

# BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, August 23, 2022

**6:00 p.m. – Work Session**

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

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at **City Hall, 795 South Main Street, Bountiful, Utah**, at the time and on the date given above. The public is invited to all meetings. Deliberations will occur in the meetings. Persons who are disabled as defined by the Americans With Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

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

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

## AGENDA

### **6:00 p.m. – Work Session**

1. Landscape ordinance/flip the strip discussion – Mr. Francisco Astorga p. 3

### **7:00 p.m. – Regular Session**

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Resolution 2022-14 allowing electronic participation for Richard Higginson – Mr. Clinton Drake p. 9
3. Public Comment - If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
4. Consider approval of minutes of previous meetings held on August 9, 2022 p. 11
5. Council Reports
6. Consider approval of expenditures greater than \$1,000 paid August 1 & 8, 2022 p. 17
7. Consider approval of Resolution 2022-13 which authorizes the amended Red Mesa Tapaha solar project – Mr. Allen Johnson p. 21
8. Consider approval of the purchase of a transformer from IRBY in the amount of \$29,850 – Mr. Allen Johnson p. 29
9. Consider approval of the purchase of three reels of 1100 URD cable from IRBY in the amount of \$48,116 – Mr. Allen Johnson p. 31
10. Consider approval of the purchase of two PME-11 switchgear, fuse holders and basements from IRBY in the amount of \$40,562 – Mr. Allen Johnson p. 33
11. Consider approval of an additional \$30,190 for directional boring from Down Under Construction – Mr. Allen Johnson p. 35
12. Consider approval of a contract with Widdison Turbine Service, LLC for the Calder Well rehabilitation project at the unit prices submitted in the proposal – Mr. Brad Clawson p. 39
13. Consider approval of a contract with M.C. Green & Sons for the 2022 Eagle Ridge Drive extension projects at the unit prices submitted in the proposal – Mr. Lloyd Cheney p. 41
14. Consider approval of a contract with IMBA Trail Solutions to perform design and flagging for 2023 in the amount of \$41,475 – Mr. Todd Christensen p. 45
15. Consider approval of a contract with Elite Landscape Service for construction of the Summerwood BST Link trail in the amount of \$36,531 – Mr. Brock Hill p. 49
16. Consider approval of Third Amendment to Site Lease Agreement with T-Mobile West Tower LLC, and CCTMO LLC as attorney-in-fact located at 1487 Maple Hills Drive. – Mr. Clinton Drake p. 51
17. Adjourn

  
City Recorder



# City Council Staff Report

**Subject:** Current Landscaping Standards  
**Author:** Francisco Astorga, AICP, Planning Director  
**Date:** August 23, 2022



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## Background

On June 21, 2022, the City Council held a Landscaping Ordinance Work Session Discussion as a follow up to the 2022 Water Outlook discussion. During the June 2022 work session, Staff requested direction from the Council in whether the City should amend the Landscaping Ordinance restricting / limiting turf grass (lawn). Weber Basin Water Conservancy District (Weber Basin) currently offers a rebate (\$1.25 per square foot) to residents in qualifying cities within the district's service areas to remove turf in the park-strip areas provided each municipality's ordinances contain certain restrictions.

The Council requested an independent Planning Commission review of the Land Use Code landscaping regulations with a broader view prioritizing 1. aesthetics and 2. water conservation (including the Weber Basin's rebate). On July 19, 2022, the Commission held a work session discussion and provided a collective independent opinion regarding Weber Basin's proposed regulations, the City's current park-strip ordinance, and the City's current landscaping ordinance. The Commission requested additional sample regulations regarding shrubs/trees within single-family or two-family (duplex) dwelling lots. On August 16, 2022, the Planning Commission held a follow-up work session where artificial grass and shrubs/trees were discussed as previously directed. The purpose of this item is to report to the Council the Planning Commission's independent opinion.

## Analysis

Section I – The text in black is the sample regulations from Weber Basin with the Planning Commission's comments in red:

### Turf Grass (Lawn) limitations

- *Commercial, industrial, multi-family, Planned Residential Unit Developments and institutional landscape projects shall restrict turf grasses to no more than 20% of the irrigable space. (Exceptions available for designated recreation areas).*  
**Planning Commission opinion: Did not find any issues with this requirement.**
- *Single-Family residential projects shall restrict turf grasses to no more than 35% of the irrigable space in the front and side yards. Encourage same percentages within the backyard. (Allowances possible for small residential lots).*  
**Planning Commission opinion: Found that additions to existing Single-Family dwellings should not trigger this regulation but be solely enacted to **new** single-family dwellings.**

- *No turf grasses allowed in park strips or areas with widths less than 8-feet.*  
**Planning Commission opinion: Asked to see if this was an absolute requirement from Weber Basin.**

On August 18 Staff spoke with Weber Basin who reiterated that this is indeed an absolute requirement of qualifying for the grant program moving forward.

*Irrigation System Design*

- *Drip irrigation (with filter and pressure regulator) used in areas where turf grass is not used.*
- *Each irrigation valve shall irrigate landscaping with similar plant materials and watering needs. Turf grass and planting beds shall be irrigated on separate valves. Drip emitters, pop up spray heads, and rotators shall be placed on separate irrigation valves.*
- *WaterSense labeled smart irrigation controllers shall be used for landscaped areas.*

*Landscape Installations*

- *3-4 inches of mulch (rock, bark, compost, wood chips, etc.) shall be used in planting beds.*
- *Landscapes shall not require more than 50% living plant cover at maturity.*

**Planning Commission opinion: No issues with *Irrigation Systems Design and Landscape Installations* requirements as described herein.**

Section II – The text in black is the City’s current park-strip ordinance with the Planning Commission’s comments from the July 19<sup>th</sup> meeting in red:

- Trees required every 40 feet.  
**Planning Commission opinion: Confirmed this current requirement.**
- 50%, minimum, of the required landscape area to have live vegetation (~~trees~~, shrubs, bushes, ground covers, native grasses etc.) distributed throughout, not clustered or segregated.  
**Planning Commission opinion: Reduce live vegetation requirement to 30% and trees not to be included in the live vegetation requirement. This new direction would require trees and shrubs to be present instead of complying with a significant number of trees without any shrubs.**
- Decorative rock material, minimum 1” aggregate, not to exceed the height of the sidewalk, three inches deep in a weed fabric barrier.  
**Planning Commission opinion: Confirmed this current requirement and added other materials to allow residents more options including gravel, white quartz rock, lava rock (all maintaining the minimum 1” aggregate requirement in a weed fabric barrier) and bark mulch.**

- Drip irrigation or similar drip irrigation systems covering the entire area.  
**Planning Commission opinion: Continue to comply with this requirement.**
- Prohibited: ~~Bark, lawn clippings, chipped wood, and similar loose material, also white quartz rock, lava rock, gravel,~~ and other material the color of concrete.  
**Planning Commission opinion: Recommended to amend some prohibited materials to allow residents more options. The Commission considered the effects of material displacement during wind/rain events and is open to prohibiting certain materials after having a better understanding of amount of clogged storm drains, time spent with maintenance, etc.**

Note. Staff finds that some areas throughout the City with steeper slopes should not qualify to have smaller rocks, similar material, etc., as these areas are more likely to have issues during windstorms and rainstorms. Staff is currently working with the City Engineer/Public Works Director (as well as Weber Basin) to address this negative impact affecting public storm drains at this time.

Section III – Regarding the City’s current landscaping ordinance, the Planning Commission indicated that if the City is to follow Weber Basin’s turf grass (lawn) limitations (20% max. for commercial, institutional, and multi-family projects and 35% max. within front and side yards of Single-Family Residential lots) in order to qualify for the Flip the Strip program, the City would then need to further look into Xeriscape principles to be incorporated.

The City’s current landscaping ordinance requires a certain number of trees (street, screening, and ornamental) and a certain number of shrubs based on lot area, landscaping percentage, adjacent uses, etc., within all types of developments, except in single-family or two-family (duplex) dwelling lots. As requested by the Planning Commission during their first work session meeting, Staff provided sample regulations during their subsequent work session. The Commission’s collective opinion is found below in red:

*Affecting commercial, institutional, mixed-use, multi-family developments:*

Planting Design Standards.

- 80% of vegetations are to be planted and maintained in groupings of at least three (3) to increase the microclimate shade area above plant root zones, and to provide a pleasing and balanced aesthetic of plant material massing in the landscape.
- Groupings may consist of straight rows, grids, or triangulation planting patterns.

Water-Wise Plant Materials.

- Plants and trees are to be selected from Weber Basin’s recommended plant list.
- These plant materials are suitable for the local climate with respect to temperature ranges and moderate to high drought tolerance.
- Current list includes 146 trees, 236 shrubs, 46 ground covers, etc.

- Include a provision to allow other materials not on the list subject to review by the land use authority (similar to the tree substitution clause already in the current landscaping code).

*Affecting single-family and two-family dwellings:*

The landscaped area in a front yard shall include:

Street Trees.

- The City should consider a regulation similar to current street trees required for commercial developments, with a lesser rate.
- A minimum of two (2) trees per lot/unit.

Additional Vegetation.

- 50% coverage of plant materials using a combination of shrubs, annual plants, perennial plants, ground cover, and/or turf grass (natural or artificial).
- Plants and trees to be selected from Weber Basin’s recommended plant list.
- Include a provision to allow other materials not on the list subject to review by the land use authority (similar to the tree substitution clause already in the landscaping code).

*Affecting all required trees:*

Additional Tree Standard (height).

- Two-inch (2”) caliper of deciduous trees to be measured at 48”.
- Coniferous trees to be measured at 48”.
- All heights to be measured from the finished landscape surface.

Section IV – Artificial Grass. The City does not allow artificial grass per the current definition of Landscaping (*the addition of lawns, trees, plants, and other natural decorative features to land*) and Xeriscape (*a type of landscaping that employs a mix of drought tolerant plants and organic materials. Asphalt, concrete, brick paving, and other impervious surfaces are not considered xeriscape.*).

The Commission’s collective opinion is found below in red:

Allow artificial grass subject to the following principles:

Location

- May be used anywhere on a residential lot except for the parkstrip.
- 2-foot separation between the edge of the turf and vegetation.

Type

- Selected material must have lifelike individual blades of grass that emulate natural turf in look and color. The use of indoor or outdoor plastic or nylon carpeting is not allowed.

- Pile height must be at least 1.5 inches.
- A minimum eight-year manufacturer's warranty that protects against color fading and decreased pile height to be required.

#### Installation and Maintenance.

- Follow all manufacturer's recommendations regarding grading, compaction, anchoring, drainage, etc.
- A solid barrier device such as a concrete mow strip, sidewalk, driveway, or bender board is required to separate artificial turf areas from planters, live vegetation, and property boundaries.
- Should be visually level, with the grain pointing in a single direction.
- All edges must be trimmed to fit against all regular and irregular edges to resemble a natural look.
- Appropriate water permeability
- To be cleaned regularly and maintained in an appropriate and neat manner. If it is worn, uneven, discolored, or damaged it needs to be replaced.

