

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, August 7, 2018

Work Session – 6:00 p.m.

Regular Session - 7:00 p.m.

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

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

AGENDA

6:00 p.m. – Work Session

1. Summerwood fire and firearms discussion – Mr. Jacob Fordham & Mr. Gary Hill p. 3

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment - **If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of 2 minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.**
3. Approve minutes of previous meeting held on July 10, 2018 p. 9
4. Council Reports
5. BCYC Report
6. Consider approval of weekly expenditures > \$1,000 paid June 18 & July 2, 9, 10, 16, 17, 23 & 24, 2018 p. 15
7. Consider approval of Resolution 2018-10 setting a property tax rate of 0.000880 for 2018 taxes and Ordinance 2018-06 which adopts the Fiscal Year 2018-2019 Tentative Budget as the City's final budget – Mr. Galen Rasmussen p. 25
 - a. Public Hearing
 - b. Action
8. Consider confirming the Planning Commission recommendation of denial or holding a public hearing tonight to consider a Zoning Text Amendment to Section 14-7-103 of the Bountiful City Code to allow for private schools in the DN (Downtown) zoning district, Jill Thompson representing Liberty Hills Academy, applicant.– Mr. Chad Wilkinson p. 31
9. Consider approval of a lease agreement with Main Street Investment, LLC for a two-year lease of office space at 150 North Main Street, Bountiful in the amount of \$210,708 – Mr. Todd Christensen p. 37
10. Consider approval of an alcohol license for Pat Fish 2 LLC, 595 West 2600 South, Mr. Son Dang, Owner – Mr. Chad Wilkinson p. 49
 - a. Public Hearing
 - b. Action
11. Consider approval of the annual Tyler Technologies Software Maintenance contract in the total amount of \$79,393.81 – Mr. Alan West p. 53
12. Consider preliminary and final subdivision approval for Hayward Subdivision located at 153 S 300 East, Mr. Robert Zesiger, applicant – Mr. Paul Rowland p. 57
13. Consider preliminary and final plat approval for 5th West Flex Office Condominiums located at 1051 South 500 West, Mr. Jeff Beck, applicant – Mr. Paul Rowland p. 61
14. Consider approval of the following equipment purchases for the Parks Department – Mr. Brock Hill
 - a. A Ford F250 4X4 4-door crew work truck from Young Ford in the amount of \$29,607 and a Kubota KX057 mini excavator with attachments from Bonneville Equipment Company in the amount of \$63,149.63 p. 65
 - b. Two new Grasshopper mowers for the Cemetery from RMT Equipment in the amount of \$26,000 p. 67
15. Consider approval of the purchase of two police vehicles from Performance Automotive Group in the amount of \$71,094 – Chief Tom Ross p. 69
16. Adjourn


City Recorder

City Council Staff Report



Subject: Summerwood Fire and City Firearms Ordinance
Author: Gary Hill
Department: Administration
Date: August 7, 2018

Background

On August 29, 2017 South Davis Fire responded to a wildfire on the east bench of Bountiful near the Summerwood subdivision. The fire started within City limits on the property of Jayson and Pamela Orvis and quickly progressed onto Forest Service property, ultimately burning 56 acres and resulting in the temporary evacuation of several homes.

It was later determined that the fire was started by sparks from a power tool being used to construct a rail for target shooting. Investigation of the property also showed many other target and firearm installations, both on the Orvis property within City limits and on Forest Service property. Photographs of the target rail and other shooting structures are included with this report. Discharge of firearms within City limits is against Bountiful City Code.

This situation brought to light a concern that while shooting is illegal, it is difficult to pinpoint who is doing the shooting or when firearm activity is taking place. This makes enforcing the ordinance difficult: one must almost be caught in the act. In order to increase the enforceability of the ordinance, staff is recommending an amendment that also makes building or allowing targeting systems within residential zones illegal. This will help protect residents from accidental fires or other issues stemming from illegal use of firearms.

Analysis

The proposed language will remove a shortcoming in the current city code and prohibit structures and targets that facilitate firearm shooting:

It is unlawful to construct, erect, maintain, utilize, or allow a firing range, targets, shooting course, skeet station, or backstop for the discharge of a dangerous weapon, shotgun, pistol, firearm, bow and arrow or similar contrivance within a residential zone in Bountiful City.

Staff will present information about the recent fire and would like to discuss with the council the proposed ordinance amendment and any other measures that can help avoid future problems.

Department Review

City Manager, City Attorney, City Prosecutor

Recommended Action

No official action is required tonight; City Staff would like the City Council on the proposed ordinance language before it is presented for adoption at a future meeting.

Significant Impacts

There are no significant impacts.

Attachments

1- Photographs of target systems on Orvis property

Photos









Minutes of the
BOUNTIFUL CITY COUNCIL

July 10, 2018 – 7:00 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Kendalyn Harris, Richard Higginson, Beth Holbrook, John Marc Knight, Chris Simonsen
	City Manager	Gary Hill
	City Attorney	Clint Drake
	City Engineer	Paul Rowland
	City Planner	Chad Wilkinson
Department Directors/Staff:		
	Police Chief	Tom Ross
	Assistant Police Chief	Ed Biehler
	Finance Director	Tyson Beck
	Asst. Engineer	Lloyd Cheney
	Streets Director	Gary Blowers
	Streets	Jared Edge
	Asst. Streets/Sanitation	Charles Benson
	Recording Secretary	Nikki Dandurand

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 Clipper and Standard Examiner.

No Work Session

Regular Meeting – 7:03 p.m.

City Council Chambers

Mayor Lewis called the meeting to order at 7:03 p.m. and welcomed those in attendance. Fred Philpot, local scout, led the Pledge of Allegiance; Pastor Jodi Bushdiecker, Bountiful Community Church, gave a thought.

PUBLIC COMMENT

- Janet Seamons – pickle ball courts resurfacing
- Jolene Nelson – amend budget for pickle ball funds, concerned for the safety of those playing
- Mark Minis – provided petition for single family homes to provide for off street parking stalls
- Resident – health benefits of pickle ball
- Mike Nielson – the positive economic impacts of pickle ball tournaments

APPROVE MINUTES OF PREVIOUS MEETING – JUNE 26, 2018

Mayor Lewis presented the minutes from the previous meeting. Councilwoman Harris moved

1 to approve the minutes and Councilman Higginson seconded the motion. Voting was unanimous
2 with Councilpersons Harris, Higginson, Holbrook, Knight and Simonsen voting “aye”.

3
4 **COUNCIL REPORTS**

5 Councilman Simonsen commented that Concerts in the Park have been wonderful; hats off to
6 Richard Watson. Councilwoman Harris agreed and mentioned that next Friday Carmen Rasmussen
7 will be performing.

8
9 **BCYC REPORT**

10 David Bennion reported the new members of BCYC have done various get to know you
11 activities, including the “B” painting. They will be in the upcoming parade as well and helping with
12 the chuck wagon breakfast.

13
14 **CONSIDER APPROVAL OF**

15 a. **WEEKLY EXPENDITURES > \$1,000 PAID JUNE 11 & 25, 2018**

16 b. **MAY 2018 FINANCIAL REPORT**

17 Mayor Lewis presented the expenditures/financial report and asked for a motion to approve.
18 Councilwoman Harris asked for an update on the plaza. Mr. Cheney replied that the design is about
19 30% complete, with an estimate of the plaza being completed in about a year. Councilman Knight
20 asked for a new timeline which Mr. Gary Hill said he would provide. Councilman Higginson moved
21 to approve the weekly expenditures/financial report and Councilman Knight seconded the motion.
22 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Simonsen
23 voting “aye”.

24
25 **THANK YOU FROM ROTARY COATS FOR KIDS CAR SHOW**

26 Mr. Paul Summers wished to thank the city for their support. There are 46 rotary clubs in
27 Utah and all of them know about the car show. Mr. Summers presented the Mayor and Council with
28 a plaque recognizing their continued support.

29
30 Councilwoman Holbrook excused herself from the meeting for other obligations.

31
32 **CONSIDER APPROVAL OF THE PURCHASE OF A 10-WHEEL DUMP TRUCK FROM**
33 **RUSH TRUCK CENTER AND THE BODY, PLOW SYSTEM, SPREADER &**
34 **HYDRAULICS FROM SEMI-SERVICE IN THE TOTAL AMOUNT OF \$209,512.27 – MR.**
35 **JARED EDGE**

36 Mr. Edge stated this particular truck is used year round for snow removal, paving and road
37 construction. Staff received three bids for the 10 wheel dump truck. This truck is the best value and
38 fit because it has an additional 35 hp and 150 ft-lbs of torque, although it was not the low bid. Staff
39 also received three bids for the body, spreader and plow system. The low bid meets the
40 specifications. The Street Department FY 2019 budget for this truck is \$210,000. Councilman
41 Knight mentioned that these items have already been previously reviewed during the budget process
42 for the year. Councilwoman Harris appreciated the bids on all the items. Councilman Higginson
43 moved to approve the purchases and Councilwoman Harris seconded the motion. Voting was
44 unanimous with Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

1 **CONSIDER APPROVAL OF THE PURCHASE OF A MASTIC MIXER WITH AUGER**
2 **(POTHOLE/CRACK REPAIR SYSTEM) FROM MAXWELL EQUIPMENT COMPANY IN**
3 **THE AMOUNT OF \$61,222.61 – MR. JARED EDGE**

4 Mr. Edge stated this will be a new piece of equipment for the Department. It is different than
5 the standard crack sealer and is a needed tool that can be used year round and is a permanent repair.
6 Staff had the opportunity to demo this unit and was impressed with its results and performance. After
7 extensive research staff determined that there is currently only one mastic mixer produced that is
8 capable of dispensing the appropriate road mastic. The Maxwell Equipment Company has obtained
9 the state bid for this mastic system. The Street Department FY 2019 budget for the equipment is
10 \$62,000. Councilman Knight acknowledged the Streets Department with being on the leading
11 edge of technology and having a higher standard of work. Councilman Higginson asked if this a
12 gap patch and what kind of aggregate it has. Staff answered his questions. Councilwoman Harris
13 moved to approve the purchase and Councilman Higginson seconded the motion. Voting was
14 unanimous with Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

15
16 **CONSIDER APPROVAL OF THE PURCHASE OF A 29 YARD SIDE LOADER REFUSE**
17 **TRUCK CHASSIS FROM PETERBILT OF UTAH AND LABRIE REFUSE BODY FROM**
18 **SIGNATURE EQUIPMENT IN THE TOTAL AMOUNT OF \$253, 178 – MR. JARED EDGE**

19 Mr. Edge stated this is a standard garbage truck which will replace the current 2011 model,
20 but will be kept for replacement parts. Three bids were received for the truck chassis. The low bid is
21 from Peterbilt of Utah. Peterbilts have been purchased by the City for the past three years and they
22 are a good company. The grabbers will not have to be interchanged on this new truck. Staff also
23 received three bids on the side loader refuse body. Staff recommends the purchase of a Labrie body
24 from Signature Equipment. It meets the specifications and was the low bid. Councilman Higginson
25 asked about the truck he saw being towed on the freeway recently. Mr. Edge stated there were some
26 error codes coming up and it was being taken in for warranty work. Councilman Higginson made a
27 motion to approve the purchases and Councilman Simonsen seconded the motion. Councilman
28 Knight spoke on behalf of all the Council, the admiration for the Streets Department and how proud
29 of them they are. Voting was unanimous with Councilpersons Harris, Higginson, Knight and
30 Simonsen voting “aye”.

31
32 **CONSIDER APPROVAL OF THE PURCHASE OF A LEAF/DEBRIS COLLECTOR FROM**
33 **OLD DOMINION BRUSH COMPANY IN THE AMOUNT OF \$62,546.25 – MR. JARED**
34 **EDGE**

35 Mr. Edge stated the Storm Water Department would like to purchase one Leaf/Debris
36 Collector to be used to collect leaves and other road debris. This equipment is used extensively in the
37 fall to vacuum up the leaves and debris to keep it out of the storm drains. The shop will mount this
38 unit on one of the retired sanitation truck chassis that has been saved for this purpose. After
39 extensive research staff determined that there is currently only one product that meets the functional
40 requirements. The Old Dominion Brush Company manufactures and sells this equipment. This unit
41 will also allow us to comply with the Storm Water Regulations. Councilwoman Harris asked who’s
42 idea it was to mount the unit. Mr. Edge responded. Councilman Higginson commented that the
43 diligence in between seasons is so good in this Department. Councilman Higginson made a motion
44 to approve the purchase and Councilwoman Harris seconded the motion. Voting was unanimous
45 with Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

1 **CONSIDER APPROVAL OF A PARTIAL EASEMENT RELEASE AT 201 AND 215 SOUTH**
2 **MOSS HILL DRIVE AND AUTHORIZING THE MAYOR TO SIGN THE RELEASE**
3 **DOCUMENT – MR. PAUL ROWLAND**

4 Mr. Rowland stated the residents of these lots are requesting a partial release of an easement
5 along the east side of 201 South and 215 South Moss Hill Drive. All of the interested utilities have
6 reviewed this request and agree that it is acceptable. Bountiful Irrigation has since installed a much
7 more accessible pipe in the street and has totally abandoned the pipe running through the back yards.
8 A 7 ft. wide easement will remain, which is standard width. Councilman Higginson made a motion
9 to approve the partial easement release and Councilwoman Harris seconded the motion. Voting was
10 unanimous with Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

11
12 **CONSIDER APPROVAL OF THE FOLLOWING ITEMS FROM THE JULY 10, 2018**
13 **TRAFFIC SAFETY COMMITTEE MEETING – MR. PAUL ROWLAND**

- 14 a. **REQUEST FOR A 25 MPH SPEED LIMIT SIGN ON MILL STREET NEAR**
15 **CREEKSIDE PARK**
16 b. **FOUR-WAY STOP AT 1800 SOUTH AND 200 WEST**
17 c. **CHANGES TO SCHOOL PARKING RESTRICTIONS ON CITY STREETS**
18 **AROUND VIEWMONT AND BOUNTIFUL HIGH SCHOOLS**

19 Mr. Rowland stated that prior to this Council meeting, there was a Traffic Safety Committee
20 Meeting where these items were discussed. Councilwoman Harris asked if cross walks could be
21 painted on Mill Street by Creekside Park. Mr. Rowland stated there would be no reason to add them
22 with the placement of additional signs. Councilman Higginson made a motion to approve the new
23 signs/installation and Councilman Simonsen seconded the motion. Voting was unanimous with
24 Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

25 Mr. Rowland proceeded with item “b”, the possibility of a four-way stop at this intersection.
26 Statistically, this intersection is one of the most dangerous in the City. There have been many
27 different approaches to warn drivers of cross traffic, stops, etc. The new lights will have LED lights
28 flashing to alert all drivers. The Traffic Safety Committee sends their recommendation for this item.
29 Councilman Simonsen stated he recently traveled through Wyoming where LED signs are used and
30 they were very visible at all times of the day. Councilman Simonsen made a motion to approve the
31 new signs/installation and Councilman Higginson seconded the motion. Voting was unanimous with
32 Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

33 Mr. Rowland stated the next item has a long history. A major problem has been the lack of
34 man power to enforce the “no parking” signs in these areas. Chief Ross reviewed his concerns. This
35 is not a new conversation, it is worse now and taking down the signs will upset some of the residents.
36 However, if you live or move by the high school properties, that is just the impact you will have. Mr.
37 Rowland stated that the Traffic Safety Committee did recommend this action, with the full Council
38 voting and taking action after they have received comments from the public. This item is tentatively
39 scheduled for an August City Council meeting. Councilman Simonsen stated it would be nice to
40 have this discussion completed and decided before school starts if possible. Mr. Rowland replied
41 they have looked at the City calendar and because of other adjustments; there is not enough time to
42 adequately provide the Council and the public time to review this before school starts. Mayor Lewis
43 stated there will be fewer cars in the fall because the sophomores will not yet have their licenses. He
44 would like to move this forward, following the public’s input and the City Council’s decision.
45 Councilman Higginson inquired about the voting in the Traffic Safety Committee meeting, noting
46 there was one person who abstained. Mr. Rowland re-stated that the Traffic Safety Committee did

1 vote to recommend the removal of the signs, after the full Council has heard from the public. The
2 next step is to have a public meeting. This item will then again be presented to the City Council at a
3 later date. Councilman Higginson made a motion to approve this item to proceed accordingly and
4 Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris,
5 Higginson, Knight and Simonsen voting “aye”.

