

# BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, October 27, 2020

7:00 p.m. - Regular Session

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at **South Davis Metro Fire Station 81, 255 South 100 West, 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.

*Bountiful City Council meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged not to attend in person and to view the meeting online. The link to view the meeting can be found on the Bountiful City website homepage. If there is a public hearing listed on the agenda that you would like to submit a comment for, please email that comment prior to the meeting to [info@bountifulutah.gov](mailto:info@bountifulutah.gov) and indicate in the email if you would like your comment read at the meeting.*

## AGENDA

### 7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of 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 meeting held on September 29 & October 13, 2020 p. 3
4. Council Reports
5. Consider approval expenditures greater than \$1,000 paid October 5, 12 & 19, 2020 p. 11
6. Consider approval of the JRCA Architect proposal for architectural and engineering services for the development of the property north of the Power Department office – Mr. Allen Johnson p. 15
7. Consider approval of the bid from Anixter Power Solutions to purchase 23 GE/Prolec transformers in the amount of \$62,418 – Mr. Allen Johnson p. 17
8. Consider approval of Resolution 2020-15 approving dropping out of the UAMPS Carbon Free Power Project effective October 31, 2020 – Mr. Allen Johnson p. 19
9. Consider approval of Ordinance 2020-10 amending the Land Use Code regarding ADUs – Mr. Francisco Astorga – **This item has been continued to the November 10, 2020 City Council meeting**
  - a. Public Hearing was held at the October 13, 2020 City Council Meeting
  - b. Action
10. Consider approval of Ordinance 2020-11 amending the Land Use Code regarding accessory structures – Mr. Francisco Astorga – **This item has been continued to the November 10, 2020 City Council meeting**
  - a. Public Hearing
  - b. Action
11. Consider approval of a janitorial contract with Caliber Cleaning Services in the amount of \$1,599 monthly with a not-to-exceed amount of \$95,880 over the five-year contract period – Mr. Galen Rasmussen p. 33
12. Adjourn

  
City Recorder



1 Minutes of the  
2 BOUNTIFUL CITY COUNCIL

3 September 29, 2020

4 4:30 p.m.

5  
6 Present:

|                      |   |
|----------------------|---|
| 7 Mayor              | Randy Lewis   |
| 8 Councilmembers     | Millie Segura Bahr, Kate Bradshaw, Kendalyn Harris,<br>9 Richard Higginson, Chris R. Simonsen |
| 10 City Manager      | Gary Hill   |
| 11 City Engineer     | Lloyd Cheney  |
| 12 Planning Director | Francisco Astorga   |
| 13 City Attorney     | Clinton Drake   |

14  
15 Official notice of the City Council Meeting was given by posting an Agenda at the temporary  
16 City Hall locations (805 South and 150 North Main Street) and on the Bountiful City Website and the  
17 Utah Public Notice Website and by providing copies to the following newspapers of general  
18 circulation: Davis County Clipper and Standard Examiner.

19  
20 **Regular Session – 4:30 p.m.**  
21 **South Davis Metro Fire Station Conference Room**

22  
23 Mayor Lewis called the meeting to order at 4:40 p.m. and welcomed those in attendance.

24  
25 **CONSIDER APPROVAL OF:**

- 26 a. **RESOLUTION 2020-12 WHICH APPROVES AN INTERLOCAL AGREEMENT**  
27 **WITH DAVIS COUNTY FOR PARTICIPATION IN THE DAVIS CARES**  
28 **BUSINESS GRANT PROGRAM – MR. CLINT DRAKE**  
29 b. **RESOLUTION 2020-13 WHICH APPROVES AN INTERLOCAL AGREEMENT**  
30 **WITH THE SOUTH DAVIS METRO FIRE SERVICE AREA FOR A CARES ACT**  
31 **FUND TRANSFER – MR. CLINT DRAKE**

32 Mr. Drake explained that these two interlocal agreements had been approved by the Council  
33 at the September 22 City Council meeting and these are the corresponding resolutions.

34 Councilwoman Bradshaw made a motion to approve Resolution 2020-12 and 2020-13 and  
35 Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr,  
36 Bradshaw, Harris, Higginson and Simonsen voting “aye”.

37  
38 **ADJOURN TO A CLOSED SESSION TO DISCUSS THE ACQUISITION OR SALE OF**  
39 **REAL PROPERTY, PENDING LITIGATION AND/OR TO DISCUSS THE CHARACTER**  
40 **AND/OR COMPETENCY OF AN INDIVIDUAL(S) (UTAH CODE §54-4-205).**

41 Councilwoman Bradshaw made a motion to adjourn to a closed session and Councilwoman  
42 Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris,  
43 Higginson and Simonsen voting “aye”.

44  
45 **ADJOURNED TO CLOSED SESSION AT 4:50 P.M.**

1 **RECOVERED IN A REGULAR SESSION**

2 Councilman Simonsen made a motion to reconvene in a regular session and Councilman  
3 Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris,  
4 Higginson and Simonsen voting “aye”.

5  
6 **ADJOURN**

7 Councilman Simonsen made a motion to adjourn the meeting and Councilwoman Bahr  
8 seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson  
9 and Simonsen voting “aye”.

10  
11 The regular session of City Council was adjourned at 6:15 p.m.

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17 *Mayor*

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21 *City Recorder*  
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Minutes of the  
BOUNTIFUL CITY COUNCIL

October 13, 2020  
7:00 p.m. – Regular Session

Present:

|                     |  |
|---------------------|--|
| Mayor               | Randy Lewis  |
| Councilmembers      | Millie Segura Bahr, Kate Bradshaw, Kendalyn Harris,<br>Richard Higginson and Chris R. Simonsen |
| City Manager        | Gary Hill  |
| City Engineer       | Lloyd Cheney   |
| Planning Director   | Francisco Astorga  |
| City Attorney       | Clinton Drake  |
| Finance Director    | Tyson Beck   |
| Police Chief        | Tom Ross   |
| Power Director      | Allen Johnson  |
| Streets Director    | Charles Benson   |
| Recording Secretary | Darlene Baetz  |

Official notice of the City Council Meeting was given by posting an Agenda at the temporary City Hall locations (805 South and 150 North Main Street) 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 Clipper and Standard Examiner.

**Regular Meeting – 7:00 p.m.**  
**South Davis Metro Fire Station Conference Room**

Mayor Lewis called the meeting to order at 7:04 p.m. and welcomed those in attendance. John Eggett led the Pledge of Allegiance and President Lance Regis, 2<sup>nd</sup> Counselor in the Bountiful South Stake presidency, offered a prayer.

**PUBLIC COMMENT**

The public comment section was started at 7:06 p.m.

Ruth Cole (945 East 750 North) is concerned about the bond to acquire more public lands and would like to encourage the Council to look at how the current City properties can be well maintained. She gave the Council members pictures of the flower beds in the City that she feels need care.

John Eggett (Bountiful resident) is proud to be an American and to be associated with the Veterans' Park. He is proud of how nice the park turned out.

The public comment section was ended at 7:14 p.m.

**CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD ON  
SEPTEMBER 22, 2020**

Councilwoman Harris made a motion to approve the minutes of the previous meeting held on September 22, 2020 with one correction to Page 5 Line 4 "Councilwoman ~~man~~ Bradshaw ". Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

1  
2 **COUNCIL REPORTS**

3 Councilman Higginson did not have a report.

4 Councilwoman Bahr did not have a report.

5 Councilwoman Harris did not have a report but did give a shout out for the Veteran’s Park.  
6 She thanked the members of the Board of Directors for the Veterans’ Park for all the support and help

7 Councilwoman Bradshaw reported that she serves on Lakeview Hospital board and noted that  
8 there is a drug take-back drive through on October 24 at 10:00 a.m. at the hospital.

9 Councilman Simonsen reported about the Veterans’ Park. Groundbreaking for the Veterans’  
10 Park was six months ago. On October 13, 2020, the monuments, walls, and center stage with the  
11 Columbia statue was placed. He introduced three members of the team that helped with the park.

12 Rob Vandegrift, Chief Designer of the Veterans’ Park. October 13, 2020 was a big day for  
13 the Park with the installation of 3700 veteran names on five of the seventeen walls. The park is  
14 beyond what he thought the park would look like. He thanked the City Council members for the  
15 opportunity to help with this.

16 Mike Eggett, Chief Overseer of the Construction. He was happy to be asked to help with the  
17 project and to be on the committee for the park and glad to be able to help with this great project.

18 Ron Mortenson oversees Veterans relationships and names for the wall. This Veterans’ Park  
19 was funded by private donors who contributed to this park and thanked all those who donated to  
20 make this happen.

21 Mayor Lewis thanked the men for all their hard work and expressed how spectacular the park  
22 is and that it far exceeded any expectation that he had.

23  
24 **BCYC REPORT**

25 Emma Moulton, City Manager of the Bountiful City Youth Council reported that the BCYC  
26 is back on a regular schedule and will meet on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays at North Canyon Park. The  
27 BCYC is currently planning for the annual Pumpkin Patch being held on Saturday, October 24 which  
28 she noted is a fun Halloween activity for the kids.

29 Councilwoman Bahr reported that the Youth Council was able to help with the Veterans’ Park  
30 and made some great memories of their service there.

31  
32 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID**  
33 **SEPTEMBER 14, 21 & 28, 2020 AND AUGUST 2020 FINANCIAL REPORT**

34 Councilwoman Bahr made a motion to approve the expenditures greater than \$1.000 paid  
35 September 14, 21 & 28, 2020 and August 2020 Financial report and Councilwoman Harris seconded  
36 the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and  
37 Simonsen voting “aye”.

