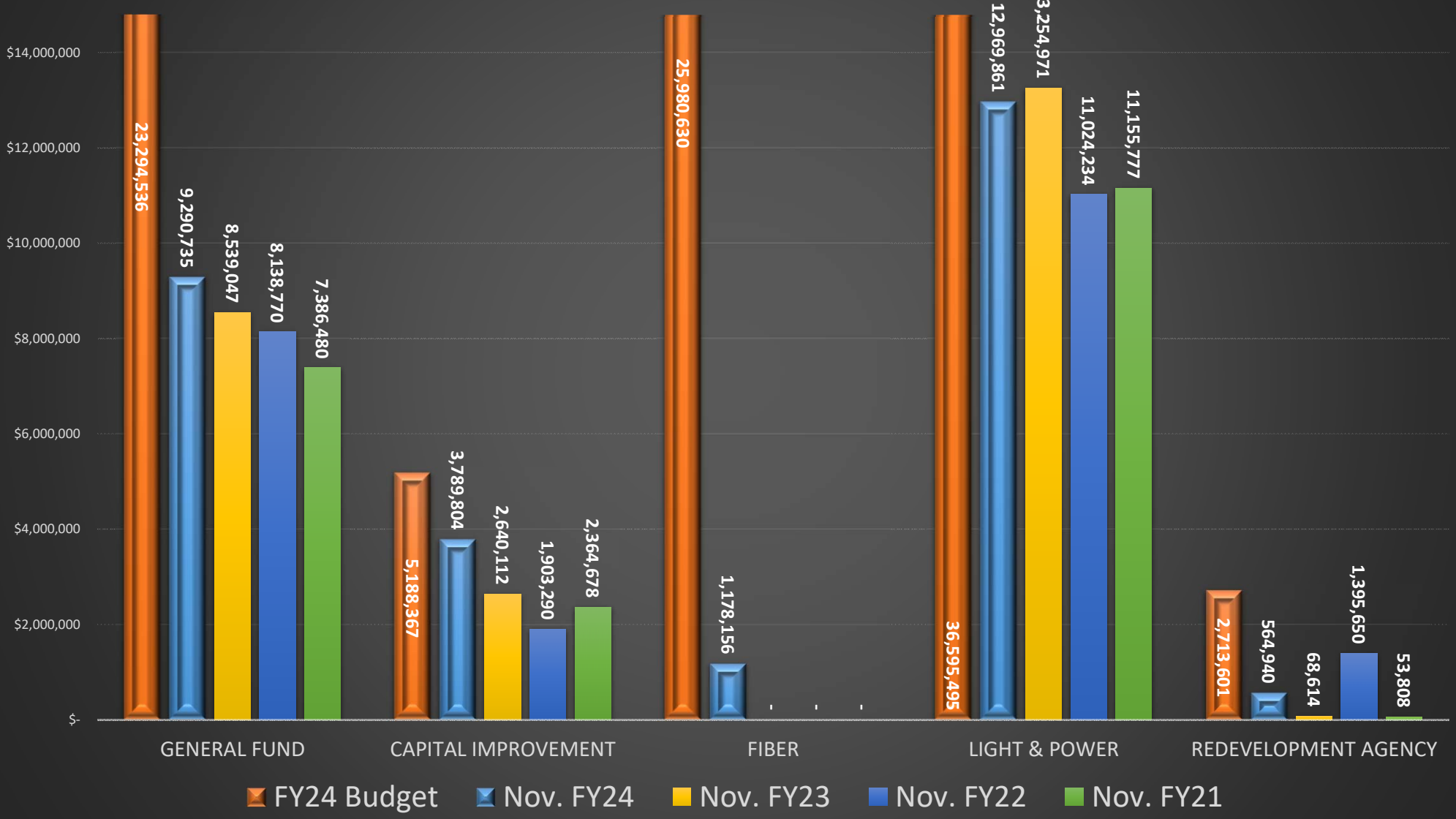


## General Fund Detailed Expenditures - November 2023

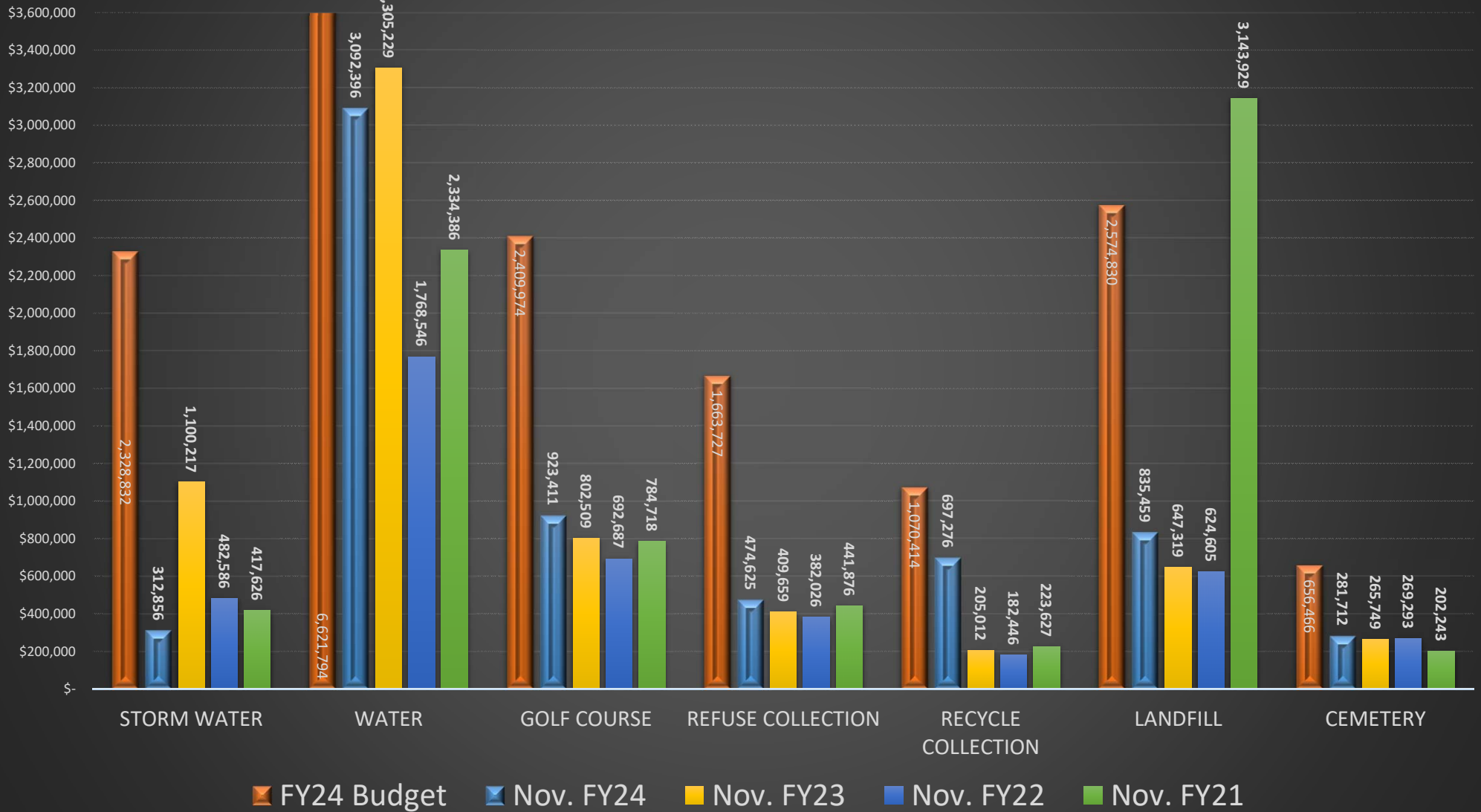
### Fiscal 2024 YTD Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



## November 2023 YTD (Fiscal 2024) Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



## November 2023 YTD (Fiscal 2024) Expenses Compared Budget and also the Expenses of the Same Timeframe of the Past Three Fiscal Years





NOVEMBER 2023 - FY2024 REVENUE & EXPENSE

FOR 2024 05

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
<b>10 GENERAL FUND</b>							
1010 Property Taxes	-3,865,129	-3,865,129	-388,566.01	-181,810.68	.00	-3,476,562.99	10.1%
1020 Sales Taxes	-7,379,705	-7,379,705	-1,789,401.29	-660,186.69	.00	-5,590,303.71	24.2%
1030 Franchise Taxes	-3,637,000	-3,637,000	-1,256,440.22	-347,411.28	.00	-2,380,559.78	34.5%
1040 Property Tax Increment	-2,600	-2,600	.00	.00	.00	-2,600.00	.0%
2000 Licenses & Permits	-656,150	-656,150	-585,398.48	-115,156.42	.00	-70,751.52	89.2%
3000 Grants & Intergovernmental Re	-3,063,000	-3,063,000	-657,007.61	-99,057.58	.00	-2,405,992.39	21.4%
3100 Fines & Forfeitures	0	-120,000	-50,254.90	-21,184.64	.00	-69,745.10	41.9%
4000 Charges For Services-Governmn	-1,150,238	-1,150,238	-463,315.08	-40,698.56	.00	-686,922.92	40.3%
4110 Legislative	797,418	797,418	239,695.42	32,068.93	.00	557,722.58	30.1%
4120 Legal	462,272	462,272	161,985.85	35,726.95	.00	300,286.15	35.0%
4130 Executive	226,055	226,055	77,046.55	18,605.65	.00	149,008.45	34.1%
4134 Human Resources	196,613	196,613	65,204.91	17,030.89	.00	131,408.09	33.2%
4136 Information Technology	520,791	520,791	138,811.94	28,159.92	.00	381,979.06	26.7%
4140 Finance	631,003	631,003	178,556.46	33,516.77	.00	452,446.54	28.3%
4143 Treasury	0	0	48.69	48.69	.00	-48.69	100.0%
4160 Government Buildings	144,521	144,521	43,645.08	8,261.80	.00	100,875.92	30.2%
4210 Police	7,402,818	7,402,818	2,681,551.29	521,056.70	.00	4,721,266.71	36.2%
4215 Reserve Officers	10,000	10,000	.00	.00	.00	10,000.00	.0%
4216 Crossing Guards	163,385	163,385	47,804.47	13,326.17	.00	115,580.53	29.3%
4217 School Resource Officer	475,799	475,799	130,108.55	26,034.90	.00	345,690.45	27.3%
4218 Liquor Control	43,827	43,827	6,025.61	833.33	.00	37,801.39	13.7%
4219 PSAP - E911	1,633,749	1,633,749	570,349.08	120,124.86	.00	1,063,399.92	34.9%
4220 Fire	2,693,725	2,693,725	1,359,195.00	.00	.00	1,334,530.00	50.5%
4410 Streets	4,986,141	4,986,141	2,449,709.92	539,358.72	.00	2,536,431.08	49.1%
4450 Engineering	906,066	906,066	323,631.08	66,818.18	.00	582,434.92	35.7%
4510 Parks	1,565,875	1,565,875	678,606.37	170,895.78	.00	887,268.63	43.3%
4550 Trails	20,000	20,000	5,133.33	4,400.00	.00	14,866.67	25.7%
4610 Planning	414,478	414,478	133,625.38	25,590.47	.00	280,852.62	32.2%
5000 Fiber	-120,000	0	.00	.00	.00	.00	.0%
6000 Miscellaneous	-83,100	-83,100	-31,880.30	-3,087.76	.00	-51,219.70	38.4%
6010 Interest & Investment Earning	-287,107	-287,107	-99,332.89	-25,377.41	.00	-187,774.11	34.6%
6020 Sale of Capital Assets	-500	-500	.00	.00	.00	-500.00	.0%
8010 Transfers In	-3,050,000	-3,050,000	-1,285,460.34	-294,421.06	.00	-1,764,539.66	42.1%
TOTAL GENERAL FUND	7	7	2,683,677.86	-126,533.37	.00	-2,683,670.86	%
TOTAL REVENUES	-23,294,529	-23,294,529	-6,607,057.12	-1,788,392.08	.00	-16,687,471.88	
TOTAL EXPENSES	23,294,536	23,294,536	9,290,734.98	1,661,858.71	.00	14,003,801.02	

30 DEBT SERVICE

**NOVEMBER 2023 - FY2024 REVENUE & EXPENSE**

FOR 2024 05

30	DEBT SERVICE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1010	Property Taxes	-588,611	-588,611	-57,447.05	-26,965.85	.00	-531,163.95	9.8%
4710	Debt Sevice	561,700	561,700	798.46	297.39	.00	560,901.54	.1%
6010	Interest & Investment Earning	-200	-200	-600.10	-247.78	.00	400.10	300.1%
	<b>TOTAL DEBT SERVICE</b>	<b>-27,111</b>	<b>-27,111</b>	<b>-57,248.69</b>	<b>-26,916.24</b>	<b>.00</b>	<b>30,137.69</b>	<b>211.2%</b>
	TOTAL REVENUES	-588,811	-588,811	-58,047.15	-27,213.63	.00	-530,763.85	
	TOTAL EXPENSES	561,700	561,700	798.46	297.39	.00	560,901.54	

**45 CAPITAL IMPROVEMENT**

1020	Sales Taxes	-3,882,027	-3,882,027	-929,963.26	-340,529.75	.00	-2,952,063.74	24.0%
3000	Grants & Intergovernmental Re	-907,928	-907,928	.00	.00	.00	-907,928.00	.0%
4110	Legislative	640,000	640,000	627,359.64	5.00	.00	12,640.36	98.0%
4136	Information Technology	70,000	70,000	.00	.00	.00	70,000.00	.0%
4140	Finance	13,200	13,200	1,443.66	125.11	.00	11,756.34	10.9%
4210	Police	871,167	871,167	522,464.84	25,093.82	.00	348,702.16	60.0%
4410	Streets	2,564,000	2,564,000	1,297,310.18	135,829.24	.00	1,266,689.82	50.6%
4450	Engineering	250,000	250,000	43,926.17	36,414.00	.00	206,073.83	17.6%
4510	Parks	50,000	50,000	113,870.00	.00	.00	-63,870.00	227.7%
4550	Trails	730,000	730,000	1,183,429.10	268,762.07	.00	-453,429.10	162.1%
6010	Interest & Investment Earning	-760,375	-760,375	-609,985.31	-132,335.58	.00	-150,389.69	80.2%
6020	Sale of Capital Assets	-40,000	-40,000	-18,650.00	.00	.00	-21,350.00	46.6%
8000	Contributions	0	0	-21,500.00	-20,000.00	.00	21,500.00	100.0%
8010	Transfers In	-959,500	-959,500	-25,000.00	.00	.00	-934,500.00	2.6%
	<b>TOTAL CAPITAL IMPROVEMENT</b>	<b>-1,361,463</b>	<b>-1,361,463</b>	<b>2,184,705.02</b>	<b>-26,636.09</b>	<b>.00</b>	<b>-3,546,168.02</b>	<b>-160.5%</b>
	TOTAL REVENUES	-6,549,830	-6,549,830	-1,605,098.57	-492,865.33	.00	-4,944,731.43	
	TOTAL EXPENSES	5,188,367	5,188,367	3,789,803.59	466,229.24	.00	1,398,563.41	

**48 RECYCLING**

4800	Recycling	0	0	17.75	17.75	.00	-17.75	100.0%
	<b>TOTAL RECYCLING</b>	<b>0</b>	<b>0</b>	<b>17.75</b>	<b>17.75</b>	<b>.00</b>	<b>-17.75</b>	<b>100.0%</b>
	TOTAL EXPENSES	0	0	17.75	17.75	.00	-17.75	