6
7 **CONSIDER APPROVAL OF THE AGREEMENT FOR PUBLIC DEFENDER LEGAL**
8 **SERVICES BETWEEN BOUNTIFUL CITY AND THE LAW FIRM OF LARSEN, LARSEN,**
9 **NASH & LARSEN – MR. CLINTON DRAKE**

10 Mr. Drake stated that for many years, Attorney William (Bill) Albright has provided public
11 defender legal services for indigent defendants appearing in the Bountiful District Court. The City
12 would like to recognize Mr. Albright for the tremendous public defender services he has provided.
13 Councilman Higginson asked Mr. Gary Hill if something extra could be done to recognize Mr.
14 Albright. Mr. Hill agreed. Mr. Albright recently informed the City of his intent to wind down his
15 law practice including his public defender responsibilities with Bountiful City. As a result, the City
16 sent out a Request for Proposals for Public Defender services. After careful consideration, it was
17 determined that the law firm of Larsen, Larsen, Nash & Larsen (Larsen Firm) should be selected for
18 recommendation to the City Council. The Larsen Firm proposes that the City pay on a case by case
19 basis at the following rates:

- 20 • \$150/case appointed by the Court. (Representation from appointment through plea,
21 sentencing, or acquittal.)
- 22 • \$35/hearing assigned by the Court after conclusion. (Reviews, Probation Violations, etc.)
- 23 • \$2,500/year to be reserved for extraordinary costs such as investigation costs or witness fees.

24
25 Councilman Simonsen asked if their office is located in the City. Mr. Drake stated their main
26 office is in West Valley, but a couple of the Larsens attended Viewmont High School and still have
27 ties in Davis County. They have a good knowledge of the area and are accessible. Councilman
28 Simonsen asked about how many cases per year need representation. Mr. Drake replied it’s out of
29 our hands and hard to tell, but maybe seven a month. Councilman Simonsen asked what offenses are
30 dealt with. Mr. Drake stated it is varied with domestic problems, DUI, theft, etc. Councilman Knight
31 made a motion to approve the agreement and Councilman Higginson seconded the motion. Voting
32 was unanimous with Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

33
34 Councilman Higginson asked for a review of the off street parking ordinance for older
35 sections of the city. Councilwoman Harris suggested it that be reviewed in a work session

36
37 Mayor Lewis asked for a motion to adjourn the regular session of City Council. Councilman
38 Higginson made a motion to adjourn the meeting and Councilwoman Harris seconded the motion.
39 Voting was unanimous with Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.
40 The regular session of the City Council was adjourned at 8:31 p.m.

41

Mayor Lewis

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
June 18, July 2, 9-10, 16-17 & 23-24, 2018

Author: Tyson Beck, Finance Director

Department: Finance

Date: July 30, 2018



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 June 18, July 2, 9-10, 16-17 & 23-24, 2018.

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

Paid June 18, 2018

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
8666	ACCUSHAPE INC	Police	10.4210.445100.	Public Safety Supplies	\$ 1,450.00	203306	3630	Police Uniform/ Vests
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	4,987.76	203314	68B60418	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	5,140.40	203314	68B60318	Tree Trimming
1294	BASLER ELECTRIC CO	Light & Power	53.5300.448627.	Echo Hyrdo	4,005.33	203318	2641301	Digital Control Systems
1507	BURT BROTHERS TIRE	Police	10.4210.425430.	Service & Parts	1,190.04	203328	3-GS218862	Tires and Service
1615	CENTURYLINK	Police	45.4210.474500.	Machinery & Equipment	23,363.00	203334	N37737	1 Year Software Subscriptson & Maintenance
1720	CODALE ELECTRIC SUPPLY	Light & Power	53.5300.448613.	Plant	4,808.00	203342	S6290407.001	Comm Software// HMI
1889	DAVIS COUNTY GOVERNMENT	Police	10.4210.461000.	Miscellaneous Expense	7,960.87	203348	88896	Jan 2018 Animal Control
1889	DAVIS COUNTY GOVERNMENT	Police	10.4210.461000.	Miscellaneous Expense	7,960.87	203348	88897	Feb. 2018 Animal Control
1889	DAVIS COUNTY GOVERNMENT	Police	10.4210.461000.	Miscellaneous Expense	7,960.87	203348	88898	March 2018 Animal Control
1889	DAVIS COUNTY GOVERNMENT	Police	10.4210.461000.	Miscellaneous Expense	7,960.87	203348	88899	April 2018 Animal Control
1889	DAVIS COUNTY GOVERNMENT	Police	10.4210.461000.	Miscellaneous Expense	7,960.87	203348	88900	May 2018 Animal Control
1889	DAVIS COUNTY GOVERNMENT	Police	10.4210.461000.	Miscellaneous Expense	7,960.87	203348	88901	June 2018 Animal Control
9982	DIAMOND TREE EXPERTS	Landfill	57.5700.462400.	Contract Equipment	48,125.00	203351	7155500	Green Waste Grinding @Landfill
2055	ELECTRICAL CONSULTANTS	Light & Power	53.5300.474870.	CIP 17 Dist SysFeeder-Intr-Tie	1,785.50	203356	75820	Project #BCP-016 Bountiful Power ROW Acquisition #3
2055	ELECTRICAL CONSULTANTS	Light & Power	53.5300.474870.	CIP 17 Dist SysFeeder-Intr-Tie	1,961.50	203356	75819	Project #BCP-015 Bountiful Power ROW Acquisition #2
2055	ELECTRICAL CONSULTANTS	Light & Power	53.5300.474870.	CIP 17 Dist SysFeeder-Intr-Tie	2,046.50	203356	75818	Project #BCP-014 Bountiful Power Acquisition #1
2144	FATPOT TECHNOLOGIES	Police	10.4210.425500.	Terminal Maint & Queries	11,125.00	203360	FPINV17853	FATPOT Software Annual Maintenance
2164	FERGUSON ENTERPRISES	Water	51.5100.448400.	Dist System Repair & Maint	4,212.59	203363	1057408	Parts
7850	GS TRACKME LLC	Streets	10.4410.448000.	Operating Supplies	1,169.61	203368	1029	GPS Tracking Service for Apri-June 2018
2562	HYDRO SPECIALTIES CO	Water	51.5100.448650.	Meters	15,324.63	203382	20633	Meters
5196	INTELLICHOICE, INC.	Police	10.4210.445100.	Public Safety Supplies	3,672.00	203383	1229071	Easy Street Draw Licenses
2875	CURTIS BLUE LINE	Police	10.4210.445100.	Public Safety Supplies	2,780.00	203393	410745	Angent Canister and Filter
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,212.75	203394	2495	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	45.4410.473300.	Roads-Class"C"&Transportation\$	10,768.07	203394	2506	Paving
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	45.4410.473300.	Roads-Class"C"&Transportation\$	12,370.82	203394	2532	Paving
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	45.4410.473300.	Roads-Class"C"&Transportation\$	22,103.24	203394	2546	Paving Emerald Hills
4764	MCNEILUS TRUCK & MANUFACTURING	Sanitation	58.5800.425000.	Equip Supplies & Maint	1,495.53	203402	4036824	Harness for #2453 Sanitation Truck
3200	MOUNTAIN WEST TRUCK	Streets	45.4410.474500.	Machinery & Equipment	7,459.00	203403	18-295	New Mack with Trade In// Vin# KM003047
3200	MOUNTAIN WEST TRUCK	Streets	45.4410.474500.	Machinery & Equipment	7,459.00	203403	18-296	New Mack with Trade In// Vin# KM003046
3195	MOUNTAINLAND SUPPLY	Water	51.5100.448400.	Dist System Repair & Maint	1,282.28	203404	S102561120.001	Grip Rings
3195	MOUNTAINLAND SUPPLY	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	1,601.48	203404	S102606970.001	Parts
3549	PREMIER VEHICLE INSTALLATION	Police	10.4210.425430.	Service & Parts	7,951.86	203422	27219	Police Vehicle Equipment
3549	PREMIER VEHICLE INSTALLATION	Police	10.4210.425430.	Service & Parts	7,951.86	203422	27220	Police Vehicle Equipment
3933	SKAGGS COMPANIES, INC	Police	10.4210.445100.	Public Safety Supplies	2,021.77	203437	3070573 RI	Safety Equipment Supplies
3972	SOLAR TURBINES, INC.	Light & Power	53.5300.448614.	Plant Equipment Repairs	2,602.52	203441	11545375768	Power Supplies
4051	STATE OF UTAH	Legislative	10.4110.461000.	Miscellaneous Expense	15,800.00	203447	185100000000287	Urban Deer Capture for 2018
9934	TANNER LLC	Treasury	10.4143.429200.	Computer Software	4,500.00	203449	95273	Vulnerability Assessment
4229	TOM RANDALL DIST. CO	Golf Course	55.5500.425100.	Special Equip Maintenance	1,972.89	203454	0275302	Fuel
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	23,619.38	203454	0275546	Fuel
7842	UTILISYNC LLC	Storm Water	49.4900.425000.	Equip Supplies & Maint	2,400.00	203464	INV-1137	Storm Water SWPPP Forms
4450	VERIZON WIRELESS	Light & Power	53.5300.448641.	Communication Equipment	2,043.44	203467	9808183173	Acct # 371517689-00001
8798	WESTERN EMULSIONS	Streets	10.4410.473200.	Road Materials - Overlay	1,482.25	203470	17-360377	Parts
TOTAL:					<u>\$ 323,010.22</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid July 2, 2018- FY2018 JUNE INVOICES**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1164	ANIXTER, INC.	Light & Power	53.5300.448632. Distribution	\$ 1,237.50	203582	3908881-00	U.G. Comp Splice Kits
1105	ALTEC INDUSTRIES, INC	Light & Power	53.5300.474600. Vehicles	273,684.00	203580	7386314	Digger Truck
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	4,112.32	203584	68S49618	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	4,112.32	203584	69N02118	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	5,140.40	203584	68S49518	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	5,719.04	203584	69N02218	Tree Trimming
1602	CDW GOVERNMENT, INC.	Water	51.5100.431000. Profess & Tech Services	4,500.00	203593	NDF3219	Cisco Threat Defense Subscription
1602	CDW GOVERNMENT, INC.	Water	51.5100.431000. Profess & Tech Services	12,500.00	203593	NDV4884	Cisco Firewall & 3yr Smart Net Support
2134	FARNES, ALAN	Light & Power	53.5300.423000. Travel & Training	2,618.54	203611	06282018	Reimbursed for Travel & Training APPA Conf.
2144	FATPOT TECHNOLOGIES	Police	10.4210.425500. Terminal Maint & Queries	9,450.00	203613	FPINV17954	Annual Software Maintenance
6375	FLOWTECH P.C.S. LLC	Golf Course	55.5500.425000. Equip Supplies & Maint	2,808.00	203616	1239	Parts
2523	HONNEN EQUIPMENT COMPANY	Streets	10.4410.425000. Equip Supplies & Maint	2,433.30	203624	962552	Parts
7803	J-U-B ENGINEERS, INC	Water	51.5100.472100. Buildings	2,482.40	203627	0117623	Project 83-16-044 Bountiful Water Treatment Plant
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.473200. Road Materials - Overlay	12,934.46	203630	2645	Overlay on Vineyard Drive
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.473200. Road Materials - Overlay	15,084.69	203630	2622	Overlay - from Chelsea Dr. to Oakwood Dr.
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.473200. Road Materials - Overlay	23,702.53	203630	2638	Overlay Vineyard Drive
3186	MOTOROLA	Police	45.4210.474500. Machinery & Equipment	98,451.08	203635	16000295	PoliceOfficerCommunication// Acct #1000743551 0001
3271	NETWIZE	Information Technology	10.4136.425000. Equip Supplies & Maint	3,359.47	203641	NWP36064	VM Ware Support
3549	PREMIER VEHICLE INSTALLATION	Police	10.4210.425430. Service & Parts	1,587.47	203646	27327	Police Vehicle Accessories and Supplies
5553	PURCELL TIRE AND SERVICE	Streets	10.4410.425000. Equip Supplies & Maint	1,954.85	203647	2868129	Tires and Service
9699	TRUSTED NETWORK SOLUTIONS	Water	51.5100.421000. Books Subscr & Mmbrshp	1,822.04	203660	8175	24 Port Network Switch Water Treatment Plant
7732	WINGFOOT CORP	Police	10.4210.426000. Bldg & Grnd Suppl & Maint	1,895.00	203668	101409	Janitorial Cleaning for June 28,2018
TOTAL:				<u>\$ 491,589.41</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid July 9, 2018**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1415	BOUNTIFUL DAVIS ARTS CENTER	Legislative	10.4110.492010.	Contr-Btfl/Davis Art Ctr	\$ 30,000.00	203750	07012018	1st half of Fiscal Yr 2018-2019 RAP Tax
1415	BOUNTIFUL DAVIS ARTS CENTER	RAP Tax	83.8300.492020.	RAP Tax Grant Award Payments	38,359.00	203750	07102018	RAP Tax grant approved by City Council on 6/12/2018
1425	BOUNTIFUL HISTORICAL	RAP Tax	83.8300.492020.	RAP Tax Grant Award Payments	6,371.00	203751	07102018A	RAP Tax grant approved by City Council on 6/12/2018
1883	DAVIS CHAMBER OF COMMERCE	Legislative	10.4110.421000.	Books Subscr & Mmbrshp	2,500.00	203755	2114362	Annual City Dues Investment
8701	FOREUP GOLF SOFTWARE	Golf Course	55.5500.431000.	Profess & Tech Services	7,200.00	203758	17554	Yearly POS Payment
10031	HART, BRETT GARY	Legislative	10.4110.492080.	Community Events-BntflComServC	1,000.00	203759	0000001	A Toast to Bread Band, Friday Night Concerts
5177	HILL, GARY	Legislative	10.4110.422000.	Public Notices	2,833.57	203761	07092018	Reimbursed for Purchasing the Printed Mailers
6959	JANI-KING OF SALT LAKE	Light & Power	53.5300.424002.	Office & Warehouse	1,775.00	203767	SLC07180078	July 2018 Custodial Services
2763	JOY FOUNDATION	RAP Tax	83.8300.492020.	RAP Tax Grant Award Payments	10,000.00	203769	07102018	RAP Tax grant approved by City Council on 6/12/2018
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	4,862.17	203771	2693	Patching
3328	NOVOTX, L.L.C.	Water	51.5100.431000.	Profess & Tech Services	10,000.00	203780	1543	Elements Annual Maintenance for Fiscal 2019
3375	OLYMPUS INSURANCE AGENCY	Human Resources	10.4134.451100.	Insurance & Surety Bonds	1,501.90	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Executive	10.4130.451100.	Insurance & Surety Bonds	2,233.33	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Legal	10.4120.451100.	Insurance & Surety Bonds	2,355.70	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Planning	10.4610.451100.	Insurance & Surety Bonds	2,516.81	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Cemetery	59.5900.451100.	Insurance & Surety Bonds	3,422.00	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Information Technology	10.4136.451100.	Insurance & Surety Bonds	3,850.02	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Treasury	10.4143.451100.	Insurance & Surety Bonds	4,325.87	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Finance	10.4140.451100.	Insurance & Surety Bonds	4,882.12	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Engineering	10.4450.451100.	Insurance & Surety Bonds	6,085.00	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Legislative	10.4110.451100.	Insurance & Surety Bonds	6,150.94	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Sanitation	58.5800.451100.	Insurance & Surety Bonds	6,682.02	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Parks	10.4510.451100.	Insurance & Surety Bonds	7,176.71	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Storm Water	49.4900.451100.	Insurance & Surety Bonds	7,330.68	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Landfill	57.5700.451100.	Insurance & Surety Bonds	9,387.67	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Light & Power	53.5300.448628.	Pineview Hydro	10,614.76	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Golf Course	55.5500.451100.	Insurance & Surety Bonds	10,993.44	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Light & Power	53.5300.448627.	Echo Hyrdo	14,895.39	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Light & Power	53.5300.448631.	Hyrdo Transmission	16,194.73	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Streets	10.4410.451100.	Insurance & Surety Bonds	24,261.56	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Water	51.5100.451100.	Insurance & Surety Bonds	24,292.22	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Workers' Comp Insurance	64.6400.451000.	W/C Reinsurance Premiums	51,902.00	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Police	10.4210.451100.	Insurance & Surety Bonds	54,098.17	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Light & Power	53.5300.448613.	Plant	80,366.00	203783	14622	Property Insurance for FY 2018-2019
3375	OLYMPUS INSURANCE AGENCY	Light & Power	53.5300.451100.	Insurance & Surety Bonds	144,188.71	203783	14622	Property Insurance for FY 2018-2019
3982	SOUTH DAVIS METRO FIRE	Fire	10.4220.431000.	Profess & Tech Services	518,480.75	203786	07012018	Fiscal Year 2018-2019 Fire Services
5442	TRAVISMATHEW, LLC	Golf Course	55.5500.448240.	Items Purchased - Resale	1,582.89	203789	3435194	Men's Golf Wear
4273	TURF EQUIPMENT CO	Cemetery	59.5900.426000.	Bldg & Grnd Suppl & Maint	1,646.15	203790	431326-00	Turf Treatment
4413	UTAH STATE TAX COMMISSION	Workers' Comp Insurance	64.6400.461200.	State Tax On Premium	4,000.00	203796	07092018B	2ND QTR 2018 SELF INS PREM PMT
5304	UTAH VOICES, INC.	Legislative	10.4110.492080.	Community Events-BntflComServC	1,000.00	203797	07092018	July Concert at Bountiful Park
8034	WASATCH SOUND	Legislative	10.4110.492080.	Community Events-BntflComServC	4,250.00	203800	07062018	Patriotic Concert with Utah Voices
TOTAL:					<u>\$ 1,145,568.28</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid July 10, 2018- FY 2018 JUNE INVOICES**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
8127	ADVANCED PAVING & CONSTRUCTION	Streets	45.4410.473300.	Roads-Class"C"&Transportation\$	\$ 90,433.50	203669	05312018	Application#1 for Project 300 North Reconstruction
1142	AMERICOM TECHNOLOGY	Light & Power	53.5300.448633.	Street Light	12,753.42	203671	53559	Boring & Conduit 300 E 300 N
1230	AUTOMATED ACCOUNTING	Light & Power	53.5300.431000.	Profess & Tech Services	4,187.50	203672	16627	Upgrade Inventory Software
1826	CUMMINS ROCKY MOUNTAIN	Police	10.4210.445100.	Public Safety Supplies	1,236.52	203680	022-98636	Parts & Service
2008	DURA-CRETE INC	Light & Power	53.5300.474820	C12 DS#575	6,085.00	203684	7102018	4xPower Vaults for Feeder
2055	ELECTRICAL CONSULTANTS	Light & Power	53.5300.448632.	Distribution	1,456.00	203686	76317	Easement Prep & Acquire
2055	ELECTRICAL CONSULTANTS	Light & Power	53.5300.474830.	CIP 13 Dist Sys 1209 N. Main	1,456.00	203686	76319	Easement Prep & Acquire
2055	ELECTRICAL CONSULTANTS	Light & Power	53.5300.474870.	CIP 17 Dist SysFeeder	1,959.80	203686	76217	Easement Prep & Accuire
9820	FX CONSTRUCTION INC	Water	51.5100.472120.	Reservoirs	290,750.00	203688	3	Application 3// 400 N. Reservoir Project
2562	HYDRO SPECIALTIES CO	Water	51.5100.448650.	Meters	1,911.36	203694	20778	Registers/ ERT's
2719	JMR CONSTRUCTION INC	Water	51.5100.461300.	Street Opening Expense	2,766.10	203697	06302018	Work Completed in June 2018
2719	JMR CONSTRUCTION INC	Storm Water	49.4900.441250.	Storm Drain Maintenance	5,636.12	203697	06302018	Work Completed in June 2018
2719	JMR CONSTRUCTION INC	Streets	10.4410.473400.	Concrete Repairs	9,847.53	203697	06302018	Work Completed in June 2018
2719	JMR CONSTRUCTION INC	Streets	45.4410.473300.	Roads-Class"C"&Transportation\$	27,840.74	203697	06302018	Work Completed in June 2018
10035	JTO LLC	Light & Power	53.5300.448632.	Distribution	4,224.00	203699	250	Utility Trenching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.473200.	Road Materials - Overlay	9,164.54	203701	2670	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.473200.	Road Materials - Overlay	12,399.70	203701	2664	Overlay
3193	MOUNTAIN STATES INDUSTRIAL	Landfill	57.5700.425000.	Equip Supplies & Maint	1,540.00	203710	25039	Disassemble, Clean & Inspect the compactor
10026	OSMOSE UTILITIES SERVICES	Light & Power	53.5300.448630.	Transmission	13,952.10	203714	INV1055918	Reinforces & Transmission Poles
10033	PINETOP ENGINEERING	Streets	10.4410.441300.	Street Signs	1,018.64	203716	2607	Traffic Signal Maintenance & Support
3562	PRIORITY DISPATCH CO	Police	45.4210.474500.	Machinery & Equipment	51,015.00	203717	SIN104202	Dispatch Software
3791	RUSH TRUCK CENTER-SALT LAKE	Streets	10.4410.425000.	Equip Supplies & Maint	1,304.00	203723	3011046373	Engine Work
4171	THATCHER COMPANY	Water	51.5100.448000.	Operating Supplies	1,361.75	203729	1444974	Flouride
4171	THATCHER COMPANY	Water	51.5100.448000.	Operating Supplies	1,724.84	203729	1444971	Flouride
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	23,475.36	203731	0276357	Fuel
4281	TWIN D INC.	Storm Water	49.4900.462400.	Contract Equipment	21,908.12	203732	16840	Storm Drain Cleaning & Video
4281	TWIN D INC.	Storm Water	49.4900.462400.	Contract Equipment	28,235.47	203732	16877	Storm Drain Cleaning & Video
5322	UCS WIRELESS	Landfill	57.5700.425000.	Equip Supplies & Maint	4,940.00	203733	75849	Radio System Approved by Council 6/26/2018
5322	UCS WIRELESS	Sanitation	58.5800.425000.	Equip Supplies & Maint	7,580.00	203733	75849	Radio System Approved by Council 6/26/2018
5322	UCS WIRELESS	Streets	10.4410.425000.	Equip Supplies & Maint	16,530.00	203733	75849	Radio System Approved by Council 6/26/2018
5322	UCS WIRELESS	Storm Water	49.4900.425000.	Equip Supplies & Maint	23,850.00	203733	75849	Radio System Approved by Council 6/26/2018
4450	VERIZON WIRELESS	Police	10.4210.428000.	Telephone Expense	1,187.15	203737	9809590201	Acct # 771440923-00001
4450	VERIZON WIRELESS	Police	10.4210.425200.	Communication Equip Maint	1,480.67	203737	9809590201	Acct # 771440923-00001
4450	VERIZON WIRELESS	Police	10.4210.445100.	Public Safety Supplies	19,866.00	203737	9809590201	Acct # 771440923-00001
10024	WASATCH FRONT REGION	Planning	10.4610.423000.	Travel & Training	4,000.00	203739	13-BNTFL18	South Davis Active Transportation Match
10024	WASATCH FRONT REGION	Planning	10.4610.423000.	Travel & Training	5,000.00	203739	13-BNTFL17	South Davis Active Transportation Match
8034	WASATCH SOUND	Legislative	10.4110.492080.	Community Events-BntfComServ	1,300.00	203740	06292018	Bountiful's Got Talent & Concert in the Park
8798	WESTERN EMULSIONS	Streets	10.4410.473200.	Road Materials - Overlay	1,499.40	203743	17-362855	Tack Oil / Overlay
9363	WIGEN WATER TECH	Water	51.5100.472100.	Buildings	59,832.85	203744	20570	Mueller Park Water Treatment Plant Project
TOTAL:					<u>\$ 776,709.18</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid July 16, 2018**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1078	ALL STAR STRIPING, LLC	Streets	10.4410.448000.	Operating Supplies	\$ 53,594.60	203867	4745	Road Striping
1615	CENTURYLINK	Enhanced 911	10.4219.428000.	Telephone Expense	3,522.28	203888	07012018H	Acct # 801-578-0401 452B
1826	CUMMINS ROCKY MOUNTAIN LLC	Streets	10.4410.425000.	Equip Supplies & Maint	1,563.58	203898	022-2063	Valve Kit
1936	DESSCO	Streets	10.4410.425000.	Equip Supplies & Maint	1,388.99	203901	0188575	Engine Parts for Hustler Mower
2008	DURA-CRETE INC	Water	51.5100.448400.	Dist Systm Repair & Maint	1,530.00	203907	133635	Meter Boxes
8137	LAKEVIEW ASPHALT PRODUCTS LLC	Streets	10.4410.441200.	Road Matl Patch/ Class C	4,698.93	203935	2723	Patching
8137	LAKEVIEW ASPHALT PRODUCTS LLC	Streets	10.4410.441200.	Road Matl Patch/ Class C	7,006.23	203935	2716	Patching
3690	REMOTE CONTROL SYSTEM	Water	51.5100.429300.	Computer Hardware	1,000.00	203963	18108	Software Update
3985	SOUTH DAVIS SEWER DISTRICT	Police	10.4210.427000.	Utilities	1,080.00	203975	07012018Y	6 Months Service for Acct # 30884-00
4171	THATCHER COMPANY	Water	51.5100.448000.	Operating Supplies	4,286.25	203981	1445948	Chlorine
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	2,753.85	203984	0277249	Fuel
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	24,822.88	203984	0276804	Fuel
4273	TURF EQUIPMENT CO	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	1,021.83	203985	431753-00	Turf Supplies & Treatment
4273	TURF EQUIPMENT CO	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	1,240.18	203985	431375-00	Turf Supplies & Treatment
4273	TURF EQUIPMENT CO	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	2,344.10	203985	431752-00	Turf Supplies & Treatment
4574	WHEELER MACHINERY CO	Streets	10.4410.425000.	Equip Supplies & Maint	4,060.21	203991	PS000676977	Parts
TOTAL:					<u>\$ 115,913.91</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid July 17, 2018- FY 2018 JUNE INVOICES**

