

# BOUNTIFUL CITY COUNCIL

TUESDAY, February 13, 2024

**6:00 p.m. – Work Session**

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

NOTICE IS HEREBY GIVEN on the Utah Public Notice Website, the Bountiful City Website and at Bountiful City Hall not less than 24 hours prior to the meeting that the City Council of Bountiful, Utah will hold its regular Council meeting at **City Hall, 795 South Main Street, Bountiful, Utah**, at the time and on the date given above. The public is invited to all meetings. Deliberations will occur in the meetings. Persons who are disabled as defined by the Americans With Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

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

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

## AGENDA

### **6:00 p.m. – Work Session**

1. Fiber project update – Mr. Lloyd Cheney & Mr. Galen Rasmussen p. 3
2. General Plan Land Use discussion – Mr. Francisco Astorga p. 5

### **7:00 p.m. – Regular Meeting**

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. **Public Comment** – If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Consider approval of minutes of previous meetings held on January 11, 12 & 23, 2024 p. 17
4. Council reports
5. BCYC report
6. Recognition of Viewmont Vykelles state championship – Mayor Kendalyn Harris
7. Consider approval of:
  - a. Expenditures greater than \$1,000 paid January 17 & 24, 2024 p. 27
  - b. December 2023 Financial Report p. 31
8. Consider approval of the preliminary/final architectural and site plan application for a new silo addition and site changes at 38 North Davis Boulevard – Ms. Amber Corbridge p. 47
9. Consider approval of the purchase of a Ram 1500 crew cab truck form Young Automotive Group in the amount of \$42,522 – Mr. Jerry Wilson p. 65
10. Consider approval of the proposal from JMR Construction to extend the 2023 Concrete Replacement Contract for 2024 with a price adjustment of 10% – Mr. Lloyd Cheney p. 67
11. Consider the authorization of an additional \$177,486 for the North Canyon trailhead project – Mr. Todd Christensen p. 71
12. Adjourn

  
City Recorder



# City Council Staff Report

**Subject:** Fiber Project Update  
**Author:** Galen D. Rasmussen, Assistant City Manager  
**Department:** Executive  
**Date:** February 13, 2024



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## **Background**

Bountiful City's Fiber Network project commenced design and construction in July 2023 with the first footprint ready for residential service orders in January 2024.

## **Analysis**

During the work session scheduled for February 13<sup>th</sup>, the Council will receive a staff update on the Fiber project to address:

- Progress to-date including a status of the project budget with information on number of orders for service and customer counts.
- An overview of construction activity with a review of the related site management and clean-up practices employed by UTOPIA and B. Jackson Construction.

## **Department Review**

This staff report has been reviewed by, and received the concurrence of, the City Manager and City Engineer.

## **Recommendation**

No recommendations are offered, only a review of the project for the information of the Council and the public.

## **Significant Impacts**

None

## **Attachments**

None



# City Council Staff Report



**Subject:** Work Session General Plan Direction:  
Bountiful By Design Land Use Element –  
Neighborhood Residential Section  
**Author:** Francisco Astorga, AICP, Planning Director  
**Date:** February 13, 2024

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## Background

The City Council has been having work session discussions led by Staff during the last few months reviewing the comprehensive general plan update. The updated general plan, Bountiful by Design, is intended to provide decision makers guidance in decision-making over the next 20 years. During the January 23, 2024, work session, Council provided direction regarding the drafted Land Use Element. The Council reviewed the Parks, Open Space, and Civic section as well as the Foothill Residential section, and provided comments as reflected on Attachment 1.

Council requested to spend additional time reviewing the Neighborhood Residential section to be able to further understand key terms found in the document including scale appropriate development, specifically how that relates to scale, mass, architectural language, in relation to duplexes, townhomes, cottage courts, triplexes, and fourplexes, and how these possible future residential uses could be included based on location appropriateness.

## Analysis

The provided text within the Neighborhood Residential section indicates that the expected majority / primary residential use would remain single-family dwellings. This section does not propose altering the current pattern associated with single-family dwellings including accessory dwelling units, which are already permitted throughout all single-family residential zones. The Neighborhood Residential section currently includes adding duplexes that match the scale of surrounding residential uses. The current City Code expressly prohibits duplex dwellings within single-family residential areas. As drafted, this section also recognizes that, even though not as primary residential uses, townhouses, cottage courts, triplexes, and fourplexes in limited areas with direct access to major roadways, could be accommodated.

This section also focuses on matching the scale of surrounding residential uses and being designed and planned to blend into the surrounding neighborhood. The balance between the scale of a single-family dwelling and accommodating additional units in the form of duplexes, townhouses, cottage courts, triplexes, and fourplexes can be achieved through scale appropriate parameters.

The rendering below further illustrates how these housing typologies can be accommodated via scale appropriate development:

### Distributed Throughout a Block

Missing Middle Housing types can exist along a street, standing side by side and intermingling with detached single-family homes.

The blended pattern of detached single-family residences and Missing Middle Housing works well because these types are comparable in form and scale.



### On the End of a Block

The streets that intersect the end of a block is often a busier corridor than the streets occupied by detached single-family homes. Placing Missing Middle Housing types on the “end grain” of a block allows for the use of slightly larger buildings because the structure isn’t sitting directly next to detached single-family homes. In this placement type, the alley to the rear of the Missing Middle structure also allows for a good transition in scale to the single-family lots.



© OPTICOS DESIGN, INC

Each of these residential use types: duplex, townhouses, cottage courts, triplexes, and fourplexes could be incorporated into the Code by specifying rules and regulations that further incorporates scale and massing similar to that of a single-family dwelling.

### Accessory Dwelling Units

Currently defined as a self-contained dwelling unit within an owner-occupied single-family residence or in a detached accessory structure located on an owner-occupied property. No change is necessary to allow this already-incorporated accessory use within all single-family zones.



Duplex Examples



Triplex Example



Townhouse 3-Unit Example

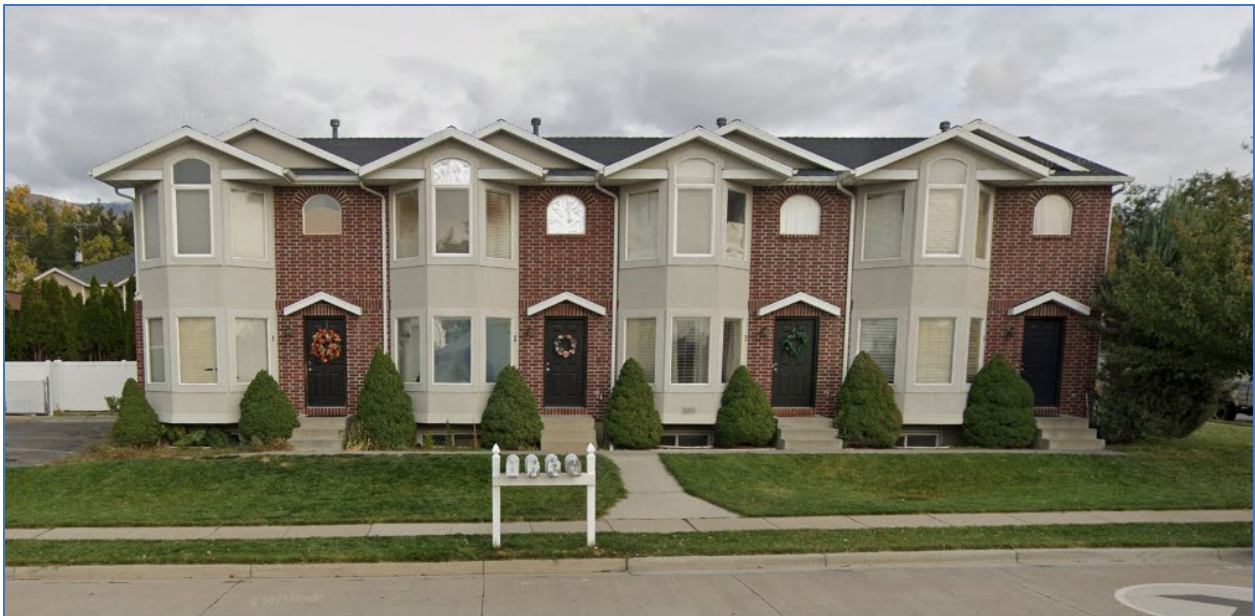




### Fourplex Example



### Townhouse 4-Unit Example



*Also, can be used as a 3- or 2-unit townhouse example.*

Townhouses, also known as townhomes, rowhouses or rowhomes, can be found throughout the City. They make up an important part of the multi-family dwelling stock within the City as there are more 3- & 4-unit townhouses than 3- & 4-unit apartments. Townhouses can be sold as fee

simple units via PUD or Condo Plat, unlike ownership in an apartment building where the property owner rents units out.

In contrast to freestanding detached houses and apartment buildings (stacked flats), townhouses are connected to adjacent buildings on one or two sides via shared walls. Each townhouse has an entry that faces a street, driveway, or courtyard. Townhouses typically include a small rear yard. Due to their small footprints and shared walls, townhouses make efficient use of land.

### Cottage Courts

Single-unit, cottage court houses are typically 1 - 1½ stories and are oriented around a courtyard that serves as an outdoor community space in lieu of rear yards. Cottage courts typically have shared parking areas. Some may include a common building that can be used for gatherings and sometimes they can also include laundry facilities, storage spaces, etc. See rendering below:



There aren't any good examples of Cottage Courts within the City. These types of development can be achieved by implementing a future Cottage Court ordinance that would be in line with development patterns of single-family zones, etc.

### Scale Appropriate

The main commonality of these examples is the building height. The examples in this report feature 1½ to 2 stories, which is generally what is found throughout the City in terms of single-

family dwellings. While the width of these examples varies, the same applies to single-family dwellings throughout the City. Building mass is the perceived weight and solidity of a building in a general function of the relationship between the height and width. Should the City decide to move forward with these additional uses, parameters would need to be further studied and implemented to reflect compatibility with maximum widths, minimum lot size, etc. This is achieved by amending the Land Use Code.

Regarding building design and architectural language that can be implemented, State Code expressly prohibits having building design elements to one- or two-family dwellings (with some exceptions). There are currently no prohibitions relating to any other dwelling classification. See attachment 2.

### **Department Review**

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

### **Significant Impacts**

None.

### **Recommendation**

Staff requests that the Council provide input regarding the Neighborhood Residential section in relationship to a possible incorporation of scale appropriate duplexes, townhouses, cottage courts, triplexes, and fourplexes. Staff will be prepared with an in-depth presentation at the meeting reviewing these considerations.

### **Attachments**

1. Draft of the general plan Land Use Element
  - Parks, Open Space and Civic
  - Foothill Residential
  - Neighborhood Residential
2. Utah Municipal Code § 10-9a-534 Regulation of building design elements prohibited -- Exceptions.

## PARKS, OPEN SPACE AND CIVIC



### *Description*

Mountain trails, City parks and plazas, neighborhood sports fields, etc., all contribute to Bountiful's active community feel. Bountiful has a range of open space within the City from more natural areas in the foothills to urban City plazas downtown. In many neighborhoods, schools double as an educational institution and neighborhood park with recreational sport fields. In addition to recreational and leisure opportunities, Bountiful's open spaces serve important ecological functions and are often prominent in the viewshed. Preserving open areas is key for the enjoyment of these assets for future generations. Civic functions such as government buildings and schools require significant structures but should still generally provide public access areas on site, such as fields, plazas, or other areas of public benefit. Municipal parks and plazas should have robust community involvement~~be customized to the needs of the neighborhood they serve.~~

### *Key Attributes*

- Large green spaces including mountainsides and ravines largely free from development, preserving important viewsheds, habitat, and other ecological functions.
- Institutions generally also provide space for recreation and leisure.
- Parks and plazas with a variety of functions to suit the area it serves.

### *Suggested Residential Density Range:*

- N/A

## FOOTHILL RESIDENTIAL



### ***Description***

Foothill Residential is characterized primarily by single-family dwellings, which may include accessory dwelling units (ADUs), on large lots with steep topography creating a high degree of separation from each other. This development pattern nestles into the foothills adjacent to open space and natural areas. It has very limited non-residential areas but is well connected to the many trails in the area. This area is governed by the International Wildland-Urban Interface Code which supplements current building and fire codes to assist in providing requirements to reduce the risk of losing a structure in a wildfire.

### ***Key Attributes***

- Predominantly large lot detached housing with high separation between structures.
- Provides a transition from open space in mountains to urban areas.
- Few commercial services.

### ***Suggested Residential Density Range:***

- Based on existing slope.

## NEIGHBORHOOD RESIDENTIAL



### *Description*

Neighborhood Residential is primarily comprised of detached single-family dwellings. Such neighborhoods may feature accessory dwelling units (ADU) and duplexes that match the scale of surrounding residential uses. While much less ubiquitous in the place type, other typologies such as townhomes, cottage courts, triplexes, and fourplexes might be found and are generally limited to areas with direct access to major roadways and/or providing transition from more intense uses. These more intense residential uses should match the scale of surrounding residential uses and be designed and planned to blend into the surrounding neighborhood context. Residential use structures in this place type are generally one to ~~two (1-2)~~~~three (1-3)~~ stories and on lots that are generally less than  $\frac{1}{4}$  acre. This development pattern often includes places of worship and schools. Few limited scale commercial services may be present at prominent intersections but are of low intensity and designed in a way that compliments any surrounding residential uses.

### *Key Attributes*

- Primarily detached residential dwellings on mid-size lots.
- Other neighborhood scale residential typologies limited to major roadways and transition areas.
- Interspersed with schools, places of worship and parks.
- Few and low intensity commercial services.

### *Suggested Residential Density Range:*

- 5-7 dwelling units per acre

**Effective 7/1/2023**

**10-9a-534 Regulation of building design elements prohibited -- Exceptions.**

- (1) As used in this section, "building design element" means:
  - (a) exterior color;
  - (b) type or style of exterior cladding material;
  - (c) style, dimensions, or materials of a roof structure, roof pitch, or porch;
  - (d) exterior nonstructural architectural ornamentation;
  - (e) location, design, placement, or architectural styling of a window or door;
  - (f) location, design, placement, or architectural styling of a garage door, not including a rear-loading garage door;
  - (g) number or type of rooms;
  - (h) interior layout of a room;
  - (i) minimum square footage over 1,000 square feet, not including a garage;
  - (j) rear yard landscaping requirements;
  - (k) minimum building dimensions; or
  - (l) a requirement to install front yard fencing.
- (2) Except as provided in Subsection (3), a municipality may not impose a requirement for a building design element on a one- or two-family dwelling.
- (3) Subsection (2) does not apply to:
  - (a) a dwelling located within an area designated as a historic district in:
    - (i) the National Register of Historic Places;
    - (ii) the state register as defined in Section 9-8a-402; or
    - (iii) a local historic district or area, or a site designated as a local landmark, created by ordinance before January 1, 2021, except as provided under Subsection (3)(b);
  - (b) an ordinance enacted as a condition for participation in the National Flood Insurance Program administered by the Federal Emergency Management Agency;
  - (c) an ordinance enacted to implement the requirements of the Utah Wildland Urban Interface Code adopted under Section 15A-2-103;
  - (d) building design elements agreed to under a development agreement;
  - (e) a dwelling located within an area that:
    - (i) is zoned primarily for residential use; and
    - (ii) was substantially developed before calendar year 1950;
  - (f) an ordinance enacted to implement water efficient landscaping in a rear yard;
  - (g) an ordinance enacted to regulate type of cladding, in response to findings or evidence from the construction industry of:
    - (i) defects in the material of existing cladding; or
    - (ii) consistent defects in the installation of existing cladding; or
  - (h) a land use regulation, including a planned unit development or overlay zone, that a property owner requests:
    - (i) the municipality to apply to the owner's property; and
    - (ii) in exchange for an increase in density or other benefit not otherwise available as a permitted use in the zoning area or district.

Amended by Chapter 160, 2023 General Session

Amended by Chapter 478, 2023 General Session





Minutes of the  
BOUNTIFUL CITY COUNCIL RETREAT

Thursday, January 11, 2024 – 8:00 a.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.

**Bountiful City Council Retreat – 8:00 a.m.**  
**Cotton Tree Inn, 1030 North 400 East, North Salt Lake, Utah**

- |          |                             |   |
|----------|-----------------------------|---|
| Present: | Mayor                       | Kendalyn Harris   |
|          | Councilmembers              | Jesse Bell, Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish |
|          | City Manager                | Gary Hill   |
|          | Asst. City Manager          | Galen Rasmussen   |
|          | City Attorney               | Brad Jeppsen  |
|          | City Engineer               | Lloyd Cheney  |
|          | Planning Director           | Francisco Astorga   |
|          | Finance Director            | Tyson Beck  |
|          | Power Operations Supervisor | Jess Pearce   |
|          | Parks Director              | Brock Hill  |
|          | HR Director                 | Shannon Cottam  |
|          | IT Director                 | Greg Martin   |
|          | Water Director              | Kraig Christensen   |
|          | Streets Director            | Charles Benson  |
|          | Police Chief                | Ed Biehler  |
|          | Assistant City Engineer     | Todd Christensen  |
|          | Senior Planner              | Amber Corbridge   |
|          | Recording Secretary         | Maranda Hilton  |

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

Mayor Harris opened the meeting at 8:32 a.m. Councilmember Bell led the Pledge of Allegiance and Councilmember Higginson offered a prayer.

**MAYOR’S INTRODUCTION**

Mayor Harris led a get-to-know-you activity.

**OVERVIEW OF POLICY PRIORITIES**

Mr. Gary Hill presented the current Policy Priorities document to the staff and the Council, and the Mayor led a discussion of each section. This document helps the Mayor, Council and staff know where to best focus their efforts and is also used when deciding where to allocate money in the budget each year.

1 Councilmember Price-Huish suggested moving “Creative redevelopment” from under  
2 “Proactive, Compatible Economic Development” in Tier 2 to “Sustainable Future Bountiful” in Tier  
3 1, because she felt it fit with the General Plan update that is going on right now. The rest of the  
4 Council agreed, and it was moved to Tier 1.

5 No other changes were made to the document. It was suggested by Mr. Gary Hill that how to  
6 communicate information to residents effectively could be a topic of discussion at a future meeting.  
7

## 8 **REVIEW OF 2023 ACCOMPLISHMENTS**

9 Mr. Gary Hill had the Council and department heads talk about the big accomplishments and  
10 successes they saw in 2023.

11 In 2023, the City built Washington Park which included a skate park, bonded for and began  
12 building a City-owned fiber internet network, completed 16 miles of new trails, completed Eagle  
13 Ridge Drive, installed several public art projects, planted 30 new trees, purchased DeBoer’s shoe  
14 store on Main Street for redevelopment, made progress on the General Plan update, successfully  
15 maneuvered some big staffing changes, consolidated the Finance and Treasury Departments, initiated  
16 credit card processing fees for increased revenue, helped the South Davis Recreation District  
17 strengthen their financial position, had a record year of snow removal, made repairs at the golf  
18 course, rehabilitated Calder Well, replaced the traffic signal at 2600 South and 200 West,  
19 implemented changes to Cemetery policies to extend its longevity, built pickleball courts at Cheese  
20 Park, installed three bridges in Mueller Park, built a trailhead at North Canyon, hosted another  
21 successful season of the Bountiful Farmers’ Market, offered support for 14 community events,  
22 supported 459 park bowery reservations, resolved 1,072 code enforcement cases, implemented cost-  
23 saving and efficiency measures in the water system, changed to a county-wide dispatch/police  
24 reporting system, planned and held several City employee trainings and events, upgraded the City  
25 financial software system, paved/treated 21.9 miles of road, began a recycling program, held a six-  
26 year streak of “no lost time accidents” at the Power department, resolved 90 power outages,  
27 successfully navigated supply-chain issues to keep sufficient inventory, continued the street light  
28 replacement and powerline maintenance programs, distributed RAP tax grants, and raised funds for  
29 the City’s free concert series, in addition to many other things.  
30

## 31 **BREAK**

32 The meeting took a break from 11:47 a.m. until 12:08 p.m.

33 Ms. Amber Corbridge and Mr. Todd Christensen from the Planning Department arrived at  
34 12:01 p.m.  
35

## 36 **BUDGET AND STAFFING**

37 Mr. Gary Hill led a discussion about the most pertinent staffing issues for the City. He  
38 explained that one of the main issues for staffing has been finding employees that live close enough  
39 to Bountiful to be employed in positions that require them to be on-call. There has also been a  
40 decrease in the workforce population which puts pressure on wages.

41 Each department head gave an account of their current staffing situation and the issues they  
42 face.

43 Mr. Gary Hill explained that there will likely need to be some changes in the upcoming  
44 budget for higher Cost of Living Adjustments (COLAs) and higher wages in some departments. He  
45 asked if the Council supported that action, even if it likely means a property tax increase sooner than  
46 previously anticipated. The Council voiced their support for taking care of and retaining City

1 employees and asked that budget projections and all information be disseminated to them as early as  
2 possible so they can understand it before the budget process begins in April.

3  
4 **LUNCH**

5 The meeting took a lunch break from 12:52 p.m. until 1:21 p.m.  
6

7 **TRAILS MASTER PLAN AND TRAIL NAMES**

8 Mr. Brock Hill presented the Trails Implementation Plan in its current state and explained that  
9 it is a living document and is being updated constantly. He went over the map of trails and showed  
10 the 16 miles of trails that were completed in 2023. He talked about the next steps in the  
11 implementation plan and the balance of funds that remain. He explained that approximately \$2M has  
12 been spent so far, and about \$2.7M is expected to be spent next year, so new sources of funding will  
13 need to be found as progress continues and the bond balance is used.

14 Mr. Brock Hill and Ms. Amber Corbridge presented photos of some of the new trails,  
15 trailheads and improvements that were made during 2023.

16 Mr. Brock Hill and Mr. Todd Christensen talked about what the next steps will be on the  
17 implementation plan.

18 Ms. Amber Corbridge presented the names that the Trails Advisory Committee came up with  
19 for the new trails. The Council discussed each of the names and decided to approve most of them but  
20 asked that Ms. Corbridge bring the Elephant Rock downhill trail (304 & 305), the Holbrook  
21 Connector trail (700), the “Razorback” trails (406 & 307), and all the hubs and bridges back to the  
22 Council for further discussion at a Council work session.  
23

24 **BREAK**

25 The meeting took a break from 2:44 p.m. until 2:55 p.m.  
26

27 **GENERAL PLAN – NEXT STEPS**

28 Mr. Gary Hill led a discussion about the next steps for the General Plan update project. He  
29 explained that the draft of the plan they received from the contractor, Logan Simpson, was organized  
30 as a strategic plan instead of as a general plan. He explained that fixing this issue will help the  
31 finished product be more useful to the City now and in the future. He suggested that staff bring it  
32 back to work sessions to get the Council’s feedback so that it can be completed by the end of March.

33 Councilmember Bradshaw voiced her concern about releasing a future land use map to the  
34 public before the legislative session was over. Mr. Gary Hill and Mr. Francisco Astorga assured her  
35 that they would not release anything until the legislative session concluded.

36 The entire Council agreed that bringing it to work sessions as frequently as possible over the  
37 next three months would be beneficial.

38 Mr. Astorga went through the structure of the plan and what else they would need the Council  
39 to weigh in on. Councilmembers gave suggestions about the layout and discussed whether or not  
40 they felt the plan should go back to the Steering Committee and the Planning Commission before  
41 approval. They did not come to an agreement about the Steering Committee but did agree that it  
42 would not go back to the Planning Commission until after the legislative session was concluded.  
43

44 **UPDATES ON INTERLOCAL ISSUES (PART I)**

45 Councilmember Bradshaw gave an update about the meeting she attended with State  
46 Representative Ray Ward who is proposing a by-right zoning bill for the upcoming legislative

1 session. The bill would require all residential zones to automatically be eight units to the acre in  
2 density. She expressed her concern about his unwillingness to make concessions on the issue even  
3 though they did their best to show him the problems that requirement would create for the City

4 Mr. Gary Hill gave a short update about the ongoing library project. He explained that the  
5 County Library Board approved Bountiful’s proposal to build the new library on our City Hall  
6 Campus, but the County Commissioners are still trying to find land closer to North Salt Lake, so the  
7 project is not progressing at this point.