**49 STORM WATER**

**NOVEMBER 2023 - FY2024 REVENUE & EXPENSE**

FOR 2024 05

49	STORM WATER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
4900	Storm Water	2,328,832	2,328,832	312,856.39	83,455.68	.00	2,015,975.61	13.4%
6000	Miscellaneous	-5,800	-5,800	-2,304.00	-576.00	.00	-3,496.00	39.7%
6010	Interest & Investment Earning	-15,000	-15,000	-57,263.79	-14,743.14	.00	42,263.79	381.8%
7000	Charge For Services-Proprieta	-2,011,118	-2,011,118	-807,820.68	-237,389.13	.00	-1,203,297.32	40.2%
8020	Impact Fees	0	0	-1,645.00	.00	.00	1,645.00	100.0%
	<b>TOTAL STORM WATER</b>	<b>296,914</b>	<b>296,914</b>	<b>-556,177.08</b>	<b>-169,252.59</b>	<b>.00</b>	<b>853,091.08</b>	<b>-187.3%</b>
	TOTAL REVENUES	-2,031,918	-2,031,918	-869,033.47	-252,708.27	.00	-1,162,884.53	
	TOTAL EXPENSES	2,328,832	2,328,832	312,856.39	83,455.68	.00	2,015,975.61	
<b>50 FIBER</b>								
5000	Fiber	25,980,630	25,980,630	1,178,155.83	766,851.58	.00	24,802,474.17	4.5%
6000	Miscellaneous	-500	-500	.00	.00	.00	-500.00	.0%
6010	Interest & Investment Earning	-500	-500	-564,734.13	-196,981.40	.00	564,234.13	*****%
7000	Charge For Services-Proprieta	-181,000	-181,000	-26,818.78	-10,797.00	.00	-154,181.22	14.8%
	<b>TOTAL FIBER</b>	<b>25,798,630</b>	<b>25,798,630</b>	<b>586,602.92</b>	<b>559,073.18</b>	<b>.00</b>	<b>25,212,027.08</b>	<b>2.3%</b>
	TOTAL REVENUES	-182,000	-182,000	-591,552.91	-207,778.40	.00	409,552.91	
	TOTAL EXPENSES	25,980,630	25,980,630	1,178,155.83	766,851.58	.00	24,802,474.17	
<b>51 WATER</b>								
5100	Water	6,621,794	6,621,794	3,092,395.93	869,640.32	.00	3,529,398.07	46.7%
6000	Miscellaneous	-2,000	-2,000	.00	.00	.00	-2,000.00	.0%
6010	Interest & Investment Earning	-60,000	-60,000	-57,870.00	-13,276.22	.00	-2,130.00	96.5%
6020	Sale of Capital Assets	-20,000	-20,000	.00	.00	.00	-20,000.00	.0%
7000	Charge For Services-Proprieta	-5,546,000	-5,546,000	-2,583,721.62	-659,650.51	.00	-2,962,278.38	46.6%
7010	Connection & Servicing	-40,000	-40,000	-7,982.78	-2,087.85	.00	-32,017.22	20.0%
8020	Impact Fees	-60,000	-60,000	-60,320.40	-1,838.00	.00	320.40	100.5%
8030	Capital Contributions/Donatio	-50,000	-50,000	-24,920.00	-1,825.00	.00	-25,080.00	49.8%
	<b>TOTAL WATER</b>	<b>843,794</b>	<b>843,794</b>	<b>357,581.13</b>	<b>190,962.74</b>	<b>.00</b>	<b>486,212.87</b>	<b>42.4%</b>
	TOTAL REVENUES	-5,778,000	-5,778,000	-2,734,814.80	-678,677.58	.00	-3,043,185.20	
	TOTAL EXPENSES	6,621,794	6,621,794	3,092,395.93	869,640.32	.00	3,529,398.07	
<b>53 LIGHT &amp; POWER</b>								

**NOVEMBER 2023 - FY2024 REVENUE & EXPENSE**

FOR 2024 05

53	LIGHT & POWER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5300	Light & Power	36,595,495	36,595,495	12,969,861.30	2,259,132.01	.00	23,625,633.70	35.4%
6000	Miscellaneous	-122,000	-122,000	-49,187.82	-6,079.00	.00	-72,812.18	40.3%
6010	Interest & Investment Earning	-402,689	-402,689	-242,177.60	-63,067.62	.00	-160,511.40	60.1%
6020	Sale of Capital Assets	-4,000	-4,000	.00	.00	.00	-4,000.00	.0%
7000	Charge For Services-Proprieta	-33,242,374	-33,242,374	-14,247,542.89	-3,245,947.56	.00	-18,994,831.11	42.9%
7010	Connection & Servicing	-100,000	-100,000	-38,966.86	-8,692.15	.00	-61,033.14	39.0%
7030	Equipment & Facility Rents	-75,556	-75,556	-20,022.00	.00	.00	-55,534.00	26.5%
8030	Capital Contributions/Donatio	-450,000	-450,000	-40,298.00	.00	.00	-409,702.00	9.0%
	<b>TOTAL LIGHT &amp; POWER</b>	<b>2,198,876</b>	<b>2,198,876</b>	<b>-1,668,333.87</b>	<b>-1,064,654.32</b>	<b>.00</b>	<b>3,867,209.87</b>	<b>-75.9%</b>
	TOTAL REVENUES	-34,396,619	-34,396,619	-14,638,195.17	-3,323,786.33	.00	-19,758,423.83	
	TOTAL EXPENSES	36,595,495	36,595,495	12,969,861.30	2,259,132.01	.00	23,625,633.70	
<b>55 GOLF COURSE</b>								
5500	Golf Course	2,409,974	2,409,974	923,411.28	218,203.60	.00	1,486,562.72	38.3%
6000	Miscellaneous	-3,000	-3,000	-4,079.83	-200.58	.00	1,079.83	136.0%
6010	Interest & Investment Earning	-8,000	-8,000	-17,784.38	-3,991.57	.00	9,784.38	222.3%
7020	Admission & Lesson Fees	-998,000	-998,000	-663,610.59	-27,441.56	.00	-334,389.41	66.5%
7030	Equipment & Facility Rents	-491,000	-491,000	-340,831.12	-12,724.50	.00	-150,168.88	69.4%
7040	Concession & Merchandise Sale	-306,000	-306,000	-213,688.59	-23,862.89	.00	-92,311.41	69.8%
	<b>TOTAL GOLF COURSE</b>	<b>603,974</b>	<b>603,974</b>	<b>-316,583.23</b>	<b>149,982.50</b>	<b>.00</b>	<b>920,557.23</b>	<b>-52.4%</b>
	TOTAL REVENUES	-1,806,000	-1,806,000	-1,239,994.51	-68,221.10	.00	-566,005.49	
	TOTAL EXPENSES	2,409,974	2,409,974	923,411.28	218,203.60	.00	1,486,562.72	
<b>58 SANITATION</b>								
5800	Refuse Collection Operations	1,663,727	1,663,727	474,625.23	103,077.00	.00	1,189,101.77	28.5%
5810	Recycle Collection Operations	1,070,414	1,070,414	697,275.58	37,764.32	.00	373,138.42	65.1%
5820	Landfill Operations	2,574,830	2,574,830	835,458.62	119,707.60	.00	1,739,371.38	32.4%
6000	Miscellaneous	0	0	-14.88	.00	.00	14.88	100.0%
6002	Miscellaneous - Landfill	-30,000	-30,000	-10,924.05	-118.12	.00	-19,075.95	36.4%
6010	Interest & Investment Earning	-58,000	-58,000	-129,543.95	-29,465.33	.00	71,543.95	223.4%
6012	Interest Earnings - Landfill	0	0	-63,455.85	-15,927.33	.00	63,455.85	100.0%
6022	Sale of Capital Assets-Landfil	0	0	-5,000.00	.00	.00	5,000.00	100.0%
7000	Charge For Services-Proprieta	-1,418,024	-1,418,024	-567,995.13	-183,531.36	.00	-850,028.87	40.1%
7001	Charge For Services - Recycle	-628,560	-628,560	-243,855.95	-78,629.01	.00	-384,704.05	38.8%
7002	Charge For Services - Landfil	-1,735,000	-1,735,000	-856,987.93	-150,742.27	.00	-878,012.07	49.4%
	<b>TOTAL SANITATION</b>	<b>1,439,387</b>	<b>1,439,387</b>	<b>129,581.69</b>	<b>-197,864.50</b>	<b>.00</b>	<b>1,309,805.31</b>	<b>9.0%</b>
	TOTAL REVENUES	-3,869,584	-3,869,584	-1,877,777.74	-458,413.42	.00	-1,991,806.26	
	TOTAL EXPENSES	5,308,971	5,308,971	2,007,359.43	260,548.92	.00	3,301,611.57	

**NOVEMBER 2023 - FY2024 REVENUE & EXPENSE**

FOR 2024 05

59	CEMETERY	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
<b>59 CEMETERY</b>								
5900	Cemetery	656,466	656,466	281,711.87	71,720.15	.00	374,754.13	42.9%
6010	Interest & Investment Earning	-11,000	-11,000	-13,350.59	-3,291.95	.00	2,350.59	121.4%
7000	Charge For Services-Proprieta	-462,500	-462,500	-179,175.00	-36,720.00	.00	-283,325.00	38.7%
7050	Cemetery Burial Plot Sales	-276,500	-276,500	-40,075.00	-3,525.00	.00	-236,425.00	14.5%
	<b>TOTAL CEMETERY</b>	<b>-93,534</b>	<b>-93,534</b>	<b>49,111.28</b>	<b>28,183.20</b>	<b>.00</b>	<b>-142,645.28</b>	<b>-52.5%</b>
	TOTAL REVENUES	-750,000	-750,000	-232,600.59	-43,536.95	.00	-517,399.41	
	TOTAL EXPENSES	656,466	656,466	281,711.87	71,720.15	.00	374,754.13	
<b>61 COMPUTER MAINTENANCE</b>								
4000	Charges For Services-Governmn	-53,869	-53,869	-120,730.00	.00	.00	66,861.00	224.1%
6010	Interest & Investment Earning	-200	-200	-1,001.12	-198.30	.00	801.12	500.6%
6100	Computer Maintenance	74,640	74,640	60,267.32	3,977.20	.00	14,372.68	80.7%
	<b>TOTAL COMPUTER MAINTENANCE</b>	<b>20,571</b>	<b>20,571</b>	<b>-61,463.80</b>	<b>3,778.90</b>	<b>.00</b>	<b>82,034.80</b>	<b>-298.8%</b>
	TOTAL REVENUES	-54,069	-54,069	-121,731.12	-198.30	.00	67,662.12	
	TOTAL EXPENSES	74,640	74,640	60,267.32	3,977.20	.00	14,372.68	
<b>63 LIABILITY INSURANCE</b>								
6010	Interest & Investment Earning	-31,000	-31,000	-15,689.49	-3,769.18	.00	-15,310.51	50.6%
6300	Liability Insurance	766,956	766,956	775,547.21	21,131.48	.00	-8,591.21	101.1%
7000	Charge For Services-Proprieta	-591,497	-591,497	-706,782.00	.00	.00	115,285.00	119.5%
	<b>TOTAL LIABILITY INSURANCE</b>	<b>144,459</b>	<b>144,459</b>	<b>53,075.72</b>	<b>17,362.30</b>	<b>.00</b>	<b>91,383.28</b>	<b>36.7%</b>
	TOTAL REVENUES	-622,497	-622,497	-722,471.49	-3,769.18	.00	99,974.49	
	TOTAL EXPENSES	766,956	766,956	775,547.21	21,131.48	.00	-8,591.21	
<b>64 WORKERS' COMP INSURANCE</b>								
6010	Interest & Investment Earning	-21,000	-21,000	-11,226.00	-2,916.83	.00	-9,774.00	53.5%
6400	Workers' Comp Insurance	361,353	361,353	353,743.76	21,822.89	.00	7,609.24	97.9%
7000	Charge For Services-Proprieta	-350,973	-350,973	-125,607.92	-26,049.13	.00	-225,365.08	35.8%

**NOVEMBER 2023 - FY2024 REVENUE & EXPENSE**

FOR 2024 05

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
TOTAL WORKERS' COMP INSURANCE	-10,620	-10,620	216,909.84	-7,143.07	.00	-227,529.84	-2042.5%
TOTAL REVENUES	-371,973	-371,973	-136,833.92	-28,965.96	.00	-235,139.08	
TOTAL EXPENSES	361,353	361,353	353,743.76	21,822.89	.00	7,609.24	
<b>72 RDA REVOLVING LOAN FUND</b>							
6000 Miscellaneous	-513,755	-513,755	-74,016.27	-13,143.61	.00	-439,738.73	14.4%
6010 Interest & Investment Earning	-92,303	-92,303	-62,318.31	-14,841.45	.00	-29,984.69	67.5%
7200 RDA Revolving Loans	502,760	502,760	145.75	12.32	.00	502,614.25	.0%
TOTAL RDA REVOLVING LOAN FUND	-103,298	-103,298	-136,188.83	-27,972.74	.00	32,890.83	131.8%
TOTAL REVENUES	-606,058	-606,058	-136,334.58	-27,985.06	.00	-469,723.42	
TOTAL EXPENSES	502,760	502,760	145.75	12.32	.00	502,614.25	
<b>73 REDEVELOPMENT AGENCY</b>							
1010 Property Taxes	-76,000	-76,000	.00	.00	.00	-76,000.00	.0%
1040 Property Tax Increment	-827,497	-827,497	.00	.00	.00	-827,497.00	.0%
6010 Interest & Investment Earning	-10,800	-10,800	-12,807.17	-2,368.07	.00	2,007.17	118.6%
7300 Redevelopment Agency	2,210,841	2,210,841	564,794.12	15,920.80	.00	1,646,046.88	25.5%
TOTAL REDEVELOPMENT AGENCY	1,296,544	1,296,544	551,986.95	13,552.73	.00	744,557.05	42.6%
TOTAL REVENUES	-914,297	-914,297	-12,807.17	-2,368.07	.00	-901,489.83	
TOTAL EXPENSES	2,210,841	2,210,841	564,794.12	15,920.80	.00	1,646,046.88	
<b>74 CEMETERY PERPETUAL CARE</b>							
6010 Interest & Investment Earning	-44,400	-44,400	-32,123.81	-8,070.10	.00	-12,276.19	72.4%
7050 Cemetery Burial Plot Sales	-93,000	-93,000	-23,975.00	-3,025.00	.00	-69,025.00	25.8%
7400 Cemetery Perpetual Care	2,055	2,055	148.70	61.32	.00	1,906.30	7.2%
TOTAL CEMETERY PERPETUAL CARE	-135,345	-135,345	-55,950.11	-11,033.78	.00	-79,394.89	41.3%
TOTAL REVENUES	-137,400	-137,400	-56,098.81	-11,095.10	.00	-81,301.19	
TOTAL EXPENSES	2,055	2,055	148.70	61.32	.00	1,906.30	
<b>78 LANDFILL CLOSURE</b>							

**NOVEMBER 2023 - FY2024 REVENUE & EXPENSE**

FOR 2024 05

78	LANDFILL CLOSURE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
6010	Interest & Investment Earning	-37,200	-37,200	-21,037.71	-4,257.37	.00	-16,162.29	56.6%
	TOTAL LANDFILL CLOSURE	-37,200	-37,200	-21,037.71	-4,257.37	.00	-16,162.29	56.6%
	TOTAL REVENUES	-37,200	-37,200	-21,037.71	-4,257.37	.00	-16,162.29	
<b>83 RAP TAX</b>								
1050	RAP Taxes	-770,000	-770,000	-186,085.40	-69,661.36	.00	-583,914.60	24.2%
6010	Interest & Investment Earning	-10,000	-10,000	-3,646.18	-1,137.87	.00	-6,353.82	36.5%
8300	RAP Tax	1,350,185	1,350,185	115,183.00	570.91	.00	1,235,002.00	8.5%
	TOTAL RAP TAX	570,185	570,185	-74,548.58	-70,228.32	.00	644,733.58	-13.1%
	TOTAL REVENUES	-780,000	-780,000	-189,731.58	-70,799.23	.00	-590,268.42	
	TOTAL EXPENSES	1,350,185	1,350,185	115,183.00	570.91	.00	1,235,002.00	
<b>92 OPEB TRUST</b>								
6010	Interest & Investment Earning	0	0	-13,841.91	-2,748.97	.00	13,841.91	100.0%
9200	OPEB Trust	0	0	632.13	35.10	.00	-632.13	100.0%
	TOTAL OPEB TRUST	0	0	-13,209.78	-2,713.87	.00	13,209.78	100.0%
	TOTAL REVENUES	0	0	-13,841.91	-2,748.97	.00	13,841.91	
	TOTAL EXPENSES	0	0	632.13	35.10	.00	-632.13	
<b>99 INVESTMENT</b>								
6010	Interest & Investment Earning	0	0	-599,868.42	-467,018.97	.00	599,868.42	100.0%
	TOTAL INVESTMENT	0	0	-599,868.42	-467,018.97	.00	599,868.42	100.0%
	TOTAL REVENUES	0	0	-599,868.42	-467,018.97	.00	599,868.42	
	GRAND TOTAL	31,444,770	31,444,770	3,252,640.06	-1,239,311.93	.00	28,192,129.94	10.3%

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





# City Council Staff Report



**Subject:** Reappoint Dave Irvine to the Power Commission  
**Author:** Gary Hill, City Manager and Shawna Andrus, City Recorder  
**Date:** 9 January 2024

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## **Background**

The Power Commission is made up of seven individuals, one of whom is a City Councilmember. The appointees, other than the City Councilmember, serve for a period of four years, at the end of which they need to be reappointed or replaced. Mr. Dave Irvine was originally appointed in January of 1998, and reappointed in January 2016 and December of 2019. His current term is ending and he needs to be reappointed.