<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>FULL DESC</u>
5368	ACE DISPOSAL INC	Recycling	48.4800.431550.	Recycling Collection Service	\$ 33,753.42	203803	07012018	Recycling Fees for June 2018
1447	BP ENERGY COMPANY	Light & Power	53.5300.448611.	Natural Gas	182,337.89	203808	1472687	Natural Gas
1716	CMT ENGINEERING LAB	Water	51.5100.472120.	Reservoirs	1,535.40	203810	73432	Project #011159 400 North Reservoir
1887	DAVIS COUNTY GOVERNMENT	Water	51.5100.431000.	Profess & Tech Services	3,024.00	203813	IN0004376	Water Sampling Lab Fees
5281	DOMINION ENERGY UTAH	Light & Power	53.5300.448611.	Natural Gas	20,429.27	203818	06302018C	Service for June // Acct #6056810000
9275	ENVIRONMENTAL PLANNING	Legislative	45.4110.466000.	Contingency	18,140.93	203820	8785	Services for June 2018 on Downtown Plaza Phaze 2
5026	GLOBAL SURVEILLANCE	Parks	45.4510.473100.	Improv Other Than Bldgs	10,613.00	203824	GS-15257	Security Camera at Creekside Park
2350	GREEN SOURCE, L.L.C.	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	1,224.00	203827	13396	Turf Supplies
2350	GREEN SOURCE, L.L.C.	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	1,678.08	203827	13259-2	Turf Supplies
2727	JOHNSON, ALLEN R	Light & Power	53.5300.423000.	Travel & Training	1,525.27	203831	06162018	Reimbursed for Travel & Training June APPA
2727	JOHNSON, ALLEN R	Light & Power	53.5300.423000.	Travel Board Members	2,821.69	203831	06162018	Reimbursed for Travel & Training June APPA
3165	MORGAN COUNTY TREASURER	Light & Power	53.5300.448627.	Echo Hyrdo	8,000.00	203833	06302018	2018 in Lieu of Taxes
3293	NICKERSON CO INC	Water	51.5100.448000.	Operating Supplies	16,596.00	203836	J19718	Motor Replacement
5453	PLAYSPACE DESIGNS INC	Parks	10.4510.426000.	Bldg & Grnd Suppl & Maint	2,928.32	203841	12174	Drinking Fountain
10079	RENK CORPORATION	Light & Power	53.5300.448614.	Plant Equipment Repairs	12,480.00	203843	105981	Bearing Liners//Customer #C780828//Cust Ref #18844
4229	TOM RANDALL DIST. CO	Golf Course	55.5500.425100.	Special Equip Maintenance	3,946.49	203860	0276205	Fuel
4450	VERIZON WIRELESS	Water	51.5100.428000.	Telephone Expense	1,206.84	203862	9810043284	Service for June2018 // Acct #442080322-00001
4536	WEBER-BOX ELDER CONSERVATION	Light & Power	53.5300.448628.	Pineview Hydro	7,299.24	203863	06302018	2nd Quarter Generation for PineView 2018
TOTAL:					<u>\$ 329,539.84</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid July 23, 2018**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	\$ 4,215.04	204020	70W21418	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	4,215.04	204020	70W21518	Tree Trimming
1510	BUSHNELL OUTDOOR PRODUCTS	Golf Course	55.5500.448240.	Items Purchased - Resale	1,469.36	204032	954710	Golf Accessories
1601	CCI POWER SUPPLIES	Light & Power	53.5300.448639.	Substation	5,773.00	204036	146709	Repair Air Conditioner
2154	FEDERAL ENERGY	Light & Power	53.5300.448628.	Pineview Hydro	10,367.67	204048	H18537-00	2018 Hydro Power Annual Charge Project # 04597
2154	FEDERAL ENERGY	Light & Power	53.5300.448627.	Echo Hyrdo	18,498.82	204048	H18508-00	2018 Hydro Power Annual Charge Project #03755
10099	HOBBY HORSE PRODUCTION	Legislative	10.4110.492080.	Community Events-BntflComServC	1,250.00	204057	80252	7/27/2018 Joshua Creek Performance
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	4,611.15	204067	2732	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	45.4410.473200.	Road Materials - Overlay	8,639.02	204067	2728	Patching 550 West 3300 South
3129	MILSOFT UTILITY SOLUTIONS	Light & Power	53.5300.429300.	Computer	10,702.60	204073	20183006	1 year System Support
3723	RITER ENGINEERING CO	Light & Power	53.5300.448650.	Meters	5,455.00	204081	201815682	Meter Cabinets
10105	UTAH DISASTER KLEENUP	Liability Insurance	63.6300.451150.	Liability Claims/Deductible	3,604.38	204091	SI-15337	Claim Water// Job # 481374-MIT
TOTAL:					<u><u>\$ 78,801.08</u></u>			

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

Paid July 24, 2018- FY 2018 JUNE INVOICES

<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>FULL DESC</u>
1142	AMERICOM TECHNOLOGY	Light & Power	53.5300.448632.	Distribution	\$ 10,524.83	203996	53839	Boring across 2600 South
1142	AMERICOM TECHNOLOGY	Light & Power	53.5300.474810.	CIP 11 Dist SysFeeder#573-#676	14,232.55	203996	53840	Boring across 1700 South & 400 West
1142	AMERICOM TECHNOLOGY	Light & Power	53.5300.448632.	Distribution	27,189.46	203996	53430	Boring across 2650 South 500 West
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	4,112.32	203998	70H17518	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	5,748.21	203998	70H17418	Tree Trimming
1767	CONTEMPORARY IMAGE	Light & Power	53.5300.445202.	Uniforms	4,310.50	204001	34750	Uniform Shirts
2055	ELECTRICAL CONSULTANTS	Light & Power	53.5300.431000.	Profess & Tech Services	24,867.12	204004	76600	Project# BCP-013 for 3/1-5/31, 2018
2055	ELECTRICAL CONSULTANTS	Light & Power	53.5300.474710.	CIP 01 138KV Trans Substation	87,861.00	204004	76599	Project# BCP-012 for 12/01/2017-5/31/2018
2987	M.C. GREEN & SONS INC	Light & Power	53.5300.448632.	Distribution	9,214.32	204007	3811	Project #2736 Trenching for underground power lines
5000	U.S. BANK CORPORATE	Light & Power	53.5300.429300.	Computer	1,043.37	204013	07102018AJ	Trvl & Train Acct #-8851
5000	U.S. BANK CORPORATE	Executive	10.4130.421000.	Books Subscr & Mmbrshp	1,483.03	204013	07102018GH	Trvl&Train // Acct #-8851
5000	U.S. BANK CORPORATE	Light & Power	53.5300.421000.	Books Subscr & Mmbrshp	1,807.50	204013	07102018AJ	Trvl & Train Acct #-8851
5000	U.S. BANK CORPORATE	Legislative	10.4110.423000.	Travel & Training	2,570.00	204013	07102018GH	Trvl&Train // Acct #-8851
5000	U.S. BANK CORPORATE	Police	10.4210.445100.	Public Safety Supplies	9,528.29	204013	07102018EB	Car Equipment & Tablets//Acct #-8851
4450	VERIZON WIRELESS	Light & Power	53.5300.448641.	Communication Equipment	2,016.36	204014	9810031006	Service for 06/01-7/02, 2018 Acct #371517689-00001
TOTAL:					<u>\$ 206,508.86</u>			

City Council Staff Report

Subject: Truth in Taxation, Final adoption of the
FY2018-2019 Budget and Property Tax Rate
Author: Galen D. Rasmussen, Assistant City Manager
Department: Executive
Date: August 7, 2018



Background

On June 12, 2018 the City Council adopted a Tentative Budget for Fiscal Year 2018-2019 containing a property tax budget of \$2,524,767 with a proposed tax rate of 0.000880. This budget exceeded the Certified Tax Rate of 0.000775 with corresponding revenue of \$2,224,767 (which is a \$300,000 proposed tax increase). Given this, state law requires certain notifications to the public and a public hearing to be held under the provisions of the Truth in Taxation law in the state of Utah. As part of the official business of the Council on June 12th, a Truth in Taxation Public Hearing was set for August 7, 2018 which meeting was to begin at 7:00 p.m. in the Council Chambers at City Hall.