#### Additional

Re-landscaping a yard / site and any concrete flatwork (or similar) does not require a permit through the City. A permit is only required when excavation (soil removal) takes place or when existing grade is significantly changed.

#### **Department Review**

This staff report was written by the Planning Director.

#### **Significant Impacts**

Amending the Code could create a significant amount of legal non-complying sites throughout the City in terms of landscaping, which may affect Staff time. Amending the Code may have a greater impact in the City's Code Enforcement program as there would be additional parameters to enforce.

#### **Recommendation**

Staff requests that the Council review the Planning Commission's independent review of the City's Landscaping Regulations and provide direction to Staff as to whether the City should amend its Landscaping Regulations.

#### **Attachments**

None







# BOUNTIFUL

## BOUNTIFUL CITY, UTAH RESOLUTION NO. 2022-14

MAYOR  
Kendalyn Harris  
CITY COUNCIL  
Kate Bradshaw  
Millie Segura Bahr  
Jesse Bell  
Richard Higginson  
Cecilee Price-Huish

CITY MANAGER  
Gary R. Hill

### A RESOLUTION ALLOWING COUNCILMEMBER RICHARD HIGGINSON TO ATTEND THE TUESDAY, AUGUST 23, 2022 REGULAR SESSION CITY COUNCIL MEETING ELECTRONICALLY

WHEREAS, Utah Code Annotated §52-4-207 prohibits a public body from holding an electronic meeting unless the public body has adopted a resolution, rule of ordinance governing the use of electronic meetings; and

WHEREAS, Councilmember Richard Higginson will not be able to physically attend the August 23, 2022, Bountiful City Council Meeting due to prior commitments requiring her to travel; and

WHEREAS, a request has been made by a member of the Bountiful City Council to authorize Councilmember Higginson to attend the August 23, 2022, Regular Session Meeting via telephone or other electronic means, and

WHEREAS, Councilmember Higginson desires to attend the August 23, 2022, Bountiful City Council Regular Session Meeting and can do so via telephone or other electronic means; and

WHEREAS, the Bountiful City Council finds that it is in the best interests of Bountiful City to authorize Councilmember Higginson to electronically attend the August 23, 2022, Bountiful City Council Meeting via telephone or other electronic means.

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

**Section 1. Authorization.** Bountiful City Councilmember Higginson is hereby authorized to attend the August 23, 2022, Bountiful City Council Regular Session Meeting via telephone or other electronic means.

**Section 2. Effective date.** This Resolution shall take effect immediately upon passage.

**APPROVED, PASSED AND ADOPTED BY THE BOUNTIFUL CITY COUNCIL THIS 23<sup>RD</sup> DAY  
AUGUST, 2022.**

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

ATTEST:

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



Minutes of the  
BOUNTIFUL CITY COUNCIL  
August 9, 2022 – 6:00 p.m.

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

**Work Session – 6:00 p.m.**  
**City Council Chambers**

- |          |                        |  |
|----------|------------------------|--|
| Present: | Mayor                  | Kendalyn Harris  |
|          | Councilmembers         | Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish (via Zoom) |
|          | City Manager           | Gary Hill  |
|          | Assistant City Manager | Galen Rasmussen  |
|          | City Engineer          | Lloyd Cheney   |
|          | Streets Director       | Charles Benson   |
|          | Finance Director       | Tyson Beck (via Zoom)  |
|          | Recording Secretary    | Maranda Hilton   |

Mayor Harris called the meeting to order at 6:03 p.m. and welcomed those in attendance.

**RECREATION DISTRICT POOL DISCUSSION – MR. TODD MEYERS, SDRD BOARD CHAIR**

Mr. Todd Meyers, SDRD Board Chair, addressed the Council and gave a report about the South Davis Recreation District board meeting which was held that morning. He explained that the Board voted to table the decision to go to bond, in order to work through all of the financial impacts of the expansion project. He explained that it should take about a year to accomplish their financial goals before they are ready to go to bond. He explained that the vote included a checklist of sorts, for things that need to be researched and studied. He said that he is feeling very positive about moving forward with the people who are on the Board.

Councilmember Bradshaw said that although she is feeling very good about the decision to wait to go to bond and the creation of the checklist, she understands that there are many who are disappointed and feel the Board is not moving quickly enough. She expressed her appreciation for her fellow Board member Spencer Summerhays, who crafted a thoughtful motion that will help the Board be good stewards of taxpayer dollars and get them to the point where they can confidently recommend moving forward with the project.

Mr. Meyers agreed and explained that they will be looking at their operational budget to determine which programs need fee increases and which should be subsidized. They would like to cut all unnecessary costs before going through a truth-in-taxation process. The Board is also going to complete a pro forma operating budget as it relates to the expansion of the facilities, making sure they know how operational costs will be impacted by the bond. Councilmember Bradshaw added that the

1 Board will be doing “deep dives” into many aspects of the operational budget, so they will not have  
2 to come back to the taxpayers and ask for more money at a later date.

3 Councilmember Higginson said that he was grateful for the safeguards built into the motion  
4 and commented on how great the meeting was.

5 Mayor Harris asked about the purpose of creating a sub-group of Board members.  
6 Councilmember Bradshaw answered that the intention is two-fold; first to explore all options  
7 concerning the location of the new pool, and second to look into how to obtain more field space.  
8

9 **FINAL SKATE PARK DESIGN DISCUSSION – MR. LLOYD CHENEY**

10 Mr. Lloyd Cheney introduced Mr. Adam Eichorn with Spohn Ranch and turned the meeting  
11 over to Mr. Eichorn. Mr. Eichorn presented, via Zoom, the final design for the skate park at  
12 Washington Park. He walked the council through all the elements of the design and described the  
13 uses and benefits of each element. He explained that as they move forward with the creation of  
14 construction documents, there are still things that can change if needed.

15 The Council expressed their excitement, gave feedback and asked a few questions about the  
16 design and the budgetary considerations. Then Mayor Harris allowed members of the public to give  
17 feedback about the design as well.

18 Mr. Cheney asked the Council if they felt comfortable moving forward with the creation of  
19 construction documents and getting it ready to be built. They said yes but asked that any final  
20 suggestions from the user groups be taken into consideration and that they provide reasonable  
21 assurance that the design will fit into the budget.

22 Councilmember Bahr asked about the timeline for the project. Mr. Eichorn said that they  
23 could have final design with cost estimates completed within two weeks. Mr. Cheney added that  
24 construction documents would take about a month.  
25

26 The work session ended at 6:56 p.m.  
27  
28

29 **Regular Meeting – 7:00 p.m.**  
30 **City Council Chambers**

31 Present:	Mayor	Kendalyn Harris
	Councilmembers	Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish (via Zoom)
	City Manager	Gary Hill
	Asst. City Manager	Galen Rasmussen
	City Engineer	Lloyd Cheney
	Streets Director	Charles Benson
	Finance Director	Tyson Beck (via Zoom)
	Recording Secretary	Maranda Hilton

41  
42 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

43 Mayor Harris called the meeting to order at 7:02 p.m. and welcomed those in attendance.  
44 Grey Fairchild led the Pledge of Allegiance, and Mr. David Halliday, Bountiful East Stake, offered a  
45 prayer.  
46

1 **PUBLIC COMMENT**

2 Mayor Harris opened the public comment section at 7:06 p.m.

3  
4 Mr. Alex Densley (443 Jeri Drive) thanked Councilmember Bradshaw for her efforts on the  
5 SDRD Board. He asked that if there is anything the residents can do to participate more in the  
6 process, now that the bond has been put off for another year, that they be allowed to help. He said he  
7 would like to see more participation from all involved parties.

8  
9 Mayor Harris closed the public comment section at 7:07 p.m.

10  
11 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD ON JULY 20 &**  
12 **26, 2022**

13 Councilmember Bradshaw made a motion to approve the minutes of the previous meetings  
14 held July 20 & 26, 2022 and Councilmember Bahr seconded the motion, which passed with  
15 Councilmembers Bahr, Bell, Bradshaw and Higginson voting “aye.”

16  
17 **BCYC REPORT**

18 Mr. Ryan Chapman, the BCYC Planner, reported that the BCYC participated in the Handcart  
19 Days parade and at the SDRD Pancake Breakfast. He said that at their most recent meeting, they  
20 discussed what they would like to focus on this year. He explained that the BCYC would like to host  
21 more teen activities and participate in more suicide prevention. He explained that in the last 18  
22 months there have been more than ten teen suicides in Bountiful. They hope that they can hold more  
23 activities and provide resources for Bountiful teens in the coming year in an effort to stop this trend.  
24 He announced they will be hosting a teen capture the flag event and hope the Bountiful Police will  
25 attend that. They will also be cleaning the “B” this week and cleaning the Heber C. Kimball gristmill  
26 by Bountiful High School.

27  
28 **CONSIDER APPROVAL OF RESOLUTION 2022-12 ALLOWING COUNCILMEMBER**  
29 **CECILEE PRICE-HUISH TO ATTEND THE TUESDAY, AUGUST 9, 2022 REGULAR**  
30 **SESSION CITY COUNCIL MEETING ELECTRONICALLY – MR. CLINTON DRAKE**

31 Councilmember Higginson made a motion to approve Resolution 2022-12, allowing  
32 Councilmember Price-Huish to participate electronically and Councilmember Bahr seconded the  
33 motion, which passed with Councilmembers Bahr, Bell, Bradshaw and Higginson voting “aye.”

34  
35 **COUNCIL REPORTS**

36 Councilmember Price-Huish did not have a report.

37 Councilmember Bell reported that the cleaning of the HCK Gristmill will be on the morning  
38 of Saturday, August 27<sup>th</sup> and welcomed any additional help. He also announced that the Bountiful  
39 Community Service Council is currently looking for a replacement group to perform at the annual  
40 Christmas concert, since the Bar J Wranglers have retired. He encouraged everyone to participate in  
41 Bountiful’s Day of Service on September 10<sup>th</sup>.

42 Councilmember Bradshaw said since the Council received a big report concerning the SDRD  
43 in the work session, she would forego another report here, but welcomed any additional questions the  
44 Council had. She asked Councilmember Bell to send her a list of the upcoming BCYC activities.

1 Councilmember Higginson thanked Councilmember Bradshaw for her work at the SDRD,  
2 bringing significant issues to light. He said he thought the Board meeting earlier in the day had a  
3 great tone to it.

4 Councilmember Bahr asked Councilmember Bradshaw to please make sure and ask the  
5 School District what they are willing to provide to help with the ongoing maintenance costs of a new  
6 pool. Councilmember Bradshaw said they have a meeting scheduled for August 18<sup>th</sup> and said she  
7 would definitely ask about that. Councilmember Higginson agreed that the ongoing maintenance and  
8 operational costs of a new pool was a key issue that needed to be raised, and that it would be nice to  
9 see all of the high schools help pay for the pool. Councilmember Bell agreed it is an important issue  
10 as well.