## **Analysis**

Mr. Irvine has served well on the Power Commission since 1998. He has been and continues to be a strong member of the Power Commission. His knowledge and experience have been a real asset to the City. Mr. Irvine has indicated he would like to continue his service.

## **Department Review**

The review was completed by the City Manager, Mr. Allen Johnson and Mayor Harris.

## **Significant Impacts**

None

## **Recommendation**

It is recommended that the Council approve the re-appointment of Mr. Dave Irvine as a member of the Power Commission for another four-year term, ending January 9, 2028.

## **Attachments**

None



# City Council Staff Report



**Subject:** Zone Map Amendment from Single-Family Residential (R-4) and Professional Office (PO) Zone to Downtown (DN) Mixed Use Zone at approximately 92 West Center Street

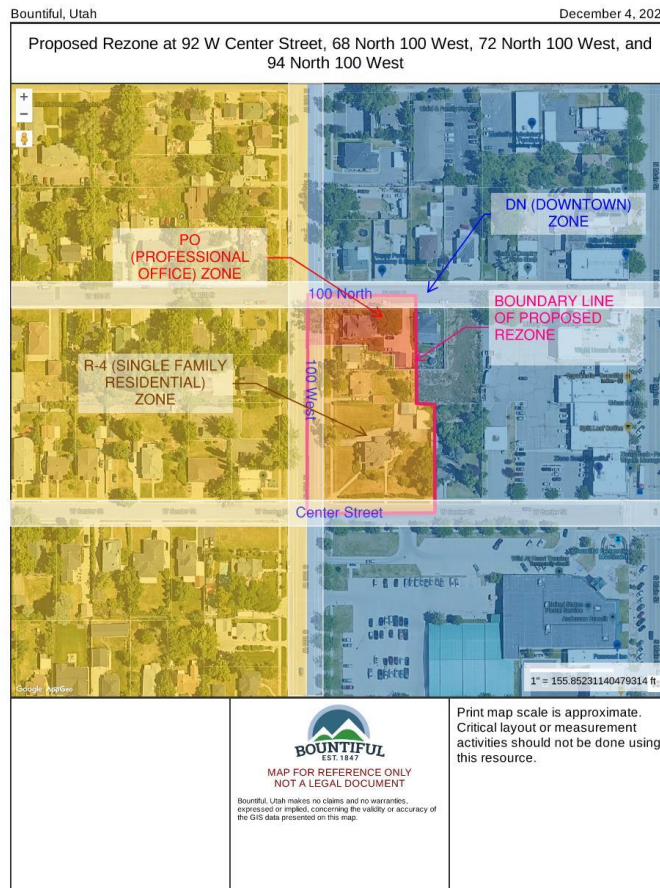
**Author:** Amber Corbridge, Senior Planner

**Department:** Planning

**Date:** January 9, 2024

## Background

The applicant Dave Higginson, property owner of 92 West Center Street, requests a zone map amendment of the property and three (3) adjacent properties, all between Center Street and 100 North along 100 West, from Single-Family Residential (R-4) and Professional Office (P-O) to Downtown Mixed Use, as shown in the zoning map below. The owners of all properties involved in the proposed amendment authorized this application.

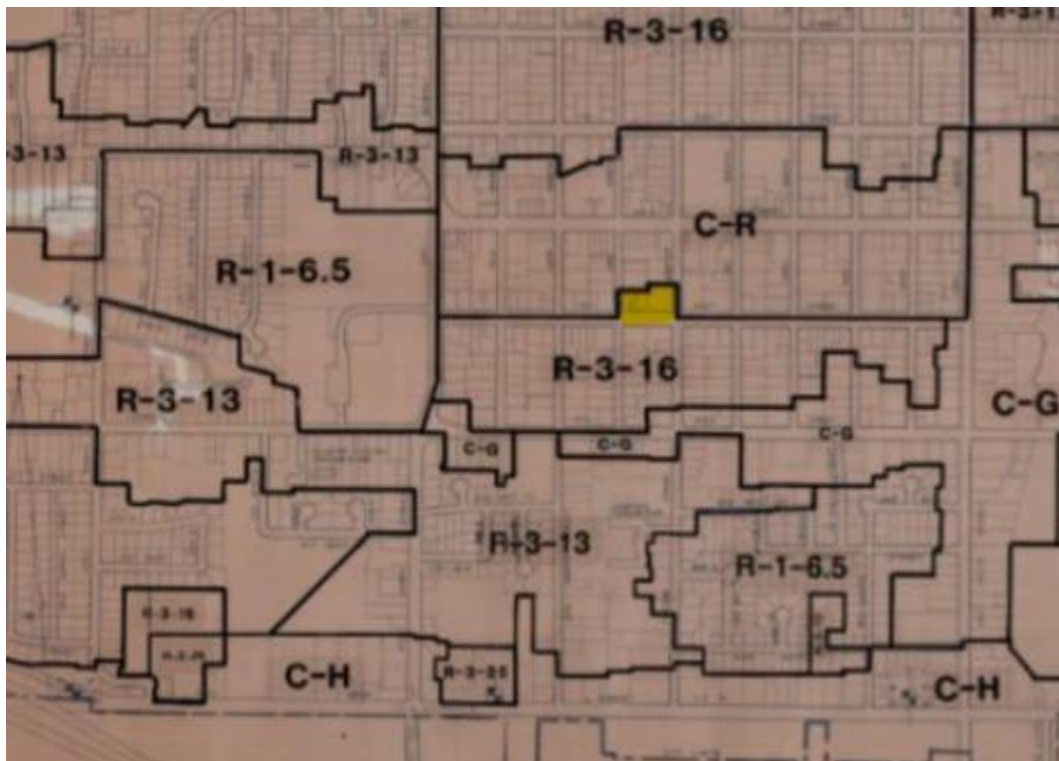


During the December 19, 2023 Planning Commission meeting, the Commission reviewed the proposed zone map amendment, held a public hearing, and forwarded a positive recommendation with a 7-0 vote.

### **Analysis**

The applicant stated the purpose for the petition is to “bring the zoning of this parcel into line with the surrounding DN zoning...and benefit the general welfare” meeting Bountiful’s goals and objectives (See attached Application). The property on the corner of Center Street and 100 West is currently being used as a duplex. The property on the corner of 100 North and 100 West is currently a professional type use, Hearthstone Design. The parcels in between this property and the duplex appear to be single-family dwellings. There are no proposed changes to the properties in question.

Historically, the properties in question were zoned commercial beginning in 1954. The properties between 100 West and Main Street were also zoned commercial, with some residential zoning near 200 West. The properties between Center Street and 100 North along 100 West remained commercial until about 1993 when the area was rezoned to residential R-3-16:



*Figure 1: 1993 Zoning Map*

The City Council will need to consider:

1. If the proposed zone map amendment is necessary,
2. If the amendment is in the interest of the public, and





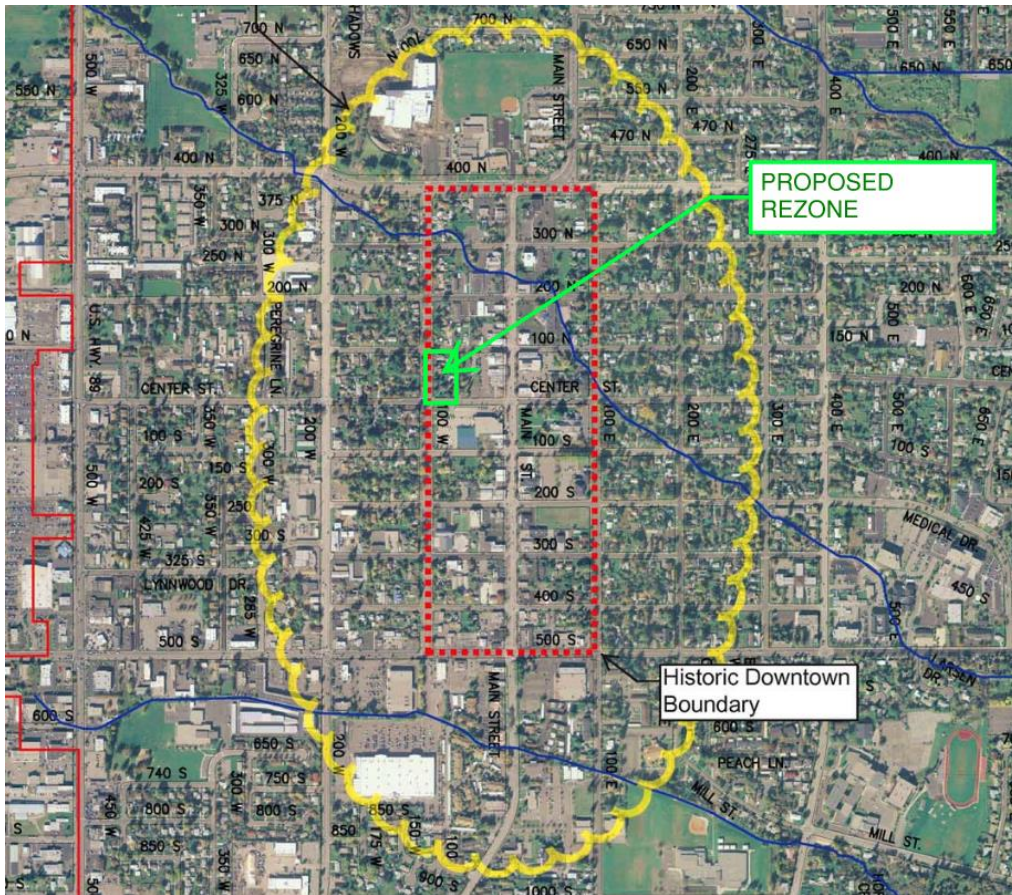


Figure 3: 2009 Downtown Master Plan - Aerial Photo and Map of the Historic Downtown Area and the Secondary Influence – Page 1

The Downtown Master Plan also includes a conceptual layout of the properties, including building footprints, landscaping, and parking:

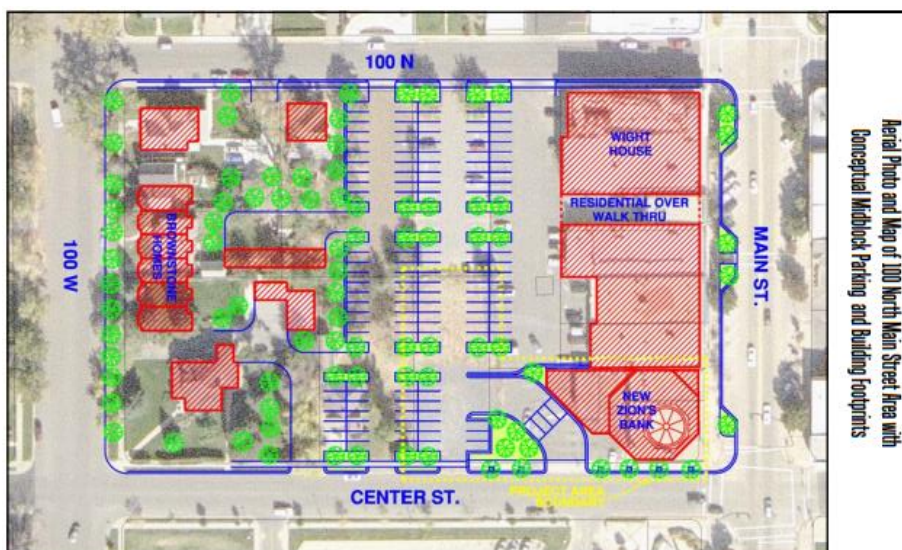


Figure 4: Bountiful City 2009 General Plan - Downtown Master Plan – Page 2

Staff completed a general inventory of the area where the neighborhood along 100 West, between 200 North and 200 South, which includes a mix of different uses, such as a triplex, apartments, post office, professional offices, and vacant lots (see table below). The proposed zone change would increase potential uses of the properties to include a variety of residential and commercial uses, which is consistent with the area, and may encourage revitalization.

Direction	West Side of 100 West	East Side of 100 West	West Side of Main Street
200 North to 100 North	Residential (SFD)	Residential (SFD; Triplex); Commercial (1 property)	Residential (Multi-family); Professional Office; Retail
100 North to Center Street	Residential (SFD); Commercial (1 property; Professional Office)	Residential (SFD); Professional Office (1 property)	School; Retail; Bank
Center Street to 100 South	Residential (SFD); Vacant (1 lot)	Public Facility (Post Office)	Public Facility (Post Office); Retail
100 South to 200 South	Residential (SFD)	Residential (Multi-family); Vacant Lot	Residential (Multi-family); Retail; Restaurant; Professional Office

Additionally, the proposed zone change would harmonize the properties to be consistent with the surrounding Downtown Zoning. For example, the property on the corner of 100 North and 100 West is zoned both Professional Office and Downtown:

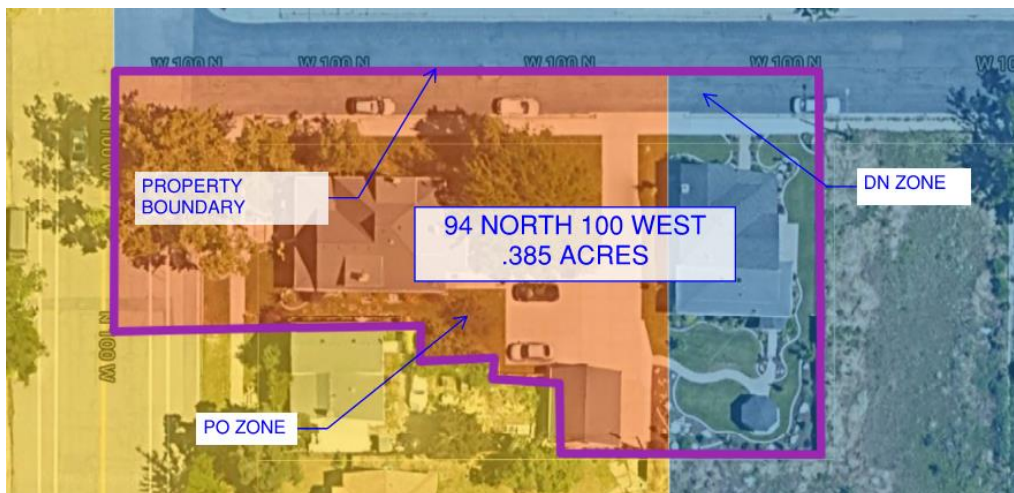


Figure 5: Bountiful Interactive Web Zoning Map

### **Department Review**

This staff report was written by the Senior Planner and was reviewed by the City Manager.

### **Significant Impacts**

Currently, there are minimal impacts to rezoning the properties along the east side of 100 West between Center Street and 100 North. The properties are already developed, and no changes are being proposed with this rezone proposal. The DN Zone would allow for these properties to develop commercial and residential uses adjacent to the Main Street downtown area. New construction would be reviewed through the Site Plan Approval process, where the site would need to comply with current engineering, building, fire, power, and planning requirements.

### **Recommendation**

The Planning Commission recommends the City Council review the proposed Zoning Map Amendment, hold a Public Hearing, and approve the proposed rezone of four (4) parcels east of 100 West, between Center Street and 100 North.