Analysis

Per requirements of state law, a notice of the proposed tax increase, including specifics related to the date, time and place of a public hearing along with the financial impacts of the increase on the average residential home and business in Bountiful City was published in the Davis Clipper on three separate dates. The first two dates were July 19th and 26th in consolidated format by Davis County along with other taxing entities pursuing tax increases. The third date of publication was a separate notice from Bountiful City published on August 2nd in the Davis Clipper. Companion notices were also published on the following websites as required by law:

www.utahlegals.com

www.bountifulutah.gov

www.daviscountyutah.gov

www.utah.gov/pmn;

In addition to the notices and scheduled public hearing, the City also held an open house at City Hall in the Council Chambers on July 19th which started at 6:00 p.m. An advance mailer to advertise the open house and to describe the need for a property tax increase along with the impacts of that increase was sent to all residential and business addresses in the City. On the night of the open house a total of 16 people attended and asked questions of staff. This public comment was in addition to many phone calls and emails received which addressed the matter of the tax increase.

Having complied with the required budgeting and legal noticing requirements of state law, the City Council must now hold a Truth in Taxation public hearing to allow for public comments prior to consideration of adoption of the tax increase and to finalize the Fiscal Year 2018-2019 budget containing that tax increase.

Department Review

This staff report has been reviewed and approved by the City Manager and City Attorney.

Recommendation

Staff recommends the following actions by the City Council:

1. Hold the required Truth in Taxation Public Hearing prior to consideration of adoption of the final budget, property tax amount, and tax rate noted.
2. Consider adoption of Resolution 2018-10 which sets a property tax rate of 0.000880 for calendar year 2018 taxes.
3. Consider adoption of Ordinance 2018-06 which adopts the Fiscal Year 2018-2019 Tentative Budget as the City's final budget containing the property tax amount of \$2,524,767 and a real property tax rate of 0.000880 assessed as calendar year 2018 taxes.

Significant Impacts

Adoption of the proposed property tax rate and revenue will allow the City organization to continue meeting existing service levels in the General Fund and to recover lost sales tax revenue held by the State for funding of public safety related homeless initiatives statewide under Senate Bill 235.

Attachments

- City Resolution 2018-10
- City Ordinance 2018-06



BOUNTIFUL

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

Bountiful City Resolution No. 2018-10

A Resolution setting the tax rate and levying taxes upon all real and personal property in the City of Bountiful, Utah, made taxable for the year 2018.

It is the Finding of the Bountiful City Council that:

1. The City is authorized and required by the Uniform Fiscal Procedures Act for Utah Cities (Utah Code §10-6-133) to set the real and personal property tax levy; and
2. The City of Bountiful, through its elected officials and appointed officers, has determined the amount of property tax which should be included in the budget for the Fiscal Year 2018-2019, beginning July 1, 2018, and ending June 30, 2019.

Now, therefore, it is hereby resolved by the City Council of Bountiful, Utah:

SECTION 1. The City of Bountiful, through its duly authorized and legally appointed officers, has determined the amount of property tax which should be included in the budget for the fiscal year beginning July 1, 2018, and ending June 30, 2019.

SECTION 2. Bountiful has, based on assessed valuation information furnished by Davis County, determined the rate of the general tax which should be levied.

SECTION 3. For the purpose of defraying the necessary and proper expenses of the City of Bountiful, Utah, and maintaining the government thereof, the rate of the general tax levied upon all real and personal property within Bountiful, Utah, made taxable by law for the year 2018 (or for the fiscal year ending June 30, 2019) is determined to be 0.000880 on each dollar of assessed valuation of said property, and is hereby adopted by this resolution.

SECTION 4. This resolution shall take effect immediately.

Adopted by the City Council of Bountiful, Utah, this 7th day of August, 2018.

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder



BOUNTIFUL

MAYOR
Randy C. Lewis
CITY COUNCIL
Kendalyn Harris
Richard Higginson
Beth Holbrook
John Marc Knight
Chris R. Simonsen
CITY MANAGER
Gary R. Hill

Bountiful City Ordinance No. 2018-06

An ordinance (1) adopting a final budget for the City of Bountiful for the Fiscal Year beginning July 1, 2018, and ending June 30, 2019; and (2) authorizing and directing the participation of the City in the Public Employees Contributory Retirement System and the Public Safety Contributory Retirement System of the Utah Retirement Systems for fiscal year 2018-2019.

It is the Finding of the Bountiful City Council that:

1. The Bountiful City Council, through its elected officials and appointed officers, has caused to be prepared a Final Budget for Fiscal Year 2018-2019;
2. This Budget has been duly considered and formulated according to the Uniform Fiscal Procedures Act for Utah Cities (Utah Code §10-6-101 et seq);
3. This budget includes estimates of anticipated revenues, appropriations for expenditures and expenses, adjusted compensation schedules for City officers and employees that reflect the rates required for participation in the Utah Retirement Systems, and user fees for City facilities and services.
4. A Tentative Budget was adopted on May 8, 2018, and again on June 12, 2018 to include a proposed property tax increase. Both budgets were made available to the public for review as required by law;
5. A public hearing to consider the Tentative Budgets was noticed and held on June 12, 2018, according to the requirements of the Uniform Fiscal Procedures Act for Utah Cities.

Now, therefore, it is hereby ordained by the City Council of Bountiful, Utah:

Section 1.1. The City of Bountiful, through its elected officials and appointed officers, has caused to be prepared a budget for the fiscal year beginning July 1, 2018, and ending June 30, 2019. This budget has been duly considered and formulated according to the Uniform Fiscal Procedures Act for Utah Cities and other applicable State and Federal law. It is now desirable and necessary to formally adopt this budget.

Section 1.2. This budget includes estimates of anticipated revenues, appropriations for expenditures/expenses, adjusted compensation schedules for City officers and employees, and user fees for City facilities and services.

Section 1.3. The Bountiful City budget for the fiscal year beginning July 1, 2018, and ending June 30, 2019, with the adjusted compensation schedules and the City user fees incorporated in its preparation is hereby adopted.

Section 1.4. Bountiful City hereby confirms its participation in the Public Employees Contributory Retirement System and the Public Safety Contributory Retirement System of the Utah Retirement Systems for fiscal year 2018-2019. The budget and compensation schedules reflect the Annual Certification of Retirement Contribution Rates required for participation in the current year. The City Manager and staff are authorized and directed to take such steps as are necessary to implement the City's participation in these programs.

Section 3. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 7th day of August, 2018.

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

City Council Staff Report

Subject: Public Hearing-Proposed Amendment to Section 14-7-103 to add private schools as an allowed use in the DN Zone.

Applicant: Liberty Hills Academy

Author: Chad Wilkinson, Planning Director

Date: July 17, 2018



Description of Request

The applicant, Liberty Hills Academy, requests a zoning ordinance text amendment in order to add Private Schools as an allowed use in the Downtown (DN) zoning district. The Planning Commission reviewed this proposal on July 17, 2018 and recommended denial of the proposed amendment by a vote of 4-2 (one Commission member was absent). As a result the proposal comes to the Council with a negative recommendation. Section 14-2-205 (G) of the Bountiful Land Use Ordinance stipulates that the City Council shall determine if a public hearing should be held on an ordinance text amendment. The Council may choose to concur with the Planning Commission on an unfavorable recommendation, or to hold a public hearing to consider the proposed amendment. Concurrence with an unfavorable recommendation of the Planning Commission constitutes denial of the application and no public hearing is held by the Council on the item. The Council may also decide to hold a public hearing prior to making a decision regarding the application.

Background and Analysis

The Downtown zone has been the focus of a great deal of discussion over the past year, mostly related to architectural and design standards and the appropriate mix of uses in the area. The Downtown Zoning district was originally adopted in 2006 as a mixed use commercial and residential zone. The purpose and objectives section for the district states that the zone was “established to provide a district primarily for the preservation of the mixed use character of the commercial and residential uses in and adjacent to the Main Street downtown area.” As with each of the zones in the City, a table listing permitted, conditional, and prohibited uses was adopted with the zoning district. The table of allowed uses does not include public or private schools as an allowed use in the Downtown zone. The proposed amendment would include private schools as an allowed use in order to develop a private school use in the Wight House building. While it is impossible to know all the potential reasons schools were excluded from the list of allowed uses when the Downtown zone was adopted over a decade ago, there are some significant policy issues that should be considered when deliberating a possible change to the ordinance.

Main Street

Main Street remains the most viable location for businesses and restaurants in Downtown. While the proposed amendment would allow school uses throughout the downtown zone, the pending application would locate a school along Main Street in the core area of downtown. This core area, starting at 200 South and extending to 100 North, was the first portion of the downtown targeted for redevelopment by the City and has seen a significant investment in infrastructure by

the Redevelopment Agency of Bountiful. This area has also seen a tremendous amount of private reinvestment with recent redevelopments of Zion's Bank, the Hepworth mixed use buildings at 100 South and Main, the Creative Arts Academy, and others. Recent discussions and direction from the Council over the past year have included a desire to continue to focus commercial use and higher densities to areas near Main Street. Because frontage on Main Street is a limited commodity, the uses allowed on Main Street should be carefully considered. During the recent policy discussions regarding Main Street, it was acknowledged in Code adopted by the Council that ground floor Main Street frontage should not be taken up by residential use, but should be preserved for commercial use. Similarly, it is appropriate to discuss whether a school use is a good fit within this core commercial area in downtown.

This is not a reflection on the use itself, but a question as to whether this is the highest and best use for the Main Street area. The Zoning Ordinance includes private schools as an allowed use on most lands within the City. Approximately 79 percent of the land area in the City is currently zoned for private school use. All residentially zoned properties, including those zoned single family and multifamily, include private schools as an allowed use. The areas where private schools are not allowed are limited to those zones where there is a higher potential for commercial use. These areas include commercial corridors such as 500 West, 500 South and the historic Downtown area. Main Street is specifically the portion of the downtown area most likely to support commercial use. While individual non-commercial uses have been allowed in the past on Main Street, it is critical that the Council preserve as much Main Street frontage for commercial and restaurant use, particularly in the core area of downtown.

Related to this issue of commercial versus noncommercial use on Main Street is the potential generation of property and sales tax in the downtown. Besides the impacts to revenues for the City, tax generation is essential to implementation of the Redevelopment plan for Bountiful City and was a key component in negotiating an extension of the Redevelopment Area with the taxing entities including the Davis School District and Davis County. School uses do not generate sales tax and as a nonprofit a school would not generate property tax.

Alcohol license issues

In recent policy discussions, the Council has expressed a desire to attract additional restaurants to the downtown area. This direction is consistent with the 2009 Downtown Master Plan which identifies insufficient dining, entertainment and shopping opportunities as an issue of concern and establishes goals and policies to attract additional dining opportunities. It is also consistent with the "20 Ingredients of an Outstanding Downtown" by Roger Brooks International discussed at the Council Retreat earlier this year. One of the challenges in establishing restaurants in the City is finding locations that allow for alcohol licenses. State law requires minimum separations from community locations, such as churches, parks, libraries, and schools. This limits the number of locations where a restaurant serving alcohol can locate.

Although there are uses such as the existing dance school and educational uses associated with The Joy Foundation and the BDAC, these types of educational facilities are included in a separate category in State Law and are not subject to the same distance restrictions as a school use. The school use would limit issuance of restaurant alcohol licenses within 200 feet of the

school as measured in a straight line or within 300 feet as measured by the shortest pedestrian route.

The Downtown zone already contains a large area where restaurants could not gain approval for alcohol licenses based on the location of the Tabernacle and the soon-to-be constructed public plaza. Allowing schools in the Downtown zone could potentially further limit opportunities for the City to attract restaurant uses to the downtown or to allow for existing restaurants to add alcohol service.

Operational considerations

Although the current application is a legislative decision impacting the entire Downtown zone, some discussion of the characteristics of the Wight House property is appropriate. One of the main concerns in establishing a school use in the Wight House location is the lack of nearby outdoor recreation space for students attending the school. Although the applicant has indicated that students will use the interior of the building for recreation, this does not seem ideal and it is anticipated that there will be a desire for some outdoor recreation space in the future for the school. Parking areas to the rear of the building are shared by all businesses on the block and include a large parking lot owned by the Redevelopment Agency. In addition to serving the adjacent businesses, these areas are currently used to support downtown events and must remain open to the public. Another operational concern is the potential impact of drop-off and pick-up of students on adjacent businesses.

Department Review

This item has been reviewed by the City Planner, City Engineer, the City Attorney, and City Manager.

Significant Impacts

There would be several major impacts associated with adding private schools as an allowed use in the Downtown (DN) zone. As mentioned above, the inclusion of private schools could impact the City Council's goals to attract additional restaurant uses to the downtown area because of distance restrictions for alcohol licenses placed on restaurants by State Code. Although specific to the proposed location on Main Street, the inclusion of a school in the Wight House property will also occupy a portion of the frontage on Main Street in the core area of downtown. This area is critical for maintaining adequate property to attract commercial and restaurant use to the downtown. While the City supports the establishment of private schools (as evidenced by zoning almost 80 percent of the City to allow the use) this location is not conducive to the goals and policies the Council has set for the Downtown zone.

Recommendation

Staff recommends that the Council concur with the Planning Commission recommendation of denial for the proposed amendment to the Downtown (DN) Zone. As this is a legislative decision, the Council has discretion in deciding whether to concur with the Planning Commission's recommendation or hold a public hearing for further consideration of the item. If

the Council chooses to concur with the Planning Commission's recommendation, the following are findings that would support that position:

1. The City Council is the legislative body of the City and establishes public policy;
2. This proposal received a negative recommendation from the Planning Commission on July 17, 2018;
3. The Planning Commission expressed concern over the potential impact to adjoining properties should the zoning be changed.
4. The Planning Commission expressed concern that the school use is not consistent with the Goals and Policies of the Downtown (DN) zone and that the use would not be consistent with previous planning efforts and direction for the downtown area.

Attachments

1. Application Materials

G:\PLAN\Planning Commission\ORDINANCE\2018\Private Schools in Downtown Zone 2018\CC Staff Report Private Schools in Downtown.docx

**The Wight House Property
95 North Main
Bountiful, Utah 84010**

Legal Description:

BEG NE COR OF LOT 4, BLK 32, PLAT A, BOUNTIFUL TS
SURVEY; TH S 40 FT; TH W 127 FT; TH N 40 FT; TH E 127 FT TO
BEG. CONT. 0.115 ACRES.

What is intended to be done on or with the property?

Liberty Hills Academy (LHA) is an accredited, LDS Faith-based, 501(c)(3) non-profit, private school serving pre-k through 12th grade students since 2014. Our all-volunteer administration operates a razor-thin budget and purposefully strives to keep tuition low in order to provide quality, affordable education to children from socioeconomic backgrounds that typically would be shut out of the private school market. Many students come from low and moderate-income families making a tremendous sacrifice to send their children to LHA. LHA attracts families from Brigham City to Lehi and from Park City to West Valley City.

Our classes consist of 12 or fewer students grouped according to ability in math and language arts rather than according to age. Most importantly, our talented teachers create a safe and nurturing environment where children excel academically and socially. In addition to rigorous academics, we emphasize developing strong moral character, personal responsibility, and love of God.

Our curriculum is thorough and competitive, and includes instruction in English, mathematics, science, history, theater, music, choir, dance, art, computer technology, etc. We also offer classes in karate, engineering, orchestra, sewing, and leadership. Our students perform above grade level on national standardized tests. We offer several levels of enrollment including tutoring for individual subjects and pre-school. LHA provides an unsurpassed individualized educational opportunity in Davis County.

Parallel with our daytime program, LHA hosts a wide variety of community events:

Concerts
Lectures on Science, History, Constitution, Mental Health, Education
Community Holiday Bazaar, Photos with Santa
Adult Education Classes
Eagle Projects
Meet-the-Candidates, County and State Nights (all political parties included)
Community Choir
Music Recitals
Summer Camps
Band Camp
Events for the Homeschool Community
Constitution Bowl
Women's Organization Meetings

Business Meetings

Mission Statement: "Liberty Hills Academy seeks to prepare students to fulfill their own divinely appointed potential by creating an atmosphere where the Spirit of the Lord enlightens minds and hearts. We strive to empower students to master self-governance, achieve personal academic excellence, foster a love of God and country, and develop their own Christ-like character. We believe a strong collaboration with parents, teachers, and students promotes optimal student development."

Since 2014, we have occupied the old Sand Castle building in Woods Cross which was on the market for six years prior to our occupancy. As a result of our efforts to beautify and improve the property, the building was recently sold for \$1.1 million.

We are seeking a permanent location in the center of Davis County in which to continue and expand our mission to provide exceptional education serving individuals and future generations.

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

The Wight House has long been a center of many family and community memories. However, the building has had a bit of a rough go recently. LHA can bring the Wight House back to its former standard and again make it a center of community life. We are seeking to amend the Land Use Ordinance to clarify language/policy so that a small, faith-based, private school is permitted.

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.

The Wight House building will be used for a small private school and community events. This will include no hazardous materials, no light or heavy industrial activity, and minimal traffic and parking impact.

Our school's current enrollment is 50 students. We hope to grow to between 100-125 at this location. School begins at 9 a.m. and ends at 2:30 p.m. Our drop-off would begin before most Main Street businesses open for the day and pick-up would end before any local traffic associated with Bountiful Junior High. We employ 12 teachers, all of whom are only there part-time. The school will not be a burden on day-time parking.

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

The purchase of the Wight House is seller financed. Changes to the interior will be largely cosmetic. We anticipate starting school on September 4th, 2018.