11  
12 **CONSIDER APPROVAL OF:**

13 **A. EXPENDITURES GREATER THAN \$1,000 PAID JULY 18 & 25, 2022**

14 **B. JUNE 2022 FINANCIAL REPORT**

15 Councilmember Higginson made a motion to approve the expenditures and the June  
16 financial report, and Councilmember Bradshaw seconded the motion. The motion passed with  
17 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
18

19 **CONSIDER APPROVAL OF THE PURCHASE OF A 2010 CRANE CARRIER REAR LOAD**  
20 **REFUSE TRUCK FROM TRUCK SITE IN THE AMOUNT OF \$100,985 – MR. CHARLES**  
21 **BENSON**

22 Mr. Charles Benson explained that it is time to replace the 1991 rear-loading truck that the  
23 Sanitation Department uses for special clean-up sessions. He explained that since the City only uses  
24 this truck a few times a year, they were looking for a good used truck instead of a new one. He said  
25 the one they found is in Sacramento, California; a 2010 Crane Carrier that will cost \$97,000 for the  
26 truck and another \$3,000 to transport it here.

27 Councilmember Bell asked how much a new truck costs. Mr. Benson answered that a new  
28 truck costs around \$350,000.

29 Councilmember Bell made a motion to approve the purchase of the 2010 Crane Carrier rear  
30 load refuse truck and Councilmember Bahr seconded the motion. The motion passed with  
31 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
32

33 **CONSIDER ADOPTION OF REVISED RAP GRANT GUIDELINES – MR. GALEN**  
34 **RASMUSSEN**

35 Mr. Galen Rasmussen explained that the Recreation, Arts and Parks Committee wanted to  
36 take a more detailed look at the RAP tax grant policies after the budget process was finished, so they  
37 met on July 20, 2022, and went over the policies and procedures currently in place. They made some  
38 changes to the application that they hope will help future applicants understand the purpose of the  
39 grants and how to best meet the guidelines. He explained that the grants will focus on funding events  
40 that take place in Bountiful over ones outside of Bountiful, on funding new equipment over  
41 replacement equipment, and on funding established community events over new events. He added  
42 that the category of rent assistance was removed from the application as well.

43 The Council expressed their appreciation for the changes and felt they would help applicants  
44 have better clarification during the application process.

1 Councilmember Price-Huish asked how the removal of the rent assistance would affect the  
2 entities that rent buildings from the City, like the Arts Center. Mr. Gary Hill explained that it would  
3 not affect them at all; their lease agreements would remain exactly the same.

4 Councilmember Higginson expressed his appreciation that the new wording gave more focus  
5 to certain items and did not eliminate or exclude anything if funding is available.

6 Councilmember Bradshaw made a motion to approve the revised RAP Tax guidelines, as  
7 presented and Councilmember Price-Huish seconded the motion. The motion passed with  
8 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

9  
10 **ADJOURN**

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

14  
15 The regular session was adjourned at 7:32 p.m.  
16

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

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





# City Council Staff Report

**Subject:** Expenditures for Invoices > \$1,000 paid  
August 1 & 8, 2022

**Author:** Tyson Beck, Finance Director

**Department:** Finance

**Date:** August 23, 2022

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## **Background**

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

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

## **Analysis**

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

## **Department Review**

This report was prepared and reviewed by the Finance Department.

## **Significant Impacts**

None

## **Recommendation**

Council should review the attached expenditures.

## **Attachments**

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000, paid August 1 & 8, 2022

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid August 1, 2022**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
13077	AVID TRAILS	Trails	454550 473101	Improv. Other Than Bldg-Bond \$	31,789.40	229151	Bountiful-02	Avid Trail Design & Planning
1507	BURT BROTHERS TIRE I	Police	104210 425430	Service & Parts	1,508.95	229132	1030091972	Tires and Service - Customer ID 105
1533	C-A-L RANCH STORES	Streets	104410 448000	Operating Supplies	1,246.83	229157	498/28	Misc. Parts and Supplies - Customer # 2012
7669	Centerpoint Theatre	RAP Tax	838300 492020	RAP Tax Grant Award Payments	10,000.00	229160	07262022	FY 2022-2023 RAP Tax Grant
1845	D & L SUPPLY	Streets	104410 473200	Road Materials - Overlay	6,710.00	229167	0000133215	Risers/Pavers, Rings/Storm Drains -Cust ID UT-Boun
1845	D & L SUPPLY	Storm Water	494900 441250	Storm Drain Maintenance	12,000.00	229167	0000133215	Risers/Pavers, Rings/Storm Drains -Cust ID UT-Boun
1889	DAVIS COUNTY GOVERNMENT	Police	104210 431600	Animal Control Services	11,722.69	229168	121732	July 2022 Animal Control Services
13110	DORSETT CONTROLS	Water	515100 474500	Machinery & Equipment	8,614.92	229171	J005636	SCADA Engineering - Customer Code 687
5039	E.C.T. SALES & SERVI	Water	515100 448400	Dist Systm Repair & Maint	22,542.00	229134	19873	VFD Pump with Wave Filter
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist Systm Repair & Maint	2,238.88	229176	1190002	Brass Saddles - Customer # 48108
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist Systm Repair & Maint	3,165.80	229176	1182722	Hydrant - Customer # 48108
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist Systm Repair & Maint	9,720.00	229176	1184222-1	Brass Saddles - Customer # 48108
2349	GREEN LIGHT BOOKING	Legislative	104110 492080	Community Events-BntflComServC	1,750.00	229186	9417	50% Balance for Music City Groove on 8/12/22
2349	GREEN LIGHT BOOKING	Legislative	104110 492080	Community Events-BntflComServC	2,000.00	229186	9415	50% Balance for Whats Goin On on 8/26/22
11418	HUMDINGER EQUIPMENT	Landfill	575700 425000	Equip Supplies & Maint	3,851.74	229194	29127	Engine Air Filter
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,286.16	229205	8591	Patching - Customer # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,299.96	229205	8620	Patching - Customer # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	10,960.88	229205	8611	Patching - Customer # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	19,043.54	229205	8575	Patching - Customer # BOUN02610
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	3,550.96	229206	405407	Road Base - Customer # BCTY07399
13969	LAUNCH CONSTRUCTION	Legislative	454110 473100	Improv Other Than Bldgs	136,823.46	229207	2202-1	Project Washing Park
6326	LEXIPOL, LLC	Police	104210 423000	Travel & Training	3,209.76	229141	INVPR9521	PoliceOne Academy Annual Fees
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	5,918.80	229214	S104801342.002	Misc. Parts and Supplies - Customer # 18498
3279	NEWMAN CONSTRUCTION,	Water	515100 473110	Water Mains	316,317.00	229217	22030D 3	2022 Water Line Projects - Application # 3
4844	OWEN EQUIPMENT	Storm Water	494900 425000	Equip Supplies & Maint	1,197.00	229223	00108204	Parts for Sweeper Truck - Account # S1234
12519	PARAGON CONSTRUCTION	Storm Water	494900 473106	Storm Drain Construction	10,847.85	229224	1054	Asphalt Work
10820	PEAK ASPHALT, LLC	Streets	104410 473200	Road Materials - Overlay	1,480.35	229225	8-509884	Tack Oil - Customer # BC17
4791	POINT S TIRE & AUTO	Water	515100 425000	Equip Supplies & Maint	1,239.95	229229	0124966	Tire Service
13120	RECYCLE IT	Landfill	575700 448000	Operating Supplies	2,175.00	229240	10028	145 Mattress Recycling
13120	RECYCLE IT	Landfill	575700 448000	Operating Supplies	3,195.00	229240	10030	213 Mattresses Recycled
3748	ROCKIN E COUNTRY STO	Parks	104510 426000	Bldg & Grnd Suppl & Maint	4,813.00	229143	16367	Restocking Fee
3748	ROCKIN E COUNTRY STO	Parks	104510 426000	Bldg & Grnd Suppl & Maint	16,011.60	229143	16147	Misc. Plants and Supplies, Ground ect
3830	SALT LAKE COMMUNITY	Light & Power	535300 423001	Education Benefit	5,415.00	229245	23-105	Apprentice Tuition for Jess Pearce
3972	SOLAR TURBINES, INC.	Light & Power	535300 448614	Power Plant Equipment Repairs	83,393.38	229247	AR570062892	Control Valve, Actuator - Acct # 400004258
3985	SOUTH DAVIS SEWER DI	Trails	454550 473101	Improv. Other Than Bldg-Bond \$	3,800.00	229248	08012022	Fee's & Bond for extending sewer for Trailhead Prj
4026	STAKER & PARSONS	Golf Course	555500 426100	Special Projects	1,933.68	229249	5884812	Sand for Golf Course - Customer # 18108
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	1,252.00	229256	0346869	Guardol Ect - Acct # 000275
4229	TOM RANDALL DIST. CO	Golf Course	555500 425100	Special Equip Maintenance	3,426.88	229256	0346837	Fuel - Acct # 000276
4273	TURF EQUIPMENT CO	Golf Course	555500 425000	Equip Supplies & Maint	1,150.20	229257	3008163-00	Misc. Turf Supplies - Customer # 2144
4273	TURF EQUIPMENT CO	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	2,354.40	229257	3007848-00	Misc. Turf Supplies - Customer # 2144
4450	VERIZON WIRELESS	Police	104210 428000	Telephone Expense	2,042.25	229265	9911784369	Cell Ph - Account # 771440923-00001
4450	VERIZON WIRELESS	Water	515100 428000	Telephone Expense	2,612.87	229144	9910773699	Wireless SCDA - Acct # 9910773699
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,295.00	229268	109436	July 2022 Janitorial Cleaning Services
TOTAL:					<u>777,907.14</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid August 8, 2022**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1005	A-CORE CONCRETE CUT	Parks	104510 426000	Bldg & Grnd Suppl & Maint	10,200.00	229280	08042022	Replaced concrete @ Town Square
1078	ALL STAR STRIPING, L	Streets	104410 448000	Operating Supplies	10,143.00	229283	5786	Road Striping for Cross Walks and Schools
5522	BREINHOLT, PETER	Legislative	104110 492080	Community Events-BntflComServC	2,000.00	229289	0805	8/5 Bountiful City Music in the Park
1393	BTS LANDSCAPING PROD	Landfill	575700 462400	Contract Equipment	17,323.75	229273	113131	Subgrinding for Landfill on 3/28-4/12
1393	BTS LANDSCAPING PROD	Landfill	575700 462400	Contract Equipment	20,011.75	229273	113132	Subgrinding for Landfill on 5/16-6/3
1615	CENTURYLINK	PSAP - E911	104219 428000	Telephone Expense	8,180.78	229296	07222022	Account # 801-578-0401 452B
1889	DAVIS COUNTY GOVERNMENT	Water	515100 431000	Profess & Tech Services	3,024.00	229306	IN0011611	Lab Fees - Acct ID AR0001475
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	8,692.92	229308	75101	Tree Trimming
1992	DOWN UNDER CONSTRUCT	Light & Power	535300 448632	Distribution	10,725.00	229275	19799	Directional Drilling for Bountiful City
1992	DOWN UNDER CONSTRUCT	Light & Power	535300 448633	Street Light	85,180.00	229275	19877	Directional Drilling for Bountiful City
2483	HIGHLAND GOLF	Golf Course	555500 425100	Special Equip Maintenance	1,019.84	229320	48778	Misc. Parts - Acct # bountiful.CustSale
2523	HONNEN EQUIPMENT COM	Streets	104410 425000	Equip Supplies & Maint	1,477.71	229324	1398709	Cylinder for Power Backhoe - Acct # 104094
2564	I-D ELECTRIC INC	Water	515100 431000	Profess & Tech Services	9,885.00	229325	111849	VFD Viewmont - Account # BOUCIT
2605	INTERFORM	Light & Power	535300 445202	Uniforms	5,224.31	229326	354266	Logo FR Work Jeans - Client # 9334
6959	JANI-KING OF SALT LA	Light & Power	535300 424002	Office & Warehouse	1,775.00	229328	SLC08220058	Aug. 2022 Janitorial Services - Cust # 065075
2719	JMR CONSTRUCTION INC	Streets	104410 473210	Road Recondition & Repair	11,286.00	229329	08082022	Strom Water Project - Work Completed in July 2022
2719	JMR CONSTRUCTION INC	Streets	104410 473400	Concrete Repairs	4,054.50	229329	08082022	Strom Water Project - Work Completed in July 2022
2719	JMR CONSTRUCTION INC	Storm Water	494900 441250	Storm Drain Maintenance	3,164.65	229329	08082022	Strom Water Project - Work Completed in July 2022
2719	JMR CONSTRUCTION INC	Storm Water	494900 441260	Wtrway Replcmnt-Concrete Rpr	23,241.85	229329	08082022	Strom Water Project - Work Completed in July 2022
2719	JMR CONSTRUCTION INC	Water	515100 461300	Street Opening Expense	9,105.75	229329	08082022	Strom Water Project - Work Completed in July 2022
13978	KELLER AND HECKMAN	Legislative	104110 461000	Miscellaneous Expense	2,531.25	229330	10135070	Bountiful Fiber project - Client # CI18831.00001
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,286.62	229332	8669	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	10,320.10	229332	8660	Overlay - 400 North to Davis Blvd - Cust #BOUN02610
8137	LAKEVIEW ASPHALT PRO	Storm Water	494900 441200	Road Matl Patch/ Class C	1,930.62	229332	8635	Patching - Customer # BOUN02610
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	1,200.00	229334	07312022	Legal Fees for July 2022
13018	MONTROSE AIR QUALITY	Light & Power	535300 448613	Power Plant Operating Costs	11,570.00	229342	CINV-118620	Air Quality Tests - Customer ID C-009431
3195	MOUNTAINLAND SUPPLY	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,780.61	229344	S104845979.001	Misc. Parts and Supplies - Customer # 18499
3293	NICKERSON CO INC	Water	515100 431000	Profess & Tech Services	5,607.00	229347	J24084	Pump Work at Davis Well and Millcreek
3491	PING INC	Golf Course	555500 448240	Items Purchased - Resale	1,450.35	229353	16469311	Golf Bags - Customer # 19919
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	1,281.82	229356	280018560	Tires for Streets Truck - Acct # 2801867
5553	PURCELL TIRE AND SER	Sanitation	585800 425000	Equip Supplies & Maint	1,854.75	229356	280018443	Tires for Sanitation Truck - Acct # 2801867
10586	ROCKY MOUNTAIN RECYC	Recycling	484800 431550	Recycling Collectn Service	4,872.00	229361	NP-86866	Recycling Fees
3968	SNOW, CHRISTENSEN &	Liability Insurance	636300 431000	Profess & Tech Services	6,194.98	229366	501084	Matter # 15087.9 RE: Jensen v. Bountiful
3974	SONNTAG RECREATION,	Parks	104510 426000	Bldg & Grnd Suppl & Maint	11,337.50	229278	22130	Replacement Bleachers @Mueller Park Baseball Field
3974	SONNTAG RECREATION,	Parks	104510 426000	Bldg & Grnd Suppl & Maint	11,337.50	229278	22130-1A	Replacement Bleachers @Mueller Park Baseball Field
4143	TAYLOR MADE-ADIDAS G	Golf Course	555500 448240	Items Purchased - Resale	1,137.52	229371	36115546	Golf Clubs - Acct # 608035
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	35,928.70	229375	0347403	Fuel Purchase - Acct # 000275
4321	UPPER LIMIT	Information Technology	104136 461000	Miscellaneous Expense	2,116.13	229279	118870	Weight Training System for City Hall
4321	UPPER LIMIT	Treasury	104143 461000	Miscellaneous Expense	2,116.12	229279	118870	Weight Training System for City Hall
5334	WEST COAST CODE CONS	Engineering	104450 431000	Profess & Tech Services	7,206.59	229385	UT22-545-008	Inspector Services for Bountiful City
8325	WESTERN WATER WORKS	Water	515100 448400	Dist Systm Repair & Maint	4,156.44	229386	2106942-00	Saddles and Adapters - Customer # 100743
8325	WESTERN WATER WORKS	Water	515100 448400	Dist Systm Repair & Maint	15,897.08	229386	2106941-00	Hydrants and Parts - Customer # 100743
<b>TOTAL:</b>					<u>388,829.49</u>			