38  
39 **RECOGNITION OF GARY BLOWERS – MR. LLOYD CHENEY**

40 Lloyd Cheney recognized Gary Blowers, recently retired Streets, Storm Water, Sanitation,  
41 Landfill and Recycling Department Director, for his 30 years of service to the City. Mr. Cheney  
42 spoke of Mr. Blowers’ dedication and hard work as he spent summers with hot asphalt and winters  
43 driving snowplows. He acknowledged Mrs. Blowers support and thanked her for her support of Gary  
44 during his employment with the City.

45 Mr. Blowers thanked the City Council for the recognition and will miss the association with  
46 the City employees. He noted that he spent most of his working life in Bountiful and has worked  
47 through floods, snow, ice, windstorms and spent only one Christmas with his wife and family  
48 because of Christmas snowstorms.

1 Mayor Lewis noted that Bountiful City has 159 miles of roads and are snowplowed on each  
2 side of the road indicating how much plowing is done.

3  
4 **CONSIDER APPROVAL OF THE PURCHASE/PAYMENT OF THE FOLLOWING**  
5 **WINDSTORM-RELATED EXPENSES – MR. ALLEN JOHNSON**

6 Mr. Johnson explained that the remaining expenses to be paid that are related to the  
7 windstorm include 46 wood poles from McFarland Cascade/Stella Jones Corporation in the amount  
8 of \$29,400, the amount of \$50,040 to Hunt Electric for emergency services and Provo City for their  
9 mutual aid services of \$28,000.

10 Councilman Higginson made a motion to approve the purchase and payments of the  
11 windstorm-related expenses in the amount of \$107,440 and Councilwoman Bradshaw seconded the  
12 motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen  
13 voting “aye”.

14  
15 **CONSIDER APPROVAL OF ORDINANCE 2020-10 AMENDING THE LAND USE CODE**  
16 **REGARDING ADUs – MR. FRANCISCO ASTORGA**

17 Mr. Astorga explained that in September of 2018, the City Council amended the Land Use  
18 Code §14-14-124 and §14-3-102 regarding accessory dwelling units (ADUs). The Planning  
19 Department would like to fine tune these sections of the Code and has initiated this text amendment  
20 to do so. Accessory dwelling units are listed as a conditional use and are reviewed and approved by  
21 the Bountiful City Administrative Committee they agreed with these proposed changes. Since the  
22 changes made to the code in 2018, there have been 26 Conditional Use Permits approved for ADUs.

23 The Planning Department received several phone calls and visits from citizens from one  
24 neighborhood this week who were worried about an ADU in their area. The Planning Department  
25 staff held a question and answer meeting in the neighborhood.

26 Mr. Astorga presented each of the proposed amendments to the ADU Code and noted ADUs  
27 would not qualify as a duplex because the owner needs to occupy the home. Mr. Astorga showed a  
28 map of where current ADUs are located in Bountiful and compared data from other cities including  
29 the percentage of the primary dwelling and the ADU and the maximum square footage allowed.

30 Mr. Gary Hill stated the state legislature required cities to adopt regulations to provide more  
31 moderate-income housing. The Cities were given an opportunity to adopt a minimum of three of the  
32 regulations and Bountiful City made a choice to adopt four.

33  
34 Mayor Lewis opened the **PUBLIC HEARING** at 8:06 p.m.

35  
36 Ms. Darlene Baetz read three letters received by email from Bountiful residents (who chose  
37 this option of comment due to COVID concerns) asking to have their comments read during the  
38 public hearing (letters attached).

39 Doug and Marie Burke (1501 North 700 East)

40 Kamille Fox (Bountiful Resident)

41 Mark Gibbons (1524 North 725 East)

42  
43 Jace Riley (1567 North 700 East) moved to Bountiful because the City does allow accessory  
44 dwelling units. He spoke about the increase of home prices and feels that there is a need for ADUs to  
45 provide an opportunity for moderate income properties and others to live in Bountiful. He feels that  
46 the percentage of square footage for the ADU should be increased to a 50/50 or 49/51%.

1 David Hill (Bountiful resident) feels that the first two letters that were read were off the mark.  
2 The last letter was more in line with his feelings. The ADU would help renters get out of apartments  
3 and contribute to the neighborhood and community. Mr. Hill asked for clarification as to who is  
4 paying for bond signs.

5 Mayor Lewis said that the bonds signs around town are all privately funded.

6 Dalane England (671 Chelsea Dr) thanked the City Council as the restrictions that were  
7 removed to allow ADU's. She feels that governments exist to protect our liberties, and this is a step  
8 toward liberty. She was happy to see that Mr. Riley is thinking out of the box and is trying to be able  
9 to own his own home. Ms. England agrees that owners generally take better care of their property  
10 and the percentage for the primary and the ADU should be more open.

11 Kathleen Bailey (1272 Northridge Dr.) discussed the need to communicate changes. She  
12 spoke about an ADU that was proposed in her neighborhood. This ADU made her become more  
13 involved in the City meetings and receiving city information. She discussed a concern that the  
14 language of "contract purchaser" should be deleted and the concerns about large ADUs and parking.

15 Ray Ward (954 E Millbrook Way) feels that there is an affordable housing problem. He feels  
16 that there should not be a requirement on the percentage, square footage size or additional parking for  
17 the ADU.

18 Ben Tracker (Bluebell Dr.) loves living in Bountiful. He does support and agree that ADU's  
19 should be allowed in Bountiful and should be owner occupied. He does not feel that there should be  
20 a limit of the restrictions of percentage and square footage.

21  
22 Mayor Lewis closed the **PUBLIC HEARING** at 8:47 p.m.

23  
24 Councilwoman Bradshaw made it known for the record that she has no financial ties to any  
25 ADU, but she has a relative that is in the process of purchasing an ADU. She feels that the City staff  
26 has worked through a number of challenges with the ADU code and appreciates the improvements  
27 and changes made to this ordinance.

28 Mayor Lewis discussed the challenges and pressures that cities have to implement these  
29 changes.

30 Councilwoman Harris discussed several items that she feels are important. Owner occupancy  
31 is very important, the dwelling is viewed as a single-family dwelling, square footage and bedroom  
32 requirements are not important and would like the City to revisit and lessen the parking requirements.

33 Councilman Higginson clarified that current code allows the owner to live in the ADU or the  
34 primary unit and the minimum size of an ADU is 350 square feet and would be 40% of the square  
35 footage of the dwelling. He asked Mr. Astorga to clarify the accusations made from the Burke's letter  
36 of Mr. Astorga's character, that citizens would be dismissed from public meetings and parking  
37 spaces not needed if the owner used public transportation. Mr. Astorga noted that he did inform the  
38 citizen that these meetings are public meetings and anyone could come to the meeting but that there  
39 would be no information to give if an application is not received by the Planning Department. He did  
40 not give any information to the citizen about a parking space not being needed if the owner uses  
41 public transportation. Mr. Higginson is concerned that older homes should not need to bring parking  
42 requirements to the current code and then need to increase the parking requirements and feels that  
43 this requirement may have a negative consequence.

44 Mr. Astorga discussed the current parking requirements are four parking spaces plus one for  
45 the ADU parking needs. Gary Hill explained that the majority of the complaints that come into the  
46 City for ADUs is over parking and it is challenging to regulate the number of additional parking  
47 spaces for an ADU. Mr. Astorga discussed the non-conformity issues with older homes for the code  
48 prior to the 1965.



1 Councilwoman Bradshaw would like to table this item tonight and continue it to a later date  
2 and give the staff direction to amend the proposed ordinance.

3 Councilman Simonsen likes the opportunity for families to have an ADU but is concerned  
4 about the proposed parking requirements. He does like the requirement for the property to be owner  
5 occupied. He would also like to table this item with recommendations to have a clean ordinance.

6 Mayor Lewis asked Mr. Riley what are the items that he is the most concerned about. Mr.  
7 Riley noted he feels that the 60/40 rule is a concern – he feels that 50/50 is easier, and he is  
8 concerned about the strict parking requirements.

9 Mr. Astorga discussed the Councilmembers’ comments that include the square footage of  
10 45% for the ADU, a maximum of 1250 square feet and a maximum of three bedrooms. He will look  
11 into the code prior to 1965 and mentioned that these changes do not need to go back to the Planning  
12 Commission.

13 Councilwoman Bahr noted that she is in favor of the code that limits the number of unrelated  
14 roommates. She is comfortable with the 45% square foot cap and the parking requirements that have  
15 been proposed.

16 Councilwoman Bradshaw made a motion to table this item to the October 27, 2020 City  
17 Council meeting to clarify the discussed changes and Councilman Higginson seconded the motion.  
18 The motion passed with Councilmembers Bahr, Bradshaw, Harris Higginson and Simonsen voting  
19 “aye”.

20  
21 **CONSIDER PRELIMINARY AND FINAL APPROVAL OF BOUNTIFUL**  
22 **CEMETERY PLAT R – MR. LLOYD CHENEY**

23 Mr. Cheney noted that this plat will include 1,364 plats for this portion of the cemetery.

24 Councilman Higginson made a motion to approve the preliminary and final of Bountiful  
25 Cemetery Plat R and Councilman Simonsen seconded the motion. The motion passed with  
26 Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.

27  
28 **CONSIDER APPROVAL OF AN EASEMENT RELEASE AT 331 SOUTH 1550 EAST**  
29 **AND AUTHORIZATION OF THE MAYOR TO SIGN THE RELATED DOCUMENTS – MR.**  
30 **LLOYD CHENEY**

31 Councilman Higginson made a motion to approve the easement release at 331 South 1550  
32 East and authorization of the mayor to sign the related documents as presented. Councilman  
33 Higginson made a motion to approve the easement release and Councilwoman Harris seconded the  
34 motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen  
35 voting “aye”.

36  
37 **CONSIDER APPROVAL OF WADMAN CONSTRUCTION’S PROPOSAL OF THE**  
38 **GUARANTEED MAXIMUM PRICE OF \$1,790,970 FOR THE STREET DEPARTMENT**  
39 **GARAGE/WASH BAY – MR. LLOYD CHENEY**

40  
41 Mr. Cheney discussed the proposal from Wadman and noted that the proposed price is lower  
42 than the Street Department had budgeted.