City Council Staff Report



Subject: Temporary City Hall Office Space
Author: Todd Christensen
Department: Engineering
Date: August 7, 2018

Background

With the upcoming project to renovate City Hall comes a need to temporarily re-locate staff during construction. Temporary office space has been found which is adequate to accommodate the majority of City Hall staff at 150 North Main St., Bountiful.

Analysis

The upcoming City Hall Remodel project is planned for construction to begin July 1, 2019. The construction will require that all 34 employees who work from City Hall will need to work from elsewhere for about 13 months. Although the relocation is not expected to happen for nearly a year, we looked into possible options now, realizing that the relocation requires careful planning to minimize the interruptions to staff and our citizens.

We have looked into many options for relocating staff and City Hall functions including utilization of existing City-owned buildings, mobile offices, purchasing commercial property, and renting existing office space. One of the options that is currently available is the office space at 150 North Main St. in the Main St. Business Centre.

This option has several benefits:

- Location in downtown Bountiful
- Plenty of Parking
- Two sets of offices, each with a place for a front counter
- Fiber optic communication service at the building
- Ability to extend the city's internal fiber network to the offices
- Ability to get an early start on logistics and details of moving

The total space from the two sets of offices is 5,853 square feet. This is significantly smaller than the office space that we now have in City Hall. However, we expect to fit 26 employees in the space, and could fit even a few more if necessary.

Typically, commercial office space is leased for a minimum of five years. Al Hess, the landlord for this space is working with us to allow a two year lease in this case at the going market rate of \$18.00/sf per year:

<i>Office Space Area (sf)</i>	<i>Lease Rate (\$/yr)</i>	<i>Lease Term</i>	<i>Total Lease Amount</i>
5,853	\$18.00	2 years	\$210,708.00

Other spaces are currently being pursued for holding City Council and Planning Commission meetings.

Significant Impacts

The budget for the City Hall remodel is \$6,500,000 which includes the expenses for temporary office space.

Department Review

The lease agreement has been reviewed by the Engineering Department and the City Attorney.

Recommendation

Staff recommends the following action to be taken by the City Council:

- Execute the Lease Agreement with Main Street Investment, LLC for a 2 year lease of office space at 150 North Main St. Bountiful, Suites 100 and 103 for a total lease amount of \$210,708.00

Attachments

Lease Agreement, 8 pgs.

Real Estate Marketing Brochure, 2 pgs.

LEASE AGREEMENT

1. **PARTIES.** This LEASE AGREEMENT is between MAIN STREET INVESTMENT, LLC, of 150 South Main Street, Suite 200, Bountiful, Utah 84010, herein referred to as LANDLORD, and Bountiful City, of 790 South 100 East, Bountiful, UT 84010, herein referred to as TENANT.

2. **PREMISES.** LANDLORD hereby leases to TENANT and TENANT leases from LANDLORD, upon the terms and conditions set forth, the property known as 150 North Main Street, Suites 100 & 103, Bountiful, UT 84010, containing approximately 5,853 square feet. Exhibit "A" attached hereto and made a part hereof is for identification purposes only and is not binding as to space measurements. While the LANDLORD may have used such measurements or other measurements to determine the applicable rent, the rent agreed to herein is based on inspection and acceptance of the applicable space by TENANT. TENANT agrees that acceptance of this lease is not based on any stated dimensions in Exhibit "A", but on inspection of the actual premises.

PARKING. Parking shall be first come first serve. No parking stalls are reserved for any particular tenant, but some stalls will be designated as "Customer Parking."

3. **TERM.** The term of this lease shall commence on the 1st day of September 2018 and shall continue for a period of Two (2) years thereafter, unless sooner terminated or extended as hereinafter provided. Should TENANT actually take possession of the demised premises on other than the first day of a calendar month, TENANT agrees to pay a proportionate part of the monthly rental herein provided for that month only.

4. **RENT.** TENANT agrees to pay to LANDLORD or its designee a rental of Eight Thousand Seven Hundred Seventy-Nine Dollars and 50/100 (\$8,779.50) per month for each and every month during the term of this lease, such monthly rental to be paid **IN ADVANCE ON OR BEFORE THE FIRST DAY OF EACH CALENDAR MONTH.** LANDLORD acknowledges receipt of the sum of Eight Thousand Seven Hundred Seventy-Nine Dollars and 50/100 (\$8,779.50) in payment of the rent due for the **FIRST MONTH, Eight Thousand Seven**

Hundred Seventy-Nine Dollars and 50/100 (\$8,779.50) as a **DEPOSIT** to secure performance of this lease, and (\$0.00) as advance rent for 0 months. (Advance rent payments are subject to the Advance Rent Addendum attached to this agreement, if applicable.)

LATE PAYMENTS. The parties agree that the determination of actual damages to the LANDLORD in the event of late payment of any amount due under this agreement, is difficult if not impossible, therefore the parties agree on liquidated damages as follows: any rent payment on or after the 4th day of any month, shall incur a late payment fee equal to ten percent (10%) of the monthly rent then due. Rent paid after the 4th of the month shall incur an additional late payment carrying cost in the amount of one percent 1% per day for each day after the 4th of the month, until paid.

5. USE. The demised premises are to be used as a general office space and uses common to city hall space and for no other purposes whatsoever. TENANT shall at its own cost and expense obtain any and all licenses and permits necessary for such use. Tenant shall comply with all Federal, state and local laws, including but not limited to zoning, hazardous materials use, environmental laws. TENANT will not conduct or permit any activities on the PREMISES that would constitute a nuisance or waste of the property. TENANT will not conduct or permit any activities on or around the PREMISES that will restrict the normal use by any other tenant of such tenants premises. Smoking and pets are specifically prohibited in the offices or common areas and grounds at all times by TENANT or invitees of TENANT.

6. PROJECT SERVICES. LANDLORD shall provide all utilities except telephone and cleaning. Landlord will also furnish water and electric lighting to the exterior of the buildings and to the common, public and special service areas of the building. Maintenance service shall be provided to the common, public areas of the building and the project, including the roof, exterior walls (excluding windows, glass and doors), parking areas, driveways, walkways, landscaping and public washrooms.

LANDLORD shall also provide non-exclusive access, in common with all other tenants in the project, to parking areas, driveways, walkways and service areas appurtenant to the building. LANDLORD shall have the right at any time and from time to time to change the size, location, elevation or nature of the common parking areas, including the right to locate additional structures thereon and to close portions thereof. LANDLORD reserves the right, at its

discretion, to designate reserved parking spaces and areas and, if LANDLORD, REQUESTS, TENANT shall cause its employees and invitees to park in designated areas.

TENANT agrees that there shall be no automobile repairing, auto for sale signs. TENANT shall be permitted to Park two (2) vehicles overnight at the Building.

7. **INTERRUPTION OF SERVICES.** TENANT agrees that LANDLORD does not warrant that PROJECT SERVICES shall be free from interruption.

8. **PERSONAL PROPERTY TAXES.** TENANT agrees to pay or cause to be paid all taxes levied against the personal property and interior improvements including trade fixtures and inventory, kept on the leased premises by TENANT.

9. **SIGNS.** TENANT shall be entitled to a listing on the building tenant list and a sign of the same size and type as other tenants that is acceptable to LANDLORD to be placed on TENANT's office door. All signs shall be by written permission of LANDLORD only. Any TENANT sign shall be removed at TENANT's expense at the end of this lease. At the time of such removal, the property shall be restored to its original, pre sign condition.

10. **REPAIRS.** LANDLORD shall be responsible for only such services as set forth in the PROJECT SERVICES section. TENANT shall be responsible for all other maintenance and repair to the PREMISES.

11. **ALTERATIONS.** TENANT shall make no alterations or additions or changes to the Premises or to any buildings or improvements thereon without first obtaining LANDLORD'S written consent thereto.

12. **LIENS, ETC.** TENANT shall not permit the lien of any contractor, subcontractor, mechanic, materialman, laborer, architect or any other person arising out of any repair or changes by TENANT to attach to the Premises and shall hold LANDLORD harmless from such liens and for all costs and expenses, including attorney fees, incurred in removing any such lien or claim of lien resulting from activities of TENANT.

13. **INSPECTION.** LANDLORD shall have the right during normal business hours and after reasonable notice to enter onto the Premises to inspect the condition of the Premises.

14. **CASUALTY DAMAGE.** Upon the occurrence of any casualty or peril, TENANT shall give immediate notice to LANDLORD, if, in the opinion of LANDLORD, the

leased premises are rendered substantially unfit for occupancy or use by any casualty or peril or if the LANDLORD shall decide not to rebuild or remodel said premises, this lease shall cease and rent shall abate from the occurrence of such casualty or vacation of the premises, whichever is later. If, in the opinion of LANDLORD, the leased premises are not thereby rendered substantially unfit for occupancy or use, LANDLORD shall promptly and diligently cause the damage to be repaired.

15. LIABILITY INSURANCE - HOLD HARMLESS. LANDLORD shall not be liable to TENANT or TENANT'S employees, patrons or visitors for any damage to persons or property caused by any action, omission or negligence of TENANT, and TENANT agrees to hold LANDLORD harmless from all claims for any such damage. TENANT agrees to, at TENANT'S expense, maintain in force continuously throughout the term of this lease public liability insurance covering the leased premises, with limits of \$1,000,000 for death or injury to one person, \$1,000,000 for death or injury to more than one person and \$1,000,000 for property damage, and shall forthwith furnish LANDLORD a certificate by the insurer that such insurance is in force and naming LANDLORD as an additional insured.

16. COMPLIANCE WITH LAWS. The Parties agree to promptly comply with all applicable and valid laws, ordinances and regulations of Federal, State, County, Municipal or other lawful authority pertaining to the use and occupancy of the leased premises.

17. ASSIGNMENT AND SUBLETTING. TENANT may not assign this lease or allow the same to be assigned by operation of law or otherwise or sublet said premises or any part thereof or use or permit same to be used for any purpose other than as above specified, without LANDLORD'S prior written consent. Any such assignment or sublease, by consent, shall be subject to all of the terms and conditions of this lease and TENANT shall remain primarily liable for the payment of the rent and the performance of all of the terms and conditions.

18. BANKRUPTCY. Should TENANT make an assignment for benefit of creditors, or be adjudicated bankrupt, such action shall constitute a breach of this lease for which LANDLORD, at its option, may terminate all rights of TENANT under this lease.

19. EMINENT DOMAIN. If all or any part of the leased premises is taken under the power of eminent domain or conveyed under threat of condemnation proceedings and

LANDLORD shall determine that the remainder is inadequate or unsatisfactory for the purposes of this lease, which determination shall not be arbitrarily or capriciously made, then this lease shall terminate effective as of the date TENANT is required to give up the right to occupy or use the premises. TENANT shall have no right to make any claim against LANDLORD because of such termination.

20. ATTORNEY'S FEES. If suit is brought to enforce any covenant of this lease or for the breach of any covenant or condition herein contained, the parties hereto agree that the losing party shall pay to the prevailing party a reasonable attorney's fee, which shall be fixed by the court, and court costs.

21. DEFAULT. In case of default by the TENANT in any of the covenants on its part herein contained, LANDLORD may enforce performance of this lease in any manner provided by law, or, at the option of the LANDLORD, this lease may be forfeited in the event any such default continues for a period of twenty (20) days after LANDLORD notifies the TENANT in writing of such default and of LANDLORD'S intention to declare the lease forfeited, and upon the expiration of said twenty (20) day period (unless TENANT shall have within such period commenced the removal of such default and thereafter shall proceed with due diligence until the default complained of has been removed or cured) this lease shall cease and come to an end as if that were the day originally fixed for the expiration of the term thereof, and LANDLORD'S agent or attorney shall have the right without further notice or demand to re-enter and remove all persons from the premises without being deemed guilty of any manner of trespass and without prejudice to any remedies for arrears of rent or breach of covenant, or LANDLORD'S agent or attorney may resume possession of the premises and relet the same for the remainder of the term at the best rental such agent or attorney may obtain for the account of the TENANT, who shall pay to the LANDLORD any deficiency, and LANDLORD shall have a lien as security for the rent reserved upon all the goods, wares, chattels, implements, machinery, equipment, fixtures, tools and other personal property belonging to TENANT which are or may be put upon the leased premises.

22. HOLDING OVER. Should TENANT hold over the leased premises, or any part thereof, after the expiration of the term of this lease, unless otherwise agreed in writing, such holding over shall constitute and be construed as a tenancy from month to month only, at a

monthly rental equal to one hundred twenty-five percent (125 %) of the rent paid for the last month of the term of this lease plus the cost of living increase set forth herein. In addition, if such holding over is without the consent of LANDLORD and after notice to vacate by LANDLORD, TENANT shall be subject to the triple damage assessment of the Utah State Unlawful Detainer statute.

23. NOTICES. Any notice required or permitted hereunder shall be in writing and delivered either in person to the other party of the party's authorized agent, or by United States Certified Mail, Return Receipt Requested, postage fully prepaid to the addressee set forth herein, or to such other address as either party may designate in writing and deliver as herein provided.

24. COMPLETE AGREEMENT. This Lease contains a complete expression of the agreement between the parties and there are no promises, representations or inducements except such as are herein provided. This Lease merges all prior negotiations and understandings between the parties and constitutes their entire contract which is binding upon TENANT and the heirs, executors, administrators, successors and assigns of TENANT when executed by TENANT, and is binding upon LANDLORD, its successors and assigns, only if executed by LANDLORD.

25. TIME IS OF THE ESSENCE. It is expressly agreed that time is of the essence with respect to this Lease Agreement.

26. REAL ESTATE BROKERS. Each party to this agreement expressly agrees that there are no real estate or other brokers involved in this transaction, other than LANDLORD's broker, Newmark Grubb ACRES Northern Region, and TENANT's broker, The Northwood Group, who shall be paid exclusively by LANDLORD. In the event any other Broker or Agent makes claim for a real estate commission through TENANT, TENANT agrees to hold LANDLORD harmless from such claims.

27. TENANT COOPERATION IN SALE OR REFINANCE. From time to time and within 10 days after request by LANDLORD, TENANT shall execute and deliver to any proposed lender or buyer specified by LANDLORD, such certificates, together with a true and accurate copy of this lease or such other lease as shall then be in force, as shall be required by such lender or buyer to substantiate the validity and terms of this lease.

28. ACCEPTANCE OF PAYMENTS IN DEFAULT. No receipt or retention by LANDLORD of any payment tendered by TENANT in connection with this lease, shall be considered an accord and satisfaction unless said receipt is accompanied by a written agreement signed by both parties setting forth that the receipt and payment is for the purpose of an accord and satisfaction.

(BALANCE OF THIS PAGE IS INTENTIONALLY LEFT BLANK)

DATED this _____ day of _____, 2018.

LANDLORD: MAIN STREET INVESTMENT, L.L.C.

BY:

TENANT:

Signature

BY:

Printed Name

TITLE:

MAIN STREET BUSINESS CENTRE

160 North Main Street, Bountiful, Utah 84010



FOR LEASE

\$18.00 PSF FULL SERVICE

PROPERTY FEATURES

- 2,785 – 5,853 SF Available
- Central Main Street Location
- Professional Co-Tenants
- Furniture Available
- Tenant pays own Janitorial
- 109 Parking Stalls (4/1,000)
- Break Room Access Available

FOR MORE
INFORMATION
CONTACT

CHRIS FALK, CCIM, SIOR
801.416.1024
cfalk@ngacres.com

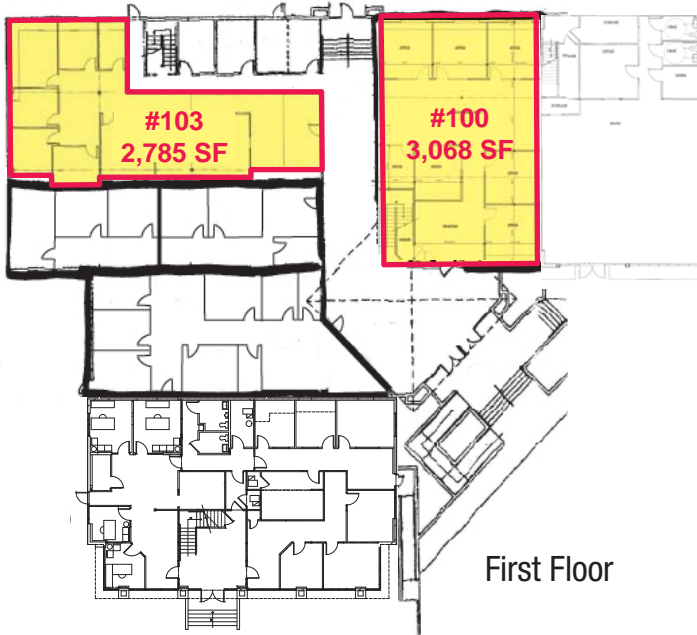
BRAXTON WILLIE
801.416.1050
bwillie@ngacres.com

 **Newmark Grubb**
ACRES

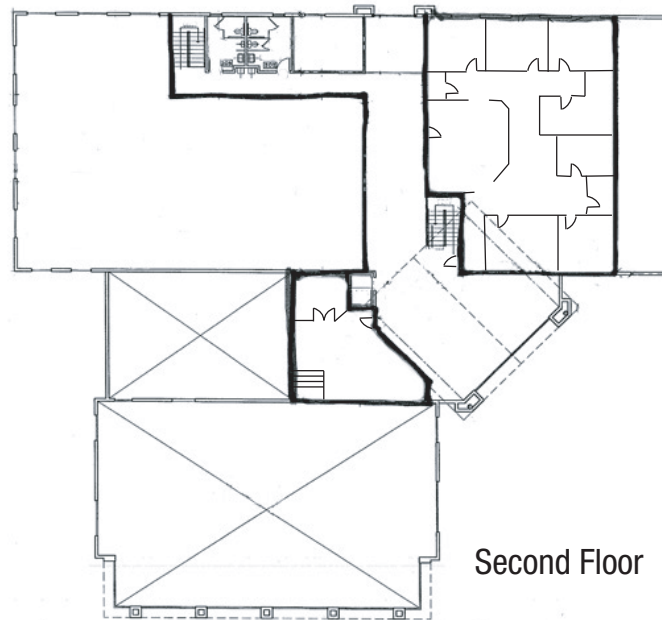
1755 East 1450 South, Suite 100 | Clearfield, Utah 84015 | 801.927.2000 | www.ngacres.com

MAIN STREET BUSINESS CENTRE

160 North Main Street, Bountiful, Utah 84010



First Floor



Second Floor

City Council Staff Report



Subject: **Public Hearing:** Alcohol License – Fat Fish 2 LLC
Address: 595 W 2600 South
Author: Darlene Baetz and Chad Wilkinson
Department: Planning and Business License
Date: August 7, 2018

Background

Son Dang, owner of Fat Fish 2 LLC, requests a beer license for the property located at 595 W. 2600 South in the former Ichiban Sushi Plate LLC location. Ichiban Sushi Plate LLC has acquired new owners and has changed the business name to Fat Fish 2 LLC. State and local law requires a new license when there is a change in ownership. A proximity variance for a beer license was approved on August 22, 2017 for Ichiban Sushi Plate LLC.