8 Mayor Harris explained that Davis County will be required to provide “Code Blue” shelters  
9 for homeless persons next winter when temperatures drop to a certain level. This year, during Code  
10 Blue periods, the City is not allowed to enforce camping ordinances. Mayor Harris explained that  
11 she and the other members of the homelessness task force are working on how to solve this problem,  
12 but they are currently split on whether to just use tents/temporary shelters, or to purchase Fremont  
13 Elementary in Sunset, Utah and ask for state funds to run it as a permanent shelter.

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15 **ADJOURN**

16 The meeting ended at 4:22 p.m.

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*Mayor Kendalyn Harris*

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*City Recorder*

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**Minutes of the  
BOUNTIFUL CITY COUNCIL RETREAT**

Friday, January 12, 2024 – 8:00 a.m.

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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.

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**Bountiful City Council Retreat – 8:00 a.m.**  
**Cotton Tree Inn, 1030 North 400 East, North Salt Lake, UT**

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Present:	Mayor	Kendalyn Harris
	Councilmembers	Jesse Bell, Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	City Attorney	Brad Jeppsen
	Asst. City Manager	Galen Rasmussen
	City Engineer	Lloyd Cheney
	Finance Director	Tyson Beck
	Power Director	Jess Pearce
	Parks Director	Brock Hill
	IT Director	Greg Martin
	Water Director	Kraig Christensen
	Streets Director	Charles Benson
	Police Chief	Ed Biehler
	Recording Secretary	Maranda Hilton
Excused:	HR Director	Shannon Cottam
	Planning Director	Francisco Astorga

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

Mayor Harris started the meeting at 8:31 a.m. and welcomed everyone. Mr. Charles Benson led the Pledge of Allegiance and Mr. Kraig Christensen offered a prayer.

**CITY TREE POLICY**

Mr. Gary Hill explained that Bountiful has a history of valuing trees, and recognizing the benefits they bring to the community. Lately the Council has had a desire to find more ways to encourage residents to plant more trees and replace trees that have been lost. Mr. Hill turned the time over to Councilmember Higginson to lead the discussion.

Councilmember Higginson explained that his desire is not to necessarily create a costly policy or program, but that perhaps one of the service organizations could spearhead a program that helps people intentionally replace trees that have been lost in recent years. He suggested working with the Arbor Day Foundation’s Tree City USA program or something similar.

The Council and staff discussed this idea and how the City might be able to provide residents with trees at a reduced cost. The entire Council was supportive of this idea and Mr. Brock Hill said he would gather information about tree purchasing, Councilmemembr Murri said he would take the idea to

1 the Bountiful Community Service Council and Councilmember Higginson said he would reach out to  
2 Ogden City to get information about their free tree program. Mr. Gary Hill said that staff will work  
3 together to create policy guidelines about planting locations and appropriate species of trees, etc.  
4

### 5 **PUBLIC ART PROGRAM**

6 Mr. Gary Hill led a discussion about the future of the public art program.

7 He explained that one suggestion for a new mural location is on the east side of Washington  
8 Park where there is a big wall of storage units. The Council supported that idea.

9 He asked if the Council was interested in setting up rotating art locations for artists to display  
10 their art for sale. The Council supported that idea. Councilmember Higginson suggested they wait to  
11 make any decisions on pieces until after the Council trip to St. George and see some of the art there in  
12 person.

13 He asked the Council if they would like to renew the lease on “Wet Your Whistle”, a statue  
14 currently installed on downtown Main Street. The Council was split on that decision, so they tabled  
15 it. The current lease expires in May.

16 He asked if the Council would like the art board to start looking for more pieces to install. The  
17 Council said they would like that.

18 He asked if the Council wanted to place more “Bees on Main” statues. The Council agreed  
19 they would like more bees.

20 Mr. Hill thanked the Council for their feedback and said he would have the Public Art  
21 Advisory Board look for art pieces to acquire and install and look into grants that are available from  
22 Davis County. The current balance in the City art fund is about \$100,000.  
23

### 24 **COUNCIL TRAVEL & RSVPS**

25 Mr. Gary Hill explained that it has been challenging getting RSVPs for conferences and  
26 events in a timely manner in some instances, and asked the Mayor, Council and staff to please reply  
27 to emails and texts from the City Recorder as soon as they can. This will make travel planning much  
28 easier for her. Mr. Hill also explained that if they register for an event and do not attend it, the City  
29 still pays for that registration, so he asked them to attend if at all possible.

30 The Mayor thanked him for that reminder and admonished the Council to be considerate.  
31

### 32 **BREAK**

33 The meeting took a break from 9:47 a.m. until 10:03 a.m.  
34

### 35 **RAP TAX 2026**

36 Mr. Gary Hill gave a quick history of the RAP Tax in Bountiful and explained that if the  
37 Council wants to renew it for 2026, they should put it to the voters either this November or in 2025.

38 The Council all agreed they would rather do it this year, and discussed ways they could be  
39 prepared with good messaging about the projects that have benefited from RAP Tax funds, and how  
40 they plan on using RAP Tax funds during the next round. The overall consensus was that funds  
41 should be used mainly to do maintenance and improvement of existing parks and infrastructure that  
42 are aging and could use an update. They also discussed what a redesign of Main Street might look  
43 like and how to do it successfully.  
44  
45  
46

1 **UPDATES ON INTERLOCAL ISSUES (PART II)**

2 Mr. Gary Hill explained the situation with Mueller Park trailhead parking and the discussions  
3 that staff has had recently with the Forest Service concerning the City taking over management of the  
4 day-use lot. He asked the Council if they are happy with the plan to only take over one of the parking  
5 lots, or if they have the desire to obtain management of the entire parking and picnic area. He  
6 cautioned that he does not think the Forest Service will entertain the idea at this point because it is  
7 such a key area for Utah recreation.

8 Most of the Councilmembers expressed their desire to manage the entire area but were okay  
9 with starting with the day-use lot and then gradually taking management of the entire area.  
10 Councilmember Price-Huish said she was only comfortable going as far as managing the smaller  
11 parking lot. A lengthy discussion took place about how to manage the parking in the future, the issues  
12 with the current concessionaire-style management, the issues with the aging infrastructure, and how  
13 to negotiate with the Forest Service. Councilmember Bradshaw said she would like to see the details  
14 of the contract between the Forest Service and the concessionaire. Councilmember Higginson said he  
15 would like to know if the Forest Service has ever paid a municipality or a state to manage land.  
16 Mr. Gary Hill said that staff would pursue the takeover of the lower lot, get information about the  
17 concessionaire contract, figure out the costs of maintaining the property, and take the Council's  
18 concerns about the current management to the Forest Service, as directed by the Council.

19 Mayor Harris asked about the most current Recreation District news. Councilmember  
20 Bradshaw explained that she does not think the Board will vote to move forward with the bond this  
21 year which means the expansion plans and pool will be put on hold for the time being. She also  
22 explained that the SDRD's policies regarding figure skating are very thin, so a sub-committee is  
23 working on making those more robust so that figure skating can come back to the rec center again.

24 The next interlocal topic discussed was the Bamberger Bridge. Mayor Harris explained that  
25 Gary Hill, Lloyd Cheney and Richard Higginson will be meeting with UDOT on Tuesday to get more  
26 information about it. The City has been told it will receive \$3.5M from Davis County for the project,  
27 and more funding might be available through WFRC or from federal funding sources. Mr. Cheney  
28 explained that the project could cost anywhere from \$7M to \$12M depending on the scope of the  
29 design. UDOT would prefer the bridge to be removed but that is equally as expensive as keeping it.  
30 UDOT has offered \$1M toward the project, and possibly more.

31  
32 **ADJOURN**

33 Councilmember Bradshaw made a motion to adjourn the meeting and Councilmember  
34 Higginson seconded the motion. The motion passed with Councilmember Bell, Bradshaw,  
35 Higginson, Murri, and Price-Huish voting "aye."

36  
37 The meeting was adjourned at 11:57 a.m.

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*Mayor Kendalyn Harris*

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*City Recorder*

Minutes of the  
BOUNTIFUL CITY COUNCIL  
January 23, 2024 – 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	Jesse Bell, Kate Bradshaw, Richard Higginson, Matt Murri
	City Manager	Gary Hill
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	Recording Secretary	Maranda Hilton
Excused:	Councilmember	Cecilee Price-Huish

Mayor Harris called the meeting to order at 6:02 p.m. and welcomed those in attendance.

**REVIEW OF GENERAL PLAN LAND USE ELEMENT – MR. FRANCISCO ASTORGA**

Mr. Francisco Astorga explained that the Council will be looking at the Land Use element of the General Plan document and giving direction on the different place types in this section. He explained that the “place types” were created by the consultant with the help of the Steering Committee, and are not the same thing as zoning districts, and each place type may support more than one zoning district. He asked Ms. Amber Corbridge to lead the discussion from there.

Council and staff discussed three of the nine place types and ran out of time, so decided to bring this back at the next work session.

The meeting ended at 7:04 p.m.

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

Present:	Mayor	Kendalyn Harris
	Councilmembers	Jesse Bell, Kate Bradshaw, Richard Higginson, Matt Murri
	City Manager	Gary Hill
	Finance Director	Tyson Beck
	City Attorney	Brad Jeppsen



1 City Engineer Lloyd Cheney  
2 Recording Secretary Maranda Hilton  
3 Excused: Councilmember Cecilee Price-Huish  
4  
5

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

7 Mayor Harris called the meeting to order at 7:06 p.m. and welcomed those in attendance. Ms.  
8 Melanie Mortensen led the Pledge of Allegiance and Mr. Luca Bailey, fourth grader at Muir  
9 Elementary gave his winning speech from the First Amendment speech contest.

10  
11 **PUBLIC COMMENT**

12 The public comment section was opened at 7:09 p.m.

13  
14 Ms. Melanie Mortensen (68 E Windsor Court) thanked the Mayor, Council and City staff for  
15 stripping the bike lanes on Bountiful Blvd.

16  
17 The public comment section was closed at 7:11 p.m.

18  
19 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD JANUARY 5 & 9,**  
20 **2024**

21 Councilmember Murri made a motion to approve the minutes from January 5 & 9, 2024, and  
22 Councilmember Higginson seconded the motion. The motion was approved with Councilmembers  
23 Bell, Bradshaw, Higginson, and Murri voting “aye.”  
24

25 **COUNCIL REPORTS**

26 Councilmember Bradshaw gave some updates about the state legislative session. She spoke  
27 about a bill that would increase the time that petitioners have to gather signatures to overturn a  
28 revenue bond proposal, and two bills that could affect the Intermountain Power Project.

29 Councilmember Higginson added his insights about the meeting that Councilmember  
30 Bradshaw, Mr. Gary Hill, and he had with Sen. Balderree about the petition bill. He added that new  
31 mailers and radio ads with misinformation are being used right now to attack the Bountiful Fiber  
32 project and advised that the Council and City staff stay vigilant about putting out good information.

33 Councilmember Murri reported that on March 29, Toast will play another fundraiser concert  
34 at Woods Cross High School. Ticket sales help fund the summer concert series, and tickets are on  
35 sale now. He also reported that the planning for Handcart Days is underway and going well.

36 Mayor Harris reported that the SDMFA is hiring an additional fire inspector and has five new  
37 recruits going through training right now. She also said the Davis County task force for homelessness  
38 is asking for funds from the state to help with homelessness resources, and they are still considering  
39 options for Code Blue shelters for next winter.

40 Councilmember Bell did not have a report.  
41

42 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID JANUARY 3**  
43 **& 10, 2024**

44 Councilmember Higginson made a motion to approve the expenditures paid January 3 & 10,  
45 2024, and Councilmember Bell seconded the motion. The motion passed with Councilmembers Bell,  
46 Bradshaw, Higginson, and Murri voting “aye.”

1  
2 **OPEN MEETINGS TRAINING – MR. BRADLEY JEPSEN**

3 Mr. Bradley Jepsen trained the Council and staff on the Open and Public Meetings Act as  
4 required by state law.  
5

6 **CONSIDER GRANTING FINAL APPROVAL FOR THE EAGLE RIDGE DRIVE**  
7 **DEDICATION PLAT AND AUTHORIZE THE MAYOR TO SIGN THE PLAT ON BEHALF**  
8 **OF THE COUNCIL – MR. LLOYD CHENEY**

9 Mr. Lloyd Cheney explained that Eagle Ridge Drive must be formally dedicated as a right of  
10 way and a utility corridor with the County. This formal item will officially create Eagle Ridge Drive  
11 and complete the long-term project.

12 The Mayor and Council expressed their excitement for the completion of the project and their  
13 appreciation for the work it took to make it happen.

14 Councilmember Higginson made a motion to grant final approval of the Eagle Ridge Drive  
15 dedication plat and Councilmember Bradshaw seconded the motion. The motion was approved with  
16 Councilmembers Bell, Bradshaw, Higginson, and Murri voting “aye.”

17 It was decided that a ribbon-cutting ceremony would be held once the weather was warmer.  
18

19 **CONSIDER APPROVAL OF THE FINAL ACCEPTANCE OF STONE CREEK ESTATES**  
20 **SUBDIVISION PHASES 2 AND 3, AND THE RELEASE OF THE BALANCE OF THE**  
21 **BOND FUNDS, AND RELIEVING THE DEVELOPER OF ANY FURTHER OBLIGATION –**  
22 **MR. LLOYD CHENEY**

23 Mr. Cheney explained that it is time to release the bond, formally accept the improvements,  
24 and relieve the developer of further obligation for Phases II and III of the Stone Creek subdivision.  
25 The improvements have been inspected and are in acceptable condition.

26 Councilmember Higginson made a motion to approve the final acceptance of the Stone Creek  
27 Estates subdivision and Councilmember Bell seconded the motion. The motion was approved with  
28 Councilmembers Bell, Bradshaw, Higginson, and Murri voting “aye.”  
29

30 **ADJOURN**

31 Councilmember Bradshaw made a motion to adjourn the meeting and Councilmember Murri  
32 seconded the motion. The motion was approved with Councilmembers Bell, Bradshaw, Higginson,  
33 and Murri voting “aye.”  
34

35 The regular session was adjourned at 7:47 p.m.  
36

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*Mayor Kendalyn Harris*

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*City Recorder*

# City Council Staff Report

**Subject:** Expenditures for Invoices > \$1,000 paid  
January 17 & 24, 2024

**Author:** Tyson Beck, Finance Director

**Department:** Finance

**Date:** February 13, 2024

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## **Background**

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

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

## **Analysis**

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

## **Department Review**

This report was prepared and reviewed by the Finance Department.

## **Significant Impacts**

None

## **Recommendation**

Council should review the attached expenditures.

## **Attachments**

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000, paid January 17 & 24, 2024.

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

**Paid January 17, 2024**

<b>VENDOR</b>	<b>VENDOR NAME</b>	<b>DEPARTMENT</b>	<b>ACCOUNT</b>	<b>ACCOUNT DESC</b>	<b>AMOUNT</b>	<b>CHECK NO</b>	<b>INVOICE</b>	<b>DESCRIPTION</b>	
1164	ANIXTER, INC.	Light & Power	535300 448632	Distribution	1,138.00	237677	5879353-05	Mini Wedges - Cust # 6000052	
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	34,555.20	237678	46552	Road Salt - Customer # BOUNTIFUL	
1826	CUMMINS ROCKY MOUNTA	Recycle Collection Operations	585810 425000	Equip Supplies & Maint	2,094.69	237684	60-91344	Turbo Actuator - Cust # 466117	
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	6,845.60	237687	76459	Tree Trimming for Bountiful City	
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	9,513.80	237687	76460	Tree Trimming for Bountiful City	
5281	DOMINION ENERGY UTAH	Police	104210 427000	Utilities	4,634.54	237689	01012024K	Account # 3401140000	
5281	DOMINION ENERGY UTAH	Streets	104410 427000	Utilities	1,961.20	237689	01012024J	Account # 249391000	
5281	DOMINION ENERGY UTAH	Streets	104410 427000	Utilities	2,687.82	237689	01012024H	Account # 3893910000	
5281	DOMINION ENERGY UTAH	Parks	104510 427000	Utilities	2,689.87	237689	01012024M	Account # 2987969838	
5281	DOMINION ENERGY UTAH	Water	515100 427000	Utilities	2,904.67	237689	01012024L	Account # 9591363682	
5281	DOMINION ENERGY UTAH	Light & Power	53 213100	Accounts Payable	14,625.65	237689	01012024A	Account # 6056810000	
5281	DOMINION ENERGY UTAH	Light & Power	535300 424002	Office & Warehouse	1,953.20	237689	01012024	Account # 1067495449	
5281	DOMINION ENERGY UTAH	Light & Power	535300 448613	Power Plant Operating Costs	3,791.22	237689	01012024	Account # 1067495449	
5281	DOMINION ENERGY UTAH	Golf Course	555500 427000	Utilities	1,100.62	237689	01012024C	Account # 5887810000	
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist Systm Repair & Maint	1,325.56	237694	1232064	Misc. Parts/Supplies - Cust # 48108	
5458	HANSEN, ALLEN & LUCE	Water	515100 472130	Wells	1,972.00	237702	51056	374.02.200 Bountiful Calder Well Rehab Project	
5458	HANSEN, ALLEN & LUCE	Landfill Operations	585820 431300	Environmental Monitoring	5,106.15	237702	51109	374.03.100 Bountiful Landfill Tier II Testing	
11418	HUMDINGER EQUIPMENT	Landfill Operations	585820 425000	Equip Supplies & Maint	1,542.99	237704	33710	Heat Blanket	
6959	JANI-KING OF SALT LA	Light & Power	535300 424002	Office & Warehouse	1,883.10	237707	SLC01240048	January 2024 Cleaning Service	
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	1,070.00	237713	11302023	Legal Fees for Nov. 30, 2023	
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	2,700.00	237713	05312023	Legal Fees for 5/31/2023	
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	4,665.00	237713	12312023	Dec. 31,2023 Legal Fees	
3812	SAFETY SUPPLY & SIGN	Streets	104410 441300	Street Signs	2,206.00	237731	188088	Misc. Parts/Supplies - Cust ID 00330	
13267	SLATE ROCK FR LLC	Light & Power	535300 445202	Uniforms	4,236.54	237735	72587	Uniform/Clothing - for Bountiful City Power	
3985	SOUTH DAVIS SEWER DI	Police	104210 427000	Utilities	2,052.00	237736	01012024K	Account # 30884-00	
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	18,156.47	237744	0374299	Fuel - Acct # 000275	
4229	TOM RANDALL DIST. CO	Landfill Operations	585820 425000	Equip Supplies & Maint	1,055.45	237744	0374126	Bulk Oil - Acct # 000138	
4285	TYLER TECHNOLOGIES,	Water	515100 429300	Computer Hardware	3,200.00	237745	045-447784	Munis Implantation - Cust #41630	
5322	UCS WIRELESS	Streets	104410 425000	Equip Supplies & Maint	1,147.50	237746	81658	Radio Install for Bountiful City	
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	1,868.53	237749	9953077696	Cell Phones /Account #371517689-0001	
5334	WEST COAST CODE CONS	Engineering	104450 431000	Profess & Tech Services	5,296.71	237752	UT23-545-014	Building Inspection for December 2023	
14946	WIDDISON WELL SRVC	Water	515100 474500	Machinery & Equipment	111,275.00	237753	5621	Well Rehab / Big Calder Well	
					<b>TOTAL:</b>	<b>261,255.08</b>			

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

**Paid January 24, 2024**

<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>
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	23,059.63	237780	46694	Road Salt - Customer # BOUNTIFUL
1393	BTS LANDSCAPING PROD	Landfill Operations	585820 462400	Contract Equipment	18,784.10	237781	103	Green waste grinding for Dec. 2023
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	9,648.00	237793	79	Tree Trimming
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,864.80	237793	74	Tree Trimming
15002	FELIX, NATHAN	Water	515100 461300	Street Opening Expense	17,568.25	237799	01232024	Driveway Repair
11418	HUMDINGER EQUIPMENT	Landfill Operations	585820 425000	Equip Supplies & Maint	6,002.27	237810	33617	Misc. Parts & Supplies
2553	HVAC CONSTRUCTION, I	Parks	104510 426000	Bldg & Grnd Suppl & Maint	8,350.00	237811	129097	Bountiful Heater Unit in the Greenhouse
8756	IRBY ELECTRICAL DIST	Light & Power	535300 448636	Special Equipment	2,299.00	237814	S013859449.001	Milwaukee Crimper M-18 / Cust #221694
2913	LAYTON CITY CORP	Police	104210 429200	Computer Software	72,255.38	237821	M24-000531	DAPSS Shared Hardware/Software Service- Cust #745
2932	LES SCHWAB TIRE CENT	Golf Course	555500 425000	Equip Supplies & Maint	3,525.70	237823	50200323429	Tires & Service - Cust ID 502-15098
3045	MCCOMB, KENT	Golf Course	555500 423000	Travel & Training	2,600.24	237827	01222024	Travel&Train Expense Ut Section PGA Winter Conf.
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	4,400.68	237829	S105908934.001	Misc. Parts/Supplies - Cust #18498
14511	ONWARD TECHNOLOGY	Information Technology	454136 474500	Machinery & Equipment	58,419.35	237834	80632	Fortinet Phone System for Dec. 2023
4791	POINT S TIRE & AUTO	Water	515100 425000	Equip Supplies & Maint	1,304.00	237837	0150552	Tires and Service
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	2,331.51	237838	280066968	Tires & Service - Acct # 2801867
5553	PURCELL TIRE AND SER	Light & Power	535300 448635	Vehicles	3,200.35	237838	280067265	Tires and Service - Acct # 2804231
5553	PURCELL TIRE AND SER	Light & Power	535300 448635	Vehicles	3,200.35	237838	280067266	Tires and Service - Acct # 2804231
8703	QUALTRICS, LLC	Legislative	104110 461000	Miscellaneous Expense	12,733.88	237840	318352	CoreXM License Number of Responses 12000 Included
3791	RUSH TRUCK CENTER-SA	Streets	104410 425000	Equip Supplies & Maint	1,021.20	237847	3035767316	Misc. Parts & Supplies - Cust # 187612
11638	SIDDONS-MARTIN EMERG	Streets	104410 425000	Equip Supplies & Maint	1,495.80	237849	321-SIV0009463	Parts & Service for the City of Bountiful
11638	SIDDONS-MARTIN EMERG	Streets	104410 425000	Equip Supplies & Maint	3,834.67	237849	321-SIV0009465	Parts & Service for the City of Bountiful
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	1,366.67	237853	2023100125016	Chlorine - Customer # C1303
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	1,666.60	237853	2024100100618	Fluoride - Customer # C1303
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	1,978.20	237853	2024100100615	Fluoride - Customer # C1303
4131	T-MOBILE	Police	104210 428000	Telephone Expense	1,405.68	237852	12212023A	Acct # 992894616
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	1,355.95	237858	0374262	Antifreeze - Acct # 000275
5000	U.S. BANK CORPORATE	Legislative	104110 423000	Travel & Training	2,565.00	237862	01102024SA	Training Expense & Misc.- Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Legal	104120 421000	Books Subscr & Mmbrshp	1,288.00	237862	01102024GR	Trvl/Train Expense & Misc-Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Engineering	104450 423000	Travel & Training	1,638.82	237862	01102024LC	Trvl/Train Expense & Misc-Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 423000	Travel & Training	1,100.00	237862	01102024BH	Training Expense & Misc.- Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Water	515100 423000	Travel & Training	1,030.31	237862	01102024KC	Employee X-mas Supplies- Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Golf Course	555500 472100	Buildings	1,931.00	237862	01102024BH	Training Expense & Misc.- Acct #4246-0445-5571-8851
5431	VIKING-CIVES MIDWEST	Streets	454410 474500	Machinery & Equipment	114,718.68	237866	106549	Misc. Parts/Supplies
4663	YESCO-YOUNG ELECTRIC	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,090.25	237872	INY-0480257	Labor & Materials - Customer ID 255198
<b>TOTAL:</b>					<b><u>402,034.31</u></b>			



# City Council Staff Report

**Subject:** December 2023 Financial Reports  
**Author:** Tyson Beck, Finance Director  
**Department:** Finance  
**Date:** February 13, 2024



---

## **Background**

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

## **Analysis**

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period. Additional revenue and expense graphs are provided that give comparative data for FY2024 through December as compared to the past three fiscal year periods through that same timeframe.