### **Attachments**

1. Draft Ordinance
2. Application Responses
3. Bountiful City Land Use Master Plan
4. Bountiful City Downtown Master Plan
5. Photos of Surrounding properties along 100 West





## BOUNTIFUL

**MAYOR**  
Kendalyn Harris

**CITY COUNCIL**  
Jesse Bell  
Kate Bradshaw  
Richard Higginson  
Matt Murri  
Cecilee Price-Huish

**CITY MANAGER**  
Gary R. Hill

### **DRAFT Bountiful City Ordinance No. 2024-01**

**An ordinance amending the Bountiful City Zoning Map changing the zoning designation of four (4) adjacent parcels, 1.341 acres total, from Single Family Residential (R-4) and Professional Office (P-O) to Downtown (DN) Zoning.**

#### **It is the finding of the Bountiful City Council that:**

1. The Bountiful City Council is empowered to adopt and amend zoning maps and ordinances pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
2. As required by Section 14-2-205 of the Bountiful City Land Use Ordinance this zone map amendment is found to be in harmony with the objectives and purposes of the Land Use Ordinance.
3. After a public hearing, the Bountiful City Planning Commission recommended in favor of approving this proposed zone map amendment on **December 19, 2023**.
4. The Bountiful City Council held a public hearing on this proposal on **January 9, 2024** and finds that the requested zone map amendment is in harmony with the City's General Plan and in the best interests of the health safety and welfare of the City.

#### **Now therefore, be it ordained by the City Council of Bountiful, Utah:**

**Section 1.** The official Zoning Map of Bountiful City is hereby amended to designate the zoning for the following property as Downtown (DN).

**92 W Center Street  
Parcel #030290022**

**BEG SW COR OF LOT 2, BLK 32, PLAT A, BOUNTIFUL TS SURVEY; TH N 10 RODS; TH E 10 2/3 RODS; TH S 10 RODS; TH W 10 2/3 RODS TO BEG. CONT. 0.666 ACRES**

**Section 2.** The official Zoning Map of Bountiful City is hereby amended to designate the zoning for the following property as Downtown (DN).

**68 North 100 West  
Parcel #030290023**

**BEG AT SW COR OF LOT 3, BLK 32, PLAT A, BOUNTIFUL TS SURVEY; E 8.5 RODS; N 60 FT; W 8.5 RODS; S 60 FT TO BEG. CONT. 0.20 ACRES.**

**Section 3.** The official Zoning Map of Bountiful City is hereby amended to designate the zoning for the following property as Downtown (DN).

**72 North 100 West  
Parcel #030290021**

**BEG ON W LINE LOT 3, AT PT 62.95 FT S 0<sup>^</sup>14' W FR NW COR SD LOT 3, BLK 32, PLAT A, BOUNTIFUL TS SURVEY; N 89<sup>^</sup>58' E 55.0 FT; S 0<sup>^</sup>14' W 10.6 FT; N 89<sup>^</sup>58' E 26.65 FT; S 0<sup>^</sup>14' W 7.4 FT; N 89<sup>^</sup>58' E 21.75 FT; S 0<sup>^</sup>14' W 25.65 FT TO S LINE GRANTORS LAND; S 89<sup>^</sup>58' W 103.45 FT TO W LINE SD LOT 3; N 0<sup>^</sup>14' E 43.4 FT, M/L, TO BEG. CONT. 0.09 ACRES.**

**Section 4.** The official Zoning Map of Bountiful City is hereby amended to designate the zoning for the following property as Downtown (DN).

**94 North 100 West  
Parcel #030290149**

**BEG AT A PT WH IS S 89<sup>^</sup>40'15" W (RECORD = WEST) 64.45 FT ALG THE S LINE OF 100 NORTH STR FR THE NE COR OF LOT 3, BLK 32, PLAT A, BOUNTIFUL TS SURVEY, SD NE COR BEING N 89<sup>^</sup>40'15" E 310.09 FT ALG THE CENTER LINE OF 100 NORTH STR & S 0<sup>^</sup>02'16" E 24.75 FT FR THE BOUNTIFUL CITY MONUMENT MARKING THE INTERSECTION OF 100 NORTH & 100 WEST STREETS; & RUN TH S 0<sup>^</sup>02'16" E 76.50 FT; TH S 89<sup>^</sup>40'15" W 59.30 FT TO THE W LINE OF THE PPTY CONV IN E# 2986888; TH N 0<sup>^</sup>02'16" W (RECORD = NORTH) 76.50 FT ALG SD LINE TO THE S LINE OF A STR; TH N 89<sup>^</sup>40'15" E (RECORD = EAST) 59.30 FT ALG SD LINE TO THE POB. ALSO, BEG AT THE NW COR OF LOT 3, BLK 32, PLAT A, BOUNTIFUL TS SURVEY & RUN TH N 89<sup>^</sup>58' E 140.25 FT; TH S 0<sup>^</sup>14' W 106.6 FT TO THE N LINE OF A TRACT OF LAND BELONGING TO WALLACE W. MUIR & BETH K. MUIR (1951); TH S 89<sup>^</sup>58' W ALG THE N LINE OF SD TRACT 36.80 FT; TH N 0<sup>^</sup>14' E 25.65 FT; TH S 89<sup>^</sup>58' W 21.75 FT; TH N 0<sup>^</sup>14' E 7.4 FT; TH S 89<sup>^</sup>58' W 26.65 FT; TH N 0<sup>^</sup>14' E 10.6 FT; TH S 89<sup>^</sup>58' W 55.05 FT; TH N 0<sup>^</sup>14' E 62.95 FT TO THE POB. CONT. 0.344 ACRES ALSO, BEG AT A PT WH IS S 89<sup>^</sup>40'15" W 64.45 FT ALG THE S LINE OF 100 NORTH STR & S 0<sup>^</sup>02'16" E 76.50 FT FR THE NE COR OF LOT 3, BLK 32, PLAT A, BOUNTIFUL TS SURVEY; SD NE COR OF LOT 3 BEING N 89<sup>^</sup>40'15" E 310.09 FT ALG THE CENTERLINE OF 100 NORTH STR & S 0<sup>^</sup>02'16" E 24.75 FT FR THE BOUNTIFUL CITY MONU MARKING THE INTERSECTION**

**OF 100 NORTH & 100 WEST STREETS; & RUN TH S 0^02'16" E 30.34 FT; TH S 89^40'15" W 59.30 FT; TH N 0^02'16" W 30.34 FT; TH N 89^40'15" E 59.30 FT, M/L, TO THE POB. THE BASIS OF BEARING FOR THIS DESCRIPTION IS S 89^40'15" W ALG THE CENTERLINE OF 100 NORTH STR BETWEEN THE MONU AT 100 WEST STR & THE MONU AT MAIN STR. THE NAD83 BEARING OF THIS STREET CENTERLINE IS CALCULATED TO BE S 89^45'29" E. CONT. 0.041 ACRES TOTAL ACREAGE 0.385 ACRES**

**Section 5.** This ordinance shall take effect immediately upon first publication.

**Adopted by the City Council of Bountiful, Utah, this 9<sup>th</sup> day of January 2024.**

\_\_\_\_\_  
Kendalyn Harris, Mayor

ATTEST:

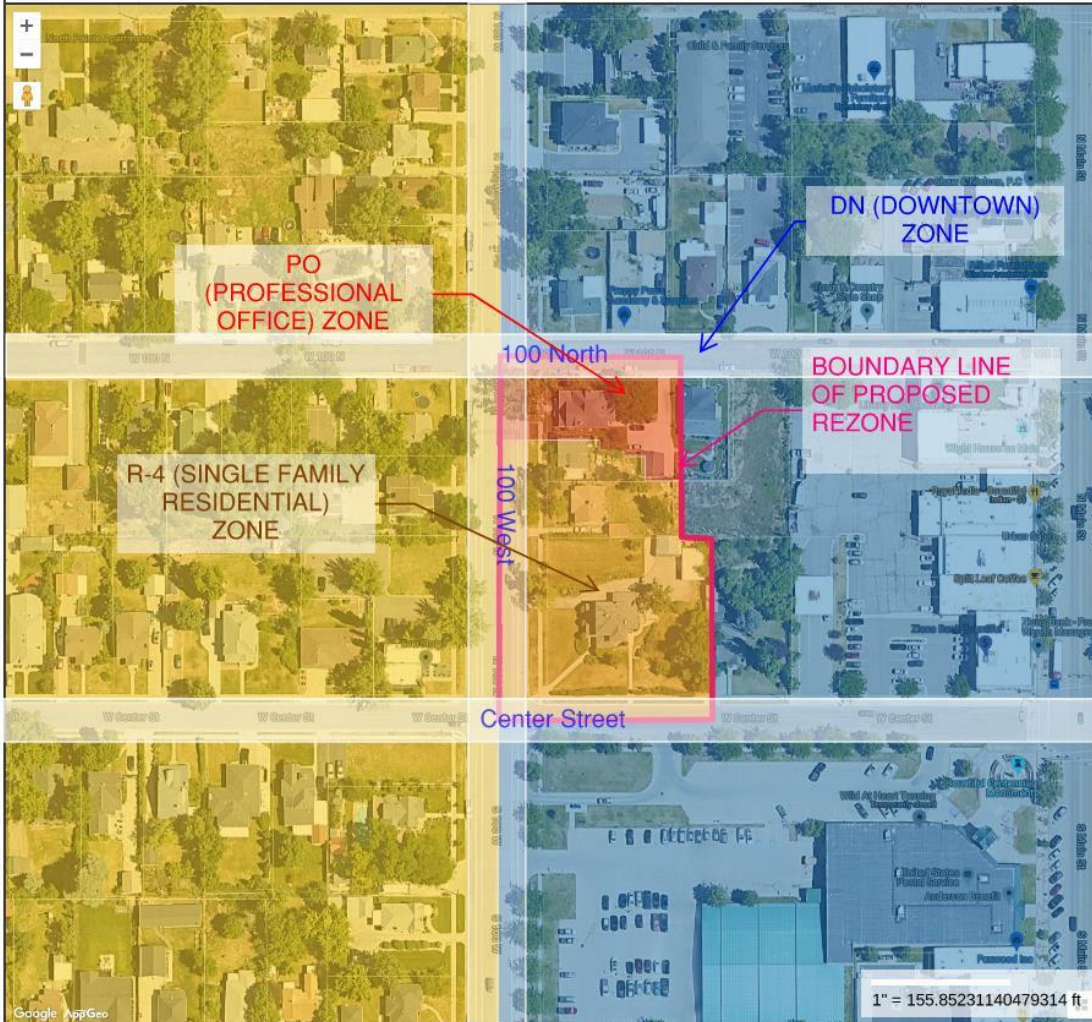
\_\_\_\_\_  
Shawna Andrus, City Recorder

# Zoning Amendment

Bountiful, Utah

December 4, 2023

Proposed Rezone at 92 W Center Street, 68 North 100 West, 72 North 100 West, and 94 North 100 West



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Bountiful, Utah makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate.  
Critical layout or measurement activities should not be done using this resource.

Explain how the intended zone change will not be detrimental to the health, general welfare or safety of persons working or residing in the vicinity, or injurious to property or improvements in the vicinity:

A zone change to this parcel will, in now way, be detrimental to the health, general welfare or safety of persons working or residing in the vicinity, or injurious to property or improvements in the vicinity because there is no change of use planned for the parcel.

A zone change will benefit the general welfare as it will bring this parcel into compliance with the Bountiful General Plan and Bountiful's downtown goals.

Why is the intended zone change necessary at this particular location to provide a service to the community?

A zone change from R-4 to DN will bring the zoning of this parcel into line with the surrounding DN zoning and will-with the other 2 parcels in this request-remove the remaining R-4 from the East side of 100 West Street between 400 North and 500 South.

A zone change for this parcel is in harmony with the Bountiful General Plan as well as the Bountiful Downtown Plan.

Explain fully the timetable for development as well as financing available:

There is no development currently planned for this parcel.  
This continuation of the current use does not require financing.

Explain fully the timetable for development as well as financing available:

There is no development currently planned for this parcel.  
This continuation of the current use does not require financing.



## Introduction

The 2009 Land Use Master Plan is a subset of the 2009 Bountiful City General Plan, which was initiated by order of the Bountiful City Council in March of 2008. The Master Plan was created by a steering committee composed of representatives from the City Council and Planning Commission, and members of the community at large. It is due to the hard work and commitment of these people that this Plan came to fruition.

**Steering Committee  
Picture Not Available**

### STEERING COMMITTEE CHAIRPERSON

David Taylor — Citizen

### COMMITTEE MEMBERS

Richard Davies — Citizen  
Beth Holbrook — City Council  
Clark Jenkins — Planning Commission  
Fred Moss — City Council

### PROJECT MANAGER

Aric Jensen — Bountiful City Planner

### PROJECT STAFF

Joseph Alsop  
Heidi Eyser  
Dustin Wright  
Douglas Howard

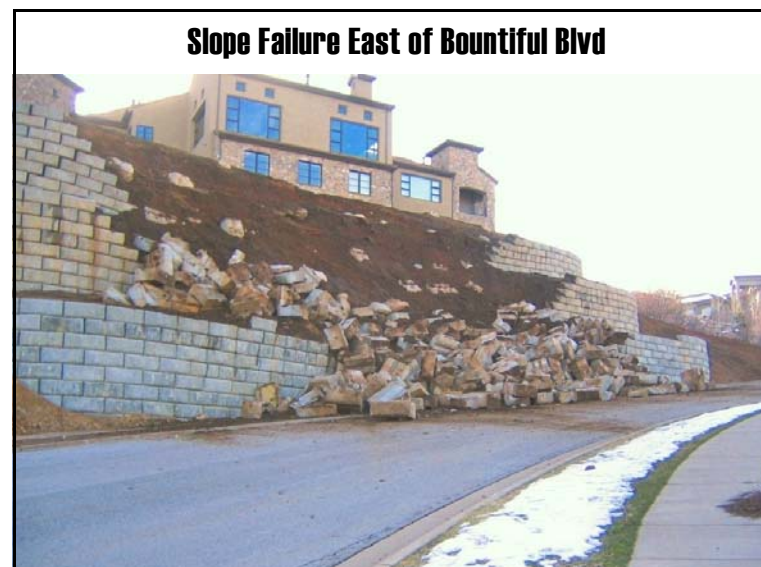
## Concept and Background

The land use policy of a municipality is generally the single most important factor in determining the physical attributes of a community. However, if the land use plan does not incorporate the key elements from other plans, such as transportation, recreation, affordable housing needs, etc., it will never achieve its full potential. As such, the Land Use Master Plan was the last of the four Master Plans created in the 2009 General Plan revision process.

In creating the Land Use Master Plan, the committee members reviewed the work of the other committees, and then made their recommendations based on that work. As a result, the Land Use Master Plan incorporates concepts and issues from the other three plans, but addresses those issues in a land use context.

## Issues, Goals, and Policies

**Issue:** Development of land in mountain areas. Most of the easily developable land in the areas above the Bonneville Bench has already been developed. The remaining privately owned parcels have challenges such as: limited buildable areas, poor access, lack of water and/or low water pressure,



**Slope Failure East of Bountiful Blvd**



**Mountain Area East of Bountiful**

high costs to provide services, poor building soils, etc.

**Goal:** Conduct a study of privately owned lands and their development feasibility within the next 2 years.

**Action:** Revise the RF (Foothill) Zone requirements based on the feasibility study .

**Goal:** Create a plan to preserve as open space areas with poor or marginal development potential.

**Action:** Amend the general plan to identify potential areas for open space preservation based on the development feasibility study.

**Goal:** Conduct a feasibility study for implementing a transfer of development rights (TDR) program within the next 2 years.

**Action:** Based on the open space and TDR feasibility studies, designate in the general plan areas that could be density sending and receiving sites.



# 2009 Land Use Master Plan

**Action:** Amend the Bountiful Land Use Ordinance to implement the proposed TDR program.

**Action:** Adopt an ordinance to limit large hillside developments to PUD's within 1 year.

**Issue:** Changes in development patterns and population. The Bountiful City population is aging significantly, which has a direct impact on development patterns and land uses. There is a growing need for elderly living developments, and a trend of older residents moving from east bench single-family homes to condominiums and apartments in the lower, flatter areas of the City.