43 Councilwoman Bradshaw made a motion to approve the Wadman Construction’s proposal of  
44 the guaranteed maximum price of \$1,790,970 for the Street Department garage/wash bay as presented  
45 and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr,  
46 Bradshaw, Harris, Higginson and Simonsen voting “aye”.

47  
48 **ADJOURN TO AN RDA MEETING WITH A SEPARATE AGENDA**

1 Councilman Higginson made a motion to adjourn the meeting and Councilwoman Bahr  
2 seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson  
3 and Simonsen voting “aye”.

4

5 The regular session of City Council was adjourned at 9:44 p.m.

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*Mayor Randy Lewis*

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*City Recorder*

PENDING

# City Council Staff Report

**Subject:** Expenditures for Invoices > \$1,000 paid  
October 5, 12, & 19, 2020  
**Author:** Tyson Beck, Finance Director  
**Department:** Finance  
**Date:** October 27, 2020

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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 October 5, 12, & 19, 2020.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid October 05, 2020**

| <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 | 14,213.10     | 217792          | 23110          | Repairs to the Cooling Towers                      |
| 1164          | ANIXTER, INC.        | Light & Power          | 535300 448636  | Special Equipment         | 8,163.00      | 217793          | 4678931-01     | Tools for New Bucket Truck                         |
| 1212          | ASPLUNDH TREE EXPERT | Light & Power          | 535300 448632  | Distribution              | 5,540.90      | 217795          | 72Q82220       | Tree Trimming - Customer # 025450                  |
| 1212          | ASPLUNDH TREE EXPERT | Light & Power          | 535300 448632  | Distribution              | 5,693.60      | 217795          | 72Q82320       | Tree Trimming - Customer # 025450                  |
| 1212          | ASPLUNDH TREE EXPERT | Light & Power          | 535300 448632  | Distribution              | 5,772.66      | 217795          | 73R71920       | Wind Tree Trimming - Customer # 025450             |
| 1212          | ASPLUNDH TREE EXPERT | Light & Power          | 535300 448632  | Distribution              | 6,040.38      | 217795          | 73R72020       | Wind Tree Trimming - Customer # 025450             |
| 1212          | ASPLUNDH TREE EXPERT | Light & Power          | 535300 448632  | Distribution              | 8,684.42      | 217795          | 73L25420       | Wind Tree Trimming - Customer # 025450             |
| 1212          | ASPLUNDH TREE EXPERT | Light & Power          | 535300 448632  | Distribution              | 9,659.99      | 217795          | 73L25520       | Wind Tree Trimming - Customer # 025450             |
| 1596          | CATE RENTAL & SALES, | Streets                | 104410 425000  | Equip Supplies & Maint    | 1,353.39      | 217803          | Z29289         | Air Valve  |
| 1602          | CDW GOVERNMENT, INC. | Police                 | 104210 425500  | Terminal Maint & Queries  | 1,742.47      | 217804          | 1871909        | Mircosoft Office 365 Implement- Customer # 6530022 |
| 1602          | CDW GOVERNMENT, INC. | Light & Power          | 535300 429300  | Computer                  | 3,457.93      | 217804          | 1871909        | Mircosoft Office 365 Implement- Customer # 6530022 |
| 1615          | CENTURYLINK          | Enhanced 911           | 104219 428000  | Telephone Expense         | 3,522.28      | 217805          | 09222020       | Acct # 801-578-0401 452B                           |
| 1744          | COMMERCIAL LIGHTING  | Parks                  | 104510 426000  | Bldg & Grnd Suppl & Maint | 1,875.00      | 217811          | 1018530-00     | LED Lights   |
| 5351          | DEERE CREDIT, INC.   | Landfill               | 575700 425000  | Equip Supplies & Maint    | 46,304.16     | 217816          | 2394362        | Landfill Loader Lease - Acct # 030-0062822-001     |
| 1946          | DIAMOND RENTAL AND S | Light & Power          | 535300 448636  | Special Equipment         | 2,695.00      | 217817          | 356564         | 6 KV Generator                                     |
| 2059          | ELECTRO POWER UTAH,  | Water                  | 515100 431000  | Profess & Tech Services   | 11,865.00     | 217822          | 5957           | Panel Assembly                                     |
| 2350          | GREEN SOURCE, L.L.C. | Parks                  | 104510 426000  | Bldg & Grnd Suppl & Maint | 2,900.00      | 217828          | 20089          | Turf Treatment                                     |
| 2369          | GRUBER POWER SERVICE | Police                 | 104210 445100  | Public Safety Supplies    | 1,485.00      | 217829          | 226073         | GPS Labor for Install                              |
| 2369          | GRUBER POWER SERVICE | Police                 | 104210 445100  | Public Safety Supplies    | 4,892.26      | 217829          | 225983         | GPS Labor for Install                              |
| 5068          | HUNT ELECTRIC, INC.  | Light & Power          | 535300 448632  | Distribution              | 5,033.10      | 217837          | 55912          | Storm Restoration - Customer # BOU003              |
| 5068          | HUNT ELECTRIC, INC.  | Light & Power          | 535300 448632  | Distribution              | 5,033.10      | 217837          | 55913          | Storm Restoration - Customer # BOU003              |
| 5068          | HUNT ELECTRIC, INC.  | Light & Power          | 535300 448633  | Street Light              | 5,129.00      | 217837          | 55910          | Storm Restoration - Customer # BOU003              |
| 5068          | HUNT ELECTRIC, INC.  | Light & Power          | 535300 448633  | Street Light              | 5,384.00      | 217837          | 55911          | Storm Restoration - Customer # BOU003              |
| 5068          | HUNT ELECTRIC, INC.  | Light & Power          | 535300 448632  | Distribution              | 29,460.45     | 217837          | 55857          | Storm Restoration - Customer # BOU003              |
| 2562          | HYDRO SPECIALTIES CO | Water                  | 515100 448650  | Meters                    | 2,400.00      | 217839          | 23559          | Hydrant Meters                                     |
| 5547          | INTRADO              | Enhanced 911           | 104219 428000  | Telephone Expense         | 8,234.98      | 217845          | 1080227        | Backup Coverage                                    |
| 2719          | JMR CONSTRUCTION INC | Light & Power          | 535300 448632  | Distribution              | 1,483.60      | 217848          | 10052020       | Work Completed in September 2020                   |
| 2719          | JMR CONSTRUCTION INC | Storm Water            | 494900 441250  | Storm Drain Maintenance   | 1,500.00      | 217848          | 10052020       | Work Completed in September 2020                   |
| 2719          | JMR CONSTRUCTION INC | Water                  | 515100 461300  | Street Opening Expense    | 11,080.60     | 217848          | 10052020       | Work Completed in September 2020                   |
| 2719          | JMR CONSTRUCTION INC | Streets                | 104410 473400  | Concrete Repairs          | 49,893.16     | 217848          | 10052020       | Work Completed in September 2020                   |
| 4996          | KEDDINGTON & CHRISTE | Finance                | 104140 431100  | Legal And Auditing Fees   | 4,012.25      | 217849          | 3758           | 2nd Interim billing audit for year end 6/30/20     |
| 4996          | KEDDINGTON & CHRISTE | Light & Power          | 535300 431100  | Legal And Auditing Fees   | 4,777.49      | 217849          | 3758           | 2nd Interim billing audit for year end 6/30/20     |
| 8137          | LAKEVIEW ASPHALT PRO | Streets                | 104410 441200  | Road Matl Patch/ Class C  | 1,093.95      | 217851          | 6029           | Patching - Customer # BOUN02610                    |
| 8137          | LAKEVIEW ASPHALT PRO | Streets                | 104410 441200  | Road Matl Patch/ Class C  | 5,466.63      | 217851          | 6045           | Patching   |
| 8137          | LAKEVIEW ASPHALT PRO | Streets                | 104410 473200  | Road Materials - Overlay  | 15,781.35     | 217851          | 5875           | Overlay 300 W to 100 W- Customer # BOUN02610       |
| 2886          | LAKEVIEW ROCK PRODUC | Water                  | 515100 461300  | Street Opening Expense    | 1,927.49      | 217852          | 386459         | Road Base - Customer BCTY07399                     |
| 2886          | LAKEVIEW ROCK PRODUC | Water                  | 515100 461300  | Street Opening Expense    | 2,557.24      | 217852          | 386409         | Road Base - Customer BCTY07399                     |
| 8635          | LARSEN LARSEN NASH & | Legal                  | 104120 431100  | Legal And Auditing Fees   | 2,805.00      | 217853          | 09302020       | Legal Fees for September 2020                      |
| 2956          | LOGAN CITY           | Light & Power          | 535300 448632  | Distribution              | 9,611.02      | 217856          | 09282020       | Payroll for Wind Storm 2020 Restoration            |
| 8404          | MAIN STREET INVESTME | Legislative            | 454110 472100  | Buildings                 | 8,779.50      | 217860          | 10052020       | November 2020 Rent for City Hall                   |
| 3200          | MOUNTAIN WEST TRUCK  | Streets                | 104410 425000  | Equip Supplies & Maint    | 2,227.88      | 217865          | 1002336        | Oil Pan Bolt Kit and Oil Pan                       |
| 3195          | MOUNTAINLAND SUPPLY  | Water                  | 515100 448400  | Dist Systm Repair & Maint | 1,354.91      | 217866          | S103773790.001 | Misc. Parts - Customer # 18498                     |
| 3195          | MOUNTAINLAND SUPPLY  | Water                  | 515100 448400  | Dist Systm Repair & Maint | 1,385.90      | 217866          | S103764261.001 | Meter Boxes - Customer # 18498                     |
| 3195          | MOUNTAINLAND SUPPLY  | Water                  | 515100 448400  | Dist Systm Repair & Maint | 7,394.50      | 217866          | S103736844.001 | Repair Clamp                                       |
| 3271          | NETWIZE              | Information Technology | 104136 429200  | Computer Software         | 3,060.00      | 217869          | 19487          | Office 365-Backup Solutions - 50 License           |
| 3321          | NORTHERN POWER EQUIP | Light & Power          | 535300 448632  | Distribution              | 1,374.00      | 217872          | 83517          | 3/0 D.E.Shoes,CU Wire,Bolts,Service Wedges         |
| 3321          | NORTHERN POWER EQUIP | Light & Power          | 535300 448632  | Distribution              | 1,502.50      | 217872          | 83502          | 2/0 ACSR, Auto Splice, Bolts                       |
| 3321          | NORTHERN POWER EQUIP | Light & Power          | 535300 448632  | Distribution              | 1,829.50      | 217872          | 83511          | Service Wedges                                     |
| 10033         | PINETOP ENGINEERING  | Streets                | 104410 441300  | Street Signs              | 2,840.50      | 217883          | 3554           | Call Out for Wind Damage, Fixing Signals           |