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

## **Department Review**

These reports were prepared and reviewed by the Finance Department.

## **Significant Impacts**

Financial information to aid in legislative and operational decision making.

## **Recommendation**

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

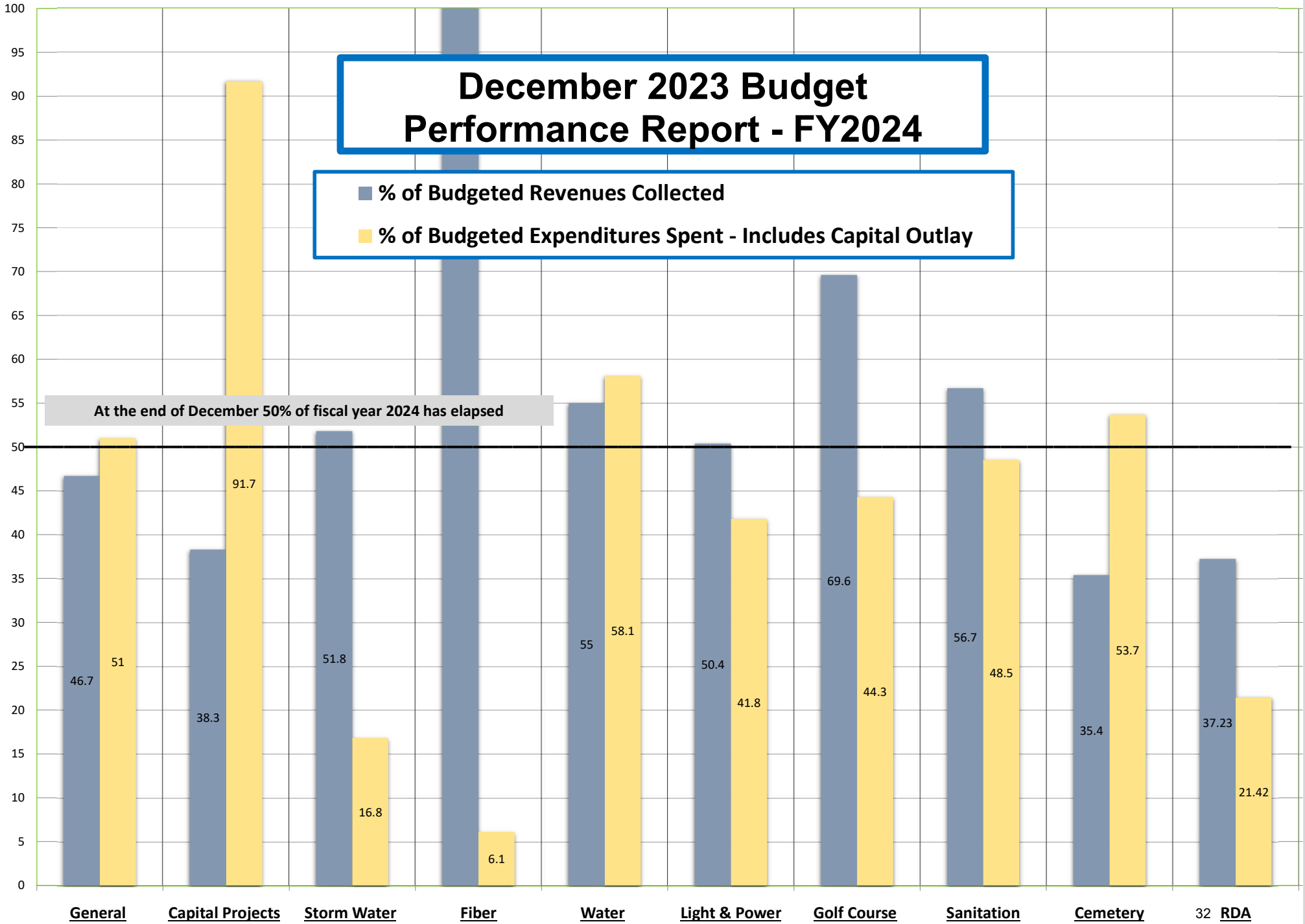
## **Attachments**

- December 2023 Revenue & Expense Reports – Fiscal 2024 YTD

# December 2023 Budget Performance Report - FY2024

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

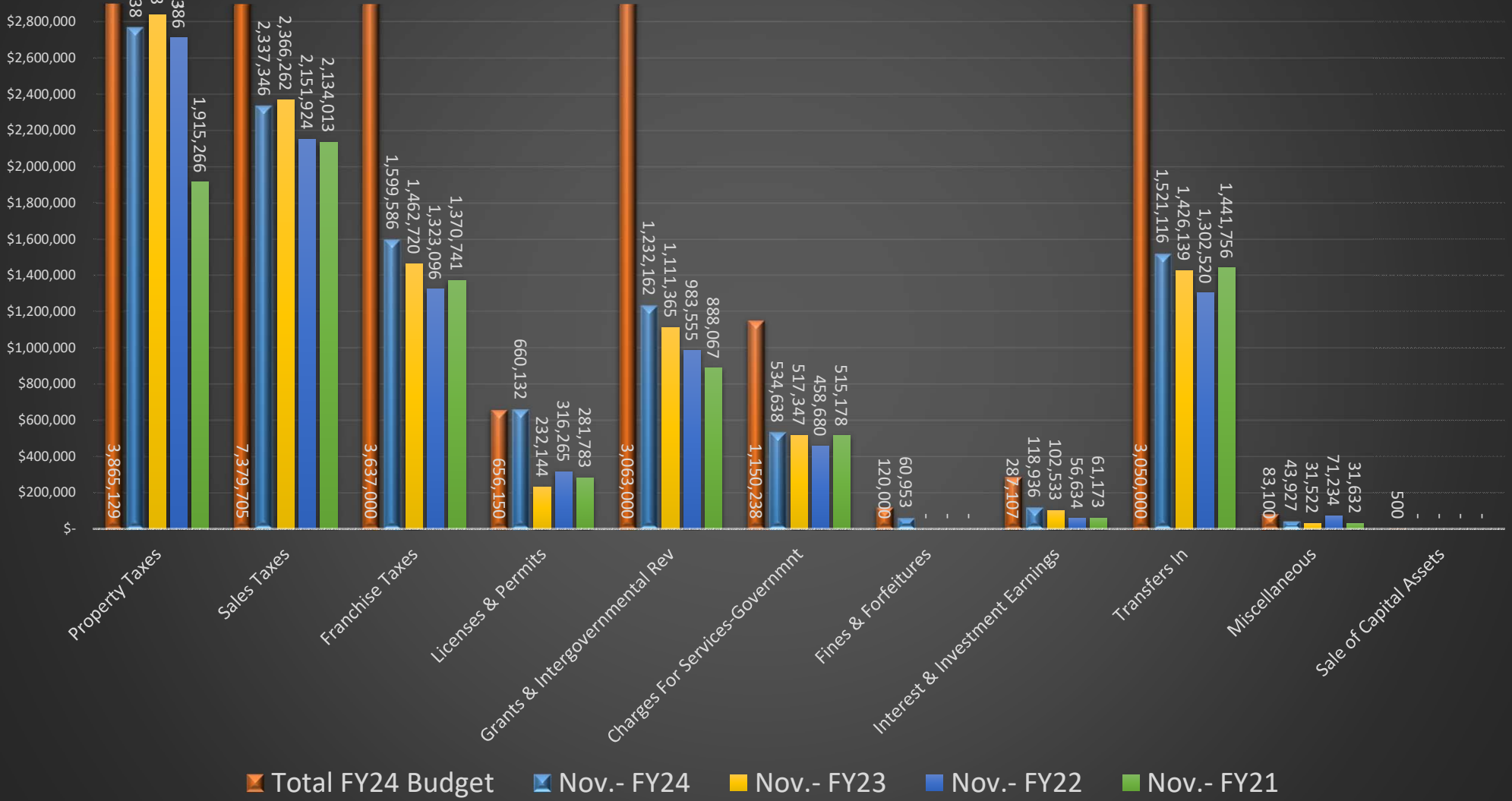
At the end of December 50% of fiscal year 2024 has elapsed



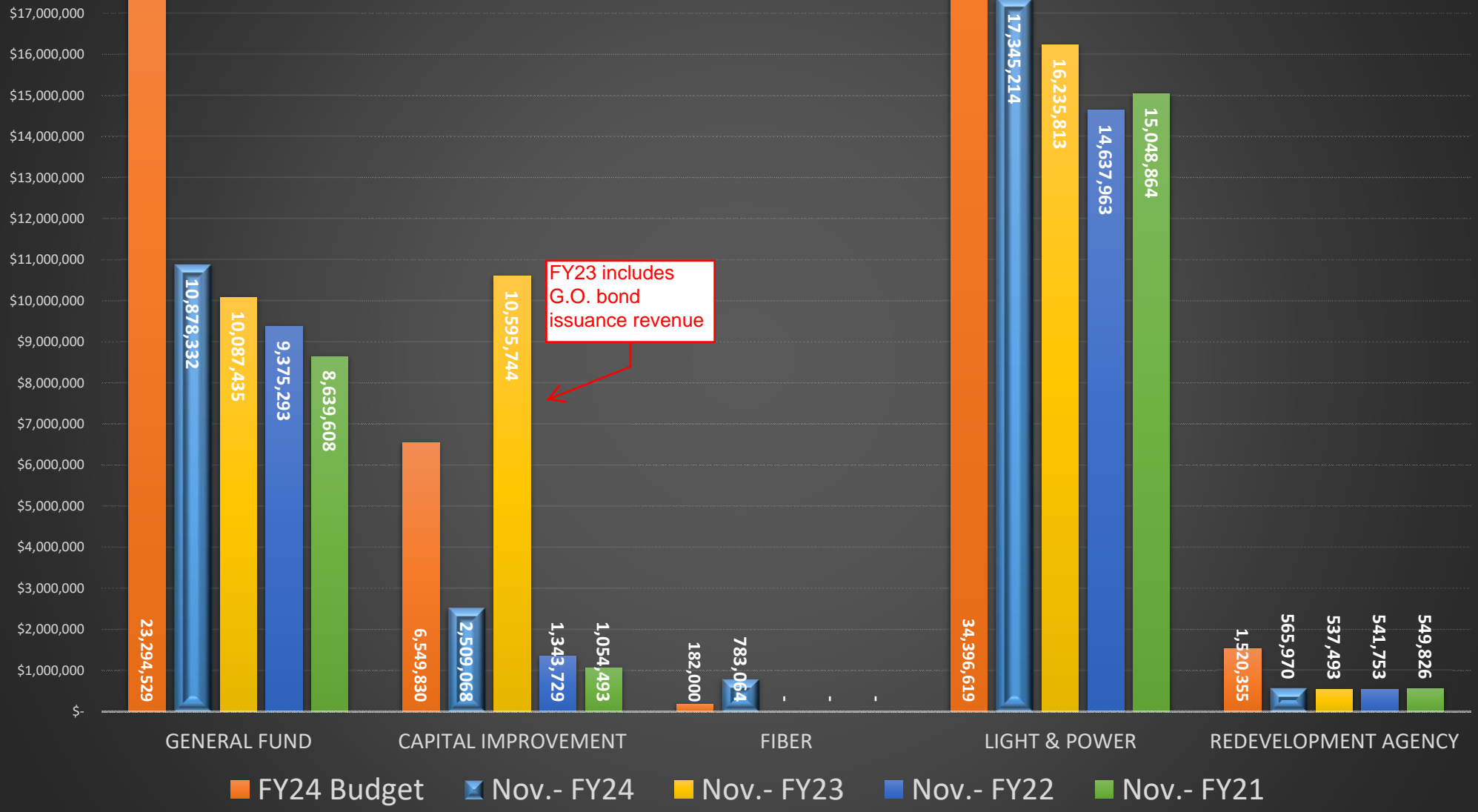


## General Fund Detailed Revenues - December 2023

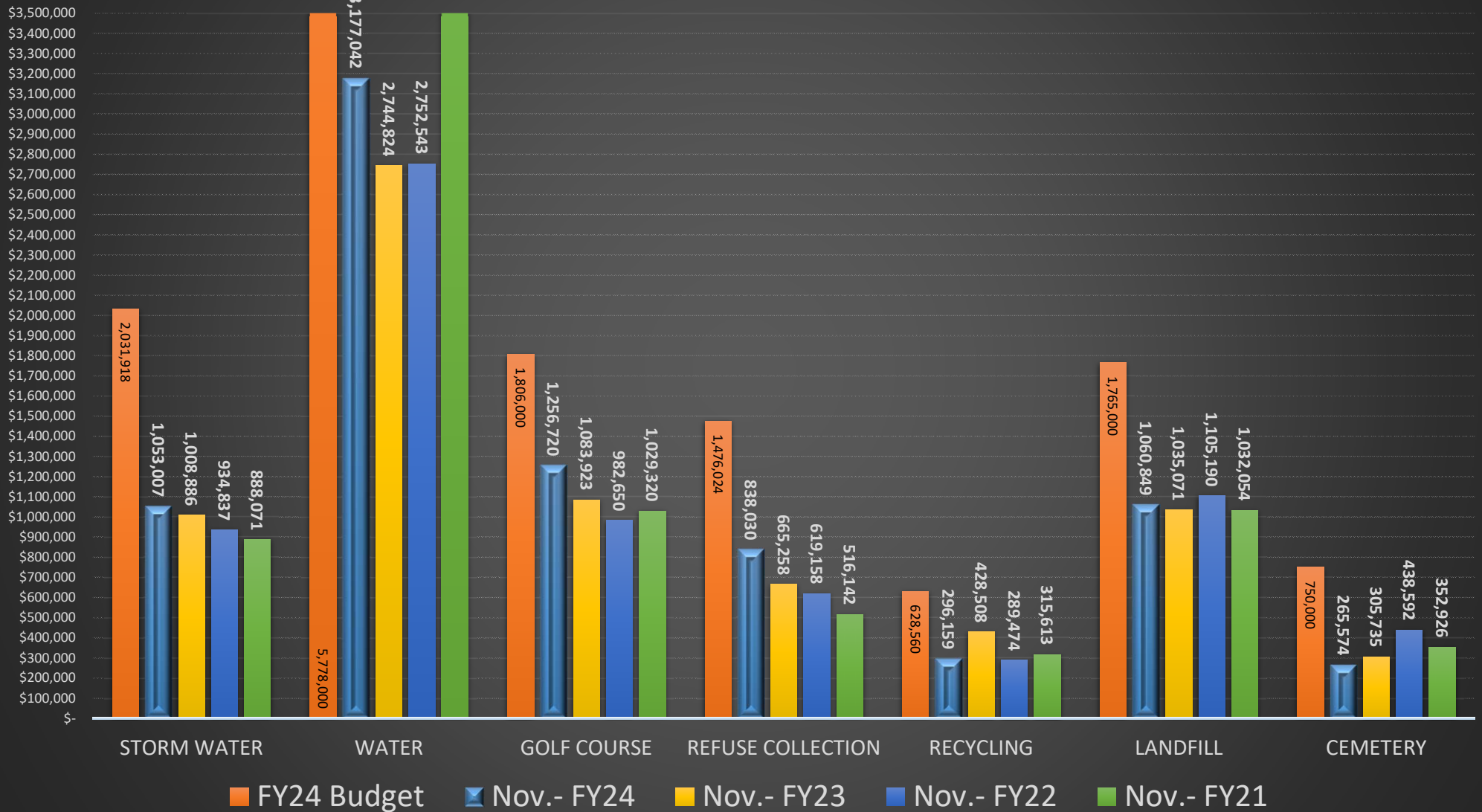
YTD Revenues (Fiscal Year 2024) Compared to Budget and also the Revenues of the Same Timeframe of the Past Three Fiscal Years



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

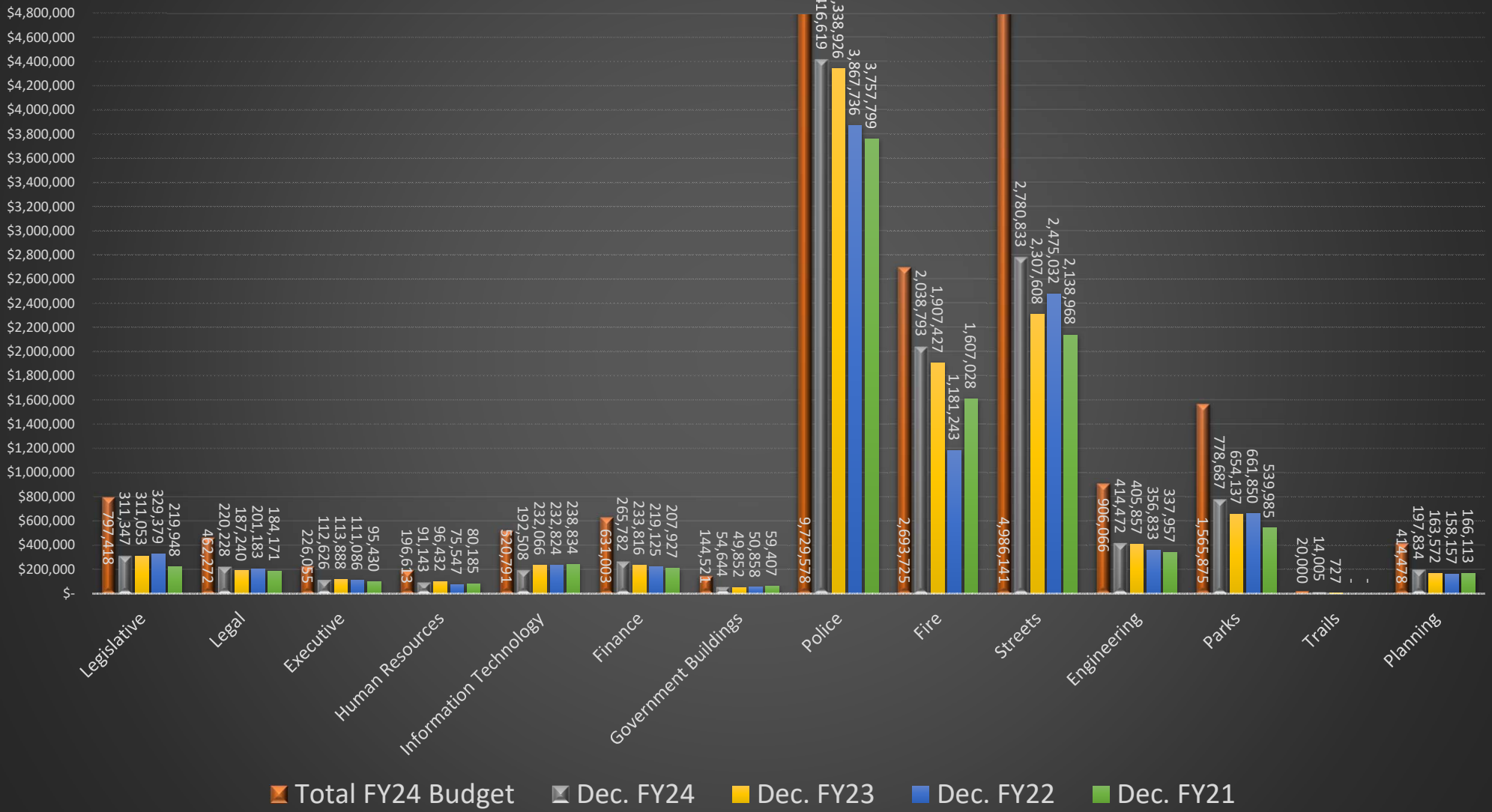


## December 2023 (Fiscal 2024) YTD Revenues Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

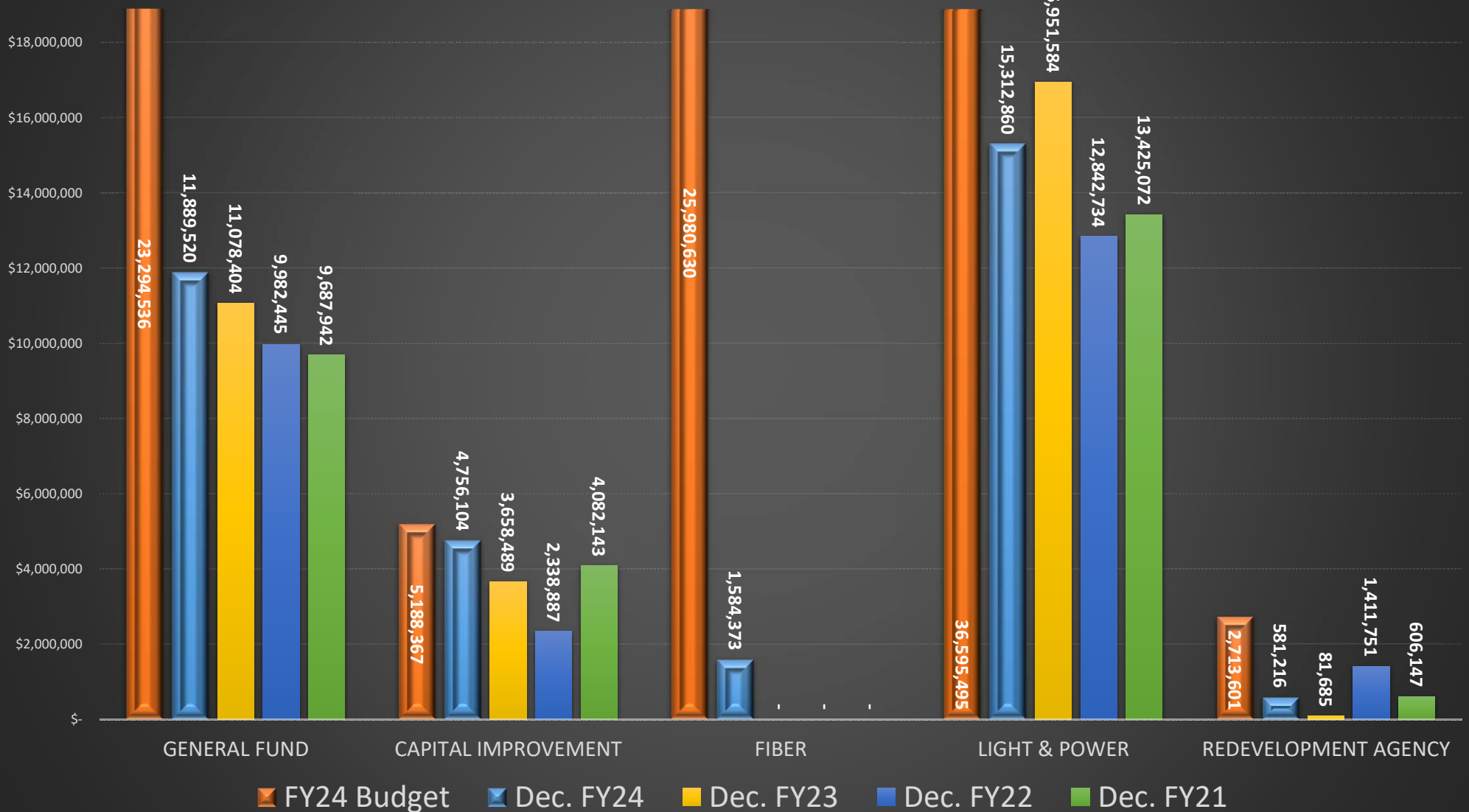


## General Fund Detailed Expenditures - December 2023

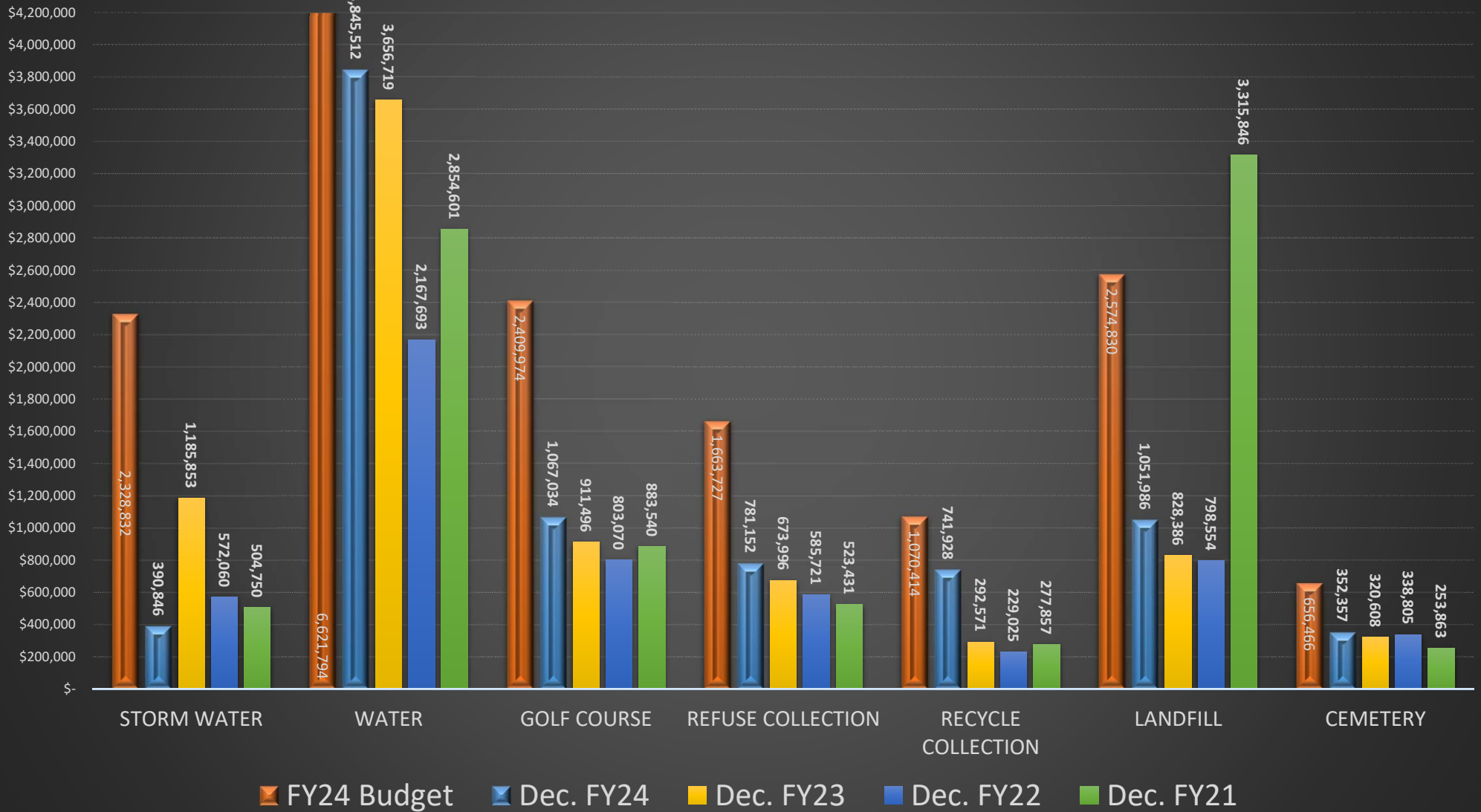
### Fiscal 2024 YTD Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