# City Council Staff Report



**Subject:** Resolution #2022-13 to approve the Red Mesa Tapaha Solar Firm Power Supply Agreement  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** August 23, 2022

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## **Background**

The Power department has been working to secure a utility size solar power project for several years. We have been close several times, but have either not been able to get transmission rights, or the project has been purchased by other larger entities.

The Power Department had an opportunity to purchase 8.8355% or 5,831 kilowatts (kW) of the 66 MW output from the “Red Mesa Tapaha Solar Project” owned by the Navajo Tribal Utility Authority (NTUA) located on the Navaho reservation in Utah. This agreement is comparable to installing 583 systems on roofs in the city.

The transmission rights for this project have been secured and the power from this project will be delivered and treated as a network resource under UAMPS’ Transmission Service Operating Agreement (TSOA).

On August 27, 2019, the council approved resolution #2019-08, approving the Firm Power Supply Agreement for the Red Mesa Project.

The Red Mesa Project as per the power sales agreement has claimed a force majeure. This is due to supply chain problems because of a new federal law which makes importers of solar panels demonstrate that they have a clean supply chain. Suppliers must prove that their solar panels are not using forced labor in China to produce the panels in any of the materials or the process (Steel Solar, another project the City is pursuing, believe that they comply with the ruling, but they are still working with customs to get their panels approved). The entire supply chain must be approved from the mining of Polysilicon through the final production of the solar modules.

Additionally, the project was no longer financeable at the original contract price. UAMPS had an option to walk away from the contract due to an anticipatory breach of contract. However, finding a replacement would result in an increased cost and up to five years delay due to transmission restrictions and equipment availability.

**Analysis**

The term of the power purchase agreement would be 25 years commencing on the revised commercial operation date (COD) which is anticipated to be March 2023, but, no later than September, 2023.

The purchase price for the project is \$37.00/per megawatt hour (MWH) for 25 years. This pricing included all of the renewable energy credits.

**Department Review**

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

**Significant Impacts**

This project will allow us to increase our renewable energy portfolio for the entire city. This project will need to be backed up by the existing Power Department's power plant to provide power to the residents in the afternoons and evenings.

**Recommendation**

The Staff recommend approving Resolution 2022-13 and authorize the Mayor to sign the amended Red Mesa Tapaha Solar Firm Power Supply Agreement Transaction Schedule.

**Attachments**

Resolution 2022-13  
Red Mesa Tapaha Solar Firm Power Amended Supply Agreement Transaction Schedule



## Bountiful City, Utah

### RESOLUTION NO. 2022-13

A RESOLUTION AUTHORIZING THE RED MESA TAPAHA SOLAR PROJECT AMENDED AND RESTATED TRANSACTION SCHEDULE UNDER THE POWER SUPPLY AGREEMENT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS.

**MAYOR**  
Kendalyn Harris  
**CITY COUNCIL**  
Mille Segura Bahr  
Jesse Bell  
Kate Bradshaw  
Richard Higginson  
Cecilee Price-Huleh  
**CITY MANAGER**  
Gary R. Hill

\*\*\*\*\*

WHEREAS, the City of Bountiful, Utah (the “Member”) owns and operates a utility system for the provision of electric energy to its residents and others (the “System”) and is a member of Utah Associated Municipal Power Systems (“UAMPS”) pursuant to the provisions of the Utah Associated Municipal Power Systems Amended and Restated Agreement for Joint and Cooperative Action dated as of March 20, 2009, as amended (the “Joint Action Agreement”);

WHEREAS, the Member desires to purchase all or a portion of its requirements for electric power and energy from or through UAMPS and has entered into a Power Pooling Agreement with UAMPS to provide for the efficient and economic utilization of its power supply resources;

WHEREAS, the Member has previously entered into the Master Firm Power Supply Agreement with UAMPS in order to allow for UAMPS entering into various firm transactions for the purchase and sale of firm supplies of electric power and energy;

WHEREAS, UAMPS has investigated the Red Mesa Tapaha Solar Project, a sixty-six (66) megawatt (MW) solar photovoltaic generation facility to be located on the Navajo Nation, on behalf of its members and is now prepared to enter into a twenty-five (25) year power purchase agreement with Navajo Generation LLC to secure the delivery of all the energy from the Project and associated environmental attributes; and

WHEREAS, the Member now desires to authorize and approve the Red Mesa Tapaha Amended and Restated Transaction Schedule (“Amended and Restated Transaction Schedule”) attached hereto as Exhibit A for the Project subject to the parameters set forth in this Resolution;

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

*Section 1. Authorization of Red Mesa Tapaha Amended and Restated Transaction Schedule.* The Amended and Restated Transaction Schedule, in substantially the form presented at the meeting at which this resolution is adopted, is hereby authorized and approved, and the Member Representative is hereby authorized, empowered and directed to execute and deliver the Amended and Restated Transaction Schedule on behalf of the Member. Promptly upon its execution, the Amended and Restated Transaction Schedule shall be filed in the official records of the Member.

*Section 2. Other Actions with Respect to the Joint Action Agreement.* The Mayor, City Recorder, the Member Representative and other officers and employees of the Member shall take all

actions necessary or reasonably required to carry out, give effect to, and consummate the transactions contemplated hereby and shall take all actions necessary to carry out the execution and delivery of the Transaction Schedule and the performance thereof.

*Section 3. Miscellaneous; Effective Date.* (a) All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict.

(b) In case any provision in this resolution shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

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

ADOPTED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF BOUNTIFUL

\_\_\_\_\_  
Mayor

ATTEST AND COUNTERSIGN:

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

[SEAL].