|       |                      |               |        |        |                          |              |                   |            |   |
|-------|----------------------|---------------|--------|--------|--------------------------|--------------|-------------------|------------|---|
| 10370 | PROTELESIS           | Treasury      | 104143 | 428000 | Telephone Expense        | 1,575.00     | 217888            | 29808153   | Diagnose Call Problems- Utility Billing           |
| 10370 | PROTELESIS           | Police        | 104210 | 428000 | Telephone Expense        | 1,827.57     | 217888            | 41781      | Mitel Ph System and Oaisys Recording              |
| 10370 | PROTELESIS           | Light & Power | 535300 | 448641 | Communication Equipment  | 1,907.04     | 217888            | 41781      | Mitel Ph System and Oaisys Recording              |
| 11959 | RITZ SAFETY, LLC     | Light & Power | 535300 | 445202 | Uniforms                 | 2,067.76     | 217898            | 37433      | FR Pants and Shirts                               |
| 3987  | SOUTH DAVIS WATER DI | Streets       | 104410 | 448000 | Operating Supplies       | 4,707.19     | 217908            | 36         | Wind Storm Overcome                               |
| 3997  | SPANISH FORK CITY    | Light & Power | 535300 | 448632 | Distribution             | 8,075.44     | 217910            | 9119       | Labor for Helping with Wind Storm - Customer #927 |
| 4171  | THATCHER COMPANY     | Water         | 515100 | 448000 | Operating Supplies       | 1,398.50     | 217917            | 1504534    | Flouride - B/L # 1524923                          |
| 4171  | THATCHER COMPANY     | Water         | 515100 | 448000 | Operating Supplies       | 2,287.45     | 217917            | 1504535    | Flouride - B/L # 1524924                          |
| 4217  | TITLEIST             | Golf Course   | 555500 | 448240 | Items Purchased - Resale | 1,788.64     | 217920            | 909623777  | Golf Balls - Acct # US00021802                    |
| 4217  | TITLEIST             | Golf Course   | 555500 | 448240 | Items Purchased - Resale | 2,459.91     | 217920            | 909631386  | Golf Balls - Acct # US00021802                    |
| 4229  | TOM RANDALL DIST. CO | Streets       | 104410 | 425000 | Equip Supplies & Maint   | 2,473.45     | 217921            | 0313770    | Bulk Oil for Shop - Acct# 000275                  |
| 4229  | TOM RANDALL DIST. CO | Streets       | 104410 | 425000 | Equip Supplies & Maint   | 12,056.50    | 217921            | 0313732    | Fuel - Acct # 275                                 |
| 4352  | UTAH CHIEFS OF POLIC | Police        | 104210 | 421000 | Books Subscr & Mmbrshp   | 1,500.00     | 217926            | 00025230   | Accreditation Process                             |
| 4450  | VERIZON WIRELESS     | Police        | 104210 | 428000 | Telephone Expense        | 2,076.51     | 217931            | 9863410976 | Acct # 771440923-00001                            |
|       |                      |               |        |        |                          | <b>Total</b> | <b>396,475.10</b> |            |   |

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid October 12, 2020**

| <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> |  |
|---------------|-------------------------|-------------------------|----------------|---------------------|--------------------------------|-----------------|-------------------|--------------------|--|
| 5368          | ACE DISPOSAL INCORPO    | Recycling               | 484800         | 431550              | Recycling Collectn Service     | 36,052.38       | 217936            | 10012020           | Sept.2020 Recycling Fees                           |
| 11637         | BLACK SHEEP OILFIELD    | Water                   | 515100         | 473110              | Water Mains                    | 99,102.93       | 217945            | 10052020           | Waterline work on Lewis Park and Highland Oaks     |
| 1447          | BP ENERGY COMPANY       | Light & Power           | 535300         | 448611              | Natural Gas                    | 112,552.41      | 217950            | 21099629           | Sept. 2020 Natural Gas purchase                    |
| 1889          | DAVIS COUNTY GOVERNMENT | Police                  | 104210         | 431200              | Informant & Intelligence       | 10,390.92       | 217964            | 108766             | Animal Control Services                            |
| 1924          | DELL MARKETING L.P.     | Planning                | 104610         | 431000              | Profess & Tech Services        | 2,519.92        | 217965            | 10403528503        | Dell Ultra Sharp Monitor- Customer # 13129956      |
| 5281          | DOMINION ENERGY UTAH    | Light & Power           | 535300         | 448611              | Natural Gas                    | 27,156.61       | 217968            | 10012020M          | Natural Gas - Acct # 6056810000                    |
| 2501          | HOGAN & ASSOCIATES C    | Legislative             | 454110         | 473100              | Improv Other Than Bldgs        | 15,025.40       | 217989            | 19                 | Project Down Town Plaza- Work done in Sept. 2020   |
| 6959          | JANI-KING OF SALT LA    | Light & Power           | 535300         | 424002              | Office & Warehouse             | 1,775.00        | 218002            | SLC06200066        | Custodial Services for June 2020                   |
| 6959          | JANI-KING OF SALT LA    | Light & Power           | 535300         | 424002              | Office & Warehouse             | 1,775.00        | 218002            | SLC10200063        | October 2020 Janitorial Service - Cust # 065076    |
| 12228         | KEN GARFF OGDEN         | Liability Insurance     | 636300         | 451150              | Liability Claims/Deductible    | 3,786.59        | 218007            | 451043-1           | Auto Repair Claim                                  |
| 8137          | LAKEVIEW ASPHALT PRO    | Streets                 | 104410         | 441200              | Road Matl Patch/ Class C       | 1,134.51        | 218011            | 6072               | Patching - Customer # BOUN02610                    |
| 8137          | LAKEVIEW ASPHALT PRO    | Streets                 | 104410         | 441200              | Road Matl Patch/ Class C       | 2,730.00        | 218011            | 6062               | Patching - Customer # BOUN02610                    |
| 8137          | LAKEVIEW ASPHALT PRO    | Streets                 | 104410         | 441200              | Road Matl Patch/ Class C       | 9,338.94        | 218011            | 6054               | Patching - Customer # BOUN02610                    |
| 2886          | LAKEVIEW ROCK PRODUC    | Water                   | 515100         | 461300              | Street Opening Expense         | 2,949.06        | 218012            | 386849             | Road Base - Customer # BCTY07399                   |
| 12201         | LINKS GRILL             | Golf Course             | 555500         | 422100              | Advertising & Marketing        | 1,150.00        | 218018            | 09282020           | Club Champion Lunches                              |
| 3195          | MOUNTAINLAND SUPPLY     | Water                   | 515100         | 448400              | Dist Systm Repair & Maint      | 1,200.80        | 218028            | S103787188.001     | Misc. Tool and Supplies - Customer # 18498         |
| 3195          | MOUNTAINLAND SUPPLY     | Water                   | 515100         | 448400              | Dist Systm Repair & Maint      | 3,734.47        | 218028            | S103774356.001     | Misc. Tool and Supplies - Customer # 18498         |
| 3402          | PACIFICORP              | Light & Power           | 535300         | 448628              | Pineview Hydro Operating Costs | 1,649.39        | 218041            | CR214970           | 2020 Operation & Maintenance Pineview Hydro        |
| 3433          | PAYSON CITY CORPORAT    | Light & Power           | 535300         | 448632              | Distribution                   | 14,953.05       | 218043            | 2020-200           | Wind Storm Power Restoration                       |
| 5553          | PURCELL TIRE AND SER    | Streets                 | 104410         | 425000              | Equip Supplies & Maint         | 1,221.49        | 218046            | 2806252            | Tire Service - Acct # 2801867                      |
| 5553          | PURCELL TIRE AND SER    | Streets                 | 104410         | 425000              | Equip Supplies & Maint         | 1,515.70        | 218046            | 2806337            | Tire Service - Acct # 2801867                      |
| 5553          | PURCELL TIRE AND SER    | Streets                 | 104410         | 425000              | Equip Supplies & Maint         | 2,080.44        | 218046            | 2806315            | Tire Service - Acct # 2801867                      |
| 3791          | RUSH TRUCK CENTER-SA    | Streets                 | 104410         | 425000              | Equip Supplies & Maint         | 1,750.00        | 218051            | 3020932091         | Truck Parts - Customer # 187612                    |
| 4051          | STATE OF UTAH           | Landfill                | 575700         | 431300              | Environmental Monitoring       | 9,360.44        | 218063            | 10012020           | Landfill Solid Waste Quarterly Fee- 3Q2020         |
| 4229          | TOM RANDALL DIST. CO    | Streets                 | 104410         | 425000              | Equip Supplies & Maint         | 14,061.00       | 218067            | 0314338            | Fuel Purchased - Acct # 000275                     |
| 4413          | UTAH STATE TAX COMMI    | Workers' Comp Insurance | 646400         | 461200              | State Tax On Premium           | 2,500.00        | 218074            | 10122020B          | 3RD QTR 2020 SLF INS PREM - ACCT #11590939-005-ISE |
| 4450          | VERIZON WIRELESS        | Light & Power           | 535300         | 448641              | Communication Equipment        | 1,501.05        | 218076            | 9863937313         | Acct # 371517689-00001                             |
| 4815          | WESTERN STATES CIRCU    | Light & Power           | 535300         | 448639              | Substation                     | 3,950.00        | 218084            | 3116-20RA          | SE Breaker Rebuild                                 |
|               |                         |                         |                |                     |                                | <b>Total</b>    | <b>386,917.50</b> |                    |  |

