

BOUNTIFUL CITY COUNCIL

TUESDAY, June 11, 2024

6:30 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) approximately one hour prior to the start of the meeting.

AGENDA

6:30 p.m. – Work Session

1. 135 South Main feasibility report – Mr. Lloyd Cheney p. 3

7:00 p.m. – Regular Meeting

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Consider approval of minutes of previous meeting held on April 25 & May 14 & 28, 2024 p. 39
4. Council reports
5. BCYC report
6. Consider approval of:
 - a. Expenditures greater than \$1,000 paid on May 22 & 29, 2024 p. 55
 - b. April 2024 financial report p. 59
7. Consider approval of the proposal from Equinox Engineering for the Landfill pond expansion in the amount of \$39,930 – Mr. Todd Christensen p. 75
8. Consider for adoption – FY 2024 Amended Budget and FY 2025 Final Budget with related items – Mr. Galen Rasmussen p. 79
 - a. Public Hearing on the FY 2023-2024 Amended Budget and the FY 2024-2025 Final Budget
 - b. Public Hearing on the FY 2024-2025 transfer of funds from Light and Power Fund to General Fund
 - c. Public Hearing on the FY2024-2025 compensation increases for employees including executive municipal officers
 - d. Consider approval of Ordinance 2024-04 approving compensation increases for employees including executive municipal officers
 - e. Consider approval of Ordinance 2024-05 adopting amended and final budgets, property tax rates, compensation schedules, and related items
9. Consider adoption of Resolution 2024-05 approving an interlocal cooperative agreement between Farmington City, North Salt Lake City and Bountiful City for building inspection services – Mr. Lloyd Cheney p. 89
10. Consider approval of the proposal from Silverleaf Partners for the Bountiful Police Department dispatch center in the amount noted in their proposal – Mr. Lloyd Cheney p. 97
11. Consider approval of the purchase of a Fountain 9800SS Aqueous Parts Washer from Northern Tool in the amount of \$43,000 – Mr. Charles Benson p. 99
12. Adjourn to an RDA meeting with a separate agenda


City Recorder

City Council Staff Report

Subject: Building Analysis at 135 S Main St.

Author: City Engineer

Department: Engineering, RDA

Date: June 11, 2024



Background

In February of this year, the City Council authorized a two phase feasibility study for converting the building at 135 S Main St. from a retail business to a restaurant. The first phase of the study was intended to evaluate necessary upgrades and modifications to utilize the existing structure. The second phase of the study was focused on a scenario where the existing building would be razed, and new building constructed.

Analysis

As expected, the study confirmed that many of the existing building systems are undersized or ill-suited to support the change to restaurant operations. The existing electrical system will need to be replaced with a larger service which can accommodate increased loads from new HVAC, kitchen equipment, lighting and other equipment. The existing furnace and A/C system is not capable of meeting the anticipated heating, cooling and ventilation needs. Plumbing systems, including the culinary service and sanitary waste piping are also undersized and incapable of meeting the demands of restaurant operations.

From a structural perspective, there are some elements of the building which need to be retrofitted for improved structural performance. Other structural modifications identified in the study are the result of changes to the building which would need to accommodate spaces for the kitchen or access to the basement and roof areas. These examples are best identified in the relocation of the interior stairway to the center of the building (for basement and roof access) and along the east wall of the building where new entrances would be created and an exterior stairway (leading to the roof) would be added.

The study results identify a significant difference in the expected level of investment between the cost of remodeling and constructing an entirely new structure. For this project, the projected expense associated with a remodel of the existing building is approximately half of the estimated cost of new construction.

Department Review

This memo has been reviewed by the City Manager.

Significant Impacts

Based on the estimate provided in the study document, the \$1.3 million* construction cost anticipated for the remodel concept is in-line with the budgetary estimate of \$1.5 million. Given the potential for additional costs of working on an old building, the construction estimate also includes a 15% contingency for unknown or unanticipated conditions. It should also be noted that additional project expenses will be incurred for architectural and engineering design fees, hazardous materials remediation, impact fees and other miscellaneous expenses.

*- The estimate is being revised to include costs for structural upgrades to the existing masonry walls. A revised report will be provided as soon as it is available.

Recommendation

- Staff requests direction from the City Council to proceed with:
 - Amendment of Design West's contract to include development of remodel plans and contract documents for the restaurant shell space.
 - Begin a selection process to hire a Construction Manager / General Contractor to assist in the planning and construction phases of the project.
 - Initiate a process to identify potential tenants

Attachments

Design West's report

BOUNTIFUL CITY – 135 S MAIN RESTAURANT STUDY

PROJECT: # 824294



design west | architects



DEVELOPED BY:

MIKE PEREZ, PROJECT MANAGER
ZACH JENSEN, INTERIOR DESIGNER
DALLIN PEDERSEN, STRUCTURAL ENGINEER
JASON HENDRICKS, MECHANICAL ENGINEER
ERIC SMITH, ELECTRICAL ENGINEER
KRIS LARSON, COST ESTIMATOR

May 29, 2024



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PROJECT SUMMARY

Phase 1: Reuse the existing building.