**EXHIBIT A**  
**RED MESA TAPAHA SOLAR AMENDED AND RESTATED TRANSACTION SCHEDULE**

**RED MESA TAPAHA SOLAR  
FIRM POWER SUPPLY AGREEMENT  
AMENDED AND RESTATED TRANSACTION SCHEDULE**

This Amended and Restated Transaction Schedule to the Master Firm Power Supply Agreement to which all Parties to this Amended and Restated Transaction Schedule are signatories provide for the following transactions. The Parties to this Amended and Restated Transaction Schedule agree to the following provisions and agree to pay all costs of this transaction through the Firm Power Supply Project.

**PURCHASER:** City of Bountiful

**ENTITLEMENT SHARE:** 8.8355%

**SUPPLIER:** NTUA Generation – Utah, LLC (the “Red Mesa Tapaha Solar Project”)

**EFFECTIVE DATE:** The Amended and Restated Power Purchase Agreement by and between UAMPS and NGI Generation-Utah, LLC for the Red Mesa Tapaha Solar Resource (the “Amended and Restated PPA”) was executed on July 27, 2022. The Amended and Restated PPA becomes effective upon UAMPS obtaining member governing body approvals which UAMPS anticipates satisfying within 90 days. The Scheduled Commercial Operation Date (“COD”) is March 15, 2023. The COD may not occur earlier than April 1, 2022 but not later than September 15, 2023.

**TERM:** A 25-year delivery term commencing on COD. The Amended and Restated PPA will become effective upon UAMPS satisfying the condition precedent identified above.

**AMOUNT:** 5,831 kW and associated Environmental Attributes

**PRICE:** \$37.00/MWh

**OTHER PROVISIONS:**

***Energy:*** UAMPS will schedule all energy pursuant to the terms and conditions of the Amended and Restated PPA and will delivery to the Purchaser its Entitlement Share of the Red Mesa Tapaha Solar Resource. The Red Mesa Tapaha Solar Resource is to be constructed as a 66 MW from solar photovoltaic generation facility located on the Navajo Reservation.

***Transmission:*** UAMPS will charge and the Purchaser will pay transmission charges as adopted by the UAMPS Board of Directors from time to time.

**Administration:** UAMPS will charge and Purchasers will pay the scheduling fee and reserve fee as adopted by the UAMPS Board of Directors from time to time.

**Buyout Options:** Under the Amended and Restated PPA, UAMPS has the ability to buy the Red Mesa Tapaha Solar Resource from NGI at specified buyout dates pursuant to a fair market value appraisal. If UAMPS is directed to pursue one of its buyout options, then UAMPS will in parallel develop new contracts or amend the Firm Power Supply Agreement with the Purchasers to provide UAMPS with the ability to finance the buyout of the Red Mesa Tapaha Solar Resource.

**Other:** Any costs incurred by UAMPS due solely to this Amended and Restated Transaction Schedule, including but not limited to Amended and Restated PPA costs, transmission costs, scheduling costs, administrative costs and legal costs will be the responsibility of Purchasers invoiced through the UAMPS Power Bills.

This Amended and Restated Transaction Schedule may be signed in counterpart.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF BOUNTIFUL

By: \_\_\_\_\_

Title: \_\_\_\_\_

UTAH ASSOCIATED MUNICIPAL POWER  
SYSTEMS

By: \_\_\_\_\_

Title: \_\_\_\_\_



# City Council Staff Report



**Subject:** 500 KVA Transformer purchase approval  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** August 23, 2022

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## **Background**

Transformers continue to be hard to purchase and their lead times are a factor in keeping an adequate inventory. Some manufactures are not even supplying quotes until after January 2023. This transformer will be replenishing our inventory for our anticipated usage this fall.

## **Analysis**

Specifications and an invitation to submit a bid for the transformers were sent out to two (2) major suppliers. We were only able to get one supplier who was able to supply us a bid.

1 (ea.) 500 KVA 208/120 three phase pad mounted

<b>Distributors/Manufacture</b>	<b>Total Cost</b>	<b>Delivery</b>
<b>IRBY -ABB</b> West Valley City	\$29,850	56-58 weeks
Anixter Power Solutions – GE Salt Lake City	N/A	N/A

## **Department Review**

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

## **Significant Impacts**

This transformer will be purchased and placed into inventory until it is needed.

## **Recommendation**

The Staff recommends approval of the low quote from IRBY for the sum of \$29,850.

This item will be discussed at the Power Commission meeting Tuesday morning, August 23, 2022, and we will bring their recommendation to the City Council meeting that night.

**Attachments** None



# City Council Staff Report



**Subject:** 1100 URD Cable Purchase Approval  
**Author:** Allen Ray Johnson  
**Department:** Light & Power  
**Date:** April 26, 2022

## **Background**

Our inventory of 1100 URD Primary cable will be running low due to planned projects this summer and we need to purchase some to replenish it.

## **Analysis**

The cable to be purchased is a 600 amp jacketed cable with one third neutral. This cable has a 40 year warranty. It is manufactured by Okonite and is a single source item and Irby Electric Supply is the single source for this cable in the state of Utah.

<b>Distributor</b>	<b>Manufacture</b>	<b>Price per ft.</b>	<b>Total Cost for Cable</b>	<b>Delivery</b>
Irby Salt Lake City, Utah	Okonite	\$11.75	\$48,116.25	Stock in SLC

## **Department Review**

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

## **Significant Impacts**

This cable will be purchased and placed into inventory until it is needed on the system.

## **Recommendation**

Staff recommends the approval of the quote for three reels or 4,095 feet of 1100 URD cable from Irby for the total sum of \$48,116.25.

This item will be discussed at the Power Commission meeting Tuesday morning, August 23, 2022, and we will bring their recommendation to the City Council meeting that night.

## **Attachments**

None





# City Council Staff Report



**Subject:** PME-11 Switchgear Approval  
**Author:** Allen Ray Johnson  
**Department:** Light & Power  
**Date:** August 23, 2022

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## **Background**

We need to purchase two underground dead front PME-11 switchgear that is scheduled to be installed this summer/fall. We always keep at least one of these switchgear in inventory as a backup for emergencies.

## **Analysis**

We have standardized on S&C switchgear so we can change them in an emergency or due to routine maintenance without needing to pull in new cables. Using a single footprint allows us to disconnect and connect the internal cables should the switchgear need to be replaced. This helps us keep our inventory costs lower.

This gear is a single source item and is only available from one vendor.

The price for the two PME-11 switchgear, fuse holders, and the fiber Crete basement is \$40,562.

## **Department Review**

This was reviewed by the Power Department and the City Manager.

## **Significant Impacts**

This replacement of switchgear is part of a budgeted upgrade and this switchgear will be purchased and placed into inventory until it is installed on the system.

## **Recommendation**

Staff recommends that we purchase the two PME-11 Switchgear, fuse holders, and basements from Irby for the sum of **\$40,562**.

This item will be discussed at the Power Commission meeting Tuesday morning, August 23, 2022, and we will bring their recommendation to the City Council meeting that night.

## **Attachments** Pictures



# City Council Staff Report



**Subject:** Directional Boring Approval  
**Author:** Allen Ray Johnson  
**Department:** Light & Power  
**Date:** August, 23 2022

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## **Background**

While performing system maintenance, we have discovered an area on our distribution system where the underground cables are direct buried. These cables are over 40 years old and we can't upgrade them without digging or boring in a new conduit. We also have an additional street light circuit which has failed this summer. To minimize the inconvenience to residents and limit the restoration of property we have requested a quote from Down Under Construction. They are currently working in the city doing directional boring that was previously approved.

The additional work consists of a Distribution System Project and a Streetlight Project bore to install a single conduit for 900 total linear feet.

## **Analysis**

In April, the City Council approved the low bid from Down Under Construction to perform \$288,777 in directional boring for our anticipated distribution and street light systems. We would like to add an additional \$30,190 to their approval for the additional distribution and street light circuits for a total sum of \$318,967.

## **Department Review**

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

## **Significant Impacts**

This work is identified in the FY 2022-23 budget and is within the identified budget. The projects will be funded from the Distribution and Streetlight accounts.

## **Recommendation**

Staff recommends the approval of the additional \$30,190 for the additional directional boring from Down Under Construction for a total approved amount of \$318,967.

This item will be discussed at the Power Commission meeting Tuesday morning, August 23, 2022, and we will bring their recommendation to the City Council meeting that night.

## **Attachments**

Maps

**Distribution Bore**  
Oakridge Circle



**Streetlight Bore**  
100 East 1300 South





# City Council Staff Report

**Subject:** Award of Construction Contract for the Calder Well Rehabilitation Project

**Author:** Brad Clawson, Staff Engineer

**Department:** Engineering

**Date:** August 23, 2022



## **Background**

Drilled in 1956, Calder Well serves as a valuable asset to the City's drinking water system, both in terms of production volume and location. In recent years, the well has produced an increasing amount of sand which has led to the frequent need to pull and rehabilitate or replace the pump. Consequently, the flow rate has been reduced to around 700 gpm to reduce sand production. A study was performed on the well to determine options for restoring the well to its original yield of around 1,200 gpm.

Based on the study's recommendation, this project will rehabilitate the well by replacing the existing 20-inch blank casing with a new 14-inch casing and screen. There is also a contingency plan in the case that the existing casing cannot be removed. This would involve over-perforating the existing 20-inch casing and inserting the new 14-inch casing into the existing casing with gravel pack installed in between.

## **Analysis**

A pre-bid meeting was held with two contractors in attendance. A proposal was received from one of the attending contractors: Widdison Turbine Service, LLC. A summary of the bid is shown below:

	<u>Total</u>
Engineer's Estimate	\$ 847,400.00
Widdison Turbine Service, LLC	\$ 775,188.00

The pricing shown above includes all options for whether the 20-inch casing will be able to be pulled from the ground or not. There is some potential for cost reductions depending on what happens with the 20-inch casing. There have also been conversations with the owner of a property adjacent to the well site and Widdison about utilizing that property to create options that could significantly reduce mobilization and equipment costs.

**Department Review**

This report has been reviewed by the City Manager, the Public Works Director, and the Water Director.

**Significant Impacts**

This project will be funded by the City through the Water Department's Capital Budget. There is \$557,000 allocated to this project in the current fiscal year.

**Recommendation**

- Accept the proposal of Widdison Turbine Service, LLC and award the contract for the Calder Well Rehabilitation Project at the unit prices submitted in the proposal.

**Attachments**

None



# City Council Staff Report

**Subject:** Award of Construction Contract for the  
Extension of Eagle Ridge Drive

**Author:** Lloyd Cheney, City Engineer

**Department:** Engineering

**Date:** August 23, 2022



## **Background**

The project to extend Eagle Ridge Drive from the Eagle Ridge Subdivision and the area below the "B" to the intersection of 50 North and Bountiful Blvd will create a much needed and highly anticipated route to the area for residents, recreational users and emergency response. This would not be possible without the vision of former City officials who constructed the debris basin over Stone Creek and the efforts of recent leaders who coordinated the project with property owners and partner agencies.