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid October 19, 2020**

| <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>                               |
|---------------|----------------------|-------------------|----------------|-----------------------------|-------------------|-----------------|--------------------|--|
| 12200         | ABB INC              | Light & Power     | 535300 448627  | Echo Hydro Operating Costs  | 9,634.00          | 218089          | 10023039           | Onsite Field Engineering Service for Echo        |
| 1415          | BOUNTIFUL DAVIS ARTS | Legislative       | 104110 492010  | Contr-Btfl/Davis Art Ctr    | 30,000.00         | 218096          | 10072020           |  |
| 1615          | CENTURYLINK          | Enhanced 911      | 104219 428000  | Telephone Expense           | 1,138.50          | 218105          | 5107XLB153-2020282 | Acct # 5107XLB153                                |
| 7212          | ENTELLUS INC         | Light & Power     | 535300 474820  | CIP 12 Dist Sys Feeder #575 | 1,605.00          | 218121          | 51065              | File 3100 S Survey - Project # 1190011.3012      |
| 2501          | HOGAN & ASSOCIATES C | Legislative       | 454110 473100  | Improv Other Than Bldgs     | 28,006.92         | 218126          | 18                 | Project Down Town Plaza- Work done in Aug. 2020  |
| 11527         | JONES AND ASSOCIATES | Legislative       | 104110 461000  | Miscellaneous Expense       | 3,763.50          | 218128          | 19825              | Consulting Engineering Service                   |
| 3193          | MOUNTAIN STATES INDU | Light & Power     | 535300 448632  | Distribution                | 1,400.00          | 218140          | 28701              | State Contract AV2594 - Digger Truck Rental      |
| 3195          | MOUNTAINLAND SUPPLY  | Water             | 515100 448400  | Dist System Repair & Maint  | 2,845.51          | 218141          | S103773790.002     | Misc. Parts - Customer # 18498                   |
| 3195          | MOUNTAINLAND SUPPLY  | Water             | 515100 473110  | Water Mains                 | 3,342.83          | 218141          | S103797284.001     | Misc. Parts - Customer # 18498                   |
| 3215          | MURRAY CITY CORPORAT | Light & Power     | 535300 448632  | Distribution                | 4,299.71          | 218142          | 12002              | Wind Storm Restoration Help - Cust # 1867        |
| 8040          | OTTO ENVIRONMENTAL   | Sanitation        | 585800 448010  | Garbage Containers          | 18,916.00         | 218147          | INV-32727          | 350 Garbage Containers - Customer # 1004455      |
| 10713         | ROBBINS SPORTS       | Parks             | 104510 426000  | Bldg & Grnd Suppl & Maint   | 1,403.40          | 218161          | 5905               | Misc. Parts and Supplies                         |
| 4013          | SPRINGVILLE CITY COR | Light & Power     | 535300 448632  | Distribution                | 11,123.11         | 218171          | AR411213413        | Wind Storm Restoration - Customer # 4112         |
| 12230         | TCF NATIONAL BANK    | Golf Course       | 555500 425000  | Equip Supplies & Maint      | 81,721.44         | 218175          | 6713838            | Toro Turf Equipment - Customer 790912            |
| 4171          | THATCHER COMPANY     | Water             | 515100 448000  | Operating Supplies          | 2,178.38          | 218177          | 1506181            | T-Chlor 12.5 - Assoc # 1526915                   |
| 4171          | THATCHER COMPANY     | Water             | 515100 448000  | Operating Supplies          | 4,465.00          | 218177          | 1506285            | Chlorine - Assoc # 1526915                       |
| 4229          | TOM RANDALL DIST. CO | Golf Course       | 555500 425000  | Equip Supplies & Maint      | 1,549.08          | 218179          | 0314141            | Fuel - Acct # 000276                             |
| 4273          | TURF EQUIPMENT CO    | Golf Course       | 555500 426000  | Bldg & Grnd Suppl & Maint   | 1,342.00          | 218182          | 451063-00          | Turf Supplies - Cust # 2144                      |
| 11622         | WASATCH BACK GRADING | Light & Power     | 535300 448627  | Echo Hydro Operating Costs  | 1,569.34          | 218190          | 1242               | Haul and Compact drain rock                      |
| 4528          | WAXIE SANITARY SUPPL | Police            | 104210 426000  | Bldg & Grnd Suppl & Maint   | 1,619.42          | 218192          | 79539790           | Bathroom Supplies - Customer # 9024 4            |
| 4574          | WHEELER MACHINERY CO | Landfill          | 575700 425000  | Equip Supplies & Maint      | 1,886.42          | 218195          | PS001042326        | Hood Lift Actuator for Compactor - Cust # 009503 |
| <b>Total</b>  |                      |                   |                |                             | <u>213,809.56</u> |                 |                    |  |

# City Council Staff Report



**Subject:** JRCA Architectural Approval  
**Author:** Allen Ray Johnson  
**Department:** Light & Power  
**Date:** October 27, 2020

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## **Background**

We have been working with JRCA Architects to produce a design, cost estimate, and project schedule for the development of the property to the north of our office and warehouse at 198 South 200 West. This is the same Architectural firm that helped us with the office remodel and the additional parking to the north of our office.

## **Analysis**

The total project cost is estimated to be \$1,441,000. This includes the Architectural and Engineering cost of \$77,837. We are planning for a start of construction in the spring of 2021 and anticipating a construction period of 5 to 6 months.

## **Department Review**

This has been reviewed by the Power Department Staff and the City Manager.

## **Significant Impacts**

We have included \$1,100,000 in the 2020-2021 fiscal budget under our account: Building Office and Warehouse 535300-472100. We will need to include some funding for the completion of this project in the 2021-2022 fiscal budget year.

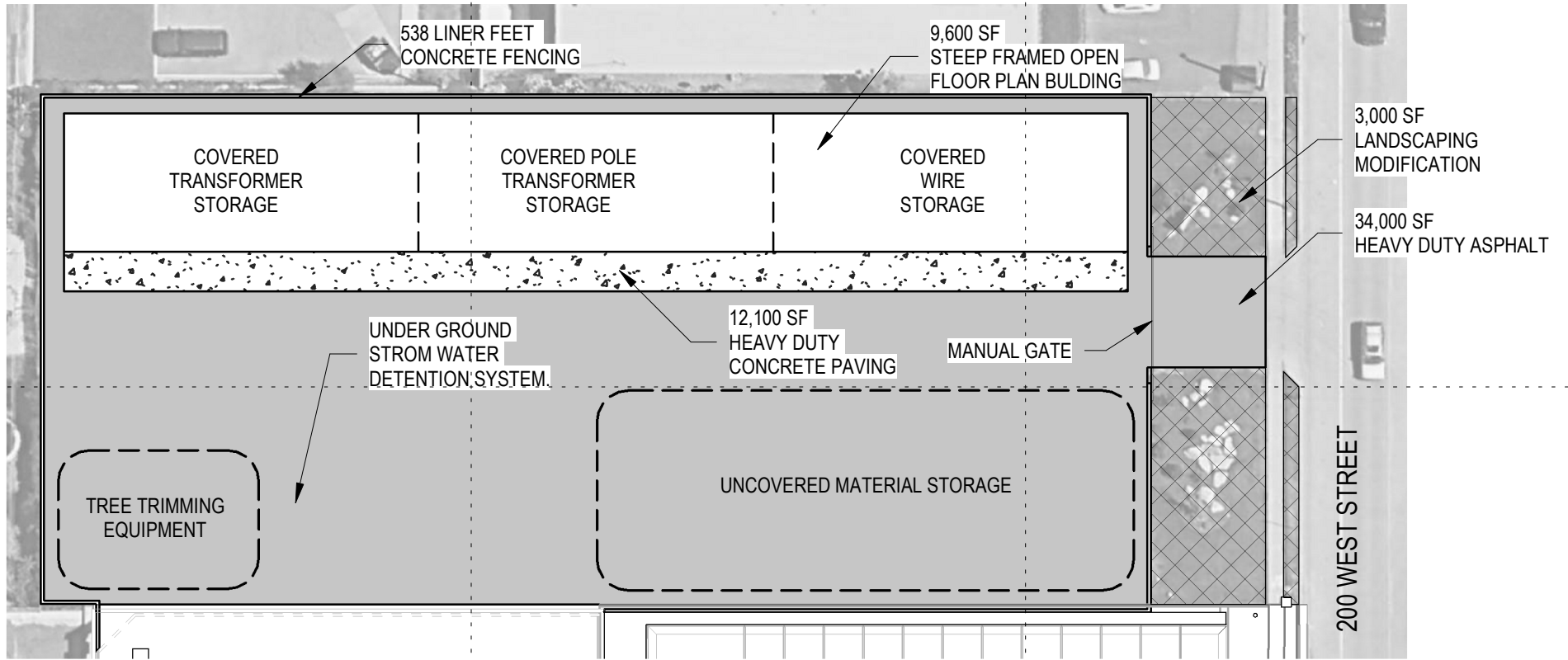
## **Recommendation**

The Staff recommends approval of this project as proposed including the \$77,837 for the Architectural and Engineering services to be provided by JRCA Architects and their associates.