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



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



DECEMBER 2023 - FY2024 REVENUE & EXPENSE

FOR 2024 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
<b>10 GENERAL FUND</b>							
1010 Property Taxes	-3,865,129	-3,865,129	-2,769,537.89	-2,380,971.88	.00	-1,095,591.11	71.7%
1020 Sales Taxes	-7,379,705	-7,379,705	-2,337,345.72	-547,944.43	.00	-5,042,359.28	31.7%
1030 Franchise Taxes	-3,637,000	-3,637,000	-1,599,585.99	-343,145.77	.00	-2,037,414.01	44.0%
1040 Property Tax Increment	-2,600	-2,600	.00	.00	.00	-2,600.00	.0%
2000 Licenses & Permits	-656,150	-656,150	-660,132.07	-74,733.59	.00	3,982.07	100.6%
3000 Grants & Intergovernmental Re	-3,063,000	-3,063,000	-1,232,161.61	-575,154.00	.00	-1,830,838.39	40.2%
3100 Fines & Forfeitures	0	-120,000	-60,953.37	-10,698.47	.00	-59,046.63	50.8%
4000 Charges For Services-Governmn	-1,150,238	-1,150,238	-534,637.75	-71,322.67	.00	-615,600.25	46.5%
4110 Legislative	797,418	797,418	311,346.54	71,651.12	.00	486,071.46	39.0%
4120 Legal	462,272	462,272	220,228.44	58,242.59	.00	242,043.56	47.6%
4130 Executive	226,055	226,055	112,625.67	35,579.12	.00	113,429.33	49.8%
4134 Human Resources	196,613	196,613	91,142.84	25,937.93	.00	105,470.16	46.4%
4136 Information Technology	520,791	520,791	192,507.74	53,695.80	.00	328,283.26	37.0%
4140 Finance	631,003	631,003	265,782.08	87,196.67	.00	365,220.92	42.1%
4143 Treasury	0	0	.00	-48.69	.00	.00	.0%
4160 Government Buildings	144,521	144,521	54,644.36	10,999.28	.00	89,876.64	37.8%
4210 Police	7,402,818	7,402,818	3,422,290.34	740,738.42	.00	3,980,527.66	46.2%
4215 Reserve Officers	10,000	10,000	.00	.00	.00	10,000.00	.0%
4216 Crossing Guards	163,385	163,385	68,538.92	20,734.45	.00	94,846.08	41.9%
4217 School Resource Officer	475,799	475,799	172,653.85	42,545.30	.00	303,145.15	36.3%
4218 Liquor Control	43,827	43,827	8,503.71	2,478.10	.00	35,323.29	19.4%
4219 PSAP - E911	1,633,749	1,633,749	744,632.17	174,283.09	.00	889,116.83	45.6%
4220 Fire	2,693,725	2,693,725	2,038,792.50	679,597.50	.00	654,932.50	75.7%
4410 Streets	4,986,141	4,986,141	2,780,833.07	331,123.15	.00	2,205,307.93	55.8%
4450 Engineering	906,066	906,066	414,472.08	90,835.04	.00	491,593.92	45.7%
4510 Parks	1,565,875	1,565,875	778,686.51	100,080.11	.00	787,188.49	49.7%
4550 Trails	20,000	20,000	14,005.38	8,872.05	.00	5,994.62	70.0%
4610 Planning	414,478	414,478	197,834.28	64,205.51	.00	216,643.72	47.7%
5000 Fiber	-120,000	0	.00	.00	.00	.00	.0%
6000 Miscellaneous	-83,100	-83,100	-43,926.56	-12,046.26	.00	-39,173.44	52.9%
6010 Interest & Investment Earning	-287,107	-287,107	-118,935.69	-19,602.80	.00	-168,171.31	41.4%
6020 Sale of Capital Assets	-500	-500	.00	.00	.00	-500.00	.0%
8010 Transfers In	-3,050,000	-3,050,000	-1,521,115.50	-235,655.16	.00	-1,528,884.50	49.9%
TOTAL GENERAL FUND	7	7	1,011,188.33	-1,672,528.49	.00	-1,011,181.33	%
TOTAL REVENUES	-23,294,529	-23,294,529	-10,878,332.15	-4,271,275.03	.00	-12,416,196.85	
TOTAL EXPENSES	23,294,536	23,294,536	11,889,520.48	2,598,746.54	.00	11,405,015.52	

30 DEBT SERVICE

DECEMBER 2023 - FY2024 REVENUE & EXPENSE

FOR 2024 06

30	DEBT SERVICE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1010	Property Taxes	-588,611	-588,611	-409,810.24	-352,363.19	.00	-178,800.76	69.6%
4710	Debt Sevice	561,700	561,700	820.25	21.79	.00	560,879.75	.1%
6010	Interest & Investment Earning	-200	-200	-655.06	-54.96	.00	455.06	327.5%
	<b>TOTAL DEBT SERVICE</b>	<b>-27,111</b>	<b>-27,111</b>	<b>-409,645.05</b>	<b>-352,396.36</b>	<b>.00</b>	<b>382,534.05</b>	<b>1511.0%</b>
	TOTAL REVENUES	-588,811	-588,811	-410,465.30	-352,418.15	.00	-178,345.70	
	TOTAL EXPENSES	561,700	561,700	820.25	21.79	.00	560,879.75	

45 CAPITAL IMPROVEMENT

1020	Sales Taxes	-3,882,027	-3,882,027	-1,215,825.53	-285,862.27	.00	-2,666,201.47	31.3%
3000	Grants & Intergovernmental Re	-907,928	-907,928	-500,000.00	-500,000.00	.00	-407,928.00	55.1%
4110	Legislative	640,000	640,000	638,279.64	.00	.00	1,720.36	99.7%
4136	Information Technology	70,000	70,000	.00	.00	.00	70,000.00	.0%
4140	Finance	13,200	13,200	1,876.40	432.74	.00	11,323.60	14.2%
4210	Police	871,167	871,167	673,383.65	150,918.81	.00	197,783.35	77.3%
4410	Streets	2,564,000	2,564,000	2,149,848.65	846,351.26	.00	414,151.35	83.8%
4450	Engineering	250,000	250,000	43,926.17	.00	.00	206,073.83	17.6%
4510	Parks	50,000	50,000	.00	.00	.00	50,000.00	.0%
4550	Trails	730,000	730,000	1,248,789.91	65,360.81	.00	-518,789.91	171.1%
6010	Interest & Investment Earning	-760,375	-760,375	-698,975.29	-88,989.98	.00	-61,399.71	91.9%
6020	Sale of Capital Assets	-40,000	-40,000	-47,767.50	-29,117.50	.00	7,767.50	119.4%
8000	Contributions	0	0	-21,500.00	.00	.00	21,500.00	100.0%
8010	Transfers In	-959,500	-959,500	-25,000.00	.00	.00	-934,500.00	2.6%
	<b>TOTAL CAPITAL IMPROVEMENT</b>	<b>-1,361,463</b>	<b>-1,361,463</b>	<b>2,247,036.10</b>	<b>159,093.87</b>	<b>.00</b>	<b>-3,608,499.10</b>	<b>-165.0%</b>
	TOTAL REVENUES	-6,549,830	-6,549,830	-2,509,068.32	-903,969.75	.00	-4,040,761.68	
	TOTAL EXPENSES	5,188,367	5,188,367	4,756,104.42	1,063,063.62	.00	432,262.58	

48 RECYCLING

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

49 STORM WATER



DECEMBER 2023 - FY2024 REVENUE & EXPENSE

FOR 2024 06

49	STORM WATER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
4900	Storm Water	2,328,832	2,328,832	390,846.22	77,960.82	.00	1,937,985.78	16.8%
6000	Miscellaneous	-5,800	-5,800	-2,880.00	-576.00	.00	-2,920.00	49.7%
6010	Interest & Investment Earning	-15,000	-15,000	-67,177.36	-9,913.57	.00	52,177.36	447.8%
7000	Charge For Services-Proprieta	-2,011,118	-2,011,118	-979,129.59	-171,308.91	.00	-1,031,988.41	48.7%
8020	Impact Fees	0	0	-3,820.00	-2,175.00	.00	3,820.00	100.0%
	<b>TOTAL STORM WATER</b>	<b>296,914</b>	<b>296,914</b>	<b>-662,160.73</b>	<b>-106,012.66</b>	<b>.00</b>	<b>959,074.73</b>	<b>-223.0%</b>
	TOTAL REVENUES	-2,031,918	-2,031,918	-1,053,006.95	-183,973.48	.00	-978,911.05	
	TOTAL EXPENSES	2,328,832	2,328,832	390,846.22	77,960.82	.00	1,937,985.78	
<b>50 FIBER</b>								
5000	Fiber	25,980,630	25,980,630	1,584,373.35	406,217.52	.00	24,396,256.65	6.1%
6000	Miscellaneous	-500	-500	.00	.00	.00	-500.00	.0%
6010	Interest & Investment Earning	-500	-500	-756,245.19	-191,511.06	.00	755,745.19	*****%
7000	Charge For Services-Proprieta	-181,000	-181,000	-26,818.78	.00	.00	-154,181.22	14.8%
	<b>TOTAL FIBER</b>	<b>25,798,630</b>	<b>25,798,630</b>	<b>801,309.38</b>	<b>214,706.46</b>	<b>.00</b>	<b>24,997,320.62</b>	<b>3.1%</b>
	TOTAL REVENUES	-182,000	-182,000	-783,063.97	-191,511.06	.00	601,063.97	
	TOTAL EXPENSES	25,980,630	25,980,630	1,584,373.35	406,217.52	.00	24,396,256.65	
<b>51 WATER</b>								
5100	Water	6,621,794	6,621,794	3,845,511.69	753,015.99	.00	2,776,282.31	58.1%
6000	Miscellaneous	-2,000	-2,000	.00	.00	.00	-2,000.00	.0%
6010	Interest & Investment Earning	-60,000	-60,000	-66,005.68	-8,135.68	.00	6,005.68	110.0%
6020	Sale of Capital Assets	-20,000	-20,000	.00	.00	.00	-20,000.00	.0%
7000	Charge For Services-Proprieta	-5,546,000	-5,546,000	-3,012,636.82	-428,915.20	.00	-2,533,363.18	54.3%
7010	Connection & Servicing	-40,000	-40,000	-8,882.98	-900.20	.00	-31,117.02	22.2%
8020	Impact Fees	-60,000	-60,000	-63,996.40	-3,676.00	.00	3,996.40	106.7%
8030	Capital Contributions/Donatio	-50,000	-50,000	-25,520.52	-600.52	.00	-24,479.48	51.0%
	<b>TOTAL WATER</b>	<b>843,794</b>	<b>843,794</b>	<b>668,469.29</b>	<b>310,788.39</b>	<b>.00</b>	<b>175,324.71</b>	<b>79.2%</b>
	TOTAL REVENUES	-5,778,000	-5,778,000	-3,177,042.40	-442,227.60	.00	-2,600,957.60	
	TOTAL EXPENSES	6,621,794	6,621,794	3,845,511.69	753,015.99	.00	2,776,282.31	
<b>53 LIGHT &amp; POWER</b>								

DECEMBER 2023 - FY2024 REVENUE & EXPENSE

FOR 2024 06

53	LIGHT & POWER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5300	Light & Power	36,595,495	36,595,495	15,312,860.11	2,545,750.92	.00	21,282,634.89	41.8%
6000	Miscellaneous	-122,000	-122,000	-59,742.88	-10,555.06	.00	-62,257.12	49.0%
6010	Interest & Investment Earning	-402,689	-402,689	-280,880.74	-38,703.14	.00	-121,808.26	69.8%
6020	Sale of Capital Assets	-4,000	-4,000	.00	.00	.00	-4,000.00	.0%
7000	Charge For Services-Proprieta	-33,242,374	-33,242,374	-16,899,753.72	-2,652,210.83	.00	-16,342,620.28	50.8%
7010	Connection & Servicing	-100,000	-100,000	-44,516.66	-5,549.80	.00	-55,483.34	44.5%
7030	Equipment & Facility Rents	-75,556	-75,556	-20,022.00	.00	.00	-55,534.00	26.5%
8030	Capital Contributions/Donatio	-450,000	-450,000	-40,298.00	.00	.00	-409,702.00	9.0%
	<b>TOTAL LIGHT &amp; POWER</b>	<b>2,198,876</b>	<b>2,198,876</b>	<b>-2,032,353.89</b>	<b>-161,267.91</b>	<b>.00</b>	<b>4,231,229.89</b>	<b>-92.4%</b>
	TOTAL REVENUES	-34,396,619	-34,396,619	-17,345,214.00	-2,707,018.83	.00	-17,051,405.00	
	TOTAL EXPENSES	36,595,495	36,595,495	15,312,860.11	2,545,750.92	.00	21,282,634.89	
<b>55 GOLF COURSE</b>								
5500	Golf Course	2,409,974	2,409,974	1,067,034.36	143,623.08	.00	1,342,939.64	44.3%
6000	Miscellaneous	-3,000	-3,000	-4,143.64	-63.81	.00	1,143.64	138.1%
6010	Interest & Investment Earning	-8,000	-8,000	-20,112.74	-2,328.36	.00	12,112.74	251.4%
7020	Admission & Lesson Fees	-998,000	-998,000	-665,701.02	-2,090.43	.00	-332,298.98	66.7%
7030	Equipment & Facility Rents	-491,000	-491,000	-341,611.55	-780.43	.00	-149,388.45	69.6%
7040	Concession & Merchandise Sale	-306,000	-306,000	-225,151.02	-11,462.43	.00	-80,848.98	73.6%
	<b>TOTAL GOLF COURSE</b>	<b>603,974</b>	<b>603,974</b>	<b>-189,685.61</b>	<b>126,897.62</b>	<b>.00</b>	<b>793,659.61</b>	<b>-31.4%</b>
	TOTAL REVENUES	-1,806,000	-1,806,000	-1,256,719.97	-16,725.46	.00	-549,280.03	
	TOTAL EXPENSES	2,409,974	2,409,974	1,067,034.36	143,623.08	.00	1,342,939.64	
<b>58 SANITATION</b>								
5800	Refuse Collection Operations	1,663,727	1,663,727	781,152.42	306,508.45	.00	882,574.58	47.0%
5810	Recycle Collection Operations	1,070,414	1,070,414	741,928.08	44,644.97	.00	328,485.92	69.3%
5820	Landfill operations	2,574,830	2,574,830	1,051,986.12	216,524.00	.00	1,522,843.88	40.9%
6000	Miscellaneous	0	0	-14.88	.00	.00	14.88	100.0%
6002	Miscellaneous - Landfill	-30,000	-30,000	-13,896.90	-2,972.85	.00	-16,103.10	46.3%
6010	Interest & Investment Earning	-58,000	-58,000	-148,379.06	-18,835.11	.00	90,379.06	255.8%
6012	Interest Earnings - Landfill	0	0	-79,954.19	-16,498.34	.00	79,954.19	100.0%
6022	Sale of CapitalAssets-Landfil	0	0	-5,000.00	.00	.00	5,000.00	100.0%
7000	Charge For Services-Proprieta	-1,418,024	-1,418,024	-689,636.03	-121,640.90	.00	-728,387.97	48.6%
7001	Charge For Services - Recycle	-628,560	-628,560	-296,158.62	-52,302.67	.00	-332,401.38	47.1%
7002	Charge For Services - Landfil	-1,735,000	-1,735,000	-961,998.35	-105,010.42	.00	-773,001.65	55.4%
	<b>TOTAL SANITATION</b>	<b>1,439,387</b>	<b>1,439,387</b>	<b>380,028.59</b>	<b>250,417.13</b>	<b>.00</b>	<b>1,059,358.41</b>	<b>26.4%</b>
	TOTAL REVENUES	-3,869,584	-3,869,584	-2,195,038.03	-317,260.29	.00	-1,674,545.97	
	TOTAL EXPENSES	5,308,971	5,308,971	2,575,066.62	567,677.42	.00	2,733,904.38	

DECEMBER 2023 - FY2024 REVENUE & EXPENSE

FOR 2024 06

59	CEMETERY	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
<b>59 CEMETERY</b>								
5900	Cemetery	656,466	656,466	352,357.06	70,644.18	.00	304,108.94	53.7%
6010	Interest & Investment Earning	-11,000	-11,000	-15,438.62	-2,088.03	.00	4,438.62	140.4%
7000	Charge For Services-Proprieta	-462,500	-462,500	-206,135.00	-26,960.00	.00	-256,365.00	44.6%
7050	Cemetery Burial Plot Sales	-276,500	-276,500	-44,000.00	-3,925.00	.00	-232,500.00	15.9%
	TOTAL CEMETERY	-93,534	-93,534	86,783.44	37,671.15	.00	-180,317.44	-92.8%
	TOTAL REVENUES	-750,000	-750,000	-265,573.62	-32,973.03	.00	-484,426.38	
	TOTAL EXPENSES	656,466	656,466	352,357.06	70,644.18	.00	304,108.94	
<b>61 COMPUTER MAINTENANCE</b>								
4000	Charges For Services-Governmn	-53,869	-53,869	-120,730.00	.00	.00	66,861.00	224.1%
6010	Interest & Investment Earning	-200	-200	-1,118.40	-117.28	.00	918.40	559.2%
6100	Computer Maintenance	74,640	74,640	66,679.63	6,412.31	.00	7,960.37	89.3%
	TOTAL COMPUTER MAINTENANCE	20,571	20,571	-55,168.77	6,295.03	.00	75,739.77	-268.2%
	TOTAL REVENUES	-54,069	-54,069	-121,848.40	-117.28	.00	67,779.40	
	TOTAL EXPENSES	74,640	74,640	66,679.63	6,412.31	.00	7,960.37	
<b>63 LIABILITY INSURANCE</b>								
6010	Interest & Investment Earning	-31,000	-31,000	-18,269.02	-2,579.53	.00	-12,730.98	58.9%
6300	Liability Insurance	766,956	766,956	800,615.77	25,068.56	.00	-33,659.77	104.4%
7000	Charge For Services-Proprieta	-591,497	-591,497	-706,782.00	.00	.00	115,285.00	119.5%
	TOTAL LIABILITY INSURANCE	144,459	144,459	75,564.75	22,489.03	.00	68,894.25	52.3%
	TOTAL REVENUES	-622,497	-622,497	-725,051.02	-2,579.53	.00	102,554.02	
	TOTAL EXPENSES	766,956	766,956	800,615.77	25,068.56	.00	-33,659.77	
<b>64 WORKERS' COMP INSURANCE</b>								
6010	Interest & Investment Earning	-21,000	-21,000	-13,173.71	-1,947.71	.00	-7,826.29	62.7%
6400	Workers' Comp Insurance	361,353	361,353	366,872.96	13,129.20	.00	-5,519.96	101.5%
7000	Charge For Services-Proprieta	-350,973	-350,973	-167,949.58	-42,341.66	.00	-183,023.42	47.9%

DECEMBER 2023 - FY2024 REVENUE & EXPENSE

FOR 2024 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
TOTAL WORKERS' COMP INSURANCE	-10,620	-10,620	185,749.67	-31,160.17	.00	-196,369.67	-1749.1%
TOTAL REVENUES	-371,973	-371,973	-181,123.29	-44,289.37	.00	-190,849.71	
TOTAL EXPENSES	361,353	361,353	366,872.96	13,129.20	.00	-5,519.96	
<b>72 RDA REVOLVING LOAN FUND</b>							
6000 Miscellaneous	-513,755	-513,755	-78,437.37	-4,421.10	.00	-435,317.63	15.3%
6010 Interest & Investment Earning	-92,303	-92,303	-72,350.01	-10,031.70	.00	-19,952.99	78.4%
7200 RDA Revolving Loans	502,760	502,760	188.46	42.71	.00	502,571.54	.0%
TOTAL RDA REVOLVING LOAN FUND	-103,298	-103,298	-150,598.92	-14,410.09	.00	47,300.92	145.8%
TOTAL REVENUES	-606,058	-606,058	-150,787.38	-14,452.80	.00	-455,270.62	
TOTAL EXPENSES	502,760	502,760	188.46	42.71	.00	502,571.54	
<b>73 REDEVELOPMENT AGENCY</b>							
1010 Property Taxes	-76,000	-76,000	.00	.00	.00	-76,000.00	.0%
1040 Property Tax Increment	-827,497	-827,497	-400,000.00	-400,000.00	.00	-427,497.00	48.3%
6010 Interest & Investment Earning	-10,800	-10,800	-15,182.42	-2,375.25	.00	4,382.42	140.6%
7300 Redevelopment Agency	2,210,841	2,210,841	581,027.25	16,233.13	.00	1,629,813.75	26.3%
TOTAL REDEVELOPMENT AGENCY	1,296,544	1,296,544	165,844.83	-386,142.12	.00	1,130,699.17	12.8%
TOTAL REVENUES	-914,297	-914,297	-415,182.42	-402,375.25	.00	-499,114.58	
TOTAL EXPENSES	2,210,841	2,210,841	581,027.25	16,233.13	.00	1,629,813.75	
<b>74 CEMETERY PERPETUAL CARE</b>							
6010 Interest & Investment Earning	-44,400	-44,400	-37,453.90	-5,330.09	.00	-6,946.10	84.4%
7050 Cemetery Burial Plot Sales	-93,000	-93,000	-26,350.00	-2,375.00	.00	-66,650.00	28.3%
7400 Cemetery Perpetual Care	2,055	2,055	180.27	31.57	.00	1,874.73	8.8%
TOTAL CEMETERY PERPETUAL CARE	-135,345	-135,345	-63,623.63	-7,673.52	.00	-71,721.37	47.0%
TOTAL REVENUES	-137,400	-137,400	-63,803.90	-7,705.09	.00	-73,596.10	
TOTAL EXPENSES	2,055	2,055	180.27	31.57	.00	1,874.73	
<b>78 LANDFILL CLOSURE</b>							