As designed, the project will include all required street improvements and utilities for the future residential development anticipated along Eagle Ridge Drive from the 50 North intersection to the debris basin on Stone Creek (a distance of approximately 1,000 ft). As the proposed roadway crosses the top of the debris basin, the street improvements continue, but the extension of new utilities are not necessary. From the north side of the debris basin to the south end of the street improvements installed with the Eagle Ridge Subdivision (early 1990's), a new asphalt surface will be constructed to provide continuity. Street improvements through this section of the property including curb, gutter, and sidewalk will be installed as future development occurs in this area.

## **Analysis**

Proposals were received from 6 contractors, with the lowest price proposal received from M.C. Green & Sons Construction. A summary of the bids is shown below:

	<u>Schedule 1</u>	<u>Schedule 2</u>	<u>Total, All Schedules</u>
Engineer's Estimate	\$ 1,489,787.00	\$ 56,575.00	\$ 1,546,362.00
M.C. Green & Sons	\$ 1,499,791.42	\$ 74,929.00	\$ 1,574,720.42
Skyview Excavation	\$ 1,738,229.50	\$ 64,065.00	\$ 1,801,294.50
Staker /Parson	\$ 1,810,746.35	\$ 81,450.00	\$ 1,892,196.35
GCI	\$ 1,820,317.60	\$ 57,093.00	\$ 1,877,410.60
Jordan Valley	\$ 2,124,053.00	\$ 85,080.00	\$ 2,209,133.00
Beck Construction	\$ 3,226,891.00	\$ 104,585.00	\$ 3,331,476.00

As shown above, proposals included pricing for two schedules of bid items. Schedule 1 is the base bid for the project. Schedule 2 includes 2 alternate items for storm drain pipe and an imported fill item. Due to recent concerns with the availability of concrete pipe it may be necessary to use the alternate storm drain pipe for the project.

M.C. Green has completed multiple projects for the City and is well equipped to complete this project.

### **Department Review**

This report has been reviewed by the City Manager.

### **Significant Impacts**

This project will be funded by the City through the Street Department's Capital Budget. Project financing also includes \$1,000,000 loan from Davis County which will be distributed to the City after construction is complete. It is also anticipated that the City and the current owners of the property between Bountiful Blvd and the Stone Creek debris basin will execute a reimbursement agreement which requires the developer of the property to reimburse the City for the total project cost, and in turn repay the loan from the County.

### **Recommendation**

- Accept the proposal of M.C Green & Sons and award the contract for the 2022 Eagle Ridge Drive Extension Projects at the unit prices submitted in the proposal.

### **Attachments**

Bid Tabulation



**BOUNTIFUL CITY ENGINEERING DEPARTMENT**  
 1022 Eagle Ridge Drive Extension Project

Bid Tabulation  
 16-Aug-22

Bid Opening 2:00 PM

				Engineer's Estimate		MC Green & Sons		Skyview Excavating		Staker/Parson		GCI		Jordan Valley		Beck Construction	
Item	Description	Unit	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
<b>SCHEDULE 1</b>																	
1	Mobilization	LS	1	40,000.00	40,000.00	58,098.00	58,098.00	125,000.00	125,000.00	232,700.00	232,700.00	44,571.65	44,571.65	160,000.00	160,000.00	135,000.00	135,000.00
<b>EARTHWORK AND GRADING</b>																	
2	Earthwork - Cut	CYD	5,225	15.00	78,375.00	6.45	33,701.25	15.00	78,375.00	20.90	109,202.50	13.80	72,105.00	24.00	125,400.00	51.00	266,475.00
3	Earthwork - Fill	CYD	3,300	10.00	33,000.00	3.75	12,375.00	10.00	33,000.00	11.95	39,435.00	4.94	16,302.00	18.00	59,400.00	48.00	158,400.00
4	Rough Grading	SqYd	8,700	1.00	8,700.00	2.75	23,925.00	2.00	17,400.00	1.60	13,920.00	2.35	20,445.00	3.50	30,450.00	4.50	39,150.00
5	Pulverize Asphalt & ReGrade	SqYd	1,900	4.00	7,600.00	2.70	5,130.00	5.00	9,500.00	3.95	7,505.00	4.02	7,638.00	8.50	16,150.00	12.00	22,800.00
6	2'-0" & 3'-0" Concrete Retaining Walls	Lft	170	144.00	24,480.00	530.00	90,100.00	248.00	42,160.00	249.00	42,330.00	483.90	82,263.00	320.00	54,400.00	620.00	105,400.00
7	4'-0" Concrete Retaining Walls	Lft	40	174.00	6,960.00	707.00	28,280.00	385.00	15,400.00	483.00	19,320.00	580.00	23,200.00	530.00	21,200.00	870.00	34,800.00
8	5'-0" Concrete Retaining Walls	Lft	20	204.00	4,080.00	722.00	14,440.00	440.00	8,800.00	759.00	15,180.00	953.80	19,076.00	900.00	18,000.00	985.00	19,700.00
9	7'-0" Concrete Retaining Walls	Lft	30	386.00	11,580.00	779.00	23,370.00	734.00	22,020.00	796.00	23,880.00	1,153.90	34,617.00	950.00	28,500.00	1,725.00	51,750.00
10	8'-6" Concrete Retaining Walls	Lft	20	414.00	8,280.00	929.00	18,580.00	880.00	17,600.00	1,100.00	22,000.00	1,377.90	27,558.00	1,200.00	24,000.00	2,065.00	41,300.00
11	10'-6" Concrete Retaining Walls	Lft	36	750.00	27,000.00	946.00	34,056.00	856.00	30,816.00	1,120.00	40,320.00	1,749.00	62,964.00	1,300.00	46,800.00	2,735.00	98,460.00
12	12'-6" Concrete Retaining Walls	Lft	56	885.00	49,560.00	1,026.00	57,456.00	1,906.00	106,736.00	1,060.00	59,360.00	1,820.00	101,920.00	1,500.00	84,000.00	3,420.00	191,520.00
13	14'-6" Concrete Retaining Walls	Lft	46	2,300.00	105,800.00	1,159.00	53,314.00	1,770.00	81,420.00	1,310.00	60,260.00	1,912.00	87,952.00	1,900.00	87,400.00	3,885.00	178,710.00
14	16'-6" Concrete Retaining Walls	Lft	40	3,150.00	126,000.00	1,221.00	48,840.00	2,915.00	116,600.00	1,580.00	63,200.00	3,530.00	141,200.00	2,100.00	84,000.00	4,395.00	175,800.00
<b>SANITARY SEWER</b>																	
15	8" Sewer Main	Lft	697	50.00	34,850.00	88.21	61,482.37	88.00	61,336.00	109.00	75,973.00	62.00	43,214.00	214.00	149,158.00	133.00	92,701.00
16	4" Sewer Lateral	Ea	17	2,000.00	34,000.00	3,267.21	55,542.57	1,500.00	25,500.00	4,035.00	68,595.00	2,712.00	46,104.00	1,900.00	32,300.00	4,145.00	70,465.00
17	48" Sewer Manhole	Ea	4	5,000.00	20,000.00	6,415.00	25,660.00	4,600.00	18,400.00	7,865.00	31,460.00	5,200.00	20,800.00	6,000.00	24,000.00	12,190.00	48,760.00
18	Connect to Exit. 60" Manhole	LS	1	3,000.00	3,000.00	2,381.00	2,381.00	2,000.00	2,000.00	2,610.00	2,610.00	3,800.00	3,800.00	5,500.00	5,500.00	2,530.00	2,530.00
<b>STORM DRAIN</b>																	
19	15" RCP	Lft	89	80.00	7,120.00	145.00	12,905.00	120.00	10,680.00	159.00	14,151.00	86.00	7,654.00	126.00	11,214.00	302.00	26,878.00
20	18" RCP	Lft	440	95.00	41,800.00	104.00	45,760.00	135.00	59,400.00	114.00	50,160.00	86.00	37,840.00	140.00	61,600.00	119.00	52,360.00
21	48" Manhole	Ea	4	5,000.00	20,000.00	5,481.00	21,924.00	4,200.00	16,800.00	6,840.00	27,360.00	5,344.00	21,376.00	4,800.00	19,200.00	11,185.00	44,740.00
22	60" Manhole	Ea	1	6,000.00	6,000.00	6,009.00	6,009.00	5,800.00	5,800.00	7,420.00	7,420.00	5,368.00	5,368.00	7,200.00	7,200.00	11,605.00	11,605.00
23	APWA 315.1 Single Catch Basin	Ea	2	4,500.00	9,000.00	5,530.00	11,060.00	3,200.00	6,400.00	6,660.00	13,320.00	4,730.00	9,460.00	5,400.00	10,800.00	4,995.00	9,990.00
24	APWA 315.2 Double Catch Basin	Ea	2	5,000.00	10,000.00	7,390.00	14,780.00	4,300.00	8,600.00	9,305.00	18,610.00	3,170.00	6,340.00	7,200.00	14,400.00	9,055.00	18,110.00
25	Overflow Spillway	SqFt	465	40.00	18,600.00	45.20	21,018.00	15.00	6,975.00	28.35	13,182.75	30.00	13,950.00	32.00	14,880.00	27.00	12,555.00
<b>Culinary Water</b>																	
26	Bountiful 1" Service	Ea	16	2,500.00	40,000.00	1,938.00	31,008.00	2,400.00	38,400.00	2,125.00	34,000.00	4,713.00	75,408.00	3,400.00	54,400.00	5,250.00	84,000.00
27	Bountiful Fire Hydrant Assembly	Ea	2	7,500.00	15,000.00	8,784.00	17,568.00	8,600.00	17,200.00	10,200.00	20,400.00	13,260.00	26,520.00	12,600.00	25,200.00	17,030.00	34,060.00
<b>IRRIGATION</b>																	
28	8" Irrigation Main	Lft	735	60.00	44,100.00	65.47	48,120.45	84.00	61,740.00	75.40	55,419.00	64.80	47,628.00	120.00	88,200.00	95.00	69,825.00
29	8" DI Fitting	Ea	3	950.00	2,850.00	1,673.00	5,019.00	1,800.00	5,400.00	1,835.00	5,505.00	685.00	2,055.00	1,300.00	3,900.00	2,865.00	8,595.00
30	Irrigation Air-Vac Assembly	LS	1	4,000.00	4,000.00	3,883.00	3,883.00	6,000.00	6,000.00	4,255.00	4,255.00	9,542.00	9,542.00	5,200.00	5,200.00	16,965.00	16,965.00
31	Irrigation Service Lateral	Ea	16	3,500.00	56,000.00	2,071.00	33,136.00	2,150.00	34,400.00	2,270.00	36,320.00	3,227.00	51,632.00	3,500.00	56,000.00	4,090.00	65,440.00
<b>POWER</b>																	
32	2'-6" w x 2'-6" d Trenching & Backfill	Lft	565	10.00	5,650.00	10.10	5,706.50	3.00	1,695.00	11.05	6,243.25	16.00	9,040.00	28.00	15,820.00	46.00	25,990.00
33	4'-0" w x 3'-6" d Trenching & Backfill	Lft	2,345	10.00	23,450.00	10.10	23,684.50	6.00	14,070.00	11.05	25,912.25	20.00	46,900.00	30.00	70,350.00	52.00	121,940.00
<b>GAS</b>																	
34	4" PVC Sleeve	Lft	44	25.00	1,100.00	43.60	1,918.40	20.00	880.00	47.80	2,103.20	60.00	2,640.00	130.00	5,720.00	134.00	5,896.00
<b>ROADWAY IMPROVEMENTS</b>																	
35	Type E Curb and Gutter	Lft	3,230	23.00	74,290.00	24.40	78,812.00	30.00	96,900.00	25.70	83,011.00	26.90	86,887.00	24.00	77,520.00	36.00	116,280.00
36	4" Flatwork	SqFt	22,470	8.00	179,760.00	7.60	170,772.00	7.00	157,290.00	7.00	157,290.00	7.10	159,537.00	7.00	157,290.00	9.50	213,465.00
37	Road Base	Ton	4,009	23.00	92,207.00	20.90	83,788.10	26.00	104,234.00	21.25	85,191.25	24.40	97,819.60	32.00	128,288.00	54.00	216,486.00
38	Asphalt Paving Mobilization	Ea	2	5,000.00	10,000.00	1,337.50	2,675.00	2,000.00	4,000.00	1,265.00	2,530.00	2,029.00	4,058.00	2,000.00	4,000.00	1,130.00	2,260.00
39	4" Asphalt Paving	Ton	2,004	80.00	160,320.00	82.07	164,468.28	110.00	220,440.00	78.85	158,015.40	90.50	181,362.00	97.00	194,388.00	120.00	240,480.00
40	6' Chain Link Fence	Lft	595	50.00	29,750.00	40.30	23,978.50	40.00	23,800.00	28.60	17,017.00	37.20	22,134.00	45.00	26,775.00	90.00	53,550.00
41	Adjust Valve to Final Grade	Ea	3	500.00	1,500.00	518.00	1,554.00	800.00	2,400.00	577.00	1,731.00	850.00	2,550.00	900.00	2,700.00	970.00	2,910.00
42	Adjust Manhole to Final Grade	Ea	3	800.00	2,400.00	750.00	2,250.00	1,200.00	3,600.00	835.00	2,505.00	1,100.00	3,300.00	1,200.00	3,600.00	1,180.00	3,540.00
43	4" Double Yellow Striping	Lft	1,625	0.50	812.50	0.74	1,202.50	1.00	1,625.00	0.67	1,088.75	1.72	2,795.00	2.00	3,250.00	1.00	1,625.00
44	4" Single White Striping	Lft	3,250	0.25	812.50	0.48	1,560.00	0.75	2,437.50	0.34	1,105.00	0.86	2,795.00	2.00	6,500.00	0.50	1,625.00
45	SWPPP	LS	1	10,000.00	10,000.00	18,500.00	18,500.00	15,000.00	15,000.00	39,650.00	39,650.00	27,997.35	27,997.35	5,000.00	5,000.00	32,000.00	32,000.00
<b>SubTotal</b>				1,489,787.00		1,499,791.42		1,738,229.50		1,810,746.35		1,820,317.60		2,124,053.00		3,226,891.00	
<b>SCHEDULE 2</b>																	
<b>ALTERNATE ITEMS</b>																	
19A	15" ADS HP Storm Pipe	Lft	89	75.00	6,675.00	141.00	12,549.00	85.00	7,565.00	155.00	13,795.00	87.00	7,743.00	120.00	10,680.00	305.00	27,145.00
20A	18" ADS HP Storm Pipe	Lft	440	85.00	37,400.00	102.00	44,880.00	100.00	44,000.00	112.00	49,280.00	90.00	39,600.00	135.00	59,400.00	126.00	55,440.00
46	Imported Backfill	Ton	500	25.00	12,500.00	35.00	17,500.00	25.00	12,500.00	36.75	18,375.00	19.50	9,750.00	30.00	15,000.00	44.00	22,000.00
<b>SubTotal</b>				56,575.00		74,929.00		64,065.00		81,450.00		57,093.00		85,080.00		104,585.00	
<b>TOTAL SCHEDULE 1 and Bid Item 46</b>				1,502,287.00		1,517,291.42		1,750,7									