**Goal:** Study and identify areas that could be developed with mixed housing types that would attract people of all ages, within 2 years

**Action:** Amend PUD ordinance to require 2 acre minimum

**Action:** Rezone appropriate areas to the RM-7 zone which could be used to create mixed single-family/multi-family developments

**Goal:** Construct 200 new senior friendly housing units within the next 5 years

**Action:** Work with developers to identify and construct age restricted units that are either single level or with elevators

**Goal:** Mix senior friendly housing units within existing neighborhoods in the areas west of Orchard Dr.

**Action:** Identify areas within single-family zones that are dilapidated and that would benefit from redevelopment

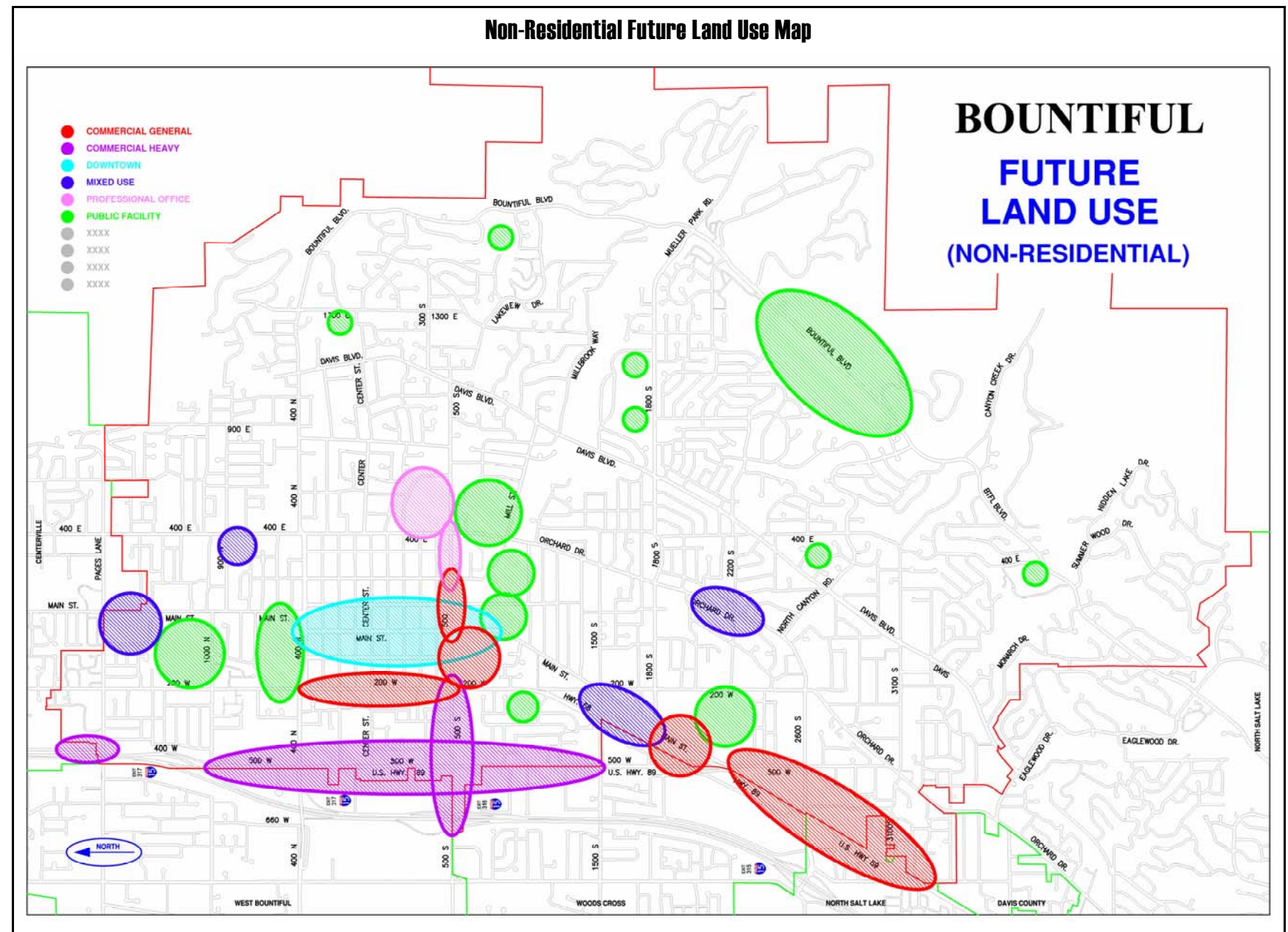
**Goal:** Create a redevelopment plan for the area near Orchard Dr. and 2200 South.

**Action:** Establish a committee consisting of property owners and potential developers to discuss and create plan.

**Issue:** Commercial areas are old and need to be redeveloped. Much of the existing commercial development in Bountiful originally occurred in the 1960's

and 70's, and is located on old residential lots that fronted onto 500 West/Hwy 89, 500 South, and 200 West. As a result, many of the developments suffer from functional and physical obsolescence.

**Goal:** Identify properties that have substantial challenges and could be redeveloped within the next 1 year





# 2009 Land Use Master Plan

**Goal:** Create a plan for redeveloping these properties within the next 2 years



**Issue:** The costs of redeveloping existing properties is very high. When redeveloping existing properties, there is an added cost associated with the residual value of structures, the demolition of existing structures and improvements, and the relocation of existing occupants. As such, it is usually much more expensive to redevelop existing properties than it is to do greenfield development. This makes it difficult to compete with adjoining communities that have large parcels of undeveloped land.

**Goal:** Study and identify new redevelopment areas within the next 1 year

**Action:** Create a committee composed of property owners, real estate professionals, and developers

**Goal:** Establish at least one new redevelopment area within the next 3 years

**Issue:** Bountiful City has a less than average amount of commercial development. The South Davis area has a primary trade area of about 90,000 resi-

dents, and is within 10 miles of downtown Salt Lake City, which it makes it difficult to attract a lot of commercial development. Many retailers won't open stores in Bountiful because they believe that they will cannibalize sales at their existing stores in Salt Lake City and Layton. In addition, most of the commercial land in Bountiful consists of small parcels that do not meet the requirements of developers and national retailers.

**Goal:** Increase residential densities as necessary to boost population levels within the core area of the City

**Action:** Identify areas that could benefit from increased density and rezone them as appropriate



**Issue:** Some areas of existing commercial development are a less attractive mix of buildings and designs

**Goal:** Rewrite the existing commercial design standards within the next 2 years

**Action:** Create a committee composed of architects, engineers, and developers to establish appropriate design standards.

**Goal:** Establish individual design characteristics for each development corridor/area in the City (500 South, 500 West, Downtown, etc.) within the next 2 years.

**Action:** Create a committee composed of architects, engineers, and developers to establish appropriate design standards.

### Example of Design Standards

HIGHWAY 99 SUB-AREA: Commercial & Multifamily Development  
Building Design Standards  
(See Chapter 6 in Draft Standards)

**Façade Articulation**  
INTENTION: To reduce the scale of large buildings and add visual interest.

COMMERCIAL FAÇADES: Incorporate 2 or 3 articulation features from a list of options at no more than 40' intervals (Storefronts) and 60' intervals for all other façades.

**MULTIFAMILY FAÇADES:** Include 3 articulation features from a list of options at no more than 30' intervals. See page 78 for details.

**Maximum Façade Width Checklist**  
INTENTION: To break up massing of large-scale building and add visual interest.

Maximum façade width standards.

**Building Details**  
INTENTION: To encourage the incorporation of design details and small-scale elements into building façades that are attractive at a pedestrian scale.

The façades of non-residential and mixed-use buildings shall employ at least one detail element from each of three categories for each façade facing a street and containing a public entry:

- Window and/or entry treatment
- Building elements and façade details
- Building materials and other façade elements

**Issue:** Non-conforming agricultural uses in the Val Verda area. Portions of the Val Verda area were originally platted as 1 acre lots for the purpose of creating an urban agricultural community. When these properties were annexed into Bountiful City,



# 2009 Land Use Master Plan

they were rezoned single-family because an urban agricultural zone didn't exist within City ordinances. Over time, some of the properties have lost their non-conforming status due to abandonment (lapse of use), creating a hodge-podge of uses. Current residents of the Val Verda area would like to reestablish the agricultural rights that they had before becoming part of Bountiful City.

**Goal:** Establish a uniform policy for agricultural uses in the Val Verda area.

**Action:** Create a committee composed of residents and City officials to create a plan for reestablishing certain agricultural rights within a defined portion of the Val Verda area.

**Issue:** Development near transit stops. Fixed transit routes can be powerful economic engines. In order to take advantage of the proposed South Davis Transit Line, Bountiful City should designate certain areas near transit stops for transit oriented development.

**Goal:** Create a transit oriented development plan for each proposed stop along the proposed South Davis Transit route.

**Action:** Organize committees composed of property owners near transit stops and formulate a development plan unique to each area.

**Issue:** Land costs and other development challenges. There are several major development challenges facing Bountiful City, due primarily to the fact that the easily developable ground has already been developed, leaving only the more challenging parcels of land.

**Goal:** Find ways to allow a reasonable amount of development in areas that are less than 30% slope but that can't be subdivided using traditional standards.

**Action:** Revise the Planned Development ordinance to allow smaller PUD's than currently permitted.

## Conclusion

Bountiful City is a mature and stable community, which makes it a desirable place to live. However, it also makes it difficult to adapt to change and to take advantage of new development opportunities. The intent of this plan is to provide a framework for City officials, residents, property owners, developers, and others to rejuvenate Bountiful City while maintaining its desirable characteristics.





# 2009 Downtown Master Plan

## Introduction

The 2009 Downtown Master Plan is a subset of the 2009 Bountiful City General Plan, which was initiated by order of the Bountiful City Council in March of 2008. The Master Plan was created by a steering committee composed of representatives from the City Council and Planning Commission, and members of the community at large. It is due to the hard work and commitment of these people that this Plan came to fruition.

**Steering Committee  
Picture Not Available**

### STEERING COMMITTEE CHAIRPERSON

Tom Smith — Planning Commission

### COMMITTEE MEMBERS

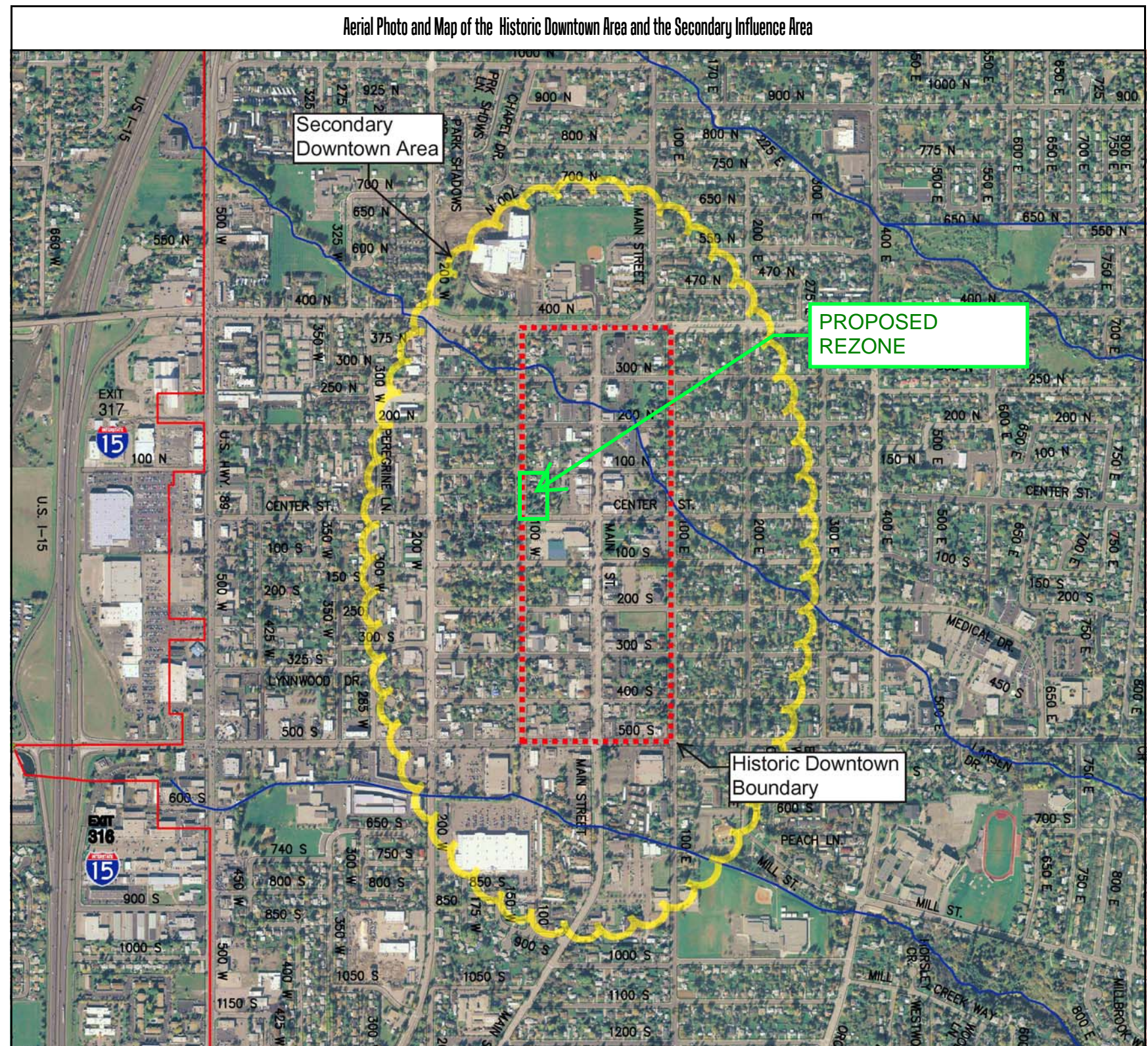
Lynne Bennett — University of Utah Bountiful Campus  
Von Hill — Resident/Hill and Argyle Engineering  
Tom Tolman — City Council  
Kim Woodbury — Resident

### PROJECT MANAGER

Aric Jensen — Bountiful City Planner

### PROJECT STAFF

Joseph Alsop  
Heidi Eysler  
Dustin Wright





# 2009 Downtown Master Plan

## Concept and Background

Historic Downtown Bountiful, which is generally defined as the area encompassed by 400 North, 100 East, 500 South, and 100 West, is the only pioneer settlement in Davis County that still retains much of its original configuration. The focal point of Downtown is the Bountiful Tabernacle. Located on the eastside of Main Street between Center Street and 100 South, it defines the street grid system for Bountiful, West Bountiful, and Woods Cross, just as Temple Square defines the Salt Lake City grid system. The Tabernacle was dedicated on March 14, 1863, and is the oldest continuously used meetinghouse in the LDS Church.

Up until the late 1960's, Downtown Bountiful was the commercial center of South Davis County. However, over the next 10 years the Five-Points Mall and other automobile oriented development occurred, and Downtown began to lose much of its vibrancy. In the late 1970's, the City Council formed the Bountiful Redevelopment Agency in an effort to revitalize the area.

One of the limiting factors in Downtown was scale. The new "big box" stores in shopping malls were able to stock a wider variety of goods and at lower prices than the small, individual shops along Main Street. Even if a business had the desire and fiscal ability to expand and compete, there simply wasn't sufficient space to do it. As a result, Main Street businesses either moved to larger properties near Hwy 89 and the new I-15 Freeway, or they simply closed up. In an attempt to reduce the hemorrhaging, the RDA acquired almost the entire block west of the Tabernacle for a new commercial development. This project never materialized, primarily because the site was not adjacent to a major highway, and because a full downtown block is only 4 acres in size and shopping centers at the time required a minimum of about 10 acres. As a result, the property was eventually sold to the United States Postal Service for a regional facility, which, while not revenue producing, is the single largest trip generator in the downtown area.

## Issues, Goals, and Policies

**Issue:** The Decline of Main Street – Main Street between 500 South and 400 North is the only prototypical turn of the 20<sup>th</sup> century downtown left in Davis

County. However, over time it has fallen into decline and lost much of its original appeal.

**Goal:** Revitalize Downtown Bountiful.

**Action:** Conduct a study to determine which buildings are worth preserv-



ing and which should be redeveloped.