DECEMBER 2023 - FY2024 REVENUE & EXPENSE

FOR 2024 06

78	LANDFILL CLOSURE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
6010	Interest & Investment Earning	-37,200	-37,200	-25,447.71	-4,410.00	.00	-11,752.29	68.4%
	TOTAL LANDFILL CLOSURE	-37,200	-37,200	-25,447.71	-4,410.00	.00	-11,752.29	68.4%
	TOTAL REVENUES	-37,200	-37,200	-25,447.71	-4,410.00	.00	-11,752.29	
<b>83 RAP TAX</b>								
1050	RAP Taxes	-770,000	-770,000	-243,761.59	-57,676.19	.00	-526,238.41	31.7%
6010	Interest & Investment Earning	-10,000	-10,000	-4,248.11	-601.93	.00	-5,751.89	42.5%
8300	RAP Tax	1,350,185	1,350,185	243,177.35	25,044.35	.00	1,107,007.65	18.0%
	TOTAL RAP TAX	570,185	570,185	-4,832.35	-33,233.77	.00	575,017.35	-.8%
	TOTAL REVENUES	-780,000	-780,000	-248,009.70	-58,278.12	.00	-531,990.30	
	TOTAL EXPENSES	1,350,185	1,350,185	243,177.35	25,044.35	.00	1,107,007.65	
<b>92 OPEB TRUST</b>								
6010	Interest & Investment Earning	0	0	-17,200.56	-3,358.65	.00	17,200.56	100.0%
9200	OPEB Trust	0	0	893.02	260.89	.00	-893.02	100.0%
	TOTAL OPEB TRUST	0	0	-16,307.54	-3,097.76	.00	16,307.54	100.0%
	TOTAL REVENUES	0	0	-17,200.56	-3,358.65	.00	17,200.56	
	TOTAL EXPENSES	0	0	893.02	260.89	.00	-893.02	
<b>99 INVESTMENT</b>								
6010	Interest & Investment Earning	0	0	-1,062,670.26	-462,801.84	.00	1,062,670.26	100.0%
	TOTAL INVESTMENT	0	0	-1,062,670.26	-462,801.84	.00	1,062,670.26	100.0%
	TOTAL REVENUES	0	0	-1,062,670.26	-462,801.84	.00	1,062,670.26	
	GRAND TOTAL	31,444,770	31,444,770	949,479.92	-2,106,793.76	.00	30,495,290.08	3.0%

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



# City Council Staff Report



**Subject:** Conditional Use Permit and Final Architectural and Site Plan for a Silo Addition for Weber Basin Water Conservancy District  
**Address:** 38 North Davis Boulevard  
**Author:** Amber Corbridge, Senior Planner  
**Department:** Planning  
**Date:** February 13, 2024

## Background

The applicant, Jesse Moreno, with Weber Basin Water Conservancy District is requesting both 1) Conditional Use Permit (CUP) and 2) Preliminary/Final Architectural Site Plan Approval to build a new silo for their water treatment plant located at 38 North Davis Boulevard. The property is zoned R-3 (Single-Family Residential) where this proposed addition for a private utility facility is listed as a conditional use. The applicant states this proposal to build a new silo addition (approximately 13' diameter and 35' tall) with ancillary pump/compressor enclosure (approximately 10' tall and 160 square ft.) will upgrade and improve the existing site infrastructure. This upgrade also includes demolition of the existing Powdered Activated Carbon (PAC) storage feed system building and feed equipment, piping modifications to the raw water and return wash water line upstream of the influent, and paving/grading improvements to the site (see attached site plan). Also, see Figure A-C, generally showing the proposed site changes.

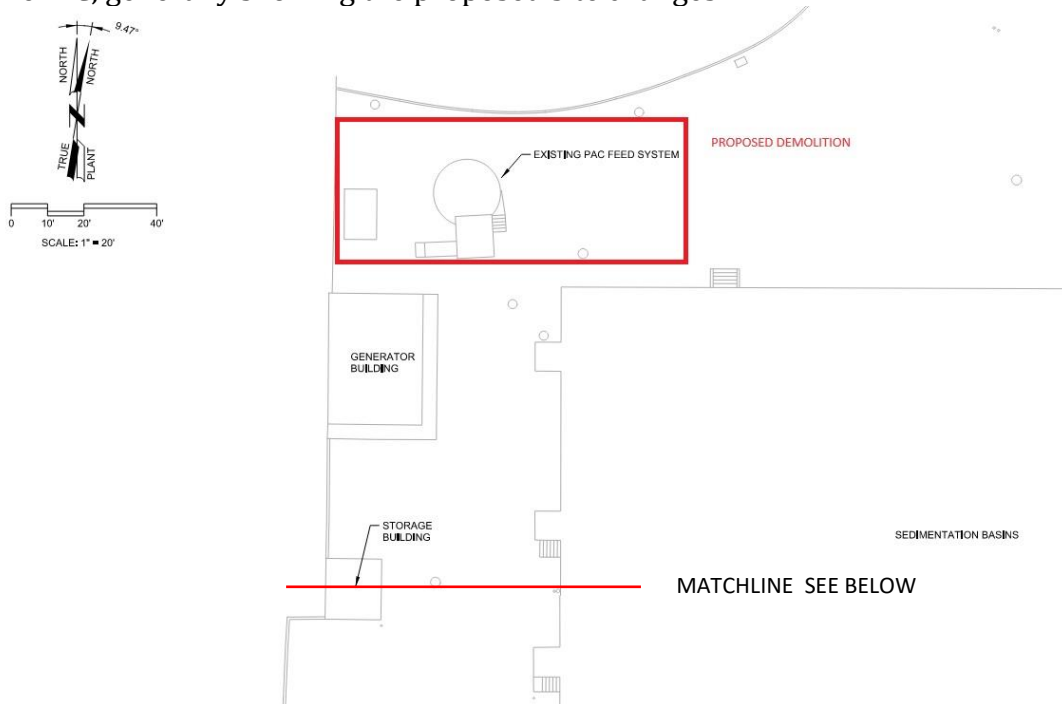


Figure A: Bountiful Weber Basin Water Conservancy District at 38 N Davis Blvd., Proposed Site Plan 2024

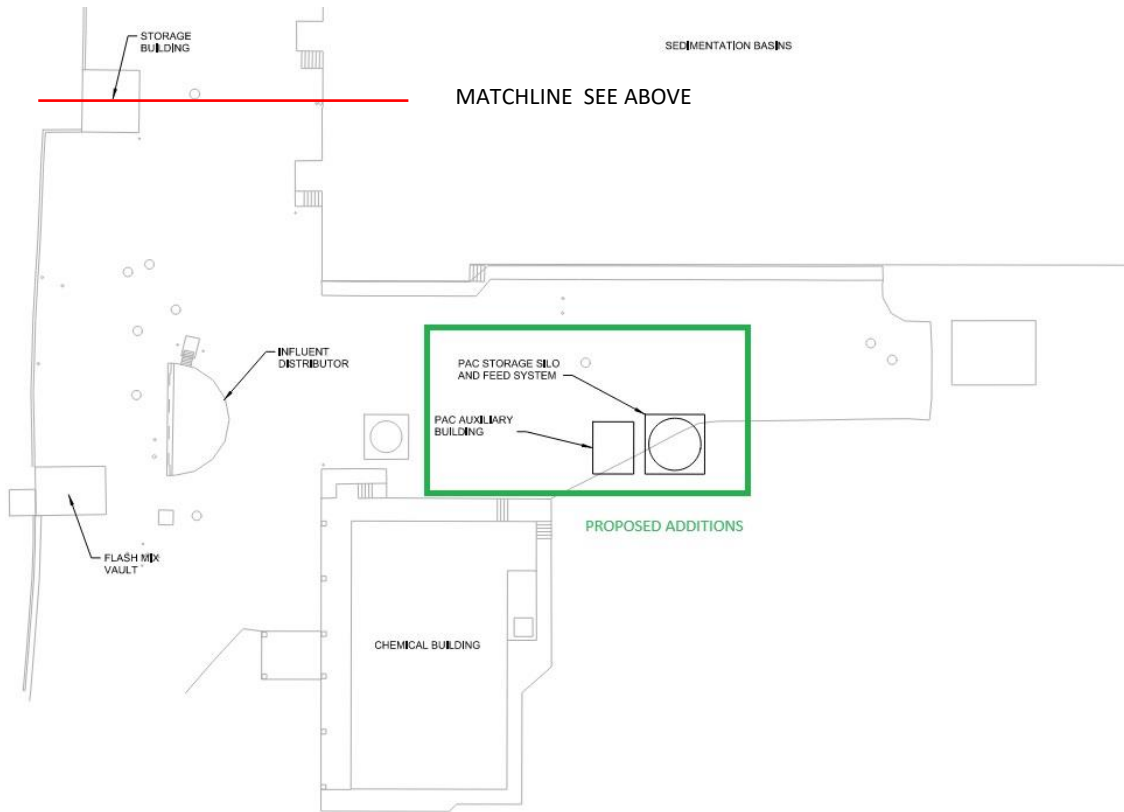


Figure B: Bountiful Weber Basin Water Conservancy District at 38 N Davis Blvd., Site Plan with Changes 2024



Figure C: Bountiful Weber Basin Water Conservancy District at 38 N Davis Blvd., Nearmap Aerial View Aug 2023, Existing Site Conditions



The Planning Commission reviewed the Conditional Use Permit and Architectural Site Plan applications on February 6, 2024. The Planning Commission approved the Conditional Use Permit for the proposed use. The Planning Commission forwarded a positive recommendation (0-6 vote) to the City Council to approve the proposed Preliminary/Final Architectural Site Plan Application, subject to meeting all staff review comments and obtain necessary building permits.

## **Analysis**

### ***Conditional Use Standards***

*The Planning Commission considered how the proposed addition 1) relates to the surrounding uses, 2) impacts the existing surrounding developments, and 3) appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping, which are in harmony with the area (see Code 14-2-506.C).*

The proposed addition would fit in with the surroundings, as there is an already established water treatment facility on the site. The new silo and treatment equipment would serve Bountiful, West Bountiful and North Salt Lake by providing culinary water. The silo structure will be the same design, color, and materials as the silo structure at the Layton Weber Basin Water Conservancy District, as shown below in Image 1. The silo structure would fit in as much as physically possible with neutral colors and simple design. The proposed new location would also sit back further away from the street behind an existing chemical building and would not be visible from the street, as shown in Image 2 below. The small structure proposed to sit adjacent to the silo, to house the supporting system, would also be behind the existing chemical building. Staff recommends the exterior building color match the existing structures on site, being neutral and visually blend in as much as possible.



*Image 1: [Layton Weber Basin Water Conservancy District](#), Google Street View August 2023, Existing Silo*



*Image 2: [Bountiful Weber Basin Water Conservancy District at 38 N Davis Blvd.](#), Google Street View 2022*

The applicant stated for the conditional use, to mitigate any potential conflicts with surrounding properties, work to be performed will be during reasonable business hours (8 AM to 5 PM). The potential visual negative impacts associated with the proposed additions would be mitigated with exterior building colors and placement, and no additional site lighting is proposed with the changes. According to Weber Basin Water Conservancy District, the silo will have minimal noise disruption to the neighborhood, as the equipment being used is stored inside the structure.

Occasionally, the silo will be serviced with a Powdered Activated Carbon (PAC), which removes odors and odd tastes found in the water, usually around springtime. This chemical is transferred from a delivery truck to the silo equipment, which makes a blowing type sound. This would happen during regular business hours, which mitigates the noise mitigation associated with the use.

### ***Architectural and Site Plan Review***

*The City Council shall determine if the proposed architectural and site development plans submitted are consistent with the purpose and objectives of the Code (14-2-301). The purpose of the architectural and site plan review and approval process is:*

- 1. To determine compliance with the Land Use Code*
- 2. To promote the orderly and safe development of land in the City*
- 3. To implement the policies and goals established in the Bountiful City General Plan*
- 4. To promote the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.*

The architectural and site plans have been reviewed by staff, where setbacks, height, landscaping, screening, parking, loading, lighting, and all other applicable standards are reviewed for compliance. The plans for the proposed silo and ancillary equipment meet department review comments. Staff recommends as a condition of approval; the applicant obtain necessary building permits for demolition and construction to accommodate the proposed changes.

### **Department Review**

This staff report was written by the Senior Planner and was reviewed by the City Engineer, City Attorney, and Planning Director.

### **Significant Impacts**

There are minimal impacts of this proposed development on the property and surrounding uses, as it is an upgrade of the existing land use. The existing infrastructure, such as water, sewer, culinary water, and transportation are in place to support this development.

### **Recommendation**

Planning Commission recommends that the City Council review the Preliminary/Final Architectural and Site Plan application for a new silo addition and site changes and approve, subject to:

1. Meeting all department staff review comments.
2. Obtain necessary building permits.

*Note: Final approval and building permits will be granted when all conditions are met and satisfied.*

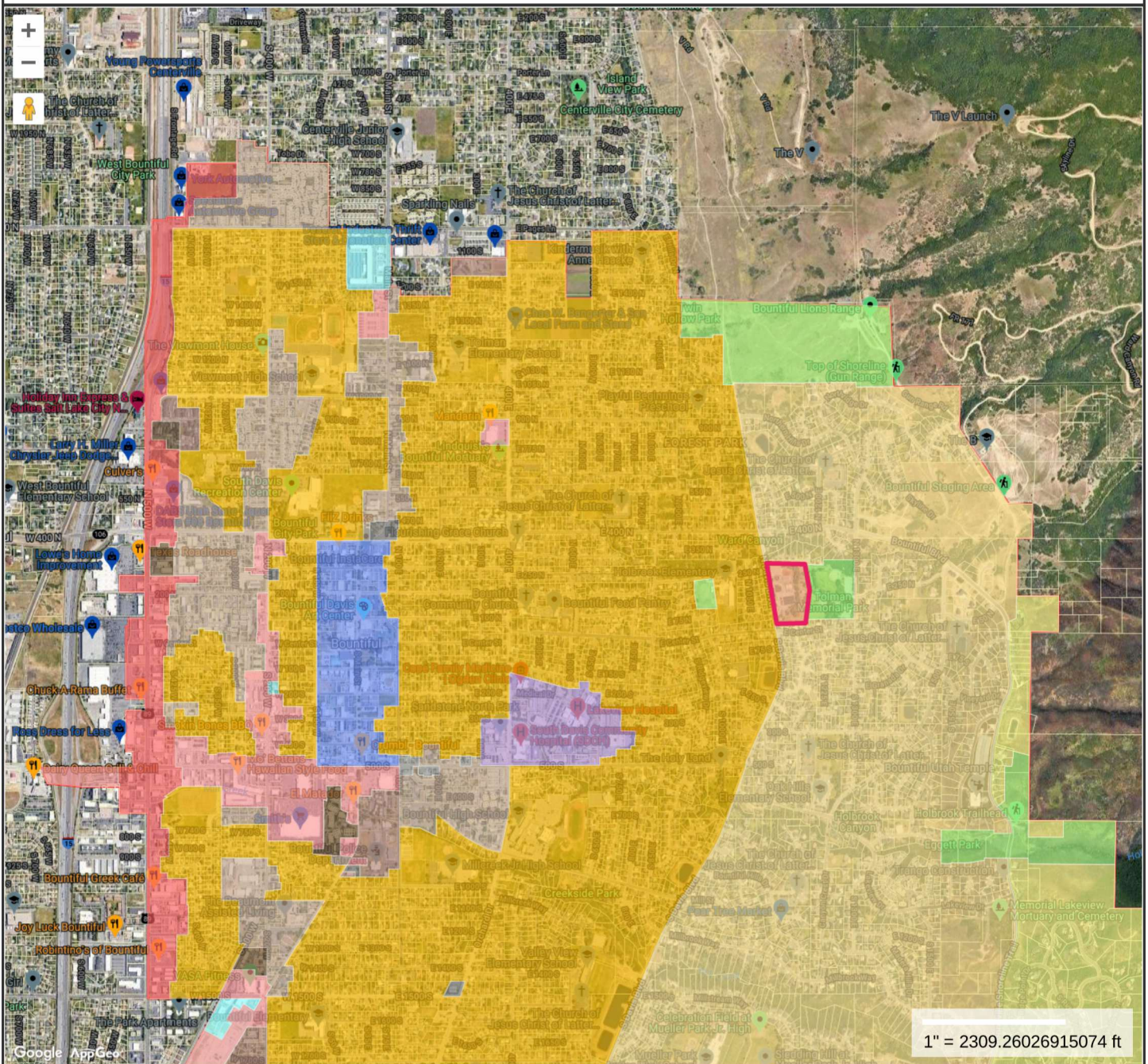
### **Attachments**

1. Statement of Intent
2. Vicinity Map
3. Site Plan
4. Boundary Survey
5. Updated Plans

## Statement of Intent:

Weber Basin Water Conservancy District (WBWCD/District) owns and operates a water treatment plant located at 38 N Davis Blvd, Bountiful, Utah 84010. To better serve the residents of Bountiful City and provide the highest quality culinary water, the District routinely upgrades its existing infrastructure to better and more improved infrastructure. The District intends on replacing its existing powder activated carbon (PAC) feed building which is used to store dry carbon powder to be mixed and fed manually into our PAC generator building to be used as a treatment process for receiving influent water with a PAC silo which will store and automatically feed PAC into our treatment process. This upgrade includes demolition of the existing PAC storage feed system building and feed equipment, piping modifications to the raw water and return wash water line upstream of the influent distributor, and paving and grading improvements to the site.

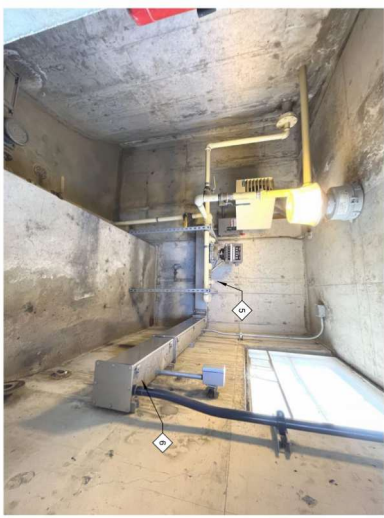
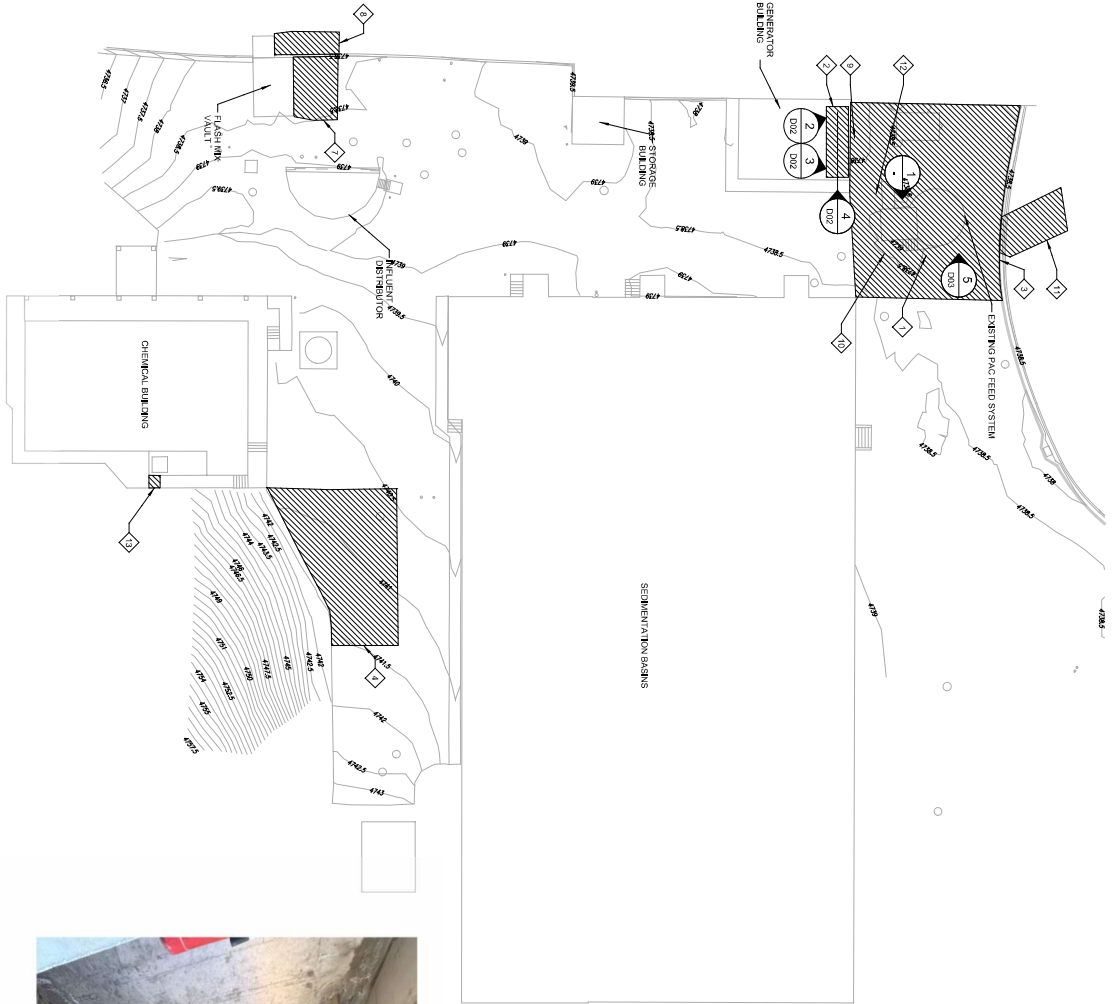
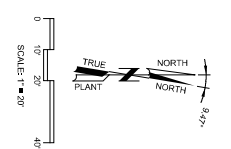
# Vicinity Map - 38 N Davis Boulevard for a New Silo at the Weber Basin Water Conservancy District



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

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



1 PHOTO  
SCALE: AS SHOWN  
FILE: 1902130001.dgn

- KEY NOTES:**
1. DISCONNECT AND REMOVE ALL PIPING INSIDE EXISTING PAC STRUCTURE. DISCONNECT POWER AND PULL ELECTRICAL WIRES BACK TO FIRST FLOOR. REMOVE EQUIPMENT IN PHOTO 1. BEFORE DEMOLITION OF THE CONCRETE, SEE PHOTO 1.
  2. DEMOLISH EQUIPMENT AND PIPING IN BASEMENT OF GENERATOR BUILDING ASSOCIATED WITH EXISTING PAC SYSTEM. SEE ADDITIONAL NOTES ON DEMOLITION DRAWING 02.
  3. SAW CUT AND REMOVE ASPHALT. MATERIAL SHALL BE LEFT FROM COURSE. PLACE OF ASPHALT BASE COURSE IN THE DEMOLITION AREA AND PATCH BACK 4" ASPHALT. SEE CIVIL DRAWING 02.
  4. SAW CUT AND REMOVE ASPHALT. SEE CIVIL DRAWING 02.
  5. REMOVE PAC PIPING BETWEEN EXISTING PAC STRUCTURE AND THE GENERATOR BUILDING. SEE YARD PAVING DRAWING 01 AND THE ANTICIPATED ASSEMBLY CONNECTION TO FIELD VERIFY.
  6. LOCATE POWER FEED FOR PAC STRUCTURE. DISCONNECT POWER TO EQUIPMENT AND PULL WIRES BACK TO FIRST FLOOR OUTSIDE OF STRUCTURE. CONTRACTOR TO FIELD VERIFY.
  7. APPROXIMATE EXTERIOR OF SAWCUT AND REMOVAL OF ASPHALT FOR YARD PAVING WORK. SEE DRAWING 02.
  8. CURB AND GUTTER CHANNEL FENCE AND DEMOLISHING CONTRACTOR TO REINSTALL FENCE. JAMBOSAWING WITH GUTTER CHANNEL FENCE SYSTEM AND COMBUSTIBLE MATERIALS. SEE DRAWING 02 FOR THE LOCATION OF THE FENCE PART OF THE DEMOLITION WORK.
  9. CUT AND GRAB EX. 4" UP INTO EXISTING PAC STRUCTURE. REMOVE PIPE TO BATCH TANK AS PART OF DEMOLITION. SEE TO BE ASSESSORS CONCERN IN RECORD DRAWINGS. CONTRACTOR TO OBTAIN AN AIR QUALITY PERMIT AND GUTTER REMOVED PRIOR TO PAVING.
  10. REMOVE PIPING AND EQUIPMENT FROM THE PAC SYSTEM. CONTRACTOR TO OBTAIN AN AIR QUALITY PERMIT AND GUTTER REMOVED PRIOR TO PAVING.
  11. BID ALTERNATE DEMOLITION WORK FOR REAR 50' SECTION OF CURB AND GUTTER AND REMOVE AND REPLACE WITH NEW PIPING DRAWING 02. DEMOLISH SECTION OF CURB AND GUTTER AND REPLACE WITH NEW PIPING DRAWING 02. CONTRACTOR TO OBTAIN AN AIR QUALITY PERMIT AND GUTTER REMOVED PRIOR TO PAVING.
  12. REMOVE PIPING AND EQUIPMENT FROM THE PAC SYSTEM. CONTRACTOR TO OBTAIN AN AIR QUALITY PERMIT AND GUTTER REMOVED PRIOR TO PAVING.
  13. SAWCUT AND REMOVE SIDEWALK FOR PIPING INSTALLATION. SEE DRAWING AND PAVING DRAWING 01 AND YARD PAVING DRAWING 02.