This item will be discussed at the Power Commission meeting Tuesday morning, October 27, 2020, and we will bring their recommendation to the City Council meeting that night.

## **Attachments**

Proposed site plan



1  
AS102

**SITE PLAN**  
SCALE 1" = 40'-0"

**AS102**

|                 |   |
|-----------------|---|
| PROJECT NAME:   | BOUNTIFUL CITY LIGHT & POWER SITE IMPROVEMENT |
| PROJECT NUMBER: | 20038   |
| DATE:           | 10/16/20                                      |
| SCALE:          | 1" = 40'-0"                                   |
| SHEET:          | SITE PLAN                                     |



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# City Council Staff Report



**Subject:** Transformer Bid Approval  
**Author:** Allen Ray Johnson  
**Department:** Light & Power  
**Date:** October 27, 2020

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## **Background**

Our inventory of pad mount transformers is running low, and we need to purchase some to replenish it. The transformers will be used to replace damaged or leaking transformers on the system and future construction projects throughout the City.

## **Analysis**

Invitations and a request to submit a bid were sent out to two (2) major suppliers to submit a bid for the purchase of single transformers for the following transformers.

- 20 - (ea) 50kva single phase Pad mount
- 1 - (ea) 75kva three phase Pad mount
- 2 - (ea) 150kva three phase Pad mount

We received and opened sealed bids from two (2) different suppliers on October 19, 2020, at 11:00 a.m. The results of the bid opening are as follows:

| <b>Distributors/Manufacture</b>  | <b>Transformer type</b>   | <b>Delivery</b>       | <b>Total Cost</b>  |
|--|---------------------------|-----------------------|--------------------|
| <b>Anixter Power Solutions<br/><u>GE/Prolec</u> Salt Lake City,<br/>Utah</b> | Single and three<br>phase | <b>9-10<br/>weeks</b> | <b>\$62,418.15</b> |
| Anixter Power Solutions<br><u>Ermco</u> Salt Lake City, Utah                 | Single and three<br>phase | 22-24<br>weeks        | \$62,811.10        |
| Northern Power <u>Howard</u><br><u>Centerville, Utah</u>                     | Single and three<br>phase | 18-20<br>weeks        | \$65,814.00        |
| Northern Power Central<br><u>Centerville, Utah</u>                           | Single and three<br>phase | 20-22<br>weeks        | \$67,718.00        |

## **Department Review**

This has been reviewed by the Staff and the City Manager.

## **Significant Impacts**

These transformers will be purchased and placed into inventory until needed.

**Recommendation**

Staff recommends the approval of the low bid to Anixter Power Solutions to purchase 23 GE/Prolec transformers for the sum of **\$62,418.15**.

This item will be taken to the Power Commission meeting on Tuesday morning and we will bring their recommendation to the meeting.

**Attachments** None.

# City Council Staff Report



**Subject:** Resolution 2020-15 Approval  
CFPP Amended Budget & Plan of Finance  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** October 27, 2020

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## **Background**

We have been involved for several years working with UAMPS and NuScale to develop a Carbon Free Power Project (CFPP) as a zero carbon emitting power resource option. The CFPP is a Small Scale 720 MW Nuclear Reactor that will be located in Idaho on the Idaho National Laboratory Property near Idaho Falls. The Department of Energy (DOE) has been a key partner in the development of the project. DOE has been paying 50% of the cost to develop the National Regulatory Commission (NRC) license application for the project.

The City Council on May 22, 2018, approved resolution #2018-06 approving the Power Sales Contract with UAMPS for a total of 5 MW of power from the project.

UAMPS in July 2019, were in negotiations and they had a signed memorandum of understanding with the U.S. Department of Energy (DOE) and Batelle Energy Alliance, to lease and operate the first unit for ten years. The contract was called the Joint Use Module Project "JUMP SMR". This contract was intended to have DOE pay the entire capital cost or 1/12 of the capital costs along with the operational costs for one of the units ten years. It was to have been utilized by DOE for research and development purposes. The unit would then be available to the members to operate for the remainder of the life for operational costs only.

The City Council approved #2019-04 on July 9, 2019, which included an additional 1.991 MW's of power for approximately 3.27% of the project. The contract gave the City the option to rescind our election or increase our shares under JUMP, when the final negotiations were completed.

The UAMPS board at that time approved a Budget & Plan of Finance to limit the members of UAMPS to a maximum expense of \$6,000,000. The \$6,000,000 was backed by NuScale and will be repaid to the UAMPS group should the board determine as a whole to drop out of the project.

On December 3, 2019, The City received a notice to amend the budget for an additional \$3,000,000. These funds were necessary to continue efforts to de-risk the project in four specific areas. 1. Continuing with the robust subscription process. 2. Continuing with negotiations for the Engineering, Procurement, and Construction Development Agreement with Fluor and NuScale, and the Jump Lease Agreement with DOE.3.

allowing Fluor to refresh the estimates for the key components of the cost estimate and 4. Preserving the DOE and NuScale cost sharing arrangement. These additional funds are anticipated to be spent by September 2020.

The UAMPS board approved a notice of Conditional Approval of CFPP Budget and Plan of Finance and we received it on July 16, 2020. This notice is one of the off-ramps that the City has for the project.

The Amended Budget & Plan of Finance for the remainder of the first phase is \$129,931,556. DOE is anticipated to provide \$105 million and NuScale will be providing \$5 million. UAMPS share of this after payment by DOE and NuScale are estimated at \$19,933,912. Bountiful City was at 3.2822% of the project in July and our estimated costs for the remainder of the first phase would have been an additional \$654,271. These funds were anticipated to cover the project through May, 2023.

When we received the notice, it was anticipated that there would be two additional off-ramps for the project. The next anticipated off ramp at that time would have been in May 2023. The estimate for the budget for the licensing period from May 2023 through November 2025 is \$1,375,150,348. UAMPS share of this is currently at \$658,412,474. Bountiful City would be responsible for its percentage share of the project depending on subscription levels. At the subscription in July, Bountiful's share would be \$21,582,400 through 2025.

### **Analysis**

The Joint Use Module Project (Jump) has officially changed. DOE is planning on putting in additional funds for the project, but will not be signing the Jump contract and will not be operating the first unit for the first 10 years.

UAMPS will be sending out a notice to the remaining participants in the project after October 31, 2020, to revise or drop their JUMP subscriptions levels.

UAMPS has held a PMC meeting weekly since July when we received the Notice of Amended Budget and Finance. During these meetings, the PMC has discussed subscription levels, contracts, and has approved an additional off ramp for the project.

The UAMPS Board of Director approved an additional off ramp with an interim PMC budget of approximately \$63 Million with a net share cost to UAMPS of approximately \$11 Million for the period of October 2020 through approximately December 2021.

This will leave an off ramp estimated to be in April 2023. The next off ramp is anticipated to cost UAMPS an additional \$8.9 Million. Our share would be the value multiplied by our percentage of the project at at time.

The last off ramp would be in December 2025, before the start of the Construction period would begin. The current estimate for the project is \$6,124,293,710. The total incurred UAMPS costs are anticipated to be \$4,759,535,481. This is based on a class 4 estimate which could decrease by approximately 10% or increase by 30%. All participants will need to go to their Councils or for approval before moving forward with the project.

The levelized cost of the energy for the project in 2020 dollars is at \$49.93 MWh or \$59.67 MWh in 2029 dollars.

UAMPS in October created a Carbon Free Power Project LLC (CFPP, LLC). This LLC was created to allow UAMPS to receive funds from DOE and not create a reporting problem for UAMPS. The CFPP, LLC is a entity wholly owned by Utah Association Municipal Power Systems (UAMPS)

The U.S. Department of Energy has approved a multi-year cost-share award for to a new special purpose entity named the Carbon Free Power Project, LLC (CFPP, LLC) for the construction of a 720 MW NuScale power plant to be located at the U.S. Department of Energy’s Idaho National Laboratory site. This award will serve as a funding vehicle to advance the CFPP as funds are appropriated by Congress.

The \$1.355 billion award, allocated over 10 years, will fund the one-time costs for the first-of-a-kind project, as funds are appropriated by Congress, to reflect what second and subsequent NuScale plants would cost. This will help ensure that the levelized cost of energy target price of \$55 MWh can be achieved at a level of risk UAMPS can manage.

The current subscription estimate for October 31, 2020, is 134 out of the 720 MW for the project. If Bountiful stays at its current rate, we would be 5.198% of the project. This includes the 60 MW’s for the Jump program. UAMPS is continuing to work on new subscription, but we are not seeing more than 15-20 MW’s in the next year or two.

The following table represents the cost for the project with Bountiful at estimated 5.198% of the project.

| Off Ramp                           | Starting | Ending   | UAMPS  | Bountiful    |
|------------------------------------|----------|----------|--------|--------------|
| Licensing Period                   | Oct 2020 | Dec 2021 | \$11 M | \$571,780    |
| Licensing Period                   | Jan 22   | April 23 | 8.9 M  | \$462,622    |
| Licensing Period<br>Cola Submittal | May 23   | Nov 25   | 658 M  | \$34,202,840 |

The City has two options at this time.

1. Pass a resolution to officially increase, decrease, or withdraw from the project.
2. Do nothing and stay with the project at our current level until the next off ramp.

### **Department Review**

The report has been reviewed by the Power Department and the City Manager

### **Significant Impacts**

Developing new power resources is critical for the long-term stability and affordability of Bountiful's power system. But the new resources must also be affordable for Bountiful's rate payers. The technology developed by the CFPP is extremely promising, but the financial risks to the City may be too great, particularly as less than 30% of the project is subscribed currently (and has only increased by 1 MW in the last year).

The City will be responsible for 100% of our share of the development costs and all of the UAMPS Share will be paid by the participants in the project.

### **Recommendation**

Staff recommends dropping out of the CFPP project effective October 31, 2020. This would need to be approved by the following Resolution #2020-15 of the City Council.