**Action:** Identify destination type uses that don't need to be located in high traffic areas to succeed.

**Action:** Create architectural standards and a building massing plan.

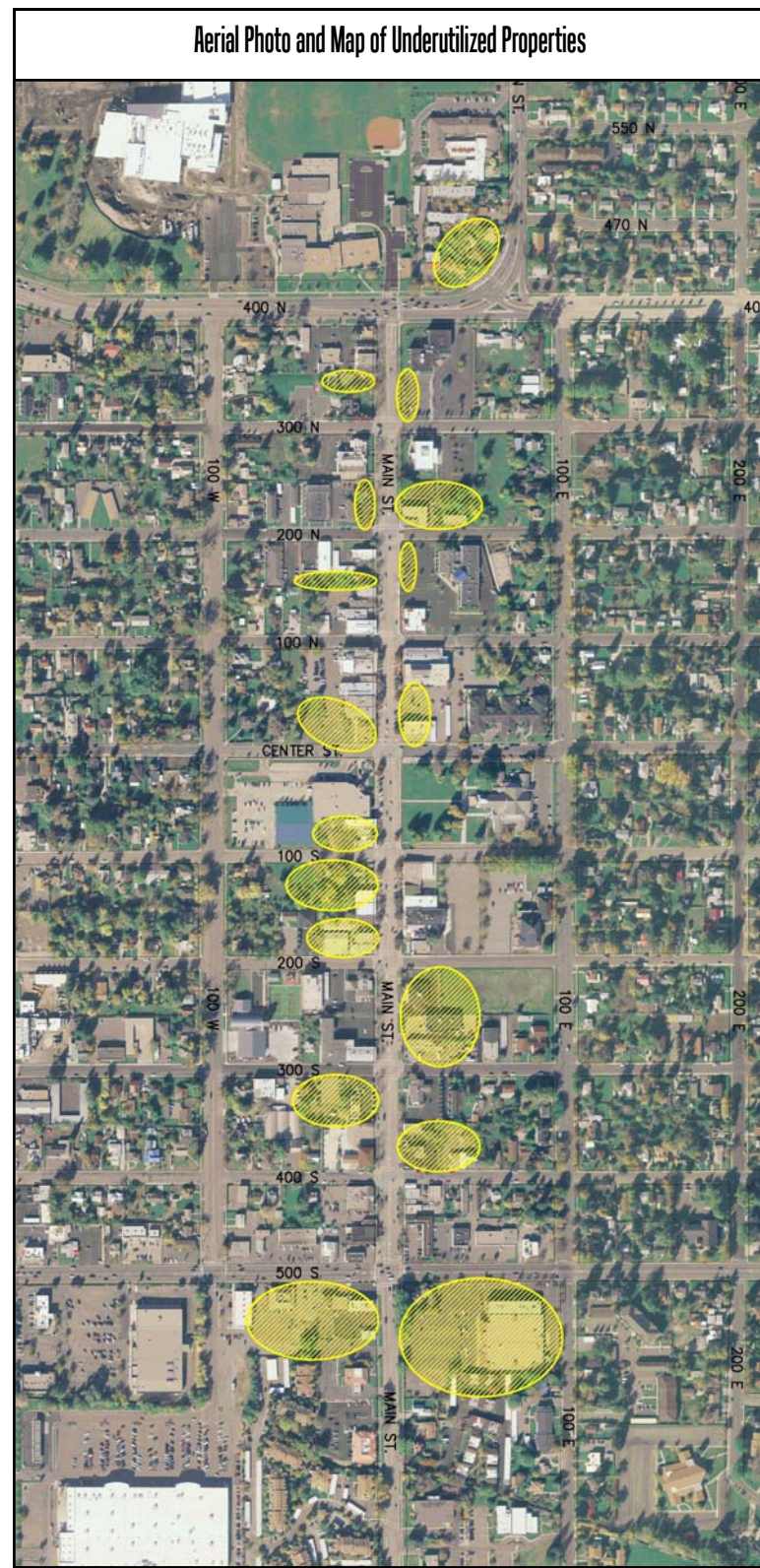
**Action:** Create midblock public parking areas.

**Issue:** Underutilized and Non-compatible Uses – There are many existing developments and uses in the Downtown Area that are either underutilized and/or are not compatible with the objective of restoring Downtown to its glory days. These businesses may be successful in their own right, but they don't contribute to the critical mass necessary for a successful downtown.

Ironically, but not coincidentally, most of the non-contributory uses are located on former service station sites. Service stations were an integral part of Downtown because they provided a basic service that brought people to the area on a weekly basis. When 500 West and I-15 became the main automobile corridors in the area, the automotive service stations followed. As a result, the vacant service stations along Main Street eventually became used vehicle sales lots and/or vehicle repair facilities, which only generate a fraction of the visitor trips that the original service stations generated. Furthermore, the few visitors that do come to these businesses are more likely to visit just that site, and to not patronize the other downtown businesses. I.e., when the service stations were in operation, people would visit on weekly basis to get gas or to leave their cars for a tune-up, tire change, oil change, etc, and then visit Carmacks, Service Drug, Barton Shoes or some other business. As such, the service stations were activity centers, while their successors are activity "holes" in the fabric of downtown.



# 2009 Downtown Master Plan



**Goal:** Relocate the businesses that don't enhance Downtown to other viable sites within their trade area

**Action:** Establish a business relocation fund using RDA monies.

**Action:** Actively search for and identify properties that could be used for relocation.

**Goal:** Bring in new businesses and/or uses that will contribute to the critical activity mass necessary for a vibrant downtown.

**Action:** Identify the missing or underrepresented uses.

**Action:** Create an incentive strategy to encourage the development of those uses.

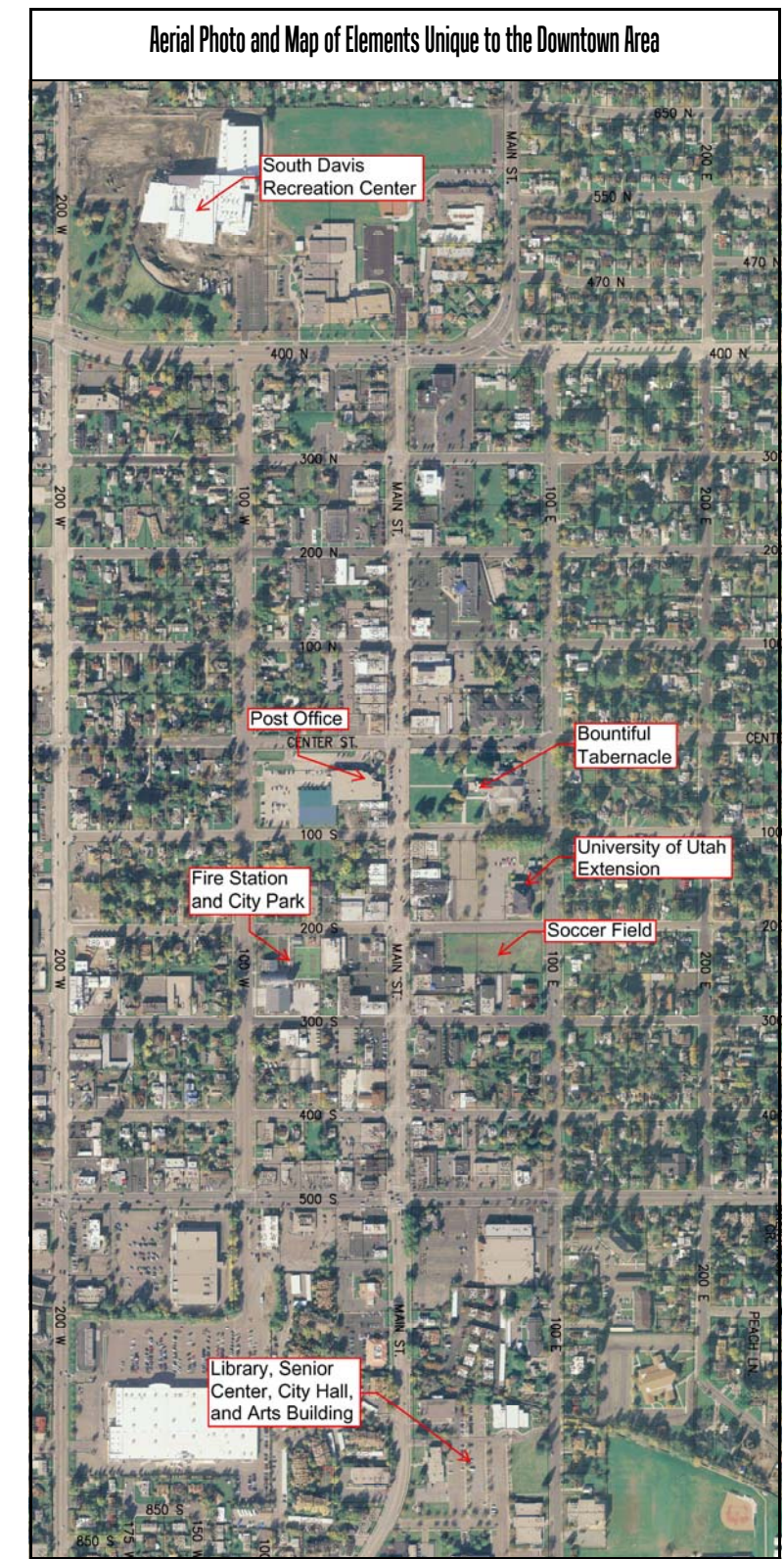
**Issue:** Unique Aspects – While the Downtown area lacks the parking lots and other amenities of a large shopping center, it does have unique aspects that can't be reproduced. Most of these items, such as the Bountiful Tabernacle block, are underutilized and underappreciated.

**Goal:** Enhance the existing, unique characteristics and uses in the Downtown area

**Action:** Create a list of the unique features/uses in Downtown

**Action:** Work with property owners to create a vision of what their unique asset could become

**Action:** Help property owners to develop cost analysis and implementation plans





# 2009 Downtown Master Plan

**Issue:** Insufficient Daytime Customers – Bountiful residents want a variety of retail and restaurant experiences on Main Street, however, there are currently insufficient daytime customers in the area to support these businesses. The major sources of daytime population in Bountiful include: professional office buildings, medical buildings, retirement communities, schools, and government buildings. One of the key ways to enhance Downtown Bountiful is to fill the activity “holes” with residences and professional offices, which will in turn support the expansion of retail shops and restaurants. As discussed previously, the challenge is in relocating the non-contributing businesses to other sites within their trade area in such a way that it doesn’t negatively impact the business, which in turn would create opportunities for new office and residential uses downtown.

**Goal:** Create additional demand for restaurants and retail uses.

**Action:** Relocate non-contributing businesses and replace them with residential and professional offices.



**Issue:** Insufficient Dining, Entertainment, and Shopping Opportunities – One of the more frequent comments made by both residents and visitors is that there is “not a lot to do” in the South Davis area. The Downtown Business Owners Association and the City have already partnered on successful activities such as the Farmer’s Market, however, there are many other things that could be done. The following is a list of some of the venues/activities that have occurred or that are ongoing in the Downtown area, and that have the potential of being expanded and/or enhanced:

- Tabernacle Block
  - Concerts
  - Family activities
  - Benches for eating lunch
- Plaza/Fountain
  - Street artists
  - Eating lunch
- Temporary Street Closings
  - Car show
  - Farmers Market
  - Parades
- Sidewalks
  - Food carts
  - Chalk art
    - Benches
  - RDA Public Parking Lots
    - Special activities and/or event parking

**Goal:** Establish the Downtown area as a place people go to for entertainment and dining

**Action:** Encourage/enhance existing, successful activities



**Action:** Modify City ordinances to allow expanded use of sidewalks and other public areas

**Action:** Work with LDS Church to allow additional activities on the Tabernacle lawn

**Issue:** Redevelopment and Downtown Improvements – There is an old axiom that you only get one chance to make a first impression, i.e., An appealing and inviting appearance is extremely important in attracting first-time patrons. However, the Downtown area consists of multiple properties and multiple owners, each with a vision of what is appealing and attractive. The challenge is to create a common vision of what Downtown should look like, and a mechanism for achieving that goal.

One of the most common techniques, frequently employed in shopping centers, is to create a rigorous, homogenous design standard that every building must follow. This is commonly called project “branding”, and is as much a marketing tool



# 2009 Downtown Master Plan

Example of Art Deco Design and Vertical/Horizontal Massing  
(The Former *Bountiful Theater*, Main Street, Bountiful)



for developers as it is a feature for patrons. Another frequently used option is to create an architectural review board and a set of flexible design criteria that specifies building massing, setbacks, and related standards, but that does not mandate a specific style or period.

There are pros and cons to each method. The first is frequently used in shopping centers and themed venues, such as Main Street Disneyland and Colonial Williamsburg. The objective is usually to capture the attention of the visitor and to create distinct divisions between the development and adjacent, unaffiliated properties, so that the visitor will be discouraged from leaving the project area. The upside to this approach is that it is easy to do and it frequently works as intended. The downside is the “vanilla” factor, meaning that people over time lose interest because of the lack of variety. To combat this problem, retail developments typically do a minor remodel every six years, and a major remodel every fifteen to twenty years, to try and keep things fresh.

The second method is commonly used in developing new mixed-use developments, where the emphasis is on the interaction of the buildings with the streetscape/pedestrian, and not the architectural style of the buildings. This approach is especially useful in redevelopment areas because it allows an eclectic combination of both new and old buildings from various design periods. Also, it typically creates the feel of a naturally developed community setting instead of an artificial strip mall. The downside is that takes much more work to create and administer the more flexible design criteria, and there is no guarantee that the mix of building styles will work.

**Goal:** Create a Downtown Architectural Review Board

**Action:** Draft an Ordinance creating the Review Board and giving them specific duties.

**Goal:** Create a Downtown Development Standards document.

Example of Storefront Windows and Colors  
(Main Street, Bountiful)



Example of Balconies and Residential Units Over Retail  
(Athens, Georgia)



**Action:** Draft a Downtown Development Standards document.

**Action:** Draft an Ordinance to adopt the Downtown Development Standards as part of the City Land Use Ordinance.

## Parking and Traffic

Mid-block Parking with Walkways

Textured Walkways

## Defining Pedestrian Space

Slow traffic using larger pop-outs at corners.

## Density

Improve efficiency of Space

## Land Consolidation

## Residential

## Mixed-Use

Living Units above retail and Office Space.

Multi-family housing close proximity to down-



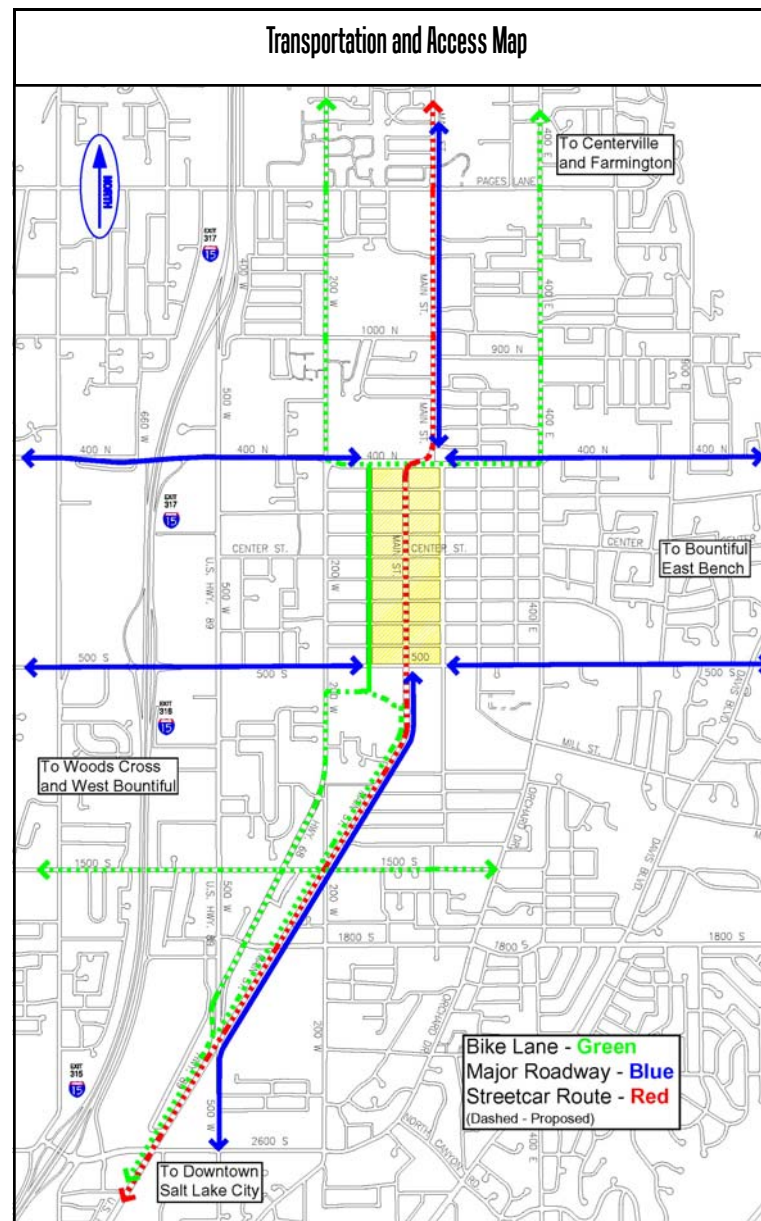
# 2009 Downtown Master Plan

- town.
- Commercial
  - Walkable Community
  - Store Fronts
  - Buildings facing the Street
  - Parking in the rear
- Definitive style of development
  - Example of how this is done
    - Resort Communities
    - Park City
    - Durango
    - Jackson Hole

**Issue:** Transportation and Access - One of the most important aspects in establishing any kind of activity center is providing multiple forms of transportation and access. Currently, the Downtown area can be accessed primarily by automobile, bus, and walking. (No dedicated bicycle lanes currently provide access to the Downtown Area)

For practical purposes, most people who come to the Downtown area drive there, for the primary reason that transit, biking, walking are not viable options. Buses currently run mostly north/south and do not provide access to the surrounding residential areas. Furthermore, they do not run at consistent intervals and are a confusing mix of express and local routes. Walking is an option only for the few that live within a quarter mile of Downtown, and there are no dedicated bicycle lanes providing access to the Downtown area. As such, if the Downtown is to grow and flourish, the City needs to expand the accessibility options to the area.