REV	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

DESIGNED	MM	MM	MM
CHECKED	MM	MM	MM
DATE	FEBRUARY 2023		

REGISTERED PROFESSIONAL ENGINEER	REGISTERED PROFESSIONAL ENGINEER
NAME: JAMES C. CAROLLO	NAME: JAMES C. CAROLLO
NO. 10000000000000000000	NO. 10000000000000000000
EXPIRES: 12/31/2023	EXPIRES: 12/31/2023

WEBER BASIN	WEBER BASIN
WALTER CONSERVANCY DISTRICT	WALTER CONSERVANCY DISTRICT

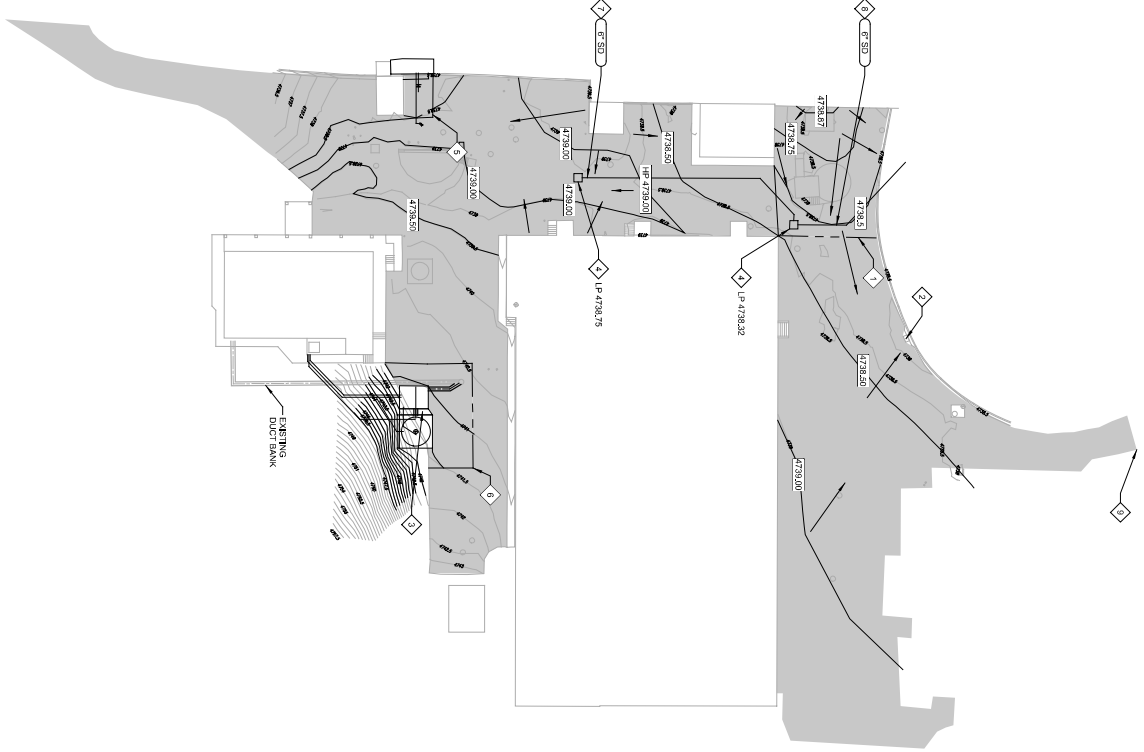
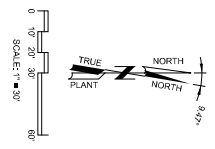
  

WEBER BASIN CONSERVANCY DISTRICT	DAVIS SOUTH WTP PAC FEED PROJECT
DEMOLITION	SITE PLAN

VERRY SCALES	DRAWING NO.
0" = 1'-0"	D01
1" = 1'-0"	SHEET NO.
SCALES ACCORDING TO	7 OF 46

PROJECT NO: 201231-10000 FILE NAME: 2012310001.dgn



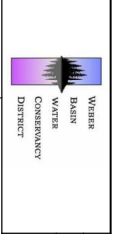
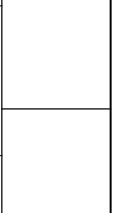
**GENERAL NOTES:**

1. SHADDED AREA SHOWS FOR AN ASPHALT REPLACEMENT BID ALTERNATE. CONTRACTOR TO PROVIDE A BID PRICE TO REPLACE THE ASPHALT REPAIRED BY BASIN. THE BASE BID PAVEMENT AREAS SHOWN ON THE CIVIL GRADING PLANS ARE TO BE SUBTRACTED FROM THE BID ALTERNATE PRICE.

- KEY NOTES:**
1. EXTENTS OF NEW ASPHALT PATCH IN BASE BID. SEE DEMOLITION AND CIVIL GRADING DRAWINGS.
  2. CATCH BASIN FOR SITE DRAINAGE. LIFT SUBGRADE AROUND BOX SO AFTER FINISH IS THE LOW POINT IN THIS AREA.
  3. CONCRETE SIDEWALK BETWEEN PAC SHED AND ADJACENT BUILDING IN BASE BID. SEE CIVIL GRADING DRAWINGS.
  4. INSTALL A NEW 2' PRECAST CATCH BASIN AT THE LOW POINT. HPE 6" PVC SD PIPE NORTH PER KEYNOTE 1 AND KEYNOTE 2.
  5. EXTENTS OF NEW ASPHALT PATCH IN BASE BID FOR YARD DRAINAGE. SEE CIVIL GRADING AND YARD DRAINAGE DRAWINGS.
  6. EXTENTS OF NEW ASPHALT PATCH IN BASE BID. SEE DEMOLITION AND CIVIL GRADING DRAWINGS.
  7. INSTALL CATCH BASIN AND ROUTE 6" SD PIPE UNDER UTILITY DUCT TO NORTH CATCH BASIN. SEE YARD DRAINAGE CIVIL.
  8. INSTALL CATCH BASIN AND ROUTE 6" SD PIPE NORTH TO FITTING SEE YARD DRAINAGE DRAWINGS.
  9. NEW ASPHALT IN THE BID ALTERNATE SHALL EXTEND TO THE JUNT BETWEEN OLD ASPHALT AND NEW ASPHALT.

REV	DATE	BY	DESCRIPTION
1			
2			
3			

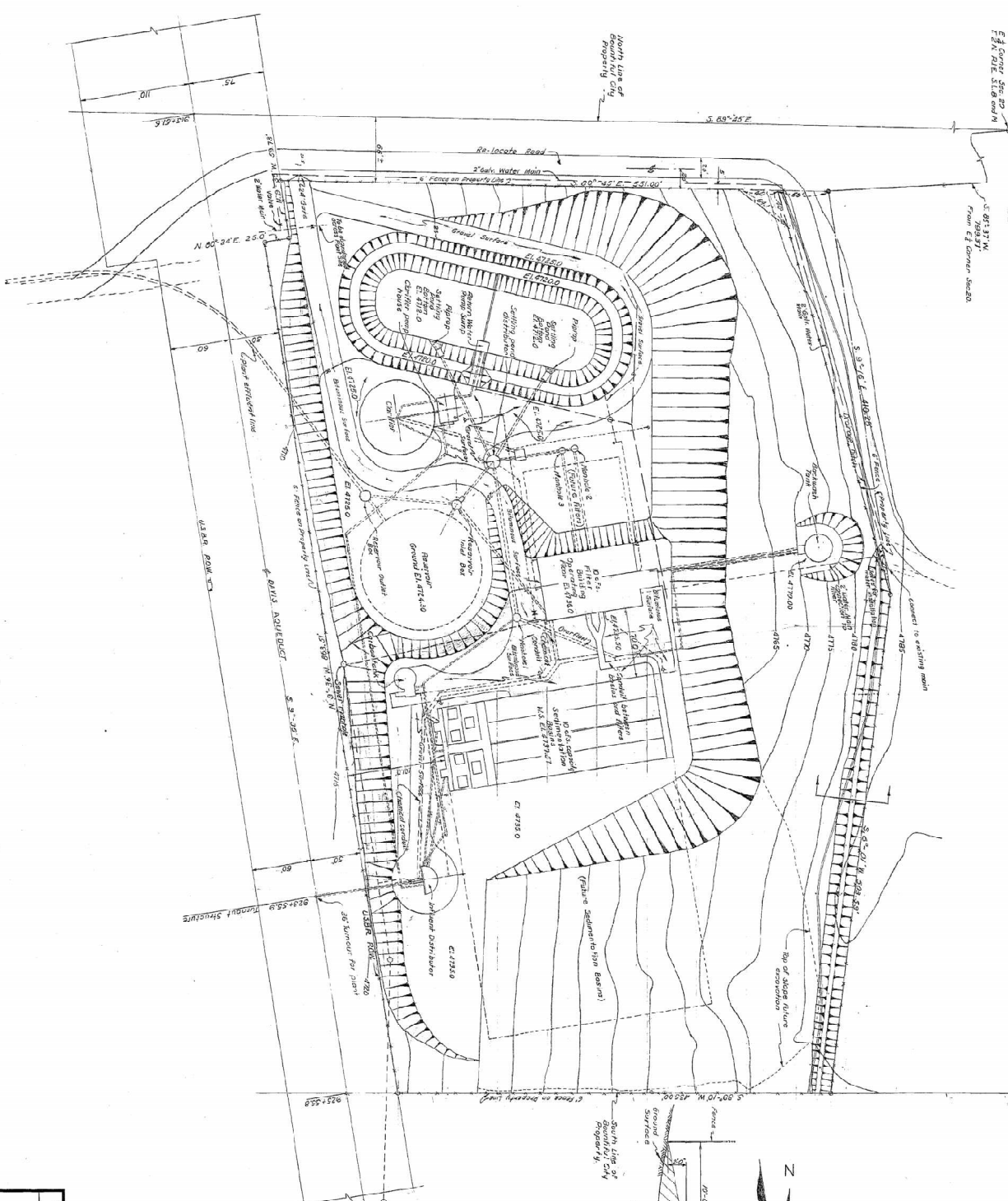
DESIGNED BY: JCB  
 JOB NO: 20127  
 DRAWN BY: MM  
 CHECKED BY: JCB  
 DATE: FEBRUARY 2023



WEBER BASIN CONSERVANCY DISTRICT  
 DAVIS SOUTH WTP PAC FEED PROJECT  
 ASPHALT REPLACEMENT AND STORMWATER UPGRADES BID ALTERNATE

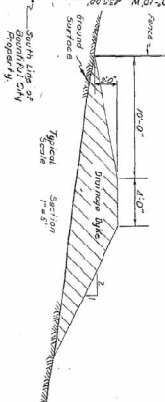
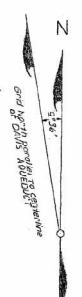
JERRY SCALISE  
 CIVIL ENGINEER  
 DRAWING NO. C03  
 SHEET NO. 12 OF 46

PROJECT NO: 20127-110000 FILE NAME: 2012710003.dgn



E1 Corner Sta. 20  
 799371  
 From E1 Corner Sta. 20

North Line of  
 County Lot  
 100-100



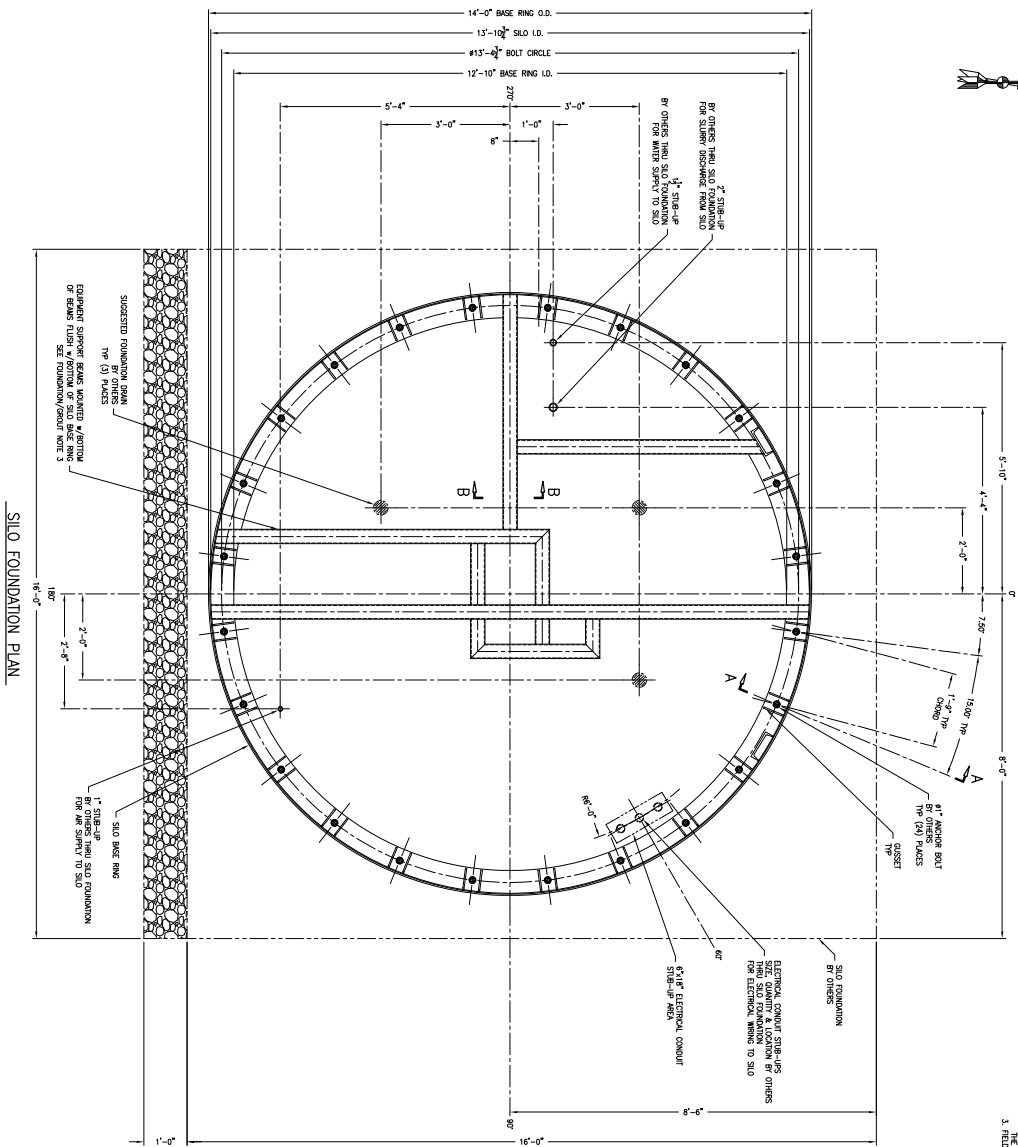
**AS CONSTRUCTED**

TEMPLETON AND LINK - CONSULTING ENGINEERS  
 300 DOCK BUILDING, SALT LAKE CITY, UTAH  
 WEBER BASIN WATER CONSERVANCY DISTRICT  
 WATER PURIFICATION PLANT 4  
 PLOT PLAN

DESIGNED	E.L.L.	SCALE	1" = 5'
DRAWN	A.E.	DATE	NOV. 1959
CHECKED	E.L.L.	FILE NO.	65-44
TRACED	C.C.		
APPROVED	C.C.		

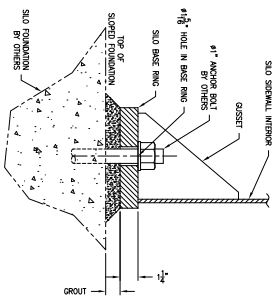


(Point N N (near)

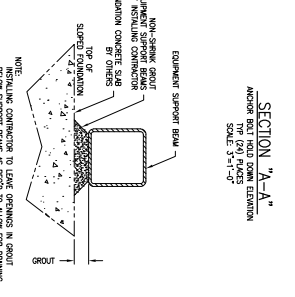


- SILO LOADING DATA NOTES:**
1. ALL ANGLES SHOWN ARE TO UNLESS NOTED.
  2. ALL DIMENSIONS ARE UNLESS NOTED.
- FOUNDATION/ROCK NOTES:**
1. FOUNDATION MUST BE LEVEL TO  $\frac{1}{4}$ " IN ANY 30' CIRCUMFERENCE AND NO MORE THAN  $\frac{1}{2}$ " VARIANCE IN ANY ONE PLACE AROUND THE ENTIRE CIRCUMFERENCE.
  2. THE BOTTOM OF SILO BASE RING SHALL BE SMOOTH FINISHED WITH 1/2" SAND OR WITH 3" FILL TO SMOOTH SLOPE EQUIPMENT BASE BEAMS.

SILO LOADING DATA	
SILO BASE DIAMETER:	13'-0 1/2"
SILO DNE HEIGHT:	35'-0"
WEIGHT IN SILO:	6000 LBS
ROOF OVERHEAD CHARGE:	4417 LBS
ROOF COMPACTED DIRT CHARGE:	0 LBS
ROOF LIVE LOAD:	2000 LBS
EQUIPMENT DEAD LOAD:	2000 LBS
PRODUCT LIVE LOAD:	2000 LBS
ENVIRONMENTAL LOAD:	3070 N LBS
ROOF CHARGE:	207797 FT-LBS
GROUND SWAY LOAD:	41.0 LBS/FT/2
EXPOSURE:	1.00
ICE THICKNESS:	1.10
ICE SNOW LOAD:	1.10
ICE THICKNESS:	0.5 IN
ICE SNOW LOAD:	1.8 LBS/FT/2
MAX. TENSION PER ANCHOR ROD:	15113 LBS
MAX. TENSION PER ANCHOR ROD:	1915 LBS
MAX. SHEAR PER ANCHOR ROD:	1915 LBS
MAX. TENSION PER ANCHOR ROD:	15113 LBS
MAX. TENSION PER ANCHOR ROD:	21414 LBS
MAX. SHEAR PER ANCHOR ROD:	2251 LBS



**SECTION 'A-A'**  
ANCHOR ROD HOLD DOWN ELEVATION  
SCALE: 3/4"=1'-0"



**SECTION 'B-B'**  
TYPICAL EQUIPMENT SCALE: 3/4"=1'-0"

**CHEMCO SYSTEMS**

**CHEMCO SYSTEMS, L.P.**  
1500 INDUSTRIAL DRIVE, MONROVIA, CA, PA

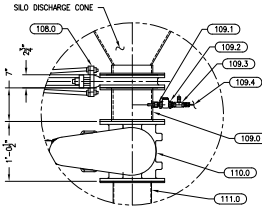
**SIT DESCRIPTION:** WEBER BASIN WTP  
**SILO FOUNDATION & ANCHOR BOLT PLAN**

**Powder Activated Carbon Silo**

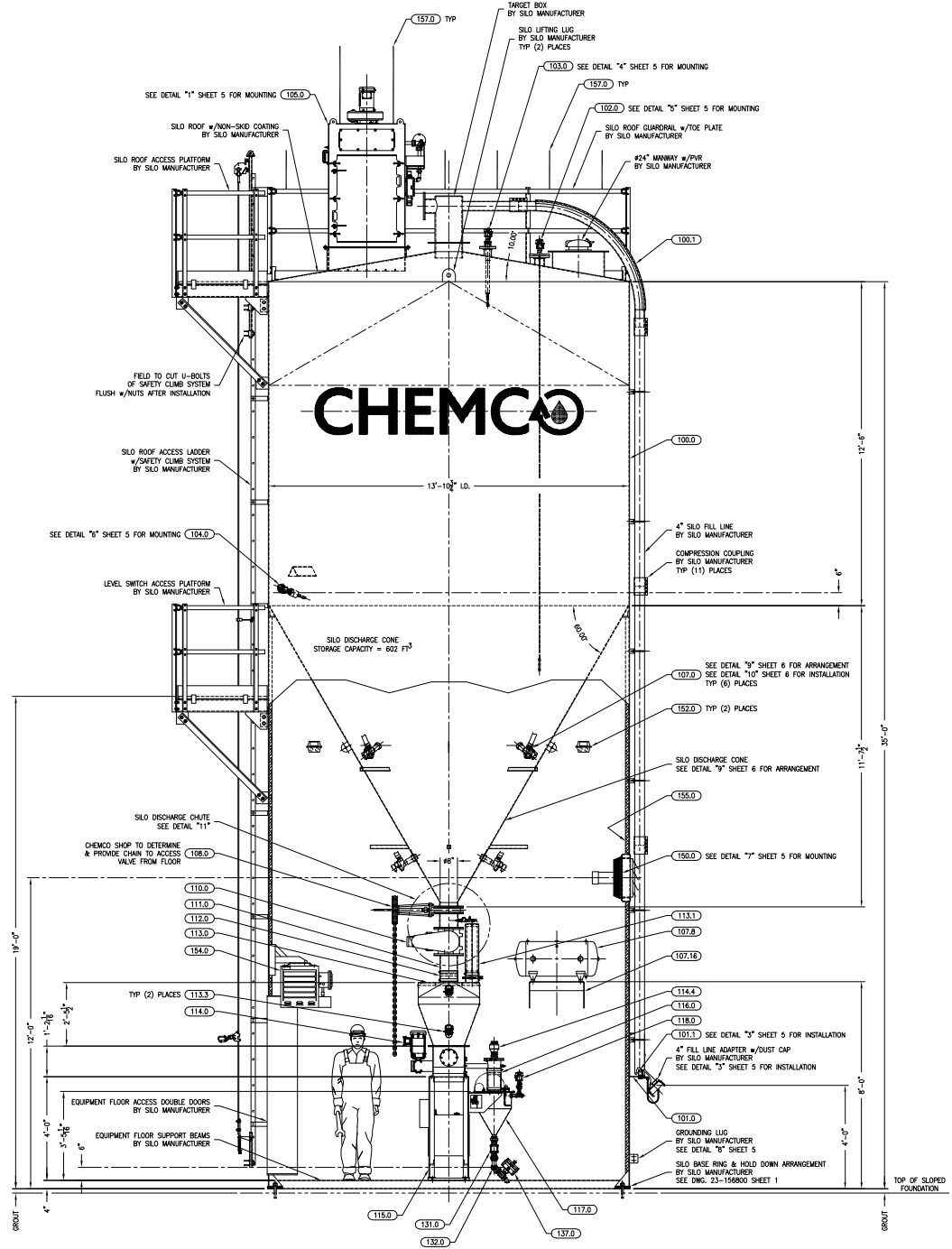
DATE:	12/22/23	OK	NWA SSSE
SCALE:	AS SHOWN	BY	
SCALE:	3/4" = 1'-0"		

DATE: OCTOBER 24, 2023  
DRAWN BY: C. KUMARAT  
CHECKED BY: A. KENNEY  
DATE: 11/08/23  
APPROVED BY: A. KENNEY  
SHEET NO. 1

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**DETAIL "11"**  
SILO DISCHARGE CHUTE ELEVATION  
SCALE: 1"=1'-0"



**CHEMCO**

NOTE:  
1. ELEVATION VIEWS ARE FOR ELEVATION ONLY.  
SEE PLAN VIEWS FOR CORRECT ORIENTATIONS.