RESOLUTION AUTHORIZING AND APPROVING AN INCREASE OR DECREASE IN THE PARTICIPANT'S DEVELOPMENT COST SHARE UNDER THE CARBON FREE POWER PROJECT POWER SALES CONTRACT FOR THE REMAINING 1ST PHASE OF THE LICENSING PERIOD FOR THE CARBON FREE POWER PROJECT; AND RELATED MATTERS.

The Power Commission will be meeting on Tuesday, October 27, 2020, to discuss the project. We will bring the final recommendation from Staff and the Power Commission to the City Council meeting.

### **Attachments**

1. Notice of Conditional Approval of Budget and Finance
2. Utah Associated Municipal Power Systems Carbon Free Power Plant Project Amended Budget & Plan of Finance, July 14, 2020.
3. JUMP Lay-Off Agreement Termination Notice
4. Resolution #2020-15

July 16, 2020

RE: Notice of Conditional Approval of CFPP Budget and Plan of Finance

Dear CFPP Participants:

This package serves as notice to the Carbon Free Power Project (CFPP) Participants that the Project Management Committee's conditional approval of the Revised Budget and Plan Finance. Pursuant to the Project Management Committee's resolution and the provisions of the CFPP Power Sales Contracts, each Participant may elect to increase or decrease its Entitlement Share in the CFPP or may elect to withdraw from the CFPP upon the effective date of the Revised Budget and Plan of Finance (October 1, 2020). Any such election must be made within sixty (60) days of the date of this notice letter, which period shall end on September 15, 2020. As discussed during the Project Management Committee, it is recommended that Participants wait to send in any notices of their elections to increase, decrease or withdraw until after the Subscription Strategy Workshops discussed in more detail below.

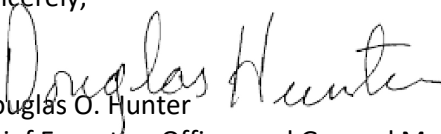
Participants are encouraged to have the governing bodies participate in the CFPP Town Hall next Tuesday (July 21, 2020). Agenda is enclosed with registration details.

In addition, UAMPS intends to host two Subscription Strategy Workshops for Member Participant Representatives, which will be scheduled to occur after the CFPP Town Hall. Scheduling of these workshops will be forthcoming.

Enclosed in this information package are the following documents: (1) the Revised Budget and Plan of Finance including the Forecasted Participant Development Costs through the end of 1<sup>st</sup> Phase of the Licensing Period (Remaining); (2) CFPP Development Status and Overview; and (3) Project Management Committee Resolution conditionally approving the Budget and Plan of Finance.

UAMPS staff stands ready to answer any questions the Participants may have or participate in any briefings before their governing bodies.

Sincerely,

  
Douglas O. Hunter  
Chief Executive Officer and General Manager

Attachments

**Utah Associated Municipal Power Systems  
Carbon Free Power Project  
Amended Budget & Plan of Finance  
July 14, 2020**

This is a Revised Budget and Plan of Finance pursuant to Section 601 of the Power Sales Contracts.

Development Costs anticipated to be incurred through September 30, 2020 net of cost share totaling \$3,947,799.

This amendment was conditionally approved by the Project Management Committee on July 14, 2020 and increases the maximum Development Costs as of October 1, 2020 that may be incurred during the Licensing Period – 1st Phase (Remaining) of the Budget and Plan of Finance for the Carbon Free Power Project totaling \$129,931,556 which considers a plan of finance based on a revolving Line of Credit at 4.5 APR (LOC) and without regard to any Department of Energy (DOE) cost share. Taking into account DOE and NuScale cost sharing of \$109,997,644, UAMPS incurred costs are estimated at \$19,933,912 by the end of the first Licensing Period – 1st Phase.

The estimated cost of the Development Phase (Licensing Period Phases 1 & 2) is estimated at \$1,375,150,348 which considers a plan of finance being based on a revolving LOC at 4.5 APR and without regard to any DOE cost share. Taking into account DOE and NuScale cost sharing of \$716,737,874, UAMPS incurred costs are estimated at \$658,412,474.

Acquisition & Construction costs are estimated \$6,124,293,710 which considers a plan of finance being based on a revolving LOC at 6.1 APR and without regard to any DOE cost share. Taking into account DOE and NuScale cost sharing of \$1,364,758,229, UAMPS incurred costs are estimated at \$4,759,535,481.

The CFPP Estimated Timeline for the Development & Construction of Initial Facilities—Section 601(a)(iii) is noted below:

|   | <b>Start</b>  | <b>Finish</b>          | <b># of Mos.</b> |
|---|---------------|------------------------|------------------|
| Interim Period – FY 2018 (PSC Executed)                   | April 2017    | March 2018             | <b>12</b>        |
| Licensing Period – 1 <sup>st</sup> Phase (COLA Submittal) | April 2018    | April 2023             | <b>61</b>        |
| Licensing Period – 2 <sup>nd</sup> Phase (COLA Issued)    | May 2023      | November 2025          | <b>31</b>        |
| Construction Period (Commercial Operation Date)           | December 2025 | June 2030 <sup>1</sup> | <b>55</b>        |

The Price Target (2018\$) Estimated range based on the current Budget and Plan of Finance – Section 601(a)(iv) is \$55 to \$65 per MWh.

Throughout all phases, interest will be capitalized to eliminate any need for cash outlays from the Participants.

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<sup>1</sup>The first module is anticipated to come online June 2029. All modules are anticipated to be online by June 2030, which will mark the Commercial Operation Date for the Project, as determined by the Project Management Committee.



**Proposed funding and financing arrangements – Licensing Period (Section 601(a)(v))**

The financial products that are being considered during the Licensing Period of the Project would be as follows:

| <b>Financial Products</b> | <b>Amount</b> | <b>Interest Rate</b> | <b>Term</b> |
|---------------------------|---------------|----------------------|-------------|
| Bank Line of Credit       | \$            | TBD                  | Max Limit   |
| Bond Anticipation Note    |               | TBD                  |             |
| DOE Cost share – COLA     |               | N/A                  | N/A         |
| NuScale Cost Share – COLA |               | N/A                  | N/A         |
| Other                     |               | N/A                  | N/A         |

**Proposed funding and financing arrangements – Construction Period (Section 601(a)(vi))**

During the Construction Period, the goal will be to minimize interest cost by utilizing different sources of funding at different times. The LOC, short term debt, long term debt, and DOE Loan Guarantee and accessing the general capital markets will be considered to complete funding. Market conditions will be assessed and ongoing capital needs will impact the total costs.

The long-term capital for the Costs of Acquisition and Construction of the CFPP is anticipated to be fixed rate bonds.

The financial products that are being considered during this phase of the Project would be as follows:

| <b>Financial Project</b>         | <b>Amount</b> | <b>Interest Rate</b> | <b>Term</b> |
|----------------------------------|---------------|----------------------|-------------|
| Tax Exempt Municipal Bonds       | \$            | TBD                  | 40 year     |
| Variable Rate Demand Obligations |               | TBD                  | 40 year     |
| DOE Loan Guarantees              |               | TBD                  | 30 year     |
| Bank Line of Credit              |               | TBD                  | Max Limit   |
| Bond Anticipation Note           |               | TBD                  | LT Bond     |
| Taxable Municipal Bonds          |               | TBD                  | 40 year     |
| Additional DOE Cost Share        |               | N/A                  | N/A         |
| Additional NuScale Cost Share    |               | N/A                  | N/A         |
| Capital Contributions            |               | N/A                  | N/A         |
| Other                            |               | N/A                  | N/A         |

This table is anticipated to be completed at the time of Completion of Development and prior to the beginning of the Construction Period.

## **Forecasted Participant Development Costs**

### **City of Bountiful**

The City of Bountiful's maximum Development Costs for Licensing Period – Phase 1 (remaining) are \$4,264,613.53 (exclusive of DOE and NuScale cost sharing).

Including DOE and NuScale cost sharing, the City of Bountiful's share of UAMPS' incurred costs for Licensing Period – Phase 1 (remaining) are estimated at \$654,270.86. The end of the first Licensing Period – 1<sup>st</sup> Phase is anticipated in April of 2023.

To: Participants in the Carbon Free Power Project  
From: UAMPS  
Re: JUMP Entitlement Shares  
Date: October 21, 2020

This notice is provided to the Carbon Free Power Project Participants to confirm that the JUMP Lay-Off Power Sales Agreement is no longer being pursued by the CFPP. Substantially all of the Participants elected to have additional Entitlement Shares in the CFPP (the “JUMP Entitlement Shares”) based on their understanding that the capacity and energy from the JUMP Entitlement Shares would be sold to the U.S. Department of Energy for the term of the Lay-Off Power Sales Agreement. The enclosed table provides, for each Participant, the JUMP Entitlement Shares and Entitlement Shares without any JUMP Entitlement Shares.

After consultation with the Project Management Committee, UAMPS has determined to eliminate (i.e., reduce to zero) the JUMP Entitlement Shares of all Participants and is sending this notice to advise you of that determination. The elimination of the JUMP Entitlement Shares will have no effect on the Participants’ original Entitlement Shares in the Project (or the increased Entitlement Shares previously elected by certain Participants).

No further action on the part of any Participant is required in connection with the elimination of the JUMP Entitlement Shares. However, each Participant retains the option to increase its original Entitlement Share in the Project (or any increased Entitlement Share that you may have previously elected). Please let us know if you would like to increase your original Entitlement Share to reflect the elimination of the JUMP Entitlement Shares or for any other reason. Approval by your governing body of any increase in your original Entitlement Share will require approval of your governing body [in most cases].

Please contact us if you have any questions.