Bountiful City is currently working with UTA, UDOT, and adjacent municipalities to plan a community oriented rail transit route from Salt Lake City to Parrish Lane in Centerville. The current version of the draft Environment Impact Statement



(EIS) identifies streetcars as the preferred mode, which would allow automobiles and rail vehicles to operate within the same traffic lane or within separate lanes. As such, this makes possible a streetcar route down Main Street. Ironically, between approximately 1910 and 1930, a trolley car line ran on Main Street through the middle of Downtown. (On a side note, during street reconstruction in the 1980's, construction workers uncovered the old trolley car rail bed.) In Downtown Salt

Lake City, there is a free fare zone that allows people to ride Traxx or City Buses for free within a designated area. A similar arrangement could benefit Downtown Bountiful. The City could create a free fare zone from City Hall/the Library to the Junior High/Rec Center on the north. This would allow people to park once and then circulate through the Downtown area without having to move their vehicle.

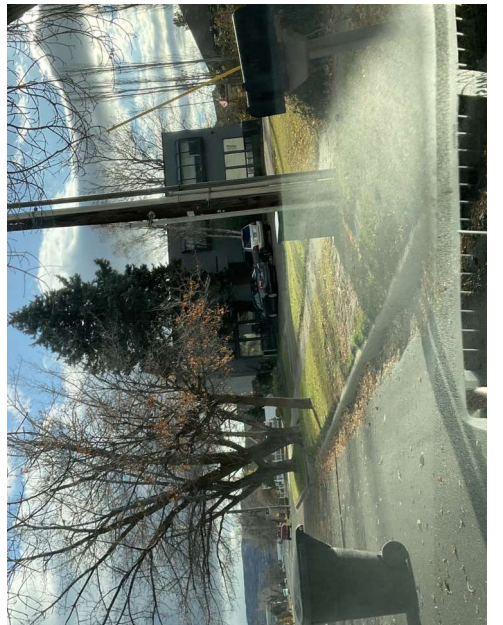
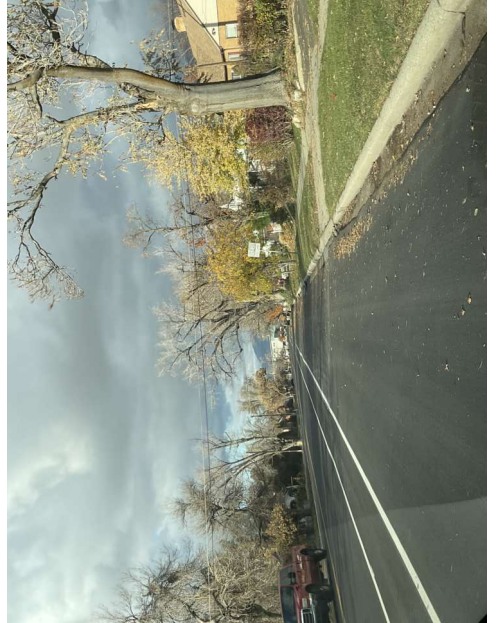
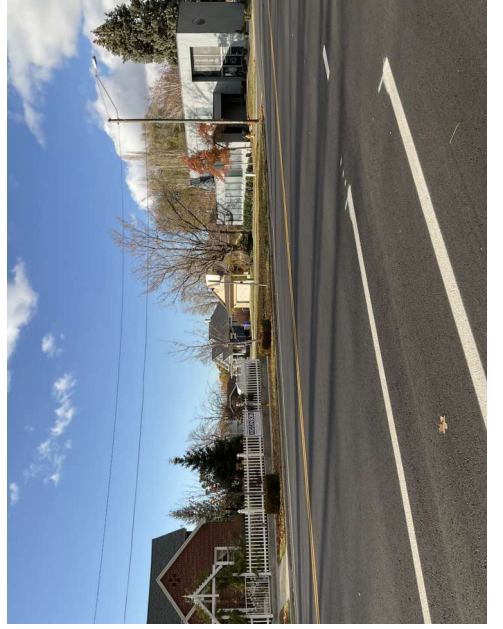
- Goal:** Increase centrally located parking opportunities
- Action:** Create/expand mid-block public parking areas
- Action:** Create more mid-block pedestrian accesses between parking lots and Main Street
- Goal:** Expand access options to Downtown
- Action:** Work with UTA and others to create a streetcar route along Main Street
- Action:** Work with UTA and others to locate streetcar stops in front of the Library, between 100 South and 200 South, and near Bountiful Jr High/ the South Davis Rec Center
- Action:** Create a free fare zone between the Rec Center and the Library
- Action:** Construct bike lanes from surrounding neighborhoods to the Downtown area, and bike racks along Main Street
- Action:** Work with UTA to establish circulating bus routes between the residential areas to the east and Main Street

# 2009 Downtown Master Plan

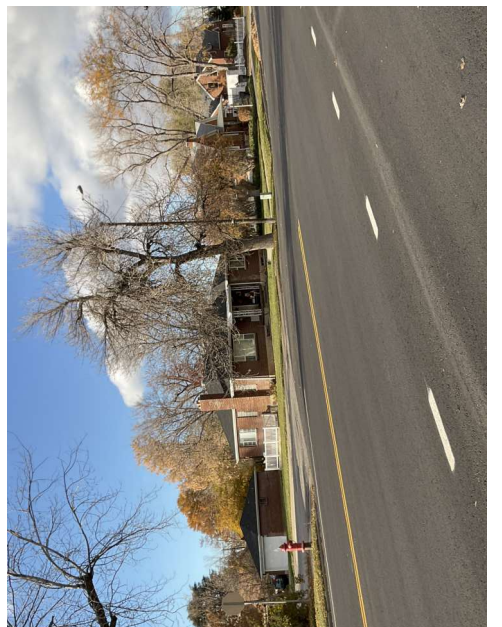
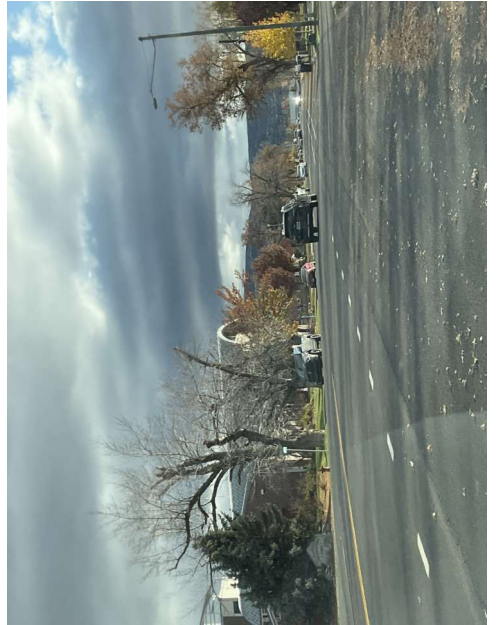
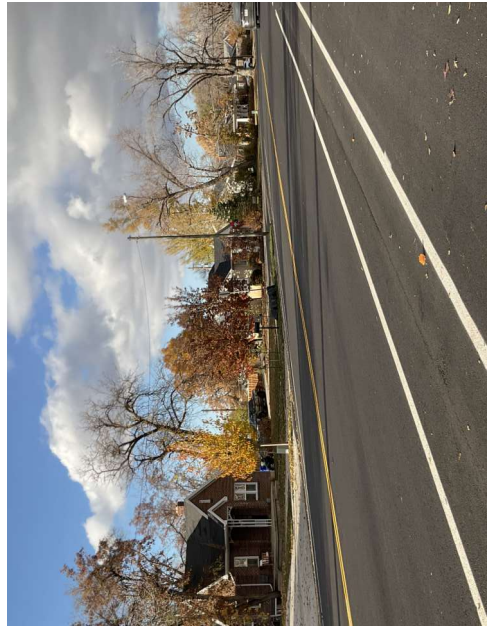
## Conclusion

Historic Downtown Bountiful is the only pioneer settlement in Davis County that still retains much of its original configuration. Up until the late 1960's, Downtown Bountiful was the commercial center of South Davis County. The 2009 Downtown Master Plan acknowledges that Downtown Bountiful will probably never again become the commercial hub that it once was. However, the Plan provides a framework for re-inventing the Downtown into a unique, destination area that would be a positive amenity to the community.

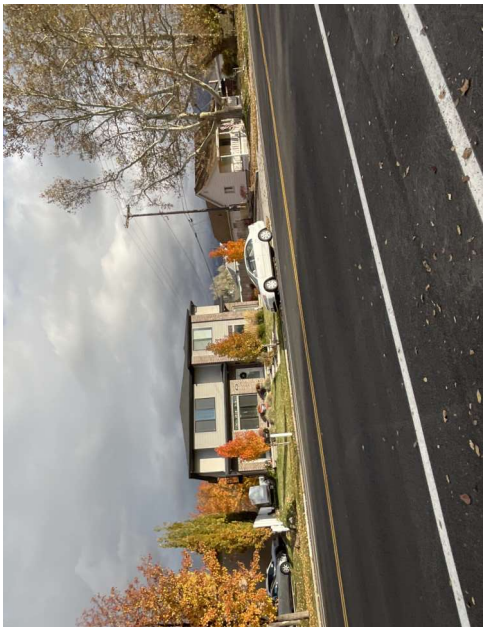
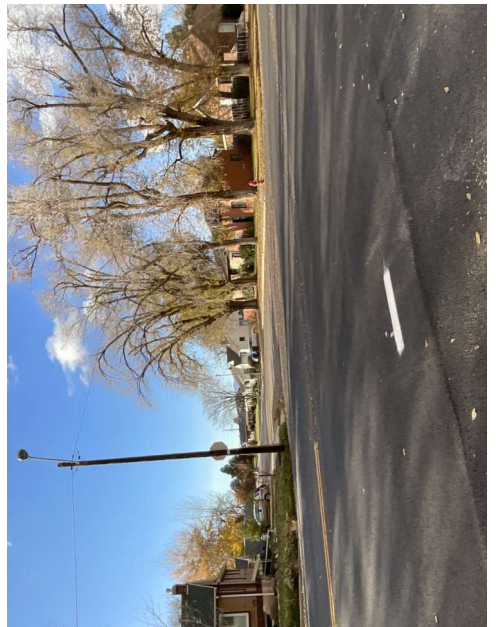
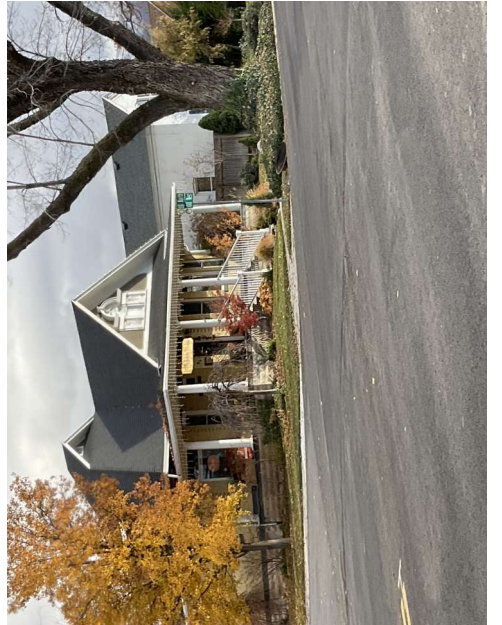
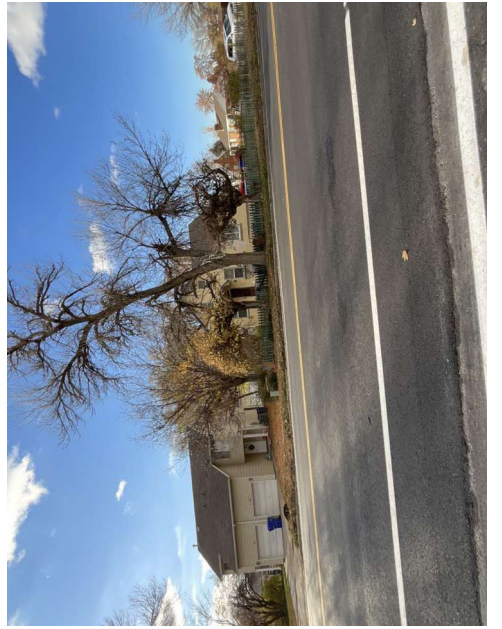












# City Council Staff Report

**Subject:** Tyler Technologies Software Maintenance  
**Author:** Greg Martin  
**Department:** Information Technology  
**Date:** January 9, 2024



## **Background**

Tyler Technologies provides support for all Bountiful City financial software. Software Support Maintenance Agreements (SSMA) are usual and customary in the computer software industry.

## **Analysis**

Through this maintenance agreement we receive all updates and enhancements to the Munis software. The contract also provides full access to Tyler's technical support staff to resolve issues or get general processing help. Tyler System Management Services Support (TSM) provides comprehensive real-time system analysis and management of all servers and updates.

## **Department Review**

During the budget process the Information Technology staff provides each department with a detailed analysis of expected computer-related costs. The projected Tyler Technologies software maintenance costs are included in that report.

- Note: We have eliminated the Business & Vendor Self Service module and changed Permits and Code Enforcement to read-only, reducing our costs by \$7,284.

## **Significant Impacts**

Keeping our software up to date is critical. Accurate processing of all transactions related to Finance, Payroll, Accounts Payable, Utility Billing, Permits & Inspections, etc. is vital to the day-to-day operations of the City. Most city departments share in the cost of this software maintenance. Sufficient funding has been included in the budgets of all affected departments.

## **Recommendation**

The Information Technology staff recommends that City Council approve the annual Tyler Technologies Software Maintenance contract as follows:

• Financial Software Support & Update Licensing:	\$61,522
• Tyler System Management Service Support:	\$19,445
• <u>Tyler Unlimited Client Access Licensing:</u>	<u>\$1,650</u>
Total	\$82,617





# City Council Staff Report

**Subject:** Golf Course Pro-shop Remodel

**Author:** Brock Hill

**Department:** Golf Course

**Date:** 9 January 2024



## **Background**

Bountiful Ridge Golf Course has been listed and ranked as one of the best courses in Davis County and Northern Utah. The staff at Bountiful Ridge is dedicated to the long-time established values of personalized customer service, sustainable and consistent maintenance practices, and well trained and engaged employees.

Bountiful Ridge Golf Course was built in 1975 with the main portion of the clubhouse being built soon after. The original building consisted of the current entrance, pro-shop, a small kitchen/service area, small dining space, basement restrooms, cart storage and utility rooms. In 1988, an addition to the building was constructed, on the north side. This consisted of the northwest meeting space, extended kitchen/utility areas, storage areas, and the basement warm-up space. In 2012, the entrance, stairs, basement bathrooms and back entrance were part of a partial building remodel. Additional work, aside from regular maintenance, was done on the building in the fall of 2020 which included roof patching, HVAC maintenance, and kitchen upgrades. In 2021 a complete interior remodel was completed on the café side of the building including carpet, sheetrock, window replacement, interior finish work, painting, electrical and lighting systems, network/internet wiring, outdoor furniture, front landscaping, kitchen equipment, and north patio area.