**SILO ELEVATION**

	DATE	12/22/23	BY	OR	REVISIONS	INITIALS	
	ISSUE	REV 1	REV 1	REV 1	1/7" = 1'-0"		
	DATE	OCTOBER 14, 2023					
	DESIGNED BY	A. KEMNER					
PROJECT NO.	23-156801						
PROPOSED BY	A. KEMNER						
SHEET NO.	2						

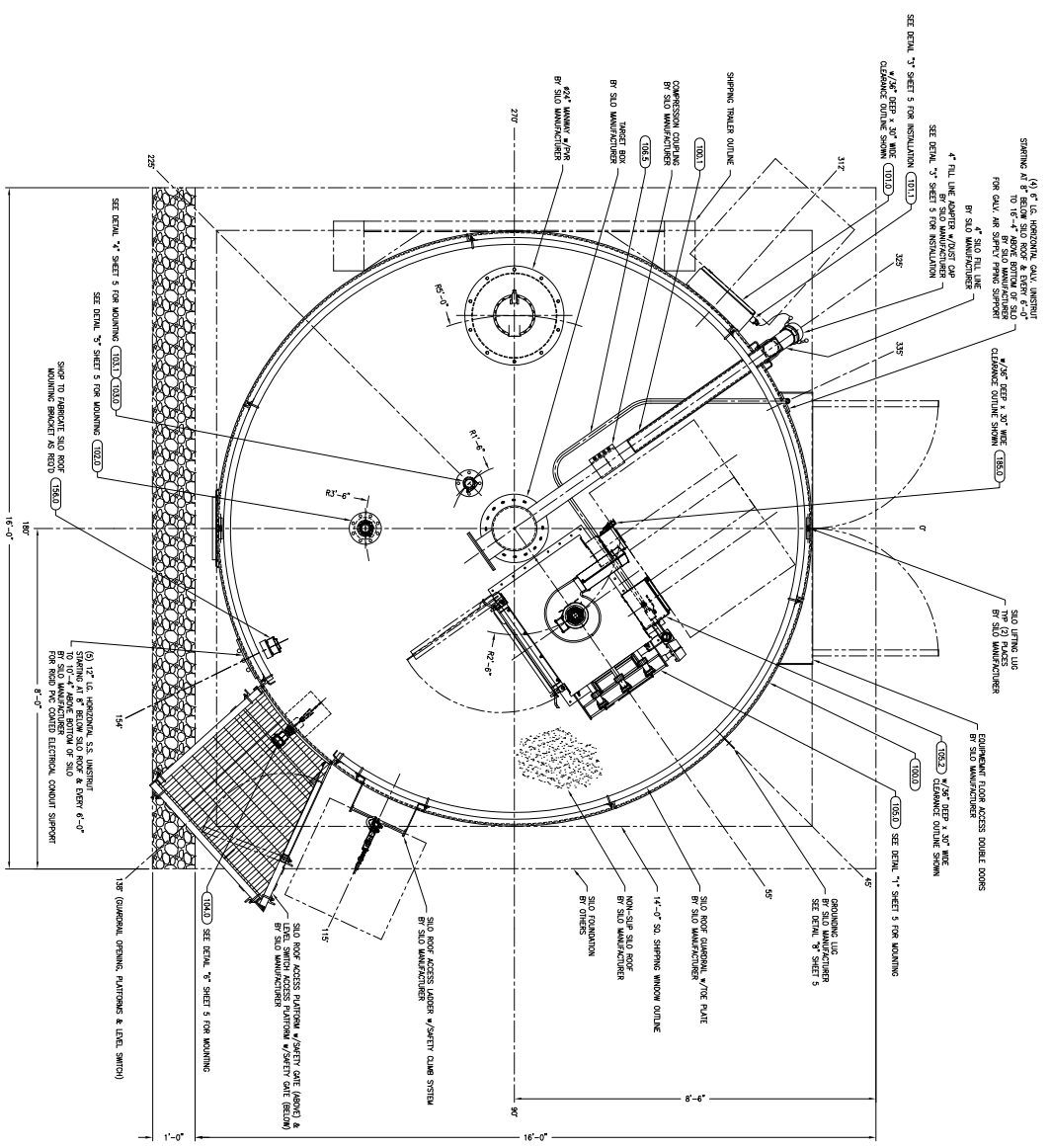
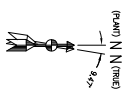
**CHEMCO SYSTEMS, LP**  
1500 INDUSTRIAL DRIVE, MONROESVILLE, PA

**SILO ELEVATION**

DRG. RESPONSIBLE: WEBER, BRYAN, JRP  
POWDER ACTIVATED CARBON SYSTEM  
BOUNTIFUL, UT

DATE: 12/22/23  
BY: A. KEMNER  
OR: A. KEMNER  
REVISIONS: 1/7" = 1'-0"  
INITIALS: A. KEMNER

DATE: OCTOBER 14, 2023  
DESIGNED BY: A. KEMNER  
PROJECT NO.: 23-156801  
PROPOSED BY: A. KEMNER  
SHEET NO.: 2



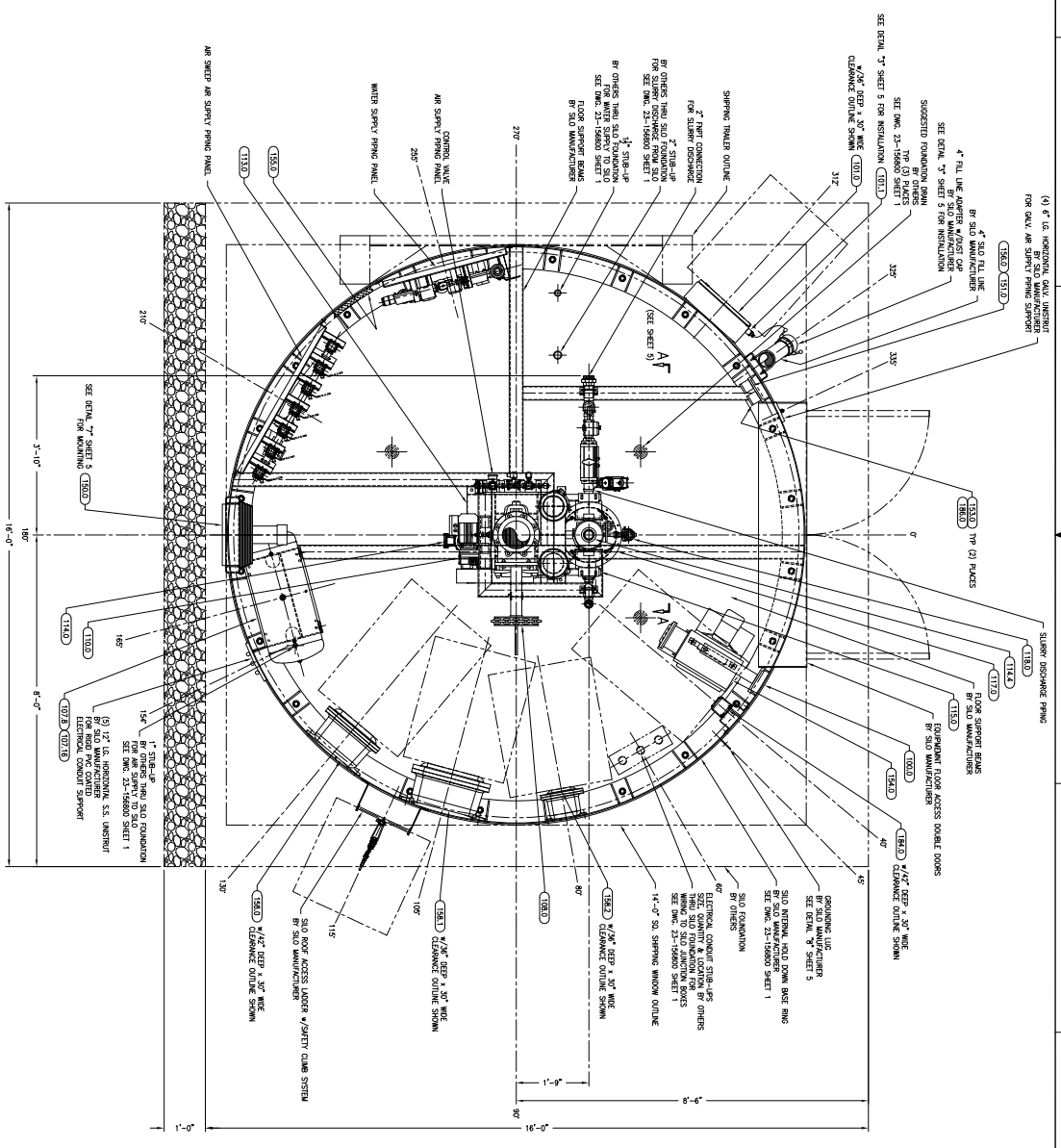
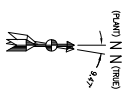
SILO ROOF PLAN

DATE:	12/22/23
SCALE:	AS SHOWN
BY:	REV. BT
DATE:	NOVEMBER 29, 2023
BY:	C. KAMRAT
DATE:	1-1-24
BY:	REHMS
DATE:	NOVEMBER 29, 2023
BY:	C. KAMRAT

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CHEMCO SYSTEMS, L.P.  
1500 INDUSTRIAL DRIVE  
MONROETHELA, PA

SITE DESCRIPTION: WEBER BASIN WTP  
PROJECT DESCRIPTION: POWDER ACTIVATED CARBON SYSTEM  
OWNER: BOWNE/FLUOR  
DRAWN BY: J. KENNEY  
CHECKED BY: D. JENKINS  
SHEET NO. 3



SILO EQUIPMENT FLOOR PLAN

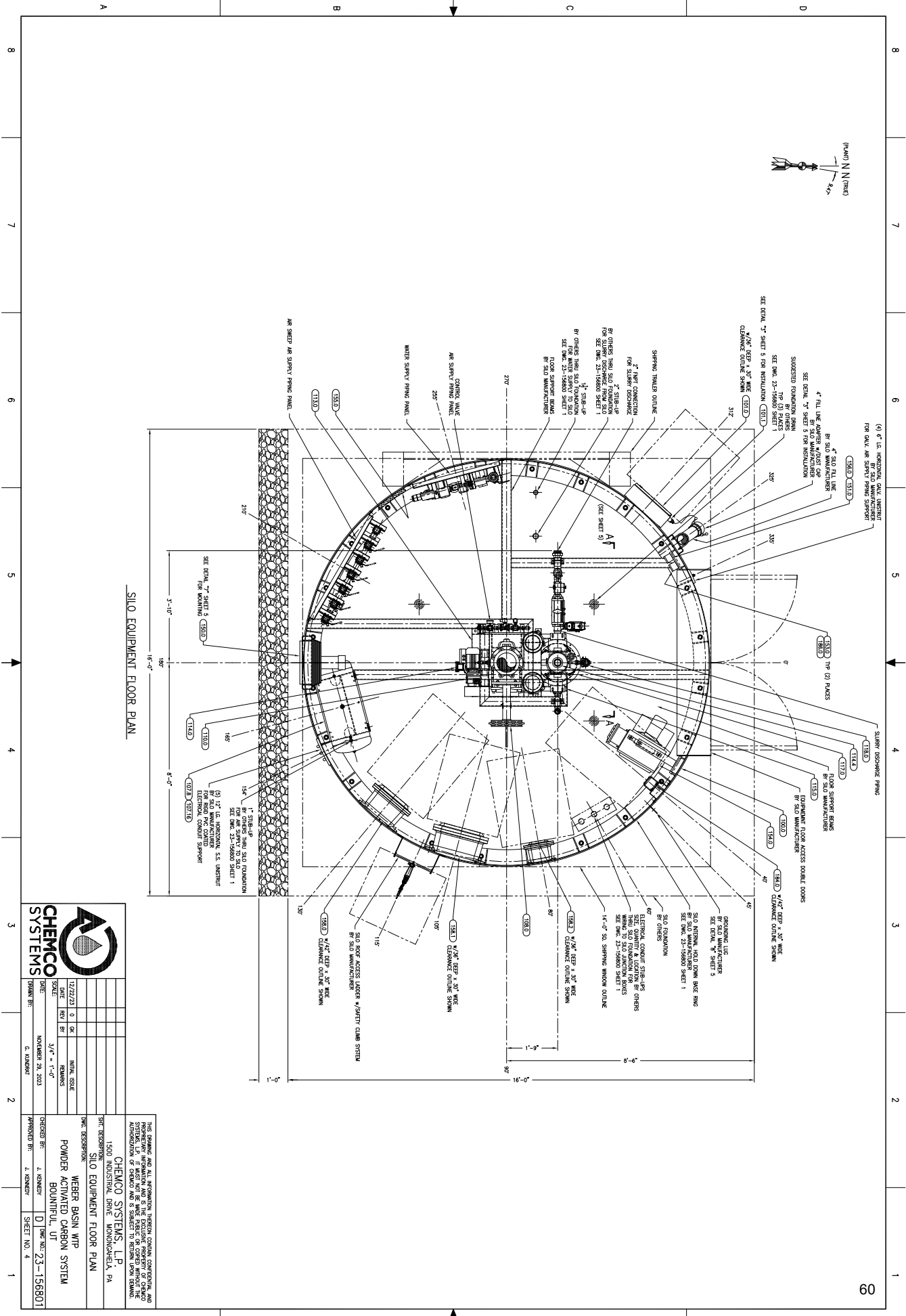
DATE:	12/22/23
SCALE:	1/4" = 1'-0"
BY:	JK
CHECKED BY:	JK
DATE:	NOVEMBER 29, 2023
DESIGNED BY:	J. KENNEY
CHECKED BY:	A. KANBERG

**CHEMCO SYSTEMS, L.P.**  
 1500 INDUSTRIAL DRIVE  
 MONROVIE, PA

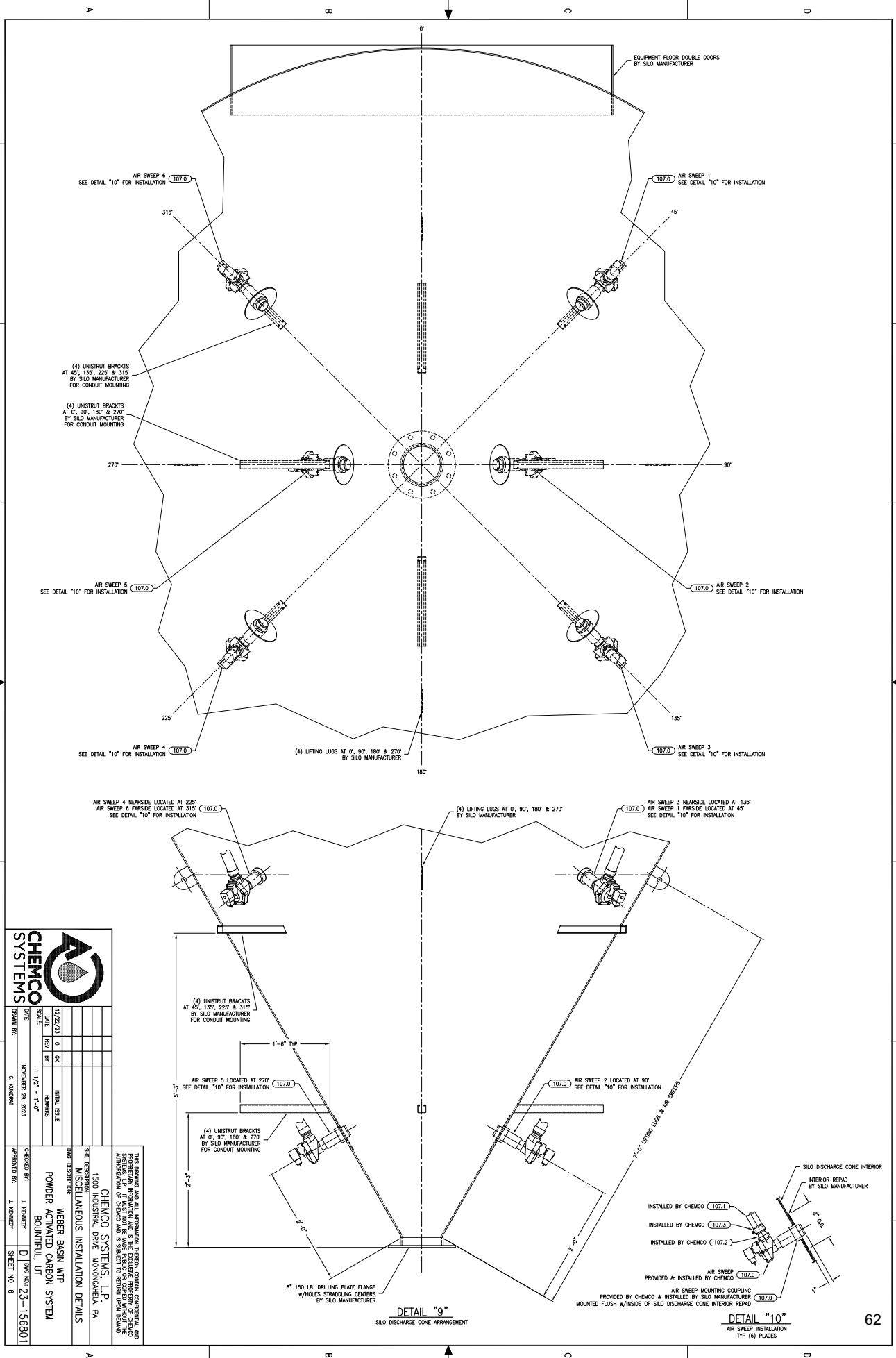
**CLIENT:** WEBER BASIN WFP  
**PROJECT:** POWDER ACTIVATED CARBON SYSTEM  
**LOCATION:** BOUNTIFUL, UT

**DATE:** 12/22/23  
**SCALE:** 1/4" = 1'-0"  
**BY:** JK  
**CHECKED BY:** JK  
**DATE:** NOVEMBER 29, 2023  
**DESIGNED BY:** J. KENNEY  
**CHECKED BY:** A. KANBERG  
**SHEET NO.:** 23-156801  
**SHEET NO.:** 4

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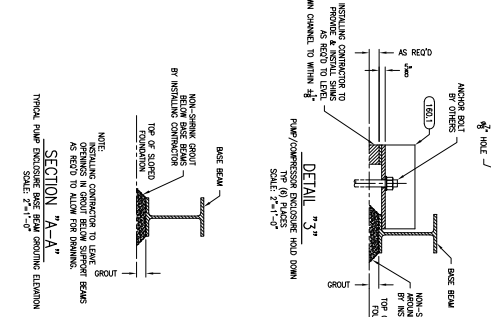
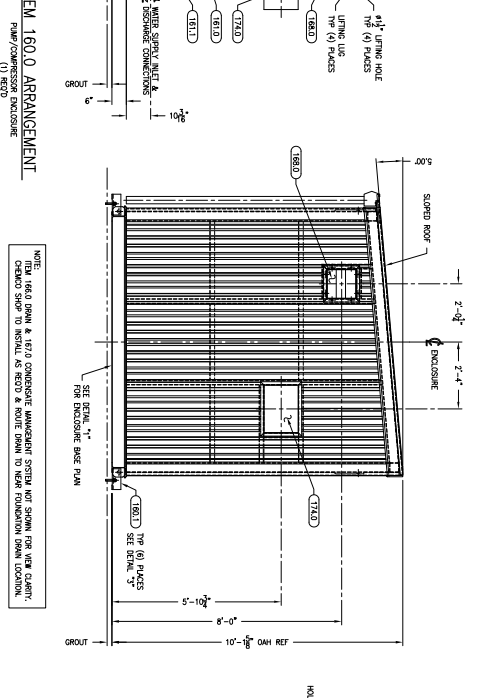
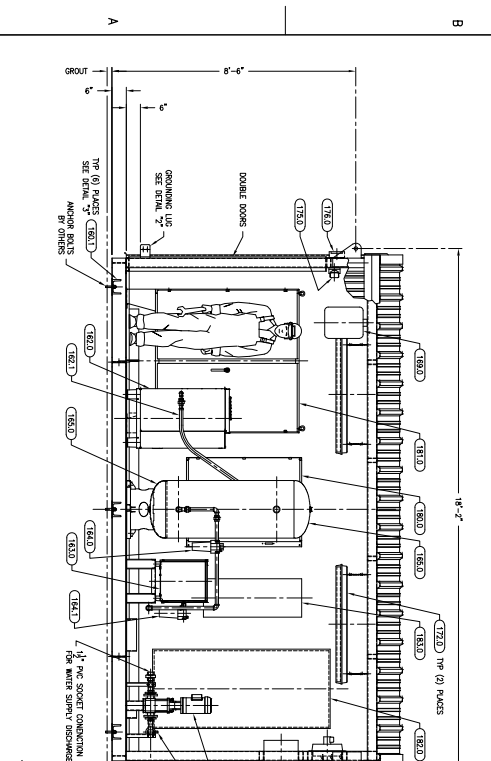
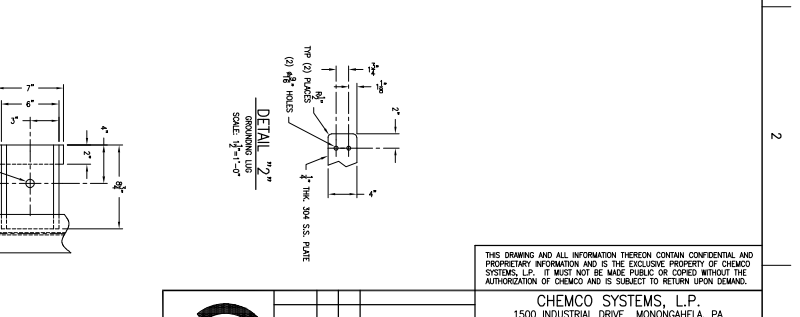
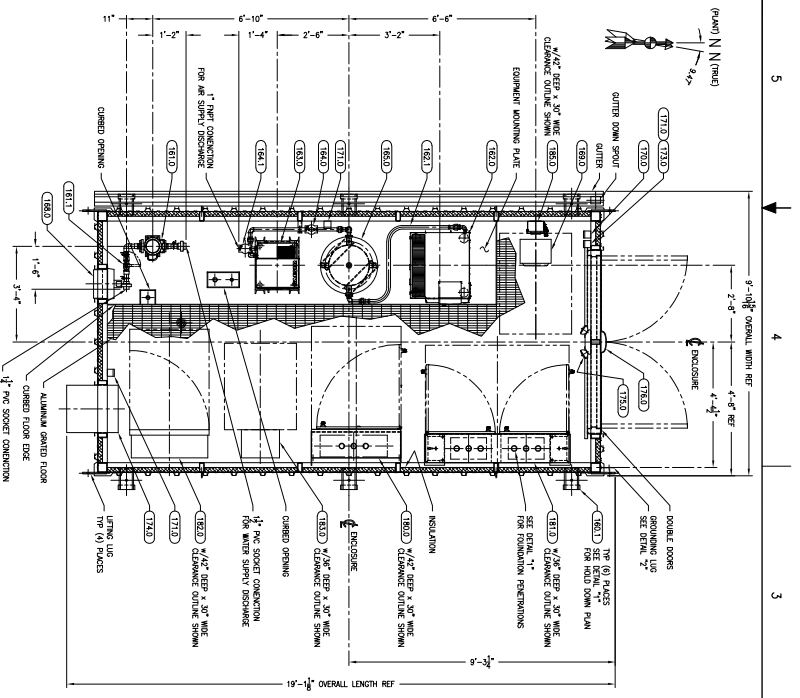
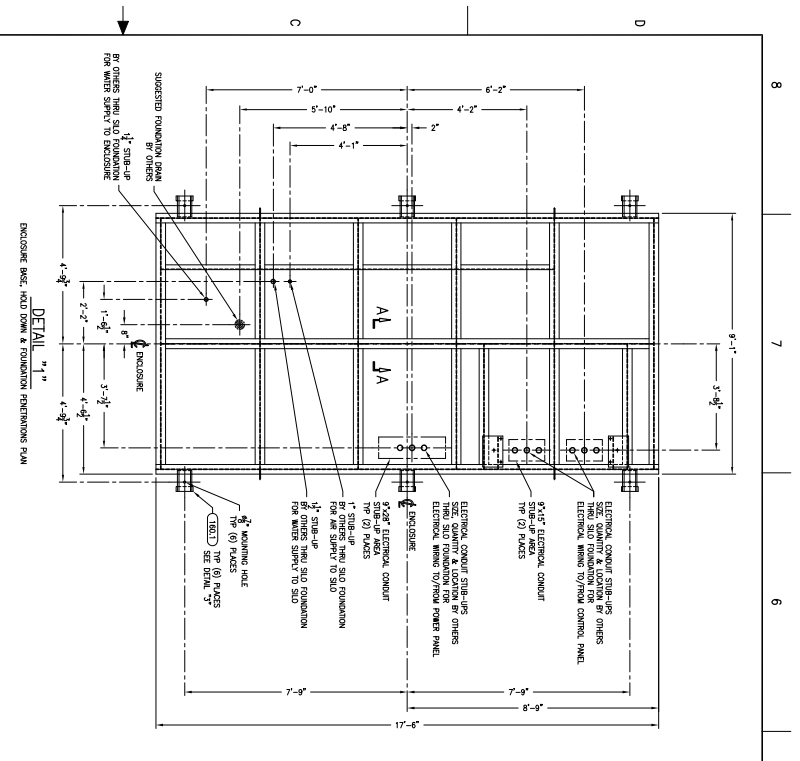




DATE	12/22/23	0	OK	NATL. ISSUE
BY	J. KENNEY	87		REVISIONS
NO.	1-1/2"	1-1/2"		
DATE	NOVEMBER 29, 2023			
BY	J. KENNEY			
NO.				
DATE				
BY				
NO.				