Analysis

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

Staff recommends approval of the requested Beer and Wine License.

Department Review

City Planner, City Manager, City Attorney, Police Department

Recommended Action

Approve the Alcohol License for Fat Fish 2 LLC, 595 W 2600 South, Son Dang, owner.

Significant Impacts

There are no significant impacts.

Attachments

1. Police Department Report
2. Application

Aerial Photo

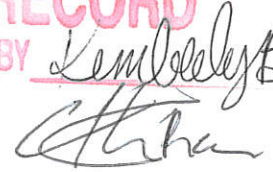


CITY OF BOUNTIFUL
 790 S. 100 E.
 Bountiful, Utah 84010
 801-298-6190

BOUNTIFUL POLICE DEPT.
 RECORDS DIVISION

NO RECORD

7/12/18 BY Kimberly Beck



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

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

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

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

- Name of Business Fat Fish LLC Fat Fish 2 LLC
 Address of Business 595 W 2600 South Bountiful Utah 84010
 Type of Business Restaurant

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

Name	Address	Birth date
Son Dang	2398 South Summit Circle SLC UT 84109	7/26/79
Mai Nguyen	2398 South Summit Circle SLC, UT 84109	3/10/74
Willie Lieu	160 Holcomb Lane American Canyon, CA 94503	6/4/73
Zeng Lin	4766 South Millrace Lane, Murray 84107	5/27/81

Respectfully Submitted:

Son Dang	Title Operator
Mai Nguyen	Title Partner
Willie Lieu	Title Partner
Zeng Lin	Title Partner

City Council Staff Report

Subject: Tyler Technologies Software Maintenance
Author: Alan West
Department: Information Technology
Date: August 7, 2018



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 a detailed analysis of expected computer-related costs. The projected Tyler Technologies software maintenance costs are included in that report.

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:	\$62,793.08
• Tyler System Management Services Support:	\$14,950.73
• Tyler Unlimited Client Access Maintenance:	\$ 1,650.00
TOTAL:	<u>\$79,393.81</u>

Attachments

Copies of related invoices



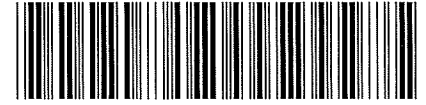
Remittance:
 Tyler Technologies, Inc.
 (FEIN 75-2303920)
 P.O. Box 203556
 Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
045-231717	08/01/2018	1 of 2

Empowering people who serve the public®

Questions:
 Tyler Technologies - ERP & Schools
 Phone: 1-800-772-2260 Press 2, then 1
 Email: ar@tylertech.com



Bill To: CITY OF BOUNTIFUL
 ATTN: ALAN WEST
 790 SOUTH 100 EAST
 BOUNTIFUL, UT 84010

Ship To: CITY OF BOUNTIFUL
 ATTN: ALAN WEST
 790 SOUTH 100 EAST
 BOUNTIFUL, UT 84010

Customer No.	Ord No	PO Number	Currency	Terms	Due Date
41630	110684		USD	NET30	08/31/2018

Date	Description	Units	Rate	Extended Price
Contract No.: BOUNTIFUL, UT				
	TYLER UNLIMITED CLIENT ACCESS MAINTENANCE	1	1,650.00	1,650.00
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - WORK ORDERS	1	2,266.86	2,266.86
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - ACCTG/GL/BUDGET/AP	1	7,345.07	7,345.07
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - MUNIS OFFICE	1	1,266.38	1,266.38
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - BUSINESS & VENDOR SELF SERVICE	1	1,266.38	1,266.38
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - BUSINESS LICENSES	1	1,519.68	1,519.68
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - CENTRAL PROPERTY FILE	1	0.00	0.00
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - CITIZEN SELF SERVICE	1	1,671.63	1,671.63
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - FIXED ASSETS	1	1,950.24	1,950.24
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - GENERAL BILLING	1	759.84	759.84
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - HUMAN RESOURCES MANAGEMENT	1	1,950.24	1,950.24
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - INVENTORY	1	1,810.95	1,810.95
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - MUNIS MAPLINK	1	2,152.88	2,152.88
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - ACCOUNTS RECEIVABLE	1	1,671.63	1,671.63
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - PAYROLL WITH EMPLOYEE SELF SERVICE	1	4,077.78	4,077.78
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - PERMITS & CODE ENFORCEMENT	1	6,191.24	6,191.24
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - ROLE TAILORED DASHBOARD	1	1,266.38	1,266.38
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			
	SUPPORT & UPDATE LICENSING - TIMEKEEPING INTERFACE	1	557.21	557.21
	Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019			



Remittance:
 Tyler Technologies, Inc.
 (FEIN 75-2303920)
 P.O. Box 203556
 Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
045-231717	08/01/2018	2 of 2

Empowering people who serve the public®

Questions:
 Tyler Technologies - ERP & Schools
 Phone: 1-800-772-2260 Press 2, then 1
 Email: ar@tylertech.com

Bill To: CITY OF BOUNTIFUL
 ATTN: ALAN WEST
 790 SOUTH 100 EAST
 BOUNTIFUL, UT 84010

Ship To: CITY OF BOUNTIFUL
 ATTN: ALAN WEST
 790 SOUTH 100 EAST
 BOUNTIFUL, UT 84010

Customer No.	Ord No	PO Number	Currency	Terms	Due Date
41630	110684		USD	NET30	08/31/2018

Date	Description	Units	Rate	Extended Price
	SUPPORT & UPDATE LICENSING - TREASURY MANAGEMENT Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019	1	1,266.38	1,266.38
	SUPPORT & UPDATE LICENSING - TYLER CASHIERING Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019	1	2,786.07	2,786.07
	SUPPORT & UPDATE LICENSING - TYLER CONTENT MANAGER SE Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019	1	3,545.89	3,545.89
	SUPPORT & UPDATE LICENSING - TYLER FORMS PROCESSING Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019	1	2,814.20	2,814.20
	SUPPORT & UPDATE LICENSING - TYLER REPORTING SERVICES Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019	1	2,638.31	2,638.31
	SUPPORT & UPDATE LICENSING - UTILITY BILLING INTERFACE Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019	1	2,089.53	2,089.53
	SUPPORT & UPDATE LICENSING - UTILITY BILLING CIS Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019	1	5,825.40	5,825.40
	SUPPORT & UPDATE LICENSING - PURCHASE ORDERS Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019	1	1,950.24	1,950.24
	SUPPORT & UPDATE LICENSING - GASB 34 REPORT WRITER Maintenance: Start: 29/Sep/2018, End: 28/Sep/2019	1	2,152.67	2,152.67
	TYLER SYSTEM MANAGEMENT SERVICES SUPPORT Maintenance: Start: 01/Sep/2018, End: 31/Aug/2019	1	14,950.73	14,950.73

****ATTENTION****
 Order your checks and forms from
 Tyler Business Forms at 877-749-2090 or
 tylerbusinessforms.com to guarantee
 100% compliance with your software.

Subtotal	79,393.81
Sales Tax	0.00
Invoice Total	79,393.81

Council Staff Report

Subject: Preliminary and Final Subdivision Approval for the Hayward Subdivision
Address: 153 South 300 East St.
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: August 7, 2018



Background

Mr. Robert Zesiger is requesting preliminary and final approval of the Hayward Subdivision. This two lot subdivision proposes to split the existing residential property at 153 South 300 East Street. The property is currently occupied by a single home with an attached garage which will end up on one of the two proposed lots.

Analysis

The property at 111 and 153 So. 300 East contains 0.524 acres and is located in Plat A of the original Bountiful Townsite Survey. This division creates two lots, one containing 13,982 sf. and the other containing 8,842 sf., both of which are larger than the required minimum lot size for the zone. Both lots also have more than the required frontage for lots in the R-4 Zone.

All utilities are already serving the corner lot. The water and sewer services for the south lot will be connected to the main lines in 300 East Street. The power, phone, and cable lines are all overhead in the area and already serve the existing lot. Some modifications to the existing power poles and lines will need to be made in order to accommodate a home on the new lot.

Department Review

The proposed preliminary and final plats have been reviewed by the Engineering Department and Planning Department, and the proposed plat has been given a complete technical review by the Engineering Department. The proposed plat was reviewed by the Planning Commission at their July 17, 2018 meeting.

Recommendation

The Planning Commission sends a favorable recommendation for preliminary and final approval of the Hayward Subdivision with the following conditions:

1. Provide a current title report.
2. Make all necessary red line corrections.
3. No Bond is required until a building permit is issued on the new lot 2, at which time the bond will cover the repair of any damaged improvements on that lot, whether caused by the construction or preexisting.

4. Pay all fees, including the Storm Water Impact Fee.

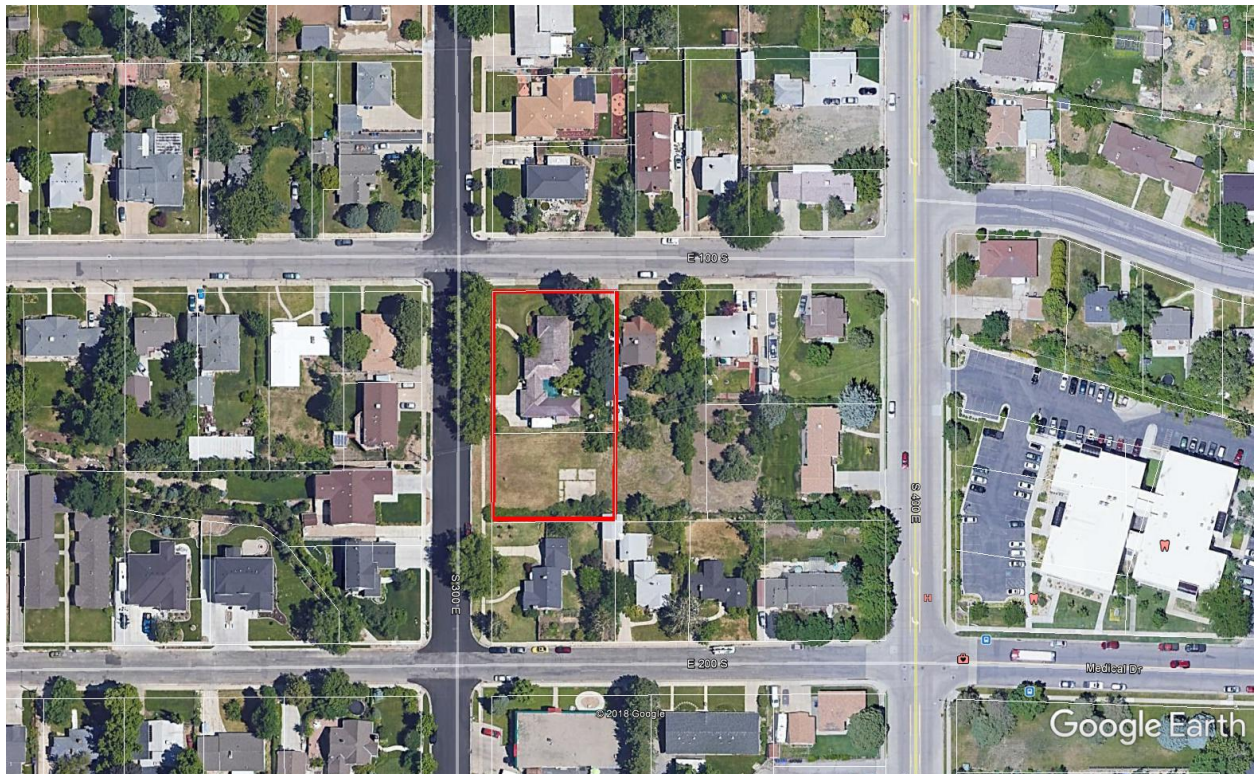
Significant Impacts

None

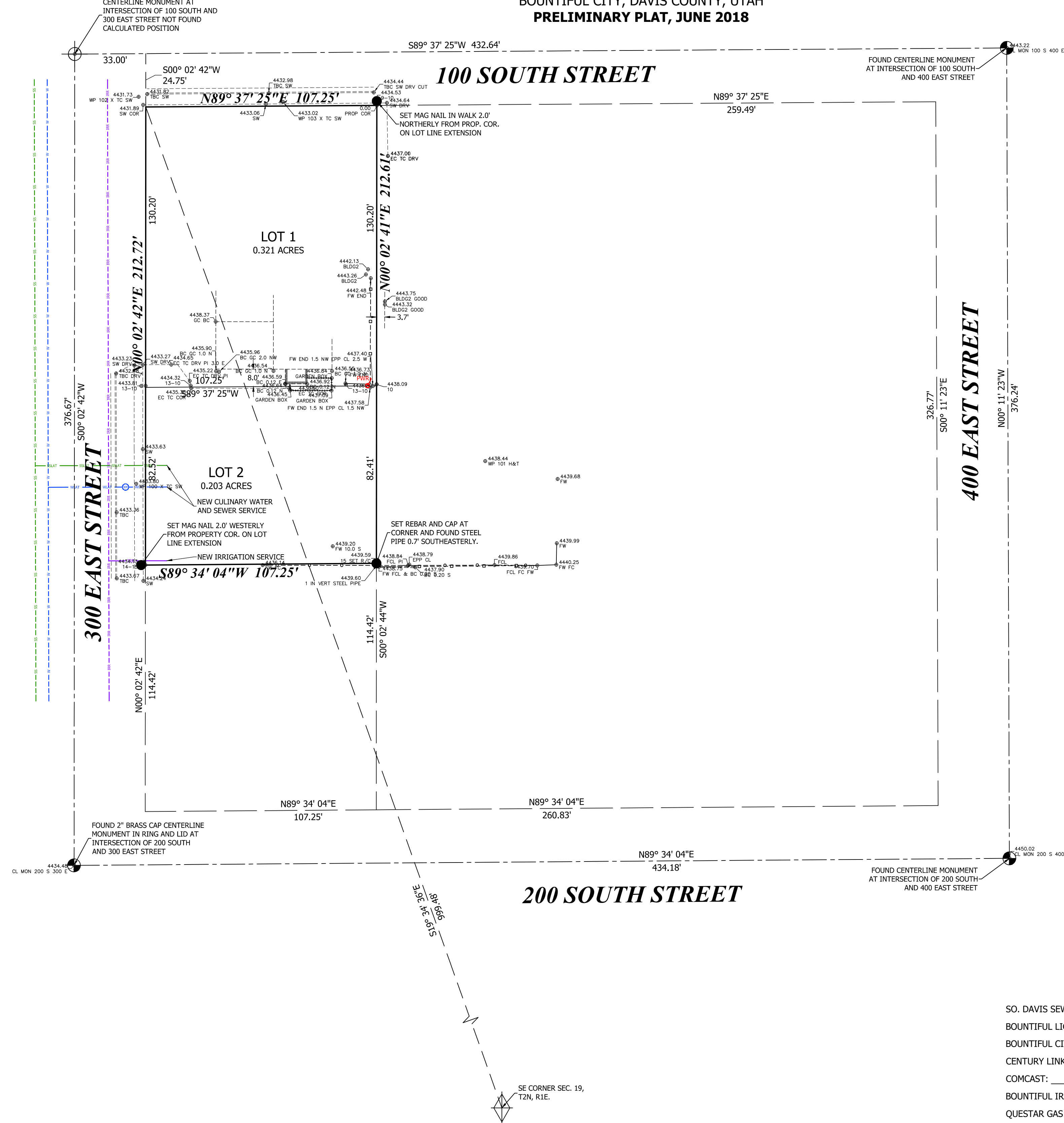
Attachments

1. Lovely Color Aerial photo showing the existing condition and proposed plats location;
2. A copy of the preliminary plat and final plat.