# City Council Staff Report

**Subject:** Trails Design and Flagging  
**Author:** Todd Christensen  
**Department:** Engineering  
**Date:** August 23, 2021



## **Background**

Over the last year, Bountiful City has taken steps toward pursuing the goals of the Trails Master Plan. One part of this effort involved the identification of trail corridors to include in the city's Trails Master Implementation Plan. The trails corridor planning began last fall and has resulted in a more comprehensive Trails Implementation Plan for an overall network of trails. We are now looking to prepare many of the newly-identified trails for construction.

## **Analysis**

Some of the trails on the Master Implementation Plan have been flagged, but most have not. The purpose of this project is to perform a field evaluation to determine best trail location and mark the alignment with flagging for the unflagged trails that are planned to be built in 2023 and possibly those planned for construction in 2024. A Request for Proposals was issued to prequalified consultants for design and flagging services. The scope also includes assisting the City in further refining the objectives and descriptions of the trails to be used as direction for future trail builder(s).

We received proposals from four prequalified trails companies. City staff on the trails committee reviewed the proposals. Some of the companies included in their proposals design and flagging of 2024 trails as well as those to be built in 2023. A summary of the proposals is given below:

<b><u>Company</u></b>	<b><u>2023 Trails</u></b>	<b><u>2024 Trails</u></b>
Avid Trails	\$ 101,000.00	
Singletrack Trails	\$ 47,126.00	
Ptarmigan Trails	\$ 43,086.87	58,291.20
IMBA Trail Solutions	\$ 41,475.00	54,825.00

I have spoken with IMBA and they are willing to enter into a contract for the work on trails to be built in 2023 with an option to extend the contract for the 2024 Trails.

IMBA Trail Solutions has worked on preparing the trails in the Mueller Park and North Canyon area for our NEPA application to the Forest Service. They have been very good to work with and we have been impressed with the quality of their work.

### **Department Review**

This has been reviewed by the Parks Director, Planning Director, City Engineer and the City Manager.

### **Significant Impacts**

No significant Impacts are expected from taking the recommended action.

### **Recommendation**

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

- Contract with IMBA Trail Solutions to perform Design and Flagging for 2023 trails for \$41,475 with an option to extend the contract to include 2024 trails for an additional \$54,825.

### **Attachment**

Figure 1: Design and Flagging for 2023

Figure 2: Design and Flagging for 2024

(Copies of proposals are available upon request)



Figure 1: Design & Flagging for 2023

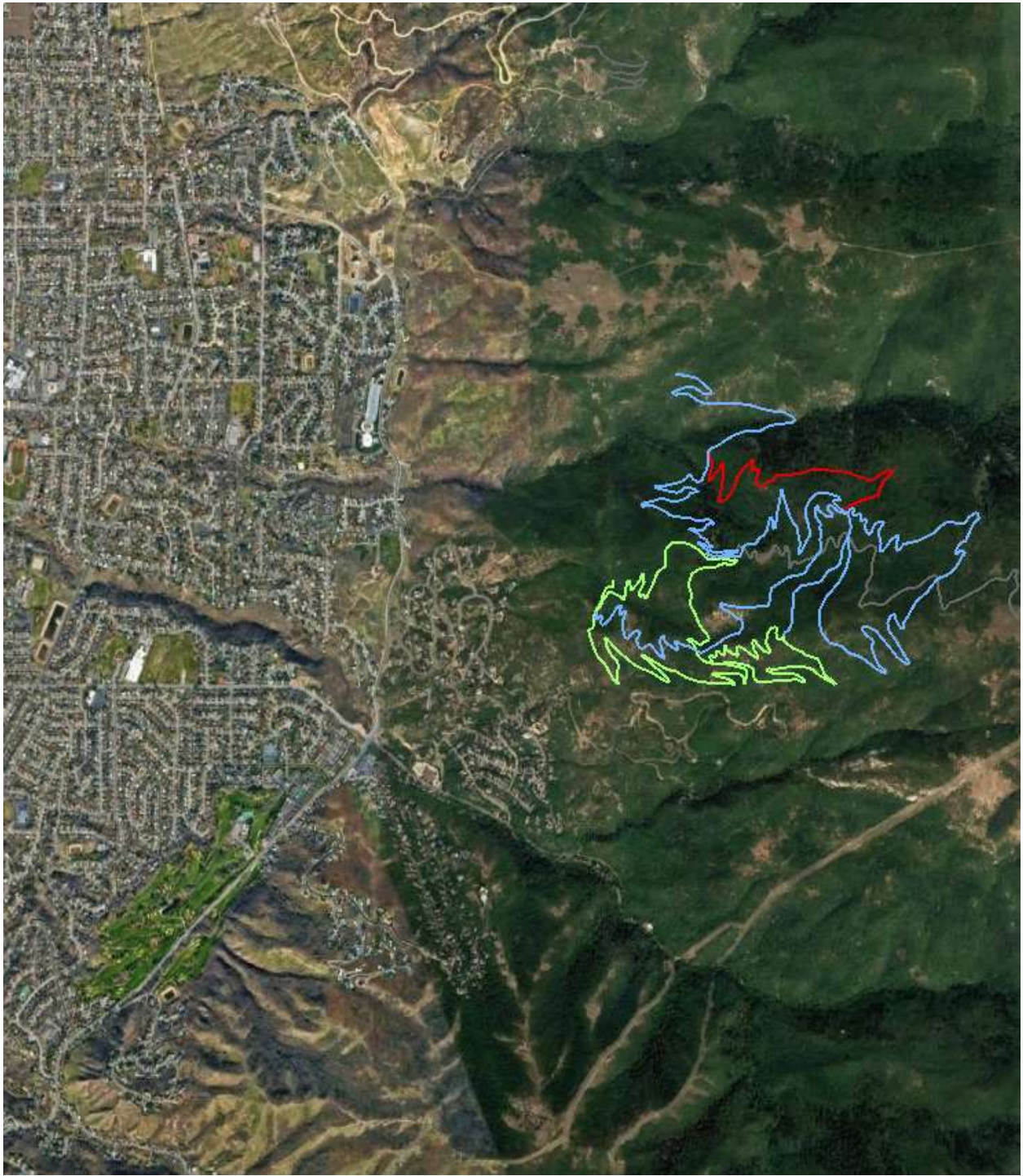


Figure 2: Design & Flagging for 2024



# City Council Staff Report



**Subject:** Summerwood BST Link Construction Contract  
**Author:** Brock Hill  
**Department:** Parks  
**Date:** 23 August 2022

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## **Background**

Recently City Staff issued a Request for Qualifications (RFQ) to trail building contractors. This was to build a pool of trail building contractors who could demonstrate necessary skills, relevant experience, quality of work, sufficient resources, insurances, and bonding capacity needed to build trails planned and designed based on the parameters set forth in the Trail Masterplan and Implementation Plan. This pool of prequalified contractors gives the City flexibility and reduces the time needed in the Request for Proposal (RFP) selection process of contractors, as trails projects progress, based on the schedule set forth in the Trails Implementation Plan.