[Table Enclosed]

| <b>Member</b> | <b>JUMP Entitlement (kW)</b> | <b>Entitlement Without JUMP</b> | <b>Entitlement Share %</b> |
|---------------|------------------------------|---------------------------------|----------------------------|
| Beaver        | 836                          | 2,100                           | 1.6716%                    |
| Blanding      | 996                          | 2,500                           | 1.9906%                    |
| Bountiful     | 1,991                        | 5,000                           | 3.9804%                    |
| Brigham City  | 6,073                        | 15,250                          | 12.1405%                   |
| Enterprise    | 239                          | 600                             | 0.4777%                    |
| Ephraim       | 1,195                        | 3,000                           | 2.3885%                    |
| Fairview      | 358                          | 900                             | 0.7162%                    |
| Fallon        | -                            | 2,000                           | 1.5922%                    |
| Fillmore      | 1,394                        | 3,500                           | 2.7865%                    |
| Heber         | 3,983                        | 10,000                          | 7.9615%                    |
| Holden        | 199                          | 500                             | 0.3980%                    |
| Hurricane     | 4,022                        | 10,100                          | 8.0405%                    |
| Hyrum         | 3,983                        | 10,000                          | 7.9615%                    |
| Idaho Falls   | 3,983                        | 10,000                          | 7.9615%                    |
| Kanosh        | 115                          | 300                             | 0.2388%                    |
| Kaysville     | -                            | -                               | 5.4606%                    |
| Lassen MUD    | 1,195                        | 3,000                           | 2.3885%                    |
| Lehi          | -                            |                                 | 0.0000%                    |
| Logan         | -                            |                                 | 0.0000%                    |
| Los Alamos    | 3,186                        | 8,000                           | 6.3689%                    |
| Lost River    | 398                          | 1,000                           | 0.7959%                    |
| Monroe        | 239                          | 600                             | 0.4777%                    |
| Morgan        | 398                          | 1,000                           | 0.7959%                    |
| Mt. Pleasant  | 717                          | 1,800                           | 1.4331%                    |
| Murray        | -                            | -                               | 0.0000%                    |
| Oak City      | 199                          | 500                             | 0.3980%                    |
| Paragonah     | 80                           | 200                             | 0.1595%                    |
| Parowan       | 1,195                        | 3,000                           | 2.3885%                    |
| Payson        | 1,991                        | 5,000                           | 3.9804%                    |
| Salmon River  | 398                          | 1,000                           | 0.7959%                    |
| Santa Clara   | 1,195                        | 3,000                           | 2.3885%                    |
| SESD          | 797                          | 2,000                           | 1.5926%                    |
| Spring City   | 159                          | 400                             | 0.3182%                    |
| Washington    | 4,381                        | 11,000                          | 8.7575%                    |
| Weber Basin   | 199                          | 500                             | 0.3980%                    |
| WREC          | -                            | -                               | 0.7961%                    |
|               |                              |                                 |                            |
| <b>Total</b>  | <b>46,094</b>                | <b>117,750</b>                  | <b>100.0000%</b>           |



# BOUNTIFUL

## BOUNTIFUL CITY, UTAH RESOLUTION NO. 2020-15

MAYOR  
Randy C. Lewis  
CITY COUNCIL  
Millie Segura Bahr  
Kate Bradshaw  
Kendalyn Harris  
Richard Higginson  
Chris R. Simonsen  
CITY MANAGER  
Gary R. Hill

**A RESOLUTION AUTHORIZING AND APPROVING AN INCREASE OR DECREASE IN THE PARTICIPANT’S DEVELOPMENT COST SHARE UNDER THE CARBON FREE POWER PROJECT POWER SALES CONTRACT FOR THE REMAINING 1ST PHASE OF THE LICENSING PERIOD FOR THE CARBON FREE POWER PROJECT; AND RELATED MATTERS.**

WHEREAS, the Bountiful City (the “Participant”) is a member of Utah Associated Municipal Power Systems (“UAMPS”) pursuant to the provisions of the Utah Associated Municipal Power Systems Amended and Restated Agreement for Joint and Cooperative Action, as amended (the “Joint Action Agreement”);

WHEREAS, the Participant has previously approved, executed and delivered the Carbon Free Power Sales Contract dated as of April 1, 2018 (the “Power Sales Contract”) with UAMPS, including an Entitlement Share of 6,991 kW of the capacity of the Project (initially capitalized terms used and not defined herein have the meanings assigned to them in the Power Sales Contract);

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Bountiful City, Utah, as follows:

Bountiful wishes to exercise its election to withdraw from the Carbon Free Power Project pursuant to Section 204 of the above referenced Power Sales Contract.

Attached is the executed Exhibit VII of the above referenced Power Sales Contract is the Form of Notice of Withdrawal.

This resolution shall take effect immediately upon its adoption and approval.

**APPROVED, PASSED AND ADOPTED BY THE BOUNTIFUL CITY COUNCIL THIS 27<sup>TH</sup> DAY OF OCTOBER, 2020.**

\_\_\_\_\_  
Randy C. Lewis, Mayor

ATTEST:

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

**EXHIBIT VII**  
**FORM OF NOTICE OF WITHDRAWAL**

October 27, 2020

Utah Associated Municipal Power Systems  
155 North 400 West, Suite 480  
Salt Lake City, Utah 84103  
Attention: Doug Hunter, General Manager  
Mason Baker, General Counsel

Re: Carbon Free Power Project Power Sales Contract

Gentlemen,

Pursuant to Section 204 of the above-referenced Power Sales Contract (the "*Power Sales Contract*"), Bountiful City (the "*Participant*") hereby gives notice of its election to withdraw from the Project.

The Participant hereby acknowledges and agrees that:

1. This Notice of Withdrawal shall be effective at and as of the end of the last day of the current phase of the Licensing Period.
2. By delivering this Notice of Withdrawal, the Participant waives its right to receive any reimbursement for Development Costs previously paid by it, except as otherwise provided in the Power Sales Contract.
3. The Participant shall remain responsible for the payment of an amount equal to its Development Cost Share of all Development Costs incurred, including its Development Cost Share of the amounts necessary to repay all Bonds issued and outstanding, in each case up to the effective date of the Participant's withdrawal from the Project.
4. The Participant shall, within twelve months of the effective date of its withdrawal, repay the amounts described in paragraph 3 above together with any interest expense on such amounts and any other charges incurred by UAMPS under the Financing Documents.

5. From and after the effective date of its withdrawal (a) the Participant's Entitlement Share shall be terminated, (b) the Participant's Representative shall have no right to participate in or vote at meetings of the Project Management Committee or meetings of the Board with respect to the Project, and (iii) this Contract will remain in effect only with respect to the Participant's repayment obligations described in paragraph 4 above.
  6. The Participant shall have no responsibility for the payment of Development Costs incurred or Bonds issued after the effective date of its withdrawal.
- Capitalized terms used and not otherwise defined herein have the meanings assigned to them in the Power Sales Contract.

Bountiful City

By \_\_\_\_\_

Randy C. Lewis, Mayor





# City Council Staff Report

**Subject:** City Hall Janitorial Contract  
**Author:** Galen D. Rasmussen, Assistant City Manager  
**Department:** Executive  
**Date:** October 27, 2020



## **Background**

The janitorial contract for City Hall has been in place for many years and has now expired. A new contract is now needed to accommodate the cleaning and maintenance needs of the newly remodeled facility. On Thursday, August 27<sup>th</sup>, a Request for Proposal (RFP) was issued with a notice being posted on the City website and specific notices being sent to potentially interested firms in the greater Salt Lake City area. The deadline for submission of proposals was Thursday, October 1<sup>st</sup> at 5:00 p.m.

## **Analysis**

A total of six (6) proposals were received by the submission deadline of October 1<sup>st</sup> at 5:00 p.m. Each of the janitorial firms expressed desires to serve under a contract for a period of up to five years. A summary of the proposals received is shown below:

| <b><u>Proposing Janitorial Firm</u></b> | <b><u>Monthly Amount</u></b> | <b><u>First Year Total Amount</u></b> | <b><u>Five Year Total Amount</u></b> |
|---|------------------------------|---------------------------------------|--------------------------------------|
| Wingfoot Services                       | \$ 1,595.00                  | \$ 19,140.00                          | \$ 95,700.00                         |
| Caliber Cleaning Services               | \$ 1,598.00                  | \$ 19,176.00                          | \$ 95,880.00                         |
| Enviro Kleen                            | \$ 1,760.00                  | \$ 21,120.00                          | \$ 107,733.23                        |
| Vanguard Cleaning Systems               | \$ 2,326.00                  | \$ 27,912.00                          | \$ 139,560.00                        |
| Alta Janitorial Services                | \$ 3,900.00                  | \$ 46,800.00                          | \$ 234,000.00                        |
| Bearcom Building Services               | \$ 4,500.00                  | \$ 54,000.00                          | \$ 278,760.00                        |

A committee comprised of Galen Rasmussen, Assistant City Manager, Lloyd Cheney, City Engineer, and Todd Christensen, Assistant City Engineer, reviewed each proposal in reference to RFP objectives and guidelines which included:

- Content and format of proposals in comparison with proposal submission guidelines
- Qualifications, demonstrated ability, and experience of each proposing firm
- Proposed work plan and staffing
- Proposed innovations
- Cost of services

All proposals substantially met the guidelines contained in the RFP. However, staff felt that the proposal from Caliber Cleaning Services more closely aligned with stated proposal content and format guidelines. Further, the Caliber Cleaning Services proposal documented the necessary qualifications, abilities, and experience desired in a janitorial firm in addition to offering very

competitive rates for both monthly services and optional services such as carpet cleaning, floor striping/waxing, and window washing.

**Department Review**

This staff report has been reviewed by the Engineering Department and also reviewed and approved by the City Manager.

**Recommendation**

Staff recommends acceptance of the second to lowest bid from Caliber Cleaning Services in the amount of \$1,598.00 monthly with an annual total of \$19,176.00 and not to exceed amount of \$95,880.00 over the five-year contract period.

**Significant Impacts**

None.

**Attachments**

None.