CHEMCO SYSTEMS, L.P.  
1500 INDUSTRIAL DRIVE, MONROEVILLE, PA.  
SHEEP CREEK  
MISCELLANEOUS INSTALLATION DETAILS  
WEBER BASIN, NYP  
POWDER ACTIVATED CARBON SYSTEM  
BOUNTIFUL, UT  
CREATED BY: J. KENNEY  
APPROVED BY: J. KENNEY  
SHEET NO. 6

CHEMCO SYSTEMS, L.P.  
1500 INDUSTRIAL DRIVE, MONROEVILLE, PA.  
SHEEP CREEK  
MISCELLANEOUS INSTALLATION DETAILS  
WEBER BASIN, NYP  
POWDER ACTIVATED CARBON SYSTEM  
BOUNTIFUL, UT  
CREATED BY: J. KENNEY  
APPROVED BY: J. KENNEY  
SHEET NO. 6



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<p>CHEMCO SYSTEMS, L.P. 1500 INDUSTRIAL DRIVE - MONONGAHELA, PA</p>	
<p>SHT. DESCRIPTION: PUMP/COMPRESSOR ENCLOSURE ARRANGEMENT</p>	
<p>DWG. DESCRIPTION: WEBER BASIN WTP POWDER ACTIVATED CARBON SYSTEM BOUNTIFUL, UT</p>	
<p>DATE: 12/22/23</p>	<p>INITIAL ISSUE</p>
<p>DATE: _____</p>	<p>REV BY: _____</p>
<p>SCALE: 1/2" = 1'-0"</p>	<p>REMARKS:</p>
<p>DATE: DECEMBER 21, 2023</p>	<p>CHECKED BY: J. KENNEDY</p>
<p>DRAWN BY: G. KUNDRAI</p>	<p>APPROVED BY: J. KENNEDY</p>
<p>DWG NO: 23-15681</p>	<p>SHEET NO. 7</p>



12/22/23	0	OK	INITIAL ISSUE
DATE	REV	BY	REMARKS
SCALE: 1/2" = 1'-0"			
DATE: DECEMBER 21, 2023		CHECKED BY: J. KENNEDY	
DRAWN BY: G. KUNDRAI		APPROVED BY: J. KENNEDY	
DWG NO: 23-15681		SHEET NO. 7	





# City Council Staff Report

**Subject:** Supervisor Truck Purchase  
**Author:** Kraig Christensen  
**Department:** Water  
**Date:** February 13, 2024



---

## **Background**

Part of the Water Department's 10-year capital plan is to replace various staff trucks and other equipment in a rotation. A supervisor truck is scheduled for replacement in this year's budget.

While inquiring about bids for building a half-ton truck from multiple dealers, I found that ordering one now could take around 9 months to receive the delivery. Upon finding out this information I asked if they had anything on hand that would be close to what we would have ordered. A few dealers had comparable trucks on hand.

## **Analysis**

I received four bids, and all the dealers had a truck on hand that would work for what we need. Dealer truck prices for inventory on hand is cheaper than ordering a truck. The bids we received are from Chevrolet, Ford, and Ram. All trucks bids are for crew cab, half ton (1500) trucks.

The four bids are as follows.

- Murdock Chevrolet \$49,110.37
- Performance Ford \$44,301
- Young Automotive Group \$42,522

## **Department Review**

This purchase has been reviewed by the City Manager and Public Works Director.

## **Significant Impacts**

This will have an impact on our 10-year capital budget in this year's vehicle purchases. We have \$40,000 budgeted for this truck. There are sufficient funds in the Water Department budget to pay for the difference.

## **Recommendation**

It is staff recommendation that the City Council approve the purchase of the Ram 1500 crew cab truck from Young Automotive Group for \$42,522.

## **Attachments**

Dealer bid pricing available for review if requested.



# City Council Staff Report

**Subject:** 2023 Concrete Replacement Contract  
Extension for 2024

**Author:** City Engineer

**Department:** Engineering, Streets

**Date:** February 13, 2024



## **Background**

On nearly a yearly basis the City awards a contract for the repair of street improvements. This contract is the means whereby residents can have damaged curb, gutter and sidewalk replaced through the City's cost sharing program and is also the resource used to make repairs to street improvements removed in conjunction with utility repairs completed by City Departments.

## **Analysis**

JMR Construction of Bountiful was most recently awarded this contract in February, 2023. They have been awarded this contract on multiple occasions over the past 30 years. In the last ten years the Engineering Department has included a provision in the Contract where the Contractor could submit a request to extend the term of the contract with a recommended price adjustment which the City could consider. JMR has made such a request, with a suggested increase of 10% to the 2023 contract pricing.

To support this increase, JMR has provided documentation from their concrete supplier which notifies their customers of a base increase of \$15 per cubic yard for concrete, and additional charges for admixtures or specialty additives. For Bountiful City, the increase per cubic yard of concrete is expected to be \$24 per cubic yard. JMR has also indicated that they have experienced (and expect) additional increases for wages, benefits and operating costs. A review of contract pricing from prior contract pricing shows increases in excess of 10% on many of the most used bid items. Pricing from past years was greatly affected by the difference in approach to the work by prior contractors, but comparison of historic pricing from JMR's previous bids would support the proposed 10% increase as a reasonable decision.

## **Department Review**

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

## **Significant Impacts**

Because this contract generally does not tie the work to specific projects, the actual amount spent on this contract will vary based on the amount of work that is actually completed. Many of the City departments benefit from this contract to complete the repairs

improvements which are affected by their projects around the city. We request that the Council approve the unit prices as listed and allow the Engineering, Streets, Storm Drain, Water, Power and Parks Departments to monitor expenditures so that they do not exceed their budgeted amounts.

This Contract would be eligible to be renewed one more time, by this same process, upon agreement by both parties.

### **Recommendation**

- It is recommended that the City Council accept the proposal of JMR Construction to extend the Concrete Replacement Contract for 2024 with a price adjustment of 10% to the 2023 contract pricing.

### **Attachments**

Multi-year cost comparison

Bountiful City  
 2023 Misc. Concrete  
 Past Years Comparison

Bid Opening		2023 Estimate		2024 JMR (Proposed)	22-23 Increase	2023 JMR Contract	2022 Hydro Vac Excavation	21-22 Increase	2022 Hydro Vac Excavation	2021 JMR Contract	20-21 Increase	2021 JMR	2020 JMR Contract
Item	Description	Qty	Unit	Unit Price		Unit Price	Unit Price		Unit Price	Unit Price		Unit Price	Unit Price
1	Remove Curb and Gutter	2,000	LF	\$7.70	-59%	\$7.00	\$17.00	247%	\$17.00	\$4.90	15%	\$4.90	\$4.25
2	Remove Sidewalk & Concrete Slabs	17,500	SF	\$3.85	17%	\$3.50	\$3.00	9%	\$3.00	\$2.75	25%	\$2.75	\$2.20
3	Remove Storm Drain Inlet or Outlet	10	EA	\$1,210.00	10%	\$1,100.00	\$1,000.00	24%	\$1,000.00	\$805.00	15%	\$805.00	\$700.00
4	Remove Waterway	1,000	SF	\$4.40	0%	\$4.00	\$4.00	36%	\$4.00	\$2.95	18%	\$2.95	\$2.50
5	Remove Asphalt Pavement	15,000	SF	\$2.48	-10%	\$2.25	\$2.50	43%	\$2.50	\$1.75	75%	\$1.75	\$1.00
6	Construct 24" C&G (<50' in a block)	1,000	LF	\$49.50	18%	\$45.00	\$38.00	9%	\$38.00	\$35.00	17%	\$35.00	\$30.00
7	Construct 24" C&G (<100' in a block)	750	LF	\$44.00	11%	\$40.00	\$36.00	16%	\$36.00	\$31.00	19%	\$31.00	\$26.00
8	Construct 24" C&G (>100' in a block)	1,500	LF	\$44.00	14%	\$40.00	\$35.00	30%	\$35.00	\$27.00	23%	\$27.00	\$22.00
9	Construct 30" C&G	100	LF	\$27.50	-31%	\$25.00	\$36.00	64%	\$36.00	\$22.00	29%	\$22.00	\$17.00
10	Sidewalk, 4" Thick (<50' in a block)	4,000	SF	\$13.20	20%	\$12.00	\$10.00	0%	\$10.00	\$10.00	18%	\$10.00	\$8.50
11	Sidewalk, 4" Thick (<100' in a block)	2,500	SF	\$12.10	10%	\$11.00	\$10.00	5%	\$10.00	\$9.50	19%	\$9.50	\$8.00
12	Sidewalk, 4" Thick (>100' in a block)	5,000	SF	\$8.80	-20%	\$8.00	\$10.00	47%	\$10.00	\$6.80	17%	\$6.80	\$5.80
13	Sidewalk, 6" Thick	4,000	SF	\$13.20	20%	\$12.00	\$10.00	-2%	\$10.00	\$10.25	21%	\$10.25	\$8.50
14	Drive Approach, Type A	750	LF	\$97.90	17%	\$89.00	\$76.00	9%	\$76.00	\$70.00	17%	\$70.00	\$60.00
15	Drive Approach, Type B	250	LF	\$97.90	17%	\$89.00	\$76.00	46%	\$76.00	\$52.00	16%	\$52.00	\$45.00
16	Drive Approach, Type C	100	LF	\$33.00	-61%	\$30.00	\$76.00	153%	\$76.00	\$30.00	11%	\$30.00	\$27.00
17	Drive Approach, Type D	100	LF	\$82.50	-25%	\$75.00	\$100.00	85%	\$100.00	\$54.00	20%	\$54.00	\$45.00
18	Drive Approach, Type E	100	LF	\$88.00	5%	\$80.00	\$76.00	95%	\$76.00	\$39.00	30%	\$39.00	\$30.00
19	Saw Cut Asphalt	4,000	LF	\$3.30	-25%	\$3.00	\$4.00	51%	\$4.00	\$2.65	51%	\$2.65	\$1.75
20	Saw Cut Concrete	1,000	LF	\$6.60	-40%	\$6.00	\$10.00	100%	\$10.00	\$5.00	18%	\$5.00	\$4.25
21	Install Dowels in Concrete	250	EA	\$3.58	-68%	\$3.25	\$10.00	257%	\$10.00	\$2.80	12%	\$2.80	\$2.50
22	Full Depth Roadway Slab Replacement	36,000	SF * In	\$3.14	90%	\$2.85	\$1.50	-45%	\$1.50	\$2.75	22%	\$2.75	\$2.25
23	Sprinkler Valves, Repair or Replace	20	EA	\$33.00	-40%	\$30.00	\$50.00	150%	\$50.00	\$20.00	25%	\$20.00	\$16.00
24	Sprinkler Heads, Repair or Replace	100	EA	\$33.00	-14%	\$30.00	\$35.00	59%	\$35.00	\$22.00	120%	\$22.00	\$10.00
25	Sprinkler Pipe, Repair or Replace	500	LF	\$8.80	-20%	\$8.00	\$10.00	82%	\$10.00	\$5.50	120%	\$5.50	\$2.50
26	Turf Sod	1,500	SF	\$3.03	38%	\$2.75	\$2.00	-33%	\$2.00	\$3.00	131%	\$3.00	\$1.30
27	Common Fill	100	Ton	\$27.50	-38%	\$25.00	\$40.00	122%	\$40.00	\$18.00	20%	\$18.00	\$15.00
28	Storm Drain Inlet Box Type A (Plan 315)	10	EA	\$4,400.00	60%	\$4,000.00	\$2,500.00	-23%	\$2,500.00	\$3,240.00	20%	\$3,240.00	\$2,700.00
29	Storm Drain Inlet Box Double Type B (Plan 315)	5	EA	\$4,400.00	60%	\$4,000.00	\$2,500.00	11%	\$2,500.00	\$2,250.00	18%	\$2,250.00	\$1,900.00
30	Storm Drain Inlet Box with Side Box (Plan 316)	5	EA	\$2,200.00	-20%	\$2,000.00	\$2,500.00	67%	\$2,500.00	\$1,500.00	15%	\$1,500.00	\$1,300.00
31	Dipstone Outlet	5	EA	\$4,400.00	60%	\$4,000.00	\$2,500.00	4%	\$2,500.00	\$2,400.00	26%	\$2,400.00	\$1,900.00
32	Waterway, 9" Thick (Plan 211)	2,000	SF	\$20.90	-21%	\$19.00	\$24.00	71%	\$24.00	\$14.00	17%	\$14.00	\$12.00
33	Waterway, Transition Structure (Plan 213)	500	SF	\$20.90	-21%	\$19.00	\$24.00	71%	\$24.00	\$14.00	30%	\$14.00	\$10.75
34	Concrete Pipe, 12" Reinforced (CLIII)	350	LF	\$110.00	150%	\$100.00	\$40.00	-50%	\$40.00	\$80.00	45%	\$80.00	\$55.00
35	Concrete Pipe, 15" Reinforced (CLIII)	100	LF	\$115.50	133%	\$105.00	\$45.00	-46%	\$45.00	\$83.00	34%	\$83.00	\$62.00
36	Concrete Pipe, 18" Reinforced (CLIII)	100	LF	\$82.50	50%	\$75.00	\$50.00	-32%	\$50.00	\$73.00	16%	\$73.00	\$63.00
37	HDPE Pipe, 12"	100	LF	\$57.20	4%	\$52.00	\$50.00	19%	\$50.00	\$42.00	31%	\$42.00	\$32.00
38	HDPE Pipe, 15"	100	LF	\$85.80	-3%	\$78.00	\$80.00	86%	\$80.00	\$43.00	30%	\$43.00	\$33.00
39	Storm Drain Manhole, 30"	2	EA	\$4,400.00	100%	\$4,000.00	\$2,000.00	-31%	\$2,000.00	\$2,900.00	123%	\$2,900.00	\$1,300.00
40	Storm Drain Manhole, 48"	2	EA	\$4,400.00	-47%	\$4,000.00	\$7,500.00	154%	\$7,500.00	\$2,950.00	84%	\$2,950.00	\$1,600.00
41	6" Monolithic Curb Wall	200	LF	\$17.60	7%	\$16.00	\$15.00	7%	\$15.00	\$14.00	27%	\$14.00	\$11.00
42	Concrete Wall, 20"	100	LF	\$44.00	-33%	\$40.00	\$60.00	253%	\$60.00	\$17.00	6%	\$17.00	\$16.00
43	Concrete Wall, 36"	100	LF	\$66.00	0%	\$60.00	\$60.00	200%	\$60.00	\$20.00	11%	\$20.00	\$18.00
44	Flowable Fill	20	CY	\$220.00	0%	\$200.00	\$200.00	74%	\$200.00	\$115.00	15%	\$115.00	\$100.00
45	2' x 4' Detectable Warning Device	25	EA	\$715.00	8%	\$650.00	\$600.00	40%	\$600.00	\$430.00	15%	\$430.00	\$375.00
46	Tree Removal, 12" Dia.	5	EA	\$275.00	-90%	\$250.00	\$2,500.00	900%	\$2,500.00	\$250.00	150%	\$250.00	\$100.00



# City Council Staff Report

**Subject:** North Canyon Trailhead Project  
Additional Cost Authorization  
**Author:** Todd Christensen  
**Department:** Engineering  
**Date:** February 13, 2024



---

## **Background**

On July 6, 2022, the Bountiful City Council approved a contract with 3XL Construction for a trailhead project at the end of Canyon Creek Dr. for \$462,961 (including optional fence item to fence west property line). Some utility and grading work was done beginning August 2022 but the overall project was delayed while awaiting regulatory approval to pipe the stream and fill the stream beds– a necessary component of the project. On January 19, 2023 we were given conditional approval by the U.S. Army Corps of Engineers to fill the stream beds if wetland areas were mitigated. On February 28, 2023 the City Council approved payment of \$35,000 to purchase credits for wetland mitigation.

## **Analysis**

This project had unforeseen costs that account for the majority of the cost increases:

- Conveyor: \$19,533. While awaiting regulatory approval to fill streambed, with urgency to get the project underway, different ideas were considered to move dirt without disturbing the streambed. It was decided that the contractor would rent a conveyor belt and the city would pay the additional cost.
- Soils: \$115,703. Quantities for soil to be removed and soil to be placed were underestimated. There are unit prices in the contract. However, it was initially assumed that most on-site soil would be suitable for placement as fill. Observations and sampling of on-site soils showed that the soil was poor for fill and therefore we were only able to use it in select locations. A large amount of soil needed to be hauled away; similarly a large amount of soil needed to be imported. We considered sources for this material and were able to get about 350 cubic yards of good fill material from the Eagle Ridge Drive project. We were also able to get about 480 cubic yards of good material from a basin cleanout project. Even with the contractor placing this material at a reduced price, there was still much more fill material required which the contractor imported.
- Trees: \$42,250. There were hundreds of trees of various sizes in the area. All trees having a diameter near the base of less than 10” were included in the unit prices for grubbing. When estimating the number of trees to be removed for the bid, only trees in areas that would be paved were counted. While the project was out to bid, a revised grading plan was issued that eliminated retaining walls over 4’ high and

retaining wall terracing. The change in quantity of large trees needing removal did not get considered with the plan change. However, there were many large trees affected by the plan change. Additionally, there were many large trees around the perimeter of the parking lot that, as work progressed, became apparent would be problematic if kept in place.

Total Additional Cost: \$177,486

### **Department Review**

This Staff Report has been reviewed by the City Engineer.

### **Significant Impacts**

There are sufficient funds available to cover the additional costs of the trailhead construction. The significant impact of the additional costs for the trailhead project is the re-allocation of trail funds that would otherwise be available for other trails projects.

### **Recommendation**

Staff recommends that the City Council authorize an additional \$177,486 for the North Canyon Trailhead project.

### **Attachments**

Figure 1: Trailhead Project Cut and Fill Areas



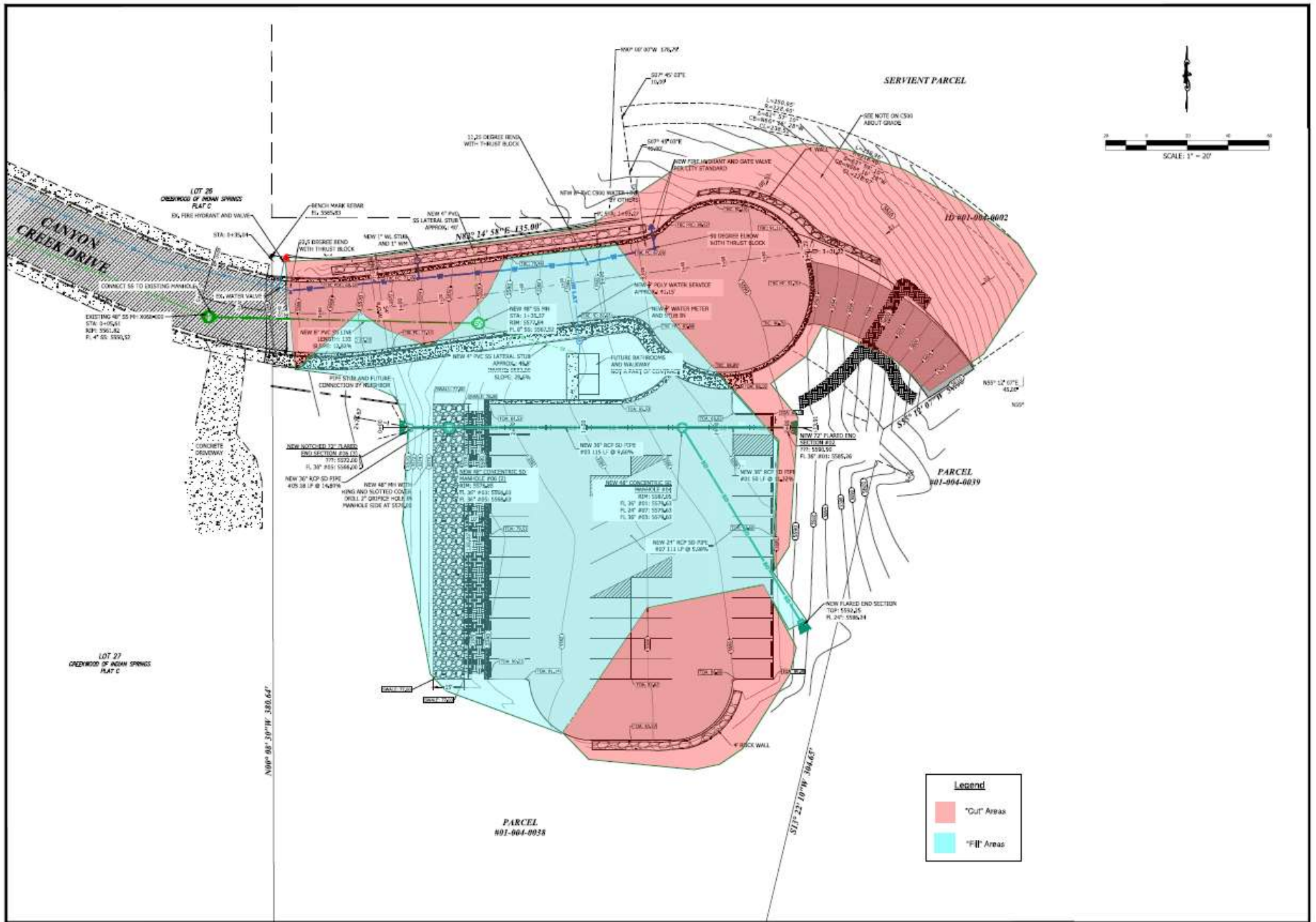


Figure 1: Trailhead Project Cut and Fill Areas