## **Analysis**

In late July 2022, staff issued an “Invitation to Bid” for the construction of 3 trails as scheduled in the Trails Implementation Plan. This included trails in Area 2 which are 201-Summerwood BST Link, 301-Cave Peak Ridge, and 300-Eric’s Hollow. The selected pre-qualified pool of trail building companies included Avid Trails, Trails Solutions (IMBA), Single Track Trails, Rock Solid Trail Contracting, Ptarmigan Ptrails, Creative Trails, and Cuddy Mountain Trail Company. Staff received no responses to the Invitation to Bid. Rather than delaying all trail projects for 2022, staff determined the best course of action was to contact a local construction company with relevant and comparable trail building experience in an effort to build, at minimum, 201-Summerwood BST Link trail. This trail is relatively straight forward with few technical features, easy grades and slopes, minimal turns and corners/switchbacks, 36”-48” wide, and 1 mile long. Elite Landscape Services (ELS) was responsive with a total bid of \$36,531.00. ELS has built many of the trails which are now part of a large trail complex in Vernal Utah. They worked as subcontractors to Trails Solutions (IMBA) for the duration of the Vernal projects which had similar trail construction parameters as the Summerwood BST Link in scope, environment, grades, and trail features. In analyzing the bid and price per linear foot (\$6.85) we received from ELS, the cost and build parameters are comparable with other trail building costs the City has received through other trail building companies.

In early 2022, Bountiful City received a generous anonymous donation of \$25,000 given towards the building of the Summerwood BST Link trail specifically. The balance of needed funds would be drawn from either the Parks and Trails Bond, or the trail grant recently awarded to the City from the Office of Outdoor Recreation (UORG).

## **Significant Impacts**

Not building any of the 2022 scheduled trails will push the 2022 trail projects into 2023. As it stands two of the 2022 trails projects will be moved to 2023’s trail build schedule, increasing the burden on contractor scheduling and availability.

To help minimize this issue from becoming a repeating issue for next years trail building schedule, staff is currently in the process of developing the next “Invitation to Bid” documents for the 2023 trail projects as outlined in the Trails Implementation Plan. Staff plans to send these to the pre-qualified trail contractor pool by the end of August.

**Department Review**

This has been reviewed by the Parks Director, Assistant City Engineer, Planning Director, and City Manager.

**Recommendation**

It is recommended that the City Council approve the Summerwood BST Link trail construction bid from Elite Landscape Services in the amount of \$36,531.00 and authorize staff to enter into a trail building contract for the construction of the Summerwood BST Link trail.

**Attachments**

None – (Elite Landscape Services’ bid for Summerwood BST Link trail provided upon request)

# City Council Staff Report



**Subject:** Third Amendment to Site Lease Agreement  
T-Mobile West Tower LLC and CCTMO LLC,  
as attorney-in-fact  
**Author:** Clinton Drake  
**Dept:** Legal  
**Date:** August 23, 2022

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## **Background**

Bountiful City leases ground to T-Mobile West Tower LLC, for a cell tower site located at approximately 1487 Maple Hills Drive. The cell tower site is the location of the City's Upper Williams Reservoir. The cell tower has been there for approximately 25 years. T-Mobile manages the site through CCTMO LLC, its attorney-in-fact. CCTMO, has requested to lease an additional 451 square feet of ground space for AT&T to install new equipment on and support equipment near the tower.

## **Analysis**

The proposed area to be leased is an excellent site for communication equipment because it is located in an unused area of the Upper Williams Reservoir site and takes advantage of an already existing tower. All terms of the original agreement and subsequent amendments will remain with the proposed Third Amendment changes summarized as follows:

- Description of lease area and equipment to be installed.
- Additional rent amount of \$500/month (\$6,000/year).
- An annual rent rate increase of 4 percent.
- If equipment needs to be moved, it will be at the Lessee's expense. If City infrastructure is damaged, Lessee will pay for costs to repair or replace.
- The generator will include a secondary containment vessel and Lessee will take reasonable measures to mitigate any noise originating from the generator.

Approving the Amendment will provide better cellular and data services to residents and provide additional revenue to the City.

## **Department Review**

This Staff Report was prepared by the City Attorney.

## **Significant Impacts**

There are no significant impacts.

**Recommendation**

It is recommended that the City Council approve the Third Amendment to Site Lease Agreement with T-Mobile and CCTMO as attorney-in-fact.

**Attachments**

Amendment to Lease Agreement

**THIRD AMENDMENT TO  
SITE LEASE AGREEMENT**

**(Mueller Park - #826125 – 1487 Maple Hills Drive)**

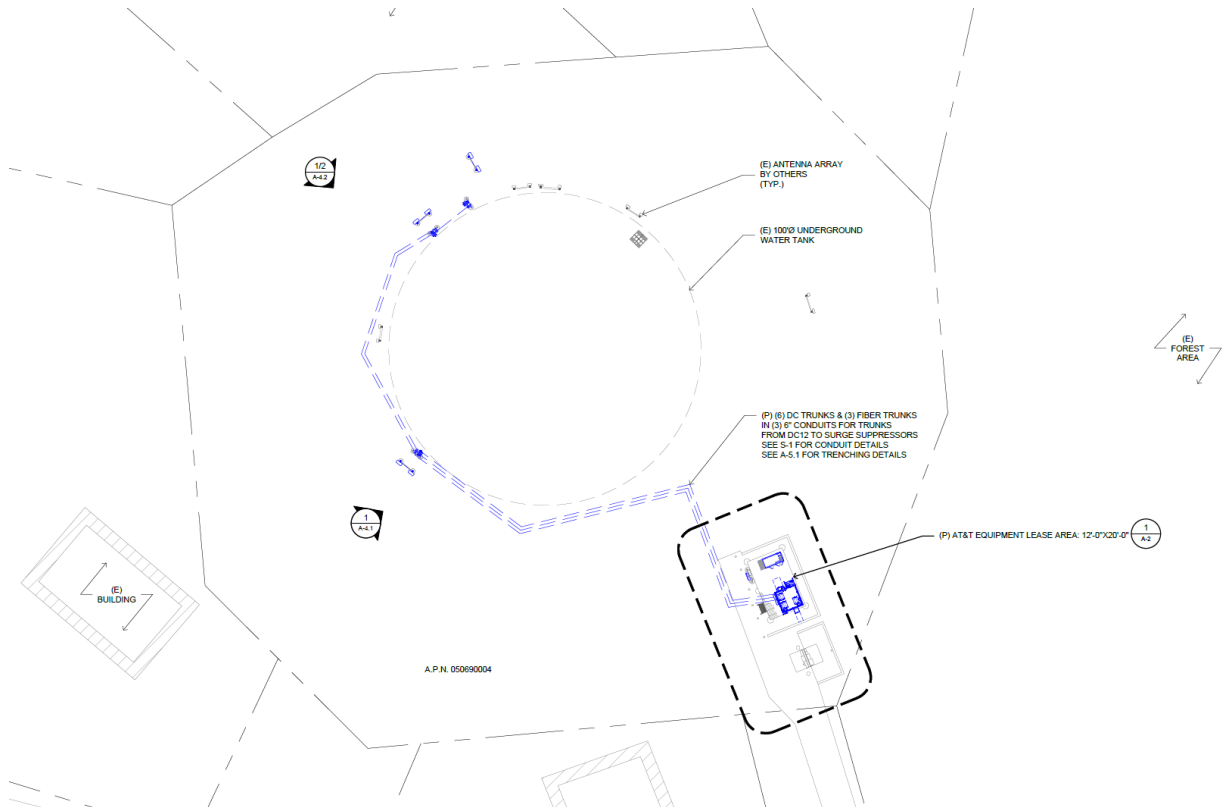
August 23, 2022

Current Lease: By and between T-Mobile West Tower LLC, a Delaware limited liability company, by; CCTMO LLC, a Delaware limited liability company, Its Attorney-in-Fact, ("Lessee") and Bountiful City Corporation, Utah ("Lessor"), for a 1,600 square foot leased area upon which a cell tower has been erected.

Revised Lease terms:

The following terms and conditions shall be

1. Lessee wishes to install new equipment on the existing tower. The new equipment to be installed on the existing tower will require an additional four hundred fifty-one (451) square feet ground footprint as detailed below in blue.



2. Rent Amount: The monthly rent amount for the additional 451 square feet shall be five hundred dollars (\$500.00). This \$500.00 per month is in addition to rent amounts under the current lease and/or any subsequent Amendments. Rent payments shall be due each month on the 1<sup>st</sup> of the month beginning October 1, 2022.
3. Annual Rent Increase: In accordance with and as noted in the Amendment to the Lease dated September 13, 2018, commencing on February 1, 2023 and every year thereafter (each an "Adjustment Date"), the monthly Rent shall increase by an amount equal to four percent (4%) of the monthly Rent in effect for the year immediately preceding the Adjustment Date. Such Rent escalations shall replace any Rent escalations currently in the Lease.
4. Term: The term for the lease of the additional 451 square feet as described herein shall be the same as the Amendment dated September 13, 2018. If all automatic renewal terms are exercised the final Lease expiration date will be January 31, 2037.
5. Removal and/or relocation: Because the new equipment will be installed near a water tank, Lessee shall take all necessary measures not to operate any equipment, drive, park, or place vehicles or equipment on or across the water tank. Lessor is responsible for any damage done to the water tank or any associated infrastructure and shall notify Lessor as soon as possible. Any repairs shall be done by or approved by Lessor. The labor and equipment costs for repair shall be the responsibility of Lessee. If Lessor needs to perform maintenance, repairs, or replace the existing water tank which requires Lessee's equipment or materials to be relocated, Lessee shall move its equipment or materials at its sole expense to a location acceptable to Lessor.
6. Generator: Lessee intends to install and utilize a generator at the site. Lessee agrees to regularly maintain and service said generator. To avoid the impacts of any types of spills or leaking from the generator, Lessee shall install and maintain a secondary containment vessel. Because the site is located in a residential neighborhood, Lessee shall take appropriate and reasonable measures to mitigate the impact of any noise originating from the generator and equipment.

7. All other Lease terms, including any amendments, will remain the unchanged. This Third Amendment may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. This Third Amendment is executed by Landlord as of the date first written above.

This Third Amendment is executed by Tenant as of the date first written above.

**LESSOR / LANDLORD:**  
BOUNTIFUL CITY CORPORATION

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

This Third Amendment is executed by Tenant as of the date first written above.

**LESSEE / TENANT:**  
T-MOBILE WEST TOWER LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: CCTMO LLC,  
a Delaware limited liability company  
Its: Attorney in Fact

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_