## **Analysis**

After continuous repairs and needed system updates, it is determined that the pro-shop side of the building be remodeled to bring it up to date with the rest of the building. The walls are old pink wallpaper that in some areas is peeling from the walls. The carpet is worn and stained. The electrical system: including light fixtures, switches, plugs, and covers are in disrepair, inefficient, and some don't work. The windows are single pane 1/4" thick glass with shrinking wood framing and trim. The steel exterior doors have rusting, decaying frames and hardware that is worn and difficult to lock and operate. The wood trim and wall treatments are tongue and groove rough-cut cedar which are discolored with parts missing. The sales counter is in need of major repair. The ceiling tiles are water stained, peeling or missing.

The scope of this project is to remove all carpeting, all cedar trim around doors, windows, baseboards, and walls; the exterior windows, the exterior doors, worn out, broken or non-functioning finishes; remove the peeling wallpaper and paint and any broken drywall; remove the sales counter, the non-functioning track, recessed can, fluorescent, and chandelier lighting fixtures; remove all switches, plugs, and cover plates, and the rusting HVAC grills and vent covers; and remove all carpeting. The ceiling tiles and underlying damaged sheetrock in the pro-shop area will be replaced with lightweight sheetrock. All walls and ceilings throughout the pro-shop and office areas will be textured and painted with a faux finish. A new service counter and built-in merchandise display cases will be added to better serve our customers. All finishes, fixtures, paint, wood stain, wood trim, drywall texture, carpet, and colors will match the completed work in the recently remodeled area of the front entrance and café areas.

Staff contacted four construction companies with whom we have past working relationships or who come highly recommended. The companies are Hansen Homes Inc. based in Bountiful, Launch Construction based in North Salt Lake, ALCO Construction based in Woods Cross and Randall Brother Construction based in Morgan. All four contractors were present at an on-site pre-construction meeting where bid and construction schedules were discussed, plans were distributed, and questions answered. The bids are as follows:

Hansen Homes Inc.:	\$129,250.00
Launch Construction:	No bid submitted.
ALCO Construction:	\$205,524.59
Randall Brothers Construction:	\$124,500.00

It is important to note that the windows, chandelier light fixtures, and roof replacement are not included in the bid price but will be part of the contracted work. Staff has received a bid from Residential Glass Works as a sole-source provider for the type, style, sizes, and shapes needed for this project (\$36,371). In addition, Redline Roofing is prepared to do the roof replacement (\$43,720) along with the golf course maintenance building roof replacement (already under contract). Due to lead time and delivery estimates, the chandeliers have been ordered and paid for (\$3,862) but will be part of the electrical installation scope of the chosen contractor.

### **Significant Impacts**

The bid amount and noted additional items (windows, roof, and lighting), are within the \$300,000 budget in the FY2024 Long-Term Golf Course Capital Project Plan. The total project cost is \$208,453.19. The project needs to get started right away to be finished in time for the 2024 golf season. It is anticipated that a “Notice to Proceed” will be given promptly to the recommended contractor upon City Council approval.

### **Department Review**

The review was completed by the Parks, Golf, and Executive Departments

### **Recommendation**

Staff recommends that City Council approve the following contracts for the remodel of the Bountiful Ridge Golf Course Pro Shop:

- construction agreement with Randall Brothers in the amount of \$124,500,
- construction agreement with Redline Roofing in the amount of \$43,720, and
- Purchase agreement with Residential Glass Works in the amount of \$36,371

### **Attachments**

None – bids and remodel plan descriptions available upon request.

# City Council Staff Report

**Subject:** 300 S, 400 S Reconstruction Project  
Contract Amendment

**Author:** Lloyd Cheney, City Engineer

**Department:** Engineering, Streets

**Date:** January 9, 2024



## **Background**

For the past 4 years the Street Department budget has included a reconstruction project for several of the East-West streets in the oldest part of town ("Plat A"). The reconstruction project completed this year was located on 300 South from 200 West to Main Street and 400 South from Main Street to 400 East. This project replaced curb, gutter, sidewalk, drive approaches and the failed asphalt pavement in these two areas. Because of poorer than expected soil conditions and the replacement of additional curb, gutter and sidewalk, the project expenses exceed what is allowed to be expended on projects without approval from the City Council.

## **Analysis**

Section 2-5-102 (c) of the City Code requires Council authorization for changes to approved contract wards if the amount exceeds both 10% and \$50,000. The reconstruction project expenditures exceed the original contract amount for the following reasons:

1. Poor soil conditions would not support excavation against the existing curb and gutter, resulting in excessive displacement of the curb, gutter and sidewalk. This resulted in additional expenditures of approximately \$98,000 to replace improvements in these areas.
2. Poor soil conditions necessitated removal of the existing material to a depth greater than the 8" previously anticipated in the bid. In previous projects, the pulverized asphalt and gravel was utilized in the reconstruction but because the material was predominantly clays and too fine for structural fill, additional granular material was brought in to create the underlying structure for the roadway. This additional work resulted in an additional expense of approximately \$75,000.

The original contract amount for the project was \$712,670.75. With the additional expenditures, the estimated project total will be \$892,451.29 (+\$179,780.54, 25.2%).

## **Department Review**

This memo has been reviewed by the City Engineer and the Street Dept. Director and the City Manager.

### **Significant Impacts**

The Street Department's Capital Road Reconstruction Budget for FY2024 allocated \$1,440,000 for reconstruction projects in Plat A that would occur in the summer of 2023 and the spring of 2024. Per the Street Dept. 10 yr Capital Plan, the 300 S & 400 S project (listed as 400 S) was budgeted at \$840,000. The remaining funds in this line item (approximately \$600,000) were budgeted for a similar "staggered" reconstruction project consisting of 400 S (200 W to Main St) and 300 S (Main St to 400 E). Additional funding for this project would be allocated in the upcoming FY2025 budgeting process.

### **Recommendation**

- Staff recommends the City Council authorize the additional expenditure of \$179,780.54 for the reconstruction of 300 South and 400 South as outlined.

### **Attachments**

Payment Summary

Bountiful City Corporation  
 300 South & 400 South Reconstruction Project  
 200 W to 400 E  
 Payment Summary

300 S & 400 S Reconstruction Project				Contract Pricing		Payment 1 19-Sep-23		Payment 2 12-Dec-23		Payment 3 date		Payment Summary	
Item No.	Description	Unit	Qty	Unit Price	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount
1	Mobilization	LS	1	42,500.00	42,500.00	0.40	\$ 17,000.00	0.6	\$ 25,500.00		\$ -	1	\$ 42,500.00
2	Lower Valve	Ea	18	450.00	8,100.00	14.00	\$ 6,300.00	0	\$ -		\$ -	14	\$ 6,300.00
3	Lower Manhole	Ea	9	600.00	5,400.00	11.00	\$ 6,600.00	0	\$ -		\$ -	11	\$ 6,600.00
4	Remove Curb & Gutter	LFt	1052	10.00	10,520.00	751.00	\$ 7,510.00	830	\$ 8,300.00		\$ -	1581	\$ 15,810.00
5	Remove Concrete Slabs	SqFt	4240	5.25	22,260.00	2,590.00	\$ 13,597.50	5589.25	\$ 29,343.56		\$ -	8179.25	\$ 42,941.06
6	Construct 24" Curb and Gutter	LFt	1009	40.00	40,360.00	420.00	\$ 16,800.00	830	\$ 33,200.00		\$ -	1250	\$ 50,000.00
7	Construct 30" Curb and Gutter	LFt	43	59.00	2,537.00	96.50	\$ 5,693.50	25.5	\$ 1,504.50		\$ -	122	\$ 7,198.00
8	Construct 4" Flatwork	SqFt	2756	12.50	34,450.00	1,650.00	\$ 20,625.00	2709.25	\$ 33,865.63		\$ -	4359.25	\$ 54,490.63
9	2x2 Cast Iron Detectable Warning Panel	Ea	44	265.00	11,660.00	16.00	\$ 4,240.00	28	\$ 7,420.00		\$ -	44	\$ 11,660.00
10	9" Flatwork (Waterways, Transitions)	SqFt	40	70.00	2,800.00	-	\$ -	340	\$ 23,800.00		\$ -	340	\$ 23,800.00
11	Type A Drive Approach	LFt	13	185.00	2,405.00	-	\$ -	23.5	\$ 4,347.50		\$ -	23.5	\$ 4,347.50
12	Type B Drive Approach	LFt	348	145.00	50,460.00	234.50	\$ 34,002.50	480	\$ 69,600.00		\$ -	714.5	\$ 103,602.50
13	Sawcut Asphalt	LFt	290	1.50	435.00	296.00	\$ 444.00	62	\$ 93.00		\$ -	358	\$ 537.00
14	Storm Water Curb Opening	Ea	0	-	-	-	\$ -	0	\$ -		\$ -	0	\$ -
15	8" Roadway Excavation	CYd	3400	22.00	74,800.00	1,088.00	\$ 23,936.00	0	\$ -	3405	\$ 74,910.00	4493	\$ 98,846.00
16	Pulverize or Remove Existing Asphalt	SqYd	13755	1.75	24,071.25	4,950.00	\$ 8,662.50	0	\$ -		\$ -	4950	\$ 8,662.50
17	Rough Grading	SqYd	13755	1.00	13,755.00	4,950.00	\$ 4,950.00	8089	\$ 8,089.00		\$ -	13039	\$ 13,039.00
18	Finish Grading	SqYd	13755	1.10	15,130.50	4,950.00	\$ 5,445.00	8089	\$ 8,897.90		\$ -	13039	\$ 14,342.90
19	4" Asphalt Pavement	Ton	3167	86.00	272,362.00	1,133.36	\$ 97,468.96	1813.74	\$ 155,981.64		\$ -	2947.1	\$ 253,450.60
20	Road Base	Ton	1700	20.00	34,000.00	179.73	\$ 3,594.60	4035	\$ 80,700.00		\$ -	4214.73	\$ 84,294.60
21	Raise Valve to Finish Grade	Ea	18	445.00	8,010.00	14.00	\$ 6,230.00	27	\$ 12,015.00		\$ -	41	\$ 18,245.00
22	Raise Manhole - Concrete Collar	Ea	9	595.00	5,355.00	3.00	\$ 1,785.00	8	\$ 4,760.00		\$ -	11	\$ 6,545.00
23	Raise Monument to Finish Grade	Ea	4	1,350.00	5,400.00	-	\$ -	0	\$ -		\$ -	0	\$ -
24	Type A Inlet Box	Ea	4	6,475.00	25,900.00	-	\$ -	3	\$ 19,425.00		\$ -	3	\$ 19,425.00
<b>Additional Authorized Work</b>													
	6" Curb Wall	LFt						161.5	\$ 5,814.00				\$ 5,814.00
<b>Total</b>					712,670.75		\$ 284,884.56		\$ 532,656.73		\$ 74,910.00		\$ 892,451.29

Make Payment to: \_\_\_\_\_

Miller Paving  
 P.O. Box 571039  
 5640 S Riley Lane  
 Murray, UT 84017

LC  
 LC

454410-473500				
Date	Payment	Amount	Retainage	Payable
19-Sep-23	1	284,884.56	14,244.23	270,640.33
12-Dec-23	2	532,656.73	26,632.84	506,023.89
	3	74,910.00	3,745.50	71,164.50
	4			

**PAY THIS AMOUNT**  
 UNPAID as of 12/12/2023



# City Council Staff Report

**Subject:** Final Acceptance of the Creek Side Views  
Subdivision  
**Authors:** Lloyd Cheney, City Engineer  
**Date:** January 9, 2024



## **Background**

The Creek Side Views Subdivision was given final approval by the City Council in February 2022, with construction occurring during the spring and summer of 2022. This development included 6 lots which all front on to the 1350 South cul-de-sac. To date, 1 permit for a single family home have been issued and a second application is currently being processed.

## **Analysis**

Public improvements constructed under this phase included an extension of the culinary water, storm drain, sewer, irrigation, and power systems in addition to the roadway improvements. After reviewing the condition of these items at the end of the one year warranty period, there is one minor issue to be addressed. The only outstanding issue is damage to the sidewalk on the Davis Blvd frontage for Lot 1 which occurred because of construction on the first home in the subdivision. Dan Crane (developer) has agreed to coordinate the necessary repairs prior to the completion of construction on Lot 1. The Engineering Dept. will withhold occupancy on that lot until the repair is complete.

## **Department Review**

This memo has been reviewed by the City Manager.

## **Significant Impacts**

The City will now assume all responsibility for the maintenance of the public streets, and associated improvements.

## **Recommendation**

Staff recommends the City Council accept the public improvements constructed in Creek Side Views Subdivision, authorize the release of the balance of the bond, and relieve the developer of any further obligation.

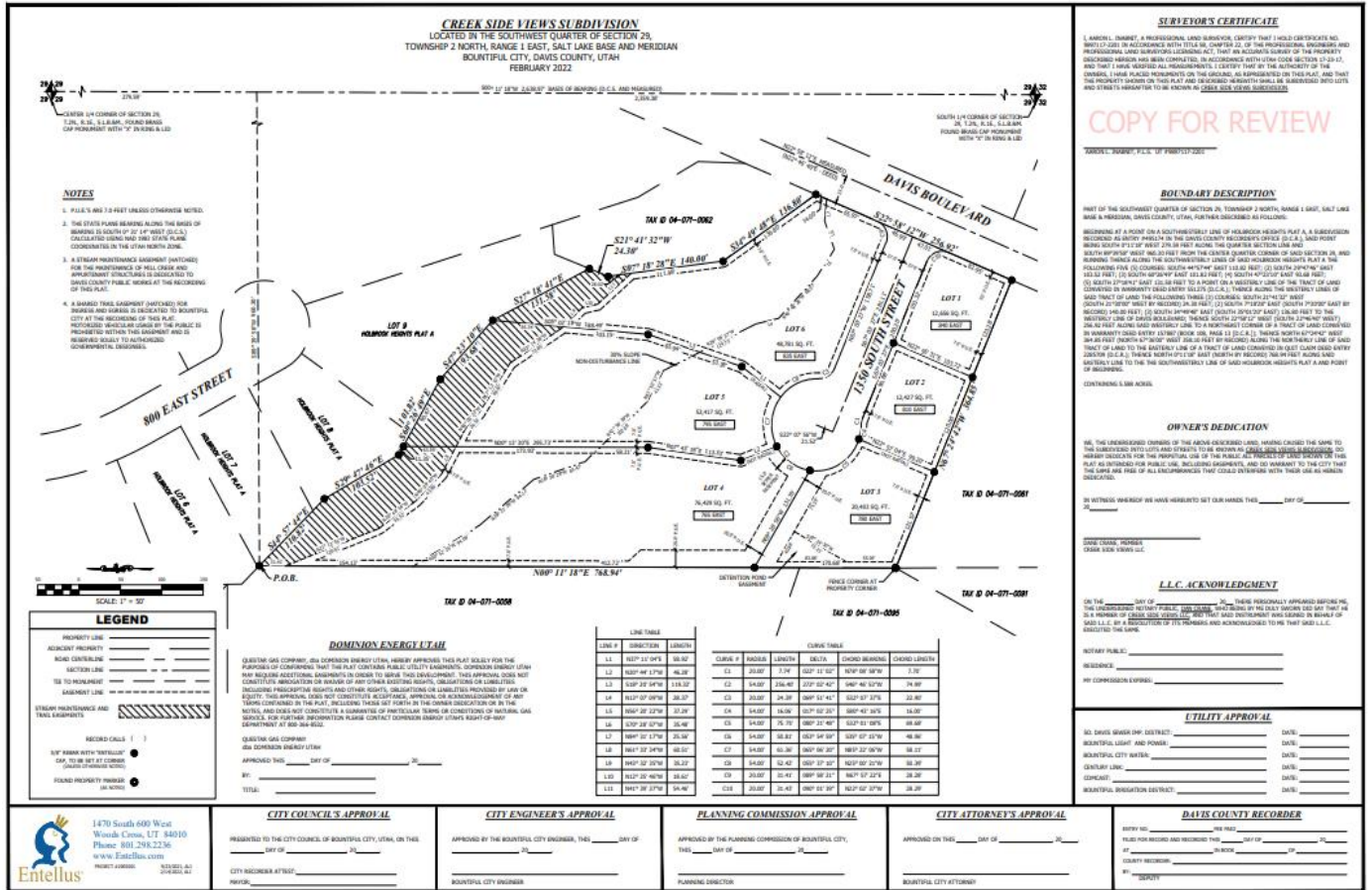


Figure 1 Creek Side Views Subdivision