Aerial Photo of the Proposed Hayward Subdivision



HAYWARD SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
 TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH
PRELIMINARY PLAT, JUNE 2018



PRELIMINARY

SURVEYOR'S CERTIFICATE

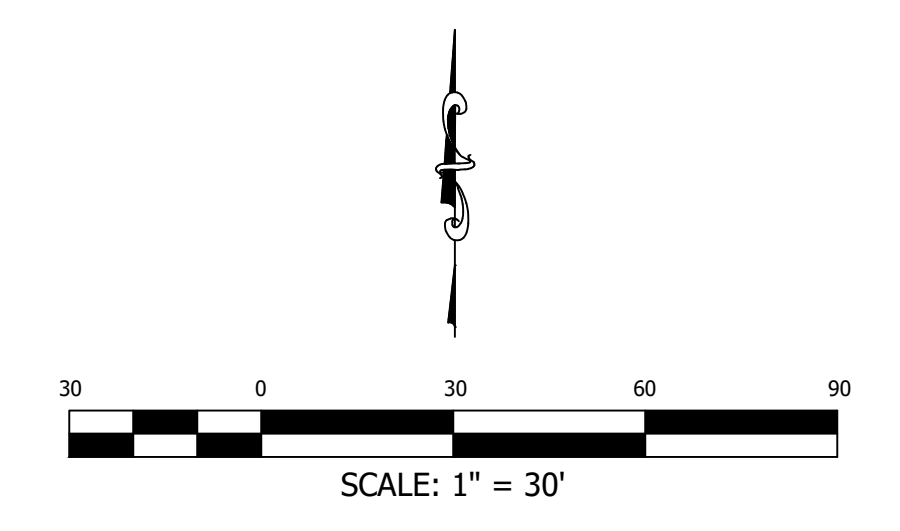
I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS HAYWARD SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

PRELIMINARY

VON R. HILL, P.L.S. UT #166385 DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH89°37'25"E 33.00 FEET ALONG THE MONUMENT LINE AND SOUTH0°02'42"W 24.75 FEET FROM THE CALCULATED MONUMENT AT THE INTERSECTION OF 300 EAST AND 100 SOUTH STREET, SAID POINT IS SOUTH89°37'25"W 16.50 FEET FROM THE NORTHWEST CORNER OF BLOCK 24, PLAT A, BOUNTIFUL TOWNSITE SURVEY, SAID POINT IS ALSO CALCULATED AS NORTH19°34'36"W 99.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH89°37'25"E 107.25 FEET ALONG THE BLOCK LINE; THENCE SOUTH0°02'43"W 212.61 FEET TO THE NORTH LINE OF THE PROPERTY CONVEYED IN ENTRY #2810242; THENCE SOUTH89°34'04"W 107.25 FEET ALONG SAID LINE TO THE EAST LINE OF 300 EAST STREET; THENCE NORTH0°02'42"E 212.72 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING 0.524 ACRES.



LEGEND

PROPERTY LINE	_____
ADJACENT PROPERTY	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	_____
EDGE OF PAVEMENT	_____
CURB, GUTTER, SIDEWALK	_____
CHAIN LINK FENCE LINE	_____
WALL	_____
RECORD CALLS ()	()
SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS HAYWARD SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

UTILITY APPROVAL

SO. DAVIS SEWER IMP. DISTRICT: _____ DATE: _____
 BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
 BOUNTIFUL CITY WATER: _____ DATE: _____
 CENTURY LINK: _____ DATE: _____
 COMCAST: _____ DATE: _____
 BOUNTIFUL IRRIGATION: _____ DATE: _____
 QUESTAR GAS: _____ DATE: _____

181 North 200 West, Suite #4
 Bountiful, UT 84010
 Phone 801.298.2236
 www.Entellus.com

PROJECT #1660001 JH 05/31/2018
 JH 06/07/2018
 JRC 06/26/2018

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____, 20____.

CITY RECORDER ATTEST: _____
 MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____, 20____.

BOUNTIFUL CITY ENGINEER _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

CITY ATTORNEY'S APPROVAL

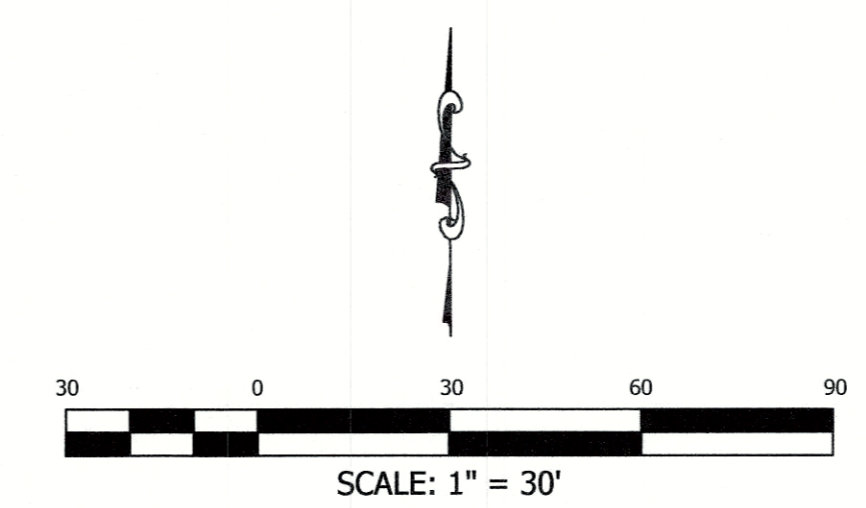
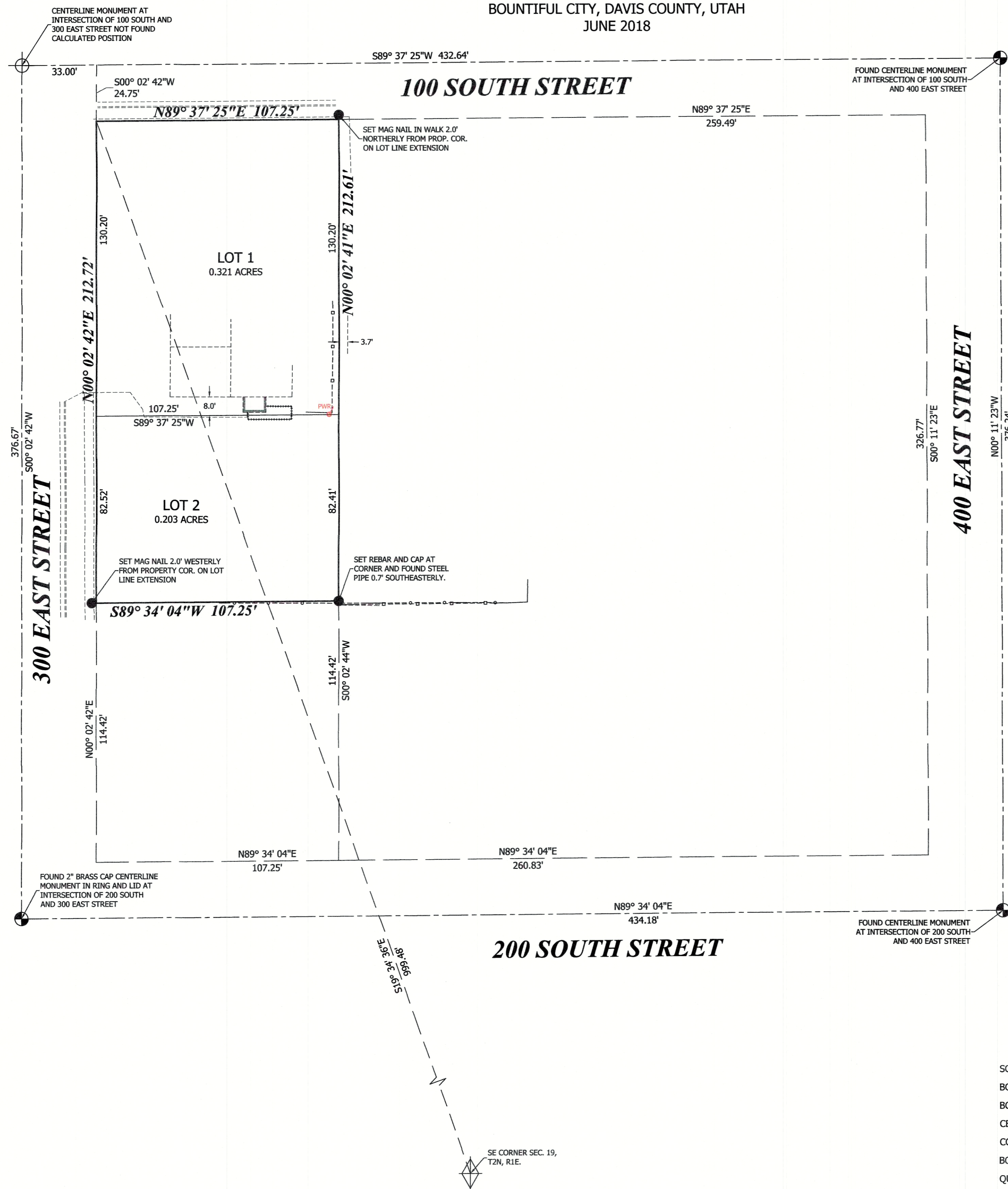
APPROVED ON THIS _____ DAY OF _____, 20____.

BOUNTIFUL CITY ATTORNEY _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
 AT _____ IN BOOK _____ OF _____
 COUNTY RECORDER: _____
 BY: _____ DEPUTY

HAYWARD SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
 TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH
 JUNE 2018



LEGEND

PROPERTY LINE	_____
ADJACENT PROPERTY	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	_____
EDGE OF PAVEMENT	_____
CURB, GUTTER, SIDEWALK	_____
CHAIN LINK FENCE LINE	_____
WALL	_____
RECORD CALLS ()	()
SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

UTILITY APPROVAL

SO. DAVIS SEWER IMP. DISTRICT: _____ DATE: _____

BOUNTIFUL LIGHT AND POWER: _____ DATE: _____

BOUNTIFUL CITY WATER: _____ DATE: _____

CENTURY LINK: _____ DATE: _____

COMCAST: _____ DATE: _____

BOUNTIFUL IRRIGATION: _____ DATE: _____

QUESTAR GAS: _____ DATE: _____

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS HAYWARD SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.



VON R. HILL, P.L.S. UT #166385 DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH89°37'25" EAST 33.00 FEET ALONG THE MONUMENT LINE AND SOUTH0°02'42" WEST 24.75 FEET FROM THE CALCULATED MONUMENT AT THE INTERSECTION OF 300 EAST AND 100 SOUTH STREET, SAID POINT IS SOUTH89°37'25" WEST 16.50 FEET FROM THE NORTHWEST CORNER OF BLOCK 24, PLAT A, BOUNTIFUL TOWNSITE SURVEY, SAID POINT IS ALSO CALCULATED AS NORTH19°34'36" WEST 999.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH89°37'25" EAST 107.25 FEET ALONG THE BLOCK LINE; THENCE SOUTH0°02'43" WEST 212.61 FEET TO THE NORTH LINE OF THE PROPERTY CONVEYED IN ENTRY #2810242; THENCE SOUTH89°34'04" WEST 107.25 FEET ALONG SAID LINE TO THE EAST LINE OF 300 EAST STREET; THENCE NORTH0°02'42" EAST 212.72 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING 0.524 ACRES.

OWNER'S DEDICATION

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ACKNOWLEDGEMENT

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NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

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 PROJECT #1660001 JH 05/31/2018
 REV JH 06/07/2018

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____, 20____.

CITY RECORDER ATTEST: _____
 MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____, 20____.

BOUNTIFUL CITY ENGINEER: _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR: _____

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____.

BOUNTIFUL CITY ATTORNEY: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
 AT _____ IN BOOK _____ OF _____
 COUNTY RECORDER: _____
 BY: _____ DEPUTY

Council Staff Report

Subject: Preliminary and Final Plat approval for the 5th West Flex Office Condominiums
Author: Paul Rowland, City Engineer
Chad Wilkinson, City Planner
Address: 1051 South 500 West
Date: August 7, 2018



Background and Analysis

Mr. Jeff Beck, applicant, requests preliminary and final plat approval for the 5th West Flex Office Condominiums, which encompasses the recently constructed commercial building at 1051 S. 500 West. The building is located on Lot 1 of the 5th West Office Park Commercial Subdivision and already exists as a commercial structure. The building meets all of the requirements that were in place at the time of the original commercial subdivision approval and this change is solely for the purpose of producing a condominium plat of this lot so that the individual units can be sold independently.

The Engineering and Planning Department have reviewed the proposed condominium plat and recommend that it be approved with some minor redline corrections.

Department Review

The proposed preliminary plat has been reviewed by the Engineering Department, Planning Department and the Planning Commission.

Recommendation

The Planning Commission sends a favorable recommendation for preliminary and final plat approval for the 5th West Flex Office Condominiums, with the following conditions:

1. Submit the signed, final mylar ready for utility signatures.
2. Submit a current title report.
3. Payment of fees

Significant Impacts

This subdivision amendment has no significant impacts.

Attachments

1. Aerial photo

2. Proposed Condominium Plat

5th West Flex Office Condominiums



5th WEST FLEX OFFICE CONDOMINIUMS
 Including all of Lot 1, 5th West Office Park Commercial Subdivision
 Located in the in the Northeast Quarter of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian
 and the Northwest Quarter of Section 30, Township 2 North, Range 1 East & Salt Lake Base and Meridian,
 Bountiful City, Davis County, Utah

SURVEYOR'S CERTIFICATE
 I, Mark N Gregory, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding Certificate Number 334576 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owners, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into lots and streets hereafter to be known as 5th WEST FLEX OFFICE CONDOMINIUMS and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

BOUNDARY DESCRIPTION
 All of Lot 1, 5th West Office Park Commercial Subdivision recorded October 6, 2017 as Entry No. 3050269 in Book 6865 at Page 1895 of the Davis County records.

ALSO DESCRIBED IN METES AND BOUNDS AS FOLLOWS:
 A parcel of land located in the Northeast Quarter of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian and the Northwest Quarter of Section 30, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah, described as follows:

BEGINNING at a point on the east line of 500 West Street, said point being South 89°58'52" East 2,532.79 feet along the south line of the Northeast Quarter of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian to said east line and along said line North 00°01'31" East 112.70 feet from the Center Quarter Corner of said Section 25, and thence continuing along said line North 00°01'31" East 109.82 feet; thence North 89°56'53" East 351.22 feet; thence South 110.14 feet; thence West 351.27 feet to the POINT OF BEGINNING. Said parcel contains 38,631 square feet or 0.88 acres, more or less.



Date July 2, 2018

Mark N Gregory
 P.L.S. No. 334576

OWNERS DEDICATION AND CERTIFICATION

Know all by these presents that we the undersigned owners of the described tract of land, having caused the same to be subdivided into lots and streets to hereafter be known as

5th WEST FLEX OFFICE CONDOMINIUMS

do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant to the City that the same are free of all encumbrances that could interfere with their use as herein dedicated. In witness whereof we have hereunto set our hands this _____ day of _____, 2018.

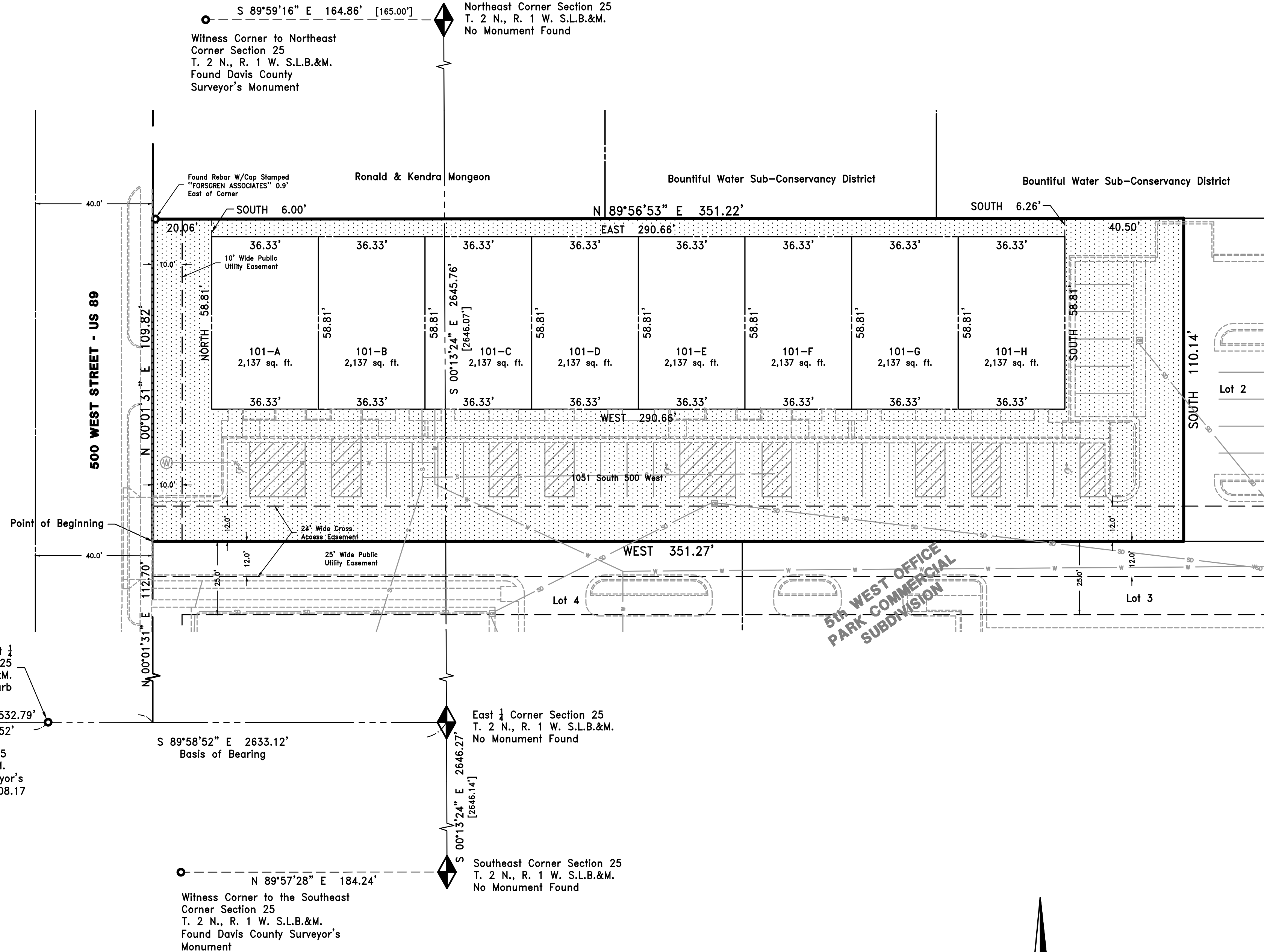
Print Name _____ Signed _____

ACKNOWLEDGMENT

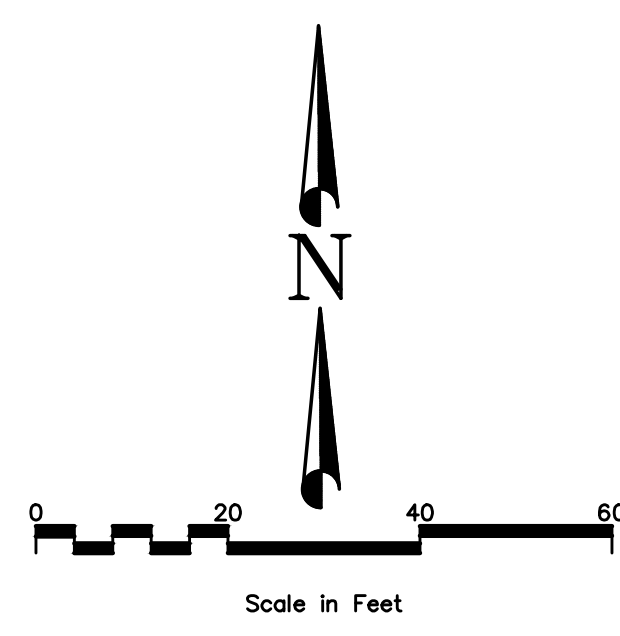
STATE OF UTAH } ss
 COUNTY OF _____

On this ___ day of _____, 2018 personally appeared before me, _____ the signer of the foregoing instrument, who duly acknowledged to me that (s)he is the _____ of Bountiful 1065, LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he or she executed it in such capacity.

NOTARY PUBLIC
 Residing at: _____



**5th WEST FLEX OFFICE
 PARK COMMERCIAL
 SUBDIVISION**



LEGEND

	Section Corner Monument (As Noted)
	Property Boundary Line
	Right-of-Way Line
	Monument Line
	Easement Line
	Set Nail & Washer Stamped "DOMINION ENGINEERING" (Unless Otherwise Noted)
	Found Property Monument (As Noted)
	Common Area & Public Utility Easement

COMCAST Approved by the Comcast Telecommunications Company this _____ day of _____, 2018 Comcast	CENTURYLINK Approved by the CenturyLink Telecommunications Company this _____ day of _____, 2018 CenturyLink	DOMINION ENERGY Approved by the Dominion Energy this _____ day of _____, 2018 Dominion Energy	SOUTH DAVIS SEWER DISTRICT Approved by the South Davis Sewer District this _____ day of _____, 2018 South Davis Sewer District
PREPARED BY: Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	BOUNTIFUL CITY POWER Approved this _____ day of _____, 2018 by the Bountiful Power Department. Bountiful Power Department Director	BOUNTIFUL CITY IRRIGATION DISTRICT Approved by the Bountiful City Irrigation District this _____ day of _____, 2018 Bountiful Irrigation District	BOUNTIFUL CITY WATER DEPARTMENT Approved by the Bountiful City Water Department this _____ day of _____, 2018 Bountiful City Water
	BOUNTIFUL CITY PLANNING COMMISSION Approved this _____ day of _____, 2018 by the Bountiful City Planning Commission. Bountiful City Planning Director	BOUNTIFUL CITY ENGINEER Approved by the Bountiful City Engineer this _____ day of _____, 2018. Bountiful City Engineer	BOUNTIFUL CITY COUNCIL Presented to the Bountiful City Council this _____ day of _____, 2018. Attest: _____ Mayor City Recorder
	CITY ATTORNEY Approved this _____ day of _____, 2018. Bountiful City Attorney		

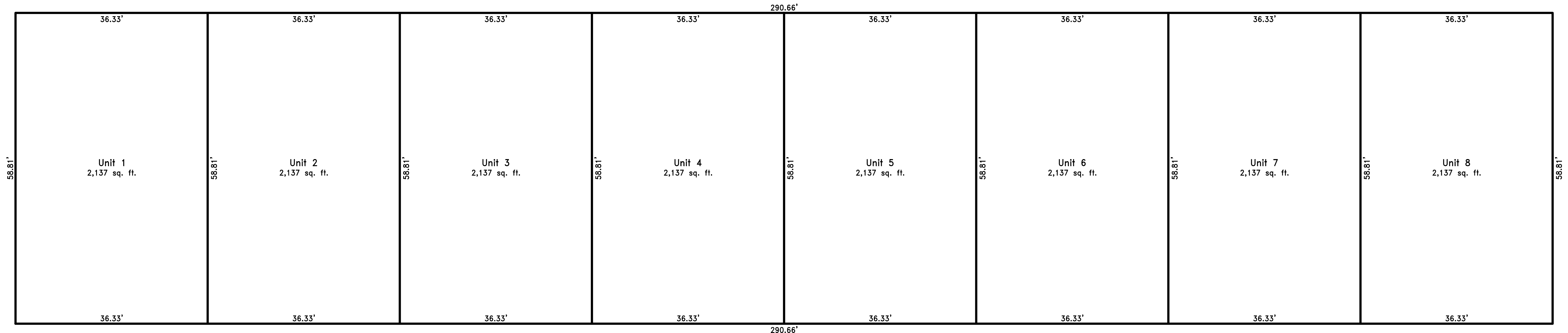
SHEET 1 of 1

DAVIS COUNTY RECORDER	
State of Utah, County of Davis, recorded and filed at the request of _____	
Entry No. _____	Date _____ Time _____
Book _____ Page _____	\$ Fees _____
Davis County Recorder	

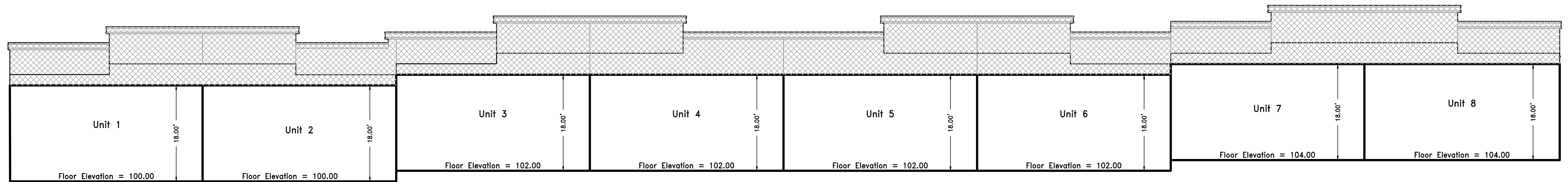
P:\BECK - FLEX CONDOS 2937\SURVEY\DWG\Townhouse Plat.dwg

5th WEST FLEX OFFICE CONDOMINIUMS

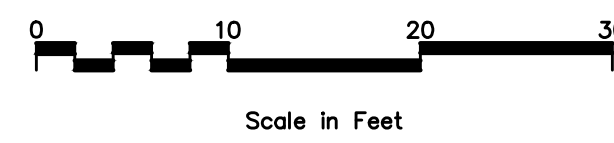
Including all of all of Lot 1, 5th West Office Park Commercial Subdivision
 Located in the in the Northeast Quarter of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian
 and the Northwest Quarter of Section 30, Township 2 North, Range 1 East & Salt Lake Base and Meridian,
 Bountiful City, Davis County, Utah





Floor Plan



South Elevation Plan

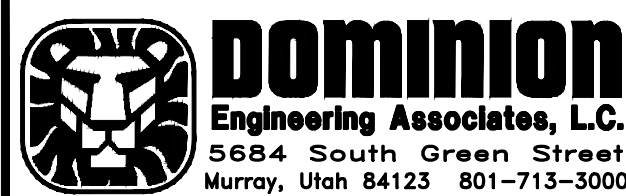


LEGEND

-  Private Area
-  Structural Common Area
- Unit Boundary

P:\BECK - FLEX CONDOS 2937\SURVEY\DWG\Condo Plat.dwg

PREPARED BY:



SHEET 2 of 2

DAVIS COUNTY RECORDER

State of Utah, County of Davis,
 recorded and filed at the request
 of _____

Entry No. _____

Date _____ Time _____

Book _____ Page _____

\$
 Fees

Davis County Recorder

City Council Staff Report

Subject: Parks Work Truck and Mini Excavator

Author: Brock Hill

Department: Parks

Date: 7 August 2018



Background

Bountiful City has always been committed to providing fun, beautiful, and well maintained parks and facilities for its citizens. This is accomplished through daily maintenance operations with 6 full time and 20 seasonal employees. We rely heavily on the maintenance equipment in our fleet and work hard to maintain and upkeep that equipment in safe and reliable working condition. We maintain 48 sites consisting of parks, detention basins, City owned facility landscapes, streetscapes, trailheads, and open spaces totaling 120 acres.

Analysis

Currently, the parks department is operating in 5 crews. Each crew has 1 full-time employee as the parks supervisor and manages 4-5 seasonal employees. We rely heavily on these vehicles for the transportation of staff, equipment, and supplies. With a limited number of work vehicles it is a challenge to get all the crew members to the work sites on time and in an efficient manner. Therefore, we are requesting approval to purchase a new 4-door work truck to assist the department in its assigned maintenance responsibilities.

Staff requested multiple price quotes for a 2018 model 3/4 ton 4X4 4-door pickup. We received three responses from the dealerships contacted. After reviewing the quotes received, we determined all 3 were responsive responsible quotes based on the type of vehicle and equipment requested. They are as follows:

Young Ford (Morgan)	\$29,607.00 (State contract – Ford)
Performance Ford Lincoln (Bountiful)	\$30,346.00
Ed Kenley Ford (Layton)	\$32,888.06

The purchase of a crew work truck is budgeted for in FY2019, 10 Year Capital plan for the amount of \$35,000.00

In Addition, the parks department is requesting the purchase of a Mini excavator. Currently the Parks Department has no equipment to perform regular maintenance tasks and construction projects. We have several projects budgeted for this fiscal year which we will need light equipment to complete. We are planning on building a dog park, replace several retaining walls, plant trees, make repairs to irrigation systems, and continue improvements at Bountiful Pond. In the past we have borrowed equipment from other departments including the water and streets departments. Scheduling this equipment has been a challenge because of the amount of projects the other departments are completing. Further, it puts them in a bind and behind schedule if we use the equipment for more than a day. With the purchase of a mini excavator, we will be able to complete our projects as well as assist with maintenance tasks and projects at the Cemetery and Golf Course.

In our research for equipment that has a history of long term use, cost, quality, and ease of maintenance and operation, we looked at John Deere, Caterpillar, and Kubota. Each was very comparable. We have history with John Deere equipment, and was able to “test drive” the Kubota. Caterpillar was a stretch for us because of initial purchase and maintenance costs. We feel we are getting more machine with the Kubota along with lower maintenance and operating costs. Bonneville Equipment Company is the supplier and State Contract holder for Kubota equipment. Their State Contract quote for the type, size, and equipment with the features we requested, is \$63,149.63. The amount budgeted for in FY2019, 10 Year Capital Plan is \$69,000.00

Department Review

The review was completed by the Parks Department

Significant Impacts

The work truck and mini excavator have been budgeted for and there are sufficient funds in the capital equipment budget to cover the costs associated with this purchase.

Recommendation

Staff recommends the Council approve the purchase of a 2018 Ford F250 4X4 4-door crew work truck, through the State Contract, from Young Ford as the low price bidder for \$29,607.00 and a Kubota KX057 mini excavator, with attachments, from Bonneville Equipment Company for \$63,149.63.

Attachments

None (quotes are available for review if requested)

City Council Staff Report



Subject: Purchase of Grasshopper Mowers

Author: Brock Hill

Department: Cemetery

Date: 7 August 2018

Background

Bountiful Memorial Cemetery carries a reputation as being well maintained with kind, courteous, and helpful staff. The expectation of timely and respectful services along with maintaining the Cemetery at high levels, where family and friends come to mourn the passing of loved ones, has always been a high priority for City Officials, the cemetery superintendent, and maintenance staff.

Analysis

Currently, the Cemetery has 4 operating mowers. One of the existing mowers has serious mechanical problems and will be used as a trade-in, and another has reached its age of safe use and is no longer reliable. Due to age, 11 years, the cost of repairs is more than the mower's value. This machine will be used as back up or for parts. Therefore, it is necessary that 2 new mowers be purchased which will allow the maintenance staff to perform the critical services required at the Cemetery. It is recommended that we use the State of Utah Contract through RMT Equipment as the vendor for the purchase of the new Grasshopper mowers with front mower deck and mulch kits. The cost is \$14,500.00 each for a total of \$29,000.00. Cemetery staff has negotiated with RMT Equipment for the trade-in of one old mower. RMT will give the City \$3,000.00 as trade-in value to be used toward the purchase of the new mowers which bring the total purchase price down to \$26,000.00. RMT Equipment is a vendor who has already been through a competitive bid process and has previously met the State's and City's requirement for soliciting bids. In addition, RMT Equipment is the sole source provider for this specific mower. This is a deviation from the current schedule of the 10-year Capital Plan. The Cemetery was scheduled to purchase a utility vehicle this budget year. However, due to the unexpected "break-down" of current equipment, the need for new mowers is greater. The purchase of equipment has been budgeted for in this year's capital equipment budget and there are sufficient funds to cover the associated costs.

Department Review

The review was completed by the Parks and Cemetery Departments.

Significant Impacts

Not replacing the existing mower will limit the ability of the Cemetery staff to maintain the property at the established standards and expectations.

Recommendation

Staff recommends the Council approve the “trade-in” of one Grasshopper mower for \$3000.00 and the purchase of 2 new Grasshopper mowers as specified, from RMT Equipment, through the State of Utah Contract, for the price of \$26,000.00.

Attachments

None (estimate is available for review if requested)

City Council Staff Report



Subject: Vehicle Purchase
Author: Chief Ross
Department: Police Department
Date: August 7, 2018

Background

The following is a request to approve the purchase of two police vehicles. Funding for these vehicles is included in our FY 2019 budget.

Analysis

The vehicles to be purchased are two 2018 Ford F150 Pickups assigned to the Patrol division. The Pickups will be purchased from Performance Automotive Group at the Utah State Contract price of \$35,547 each. The total price for both vehicles is \$71,094 which is within the amount budgeted in our FY2019 budget.

The following vehicles will be sold;

- 2009 Ford F250 Pickup with approximately 110,000 miles
- 2003 Chevy 2500 Pickup with approximately 101,000 miles

Department Review

The Police Department and City Manager have reviewed this staff report.

Recommendation

I respectfully request your approval to purchase two police vehicles in the amount of \$71,094. Thank you for your time and consideration in this matter.

Significant Impacts

Sufficient funds are currently budgeted.

Attachments

N/A