The primary objective of Phase 1 is to assess the feasibility of converting the existing building into a shell suitable for tenant improvements aimed at establishing a restaurant with both indoor and outdoor seating. This assessment will encompass a thorough evaluation of the current condition of the plumbing, electrical, and mechanical systems, as well as a structural analysis. Additionally, the evaluation will address the scope of necessary accessibility and exiting-related improvements as part of a comprehensive remodel project.

Following this evaluation, a preliminary design concept will be developed, alongside a preliminary level construction estimate. This foundational work will inform the modifications required to accomplish the remodel in order for the space to be used as a new restaurant.

The existing building consists of an 1,800 sf basement, 2,278 sf main level and a 400 sf loft level which have been used for an estimated 44 years as a retail space. The loft space appears to have been added later in the building's history and serves to store items and is not considered accessible or occupied. It is recommended to remove the loft space altogether and capitalize on opening up that floor level and ceiling of the main level at that area to allow light from the windows to shine through. The other recommendation is to remove the entire loft area and open the roof top for additional dining facing the east, toward the park area. This will require structural upgrading of the existing clear spanning joists.

With the upper level activated, the main level can focus visual interest from Main Street with removing the entire glass front and squaring it off with a storefront system increasing interest and light infiltration. The canopy above the entry would provide both shading and nighttime interest with lighting. The east masonry wall would be recommended to shift doors and entries around as well as introducing an exterior stairwell to the upper level.

The basement level has limited head height and would best serve as storage and building system space. The existing structure would need additional structural considerations to help support live loads on the main level.

Based on the summary above, the programmatic layouts have been suggested to offer an option for this phase but is not limited to the possibilities available. The following section presents the detailed findings from the evaluation, providing insights into the current state of the building's systems and structural integrity. It also outlines the recommended improvements and preliminary design concepts, setting the stage for a comprehensive remodel project that meets the intended design goals.

Phase 2: Remove and replace existing building.

The objective of Phase 2 is to explore an alternative scenario for the site, focusing on the construction of a new building to house the restaurant. This phase will involve a comprehensive evaluation of the potential impacts on adjacent buildings due to the demolition of the existing structure and the subsequent construction of a new building shell.

This evaluation will encompass the design and installation of new systems, including plumbing, electrical, and mechanical equipment. Additionally, it will address the programming allocations for essential areas such as the kitchen, dining spaces, storage, restrooms, and considerations for accessibility and exiting.

Based on the review of the surrounding structures, it has been determined that the full demolition of the structure is possible without destroying the building to the north or south. Additional shoring and foundational wall structures will be required to ensure the new building construction does not interfere with the neighboring spaces. The building to the north has an independent structure to this site as well as the building to the south and therefore the 135 S Main building could be removed down to its foundations and rebuilt to the specifications of the owner.

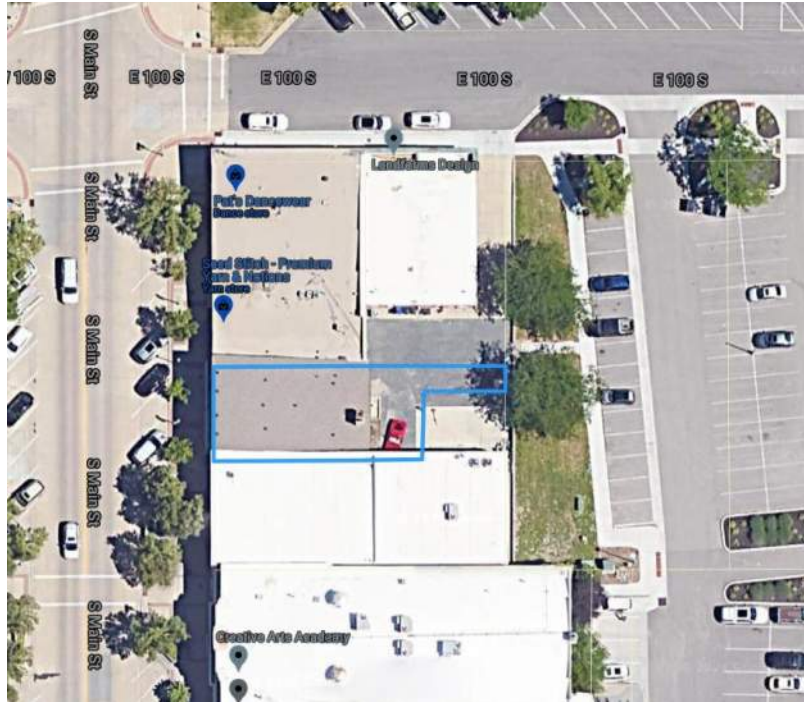
The new shell will be constructed of new masonry walls, be similar in height to the existing building and complimentary to the structures along Main Street. Additional depth will be required to push the kitchen into the basement space, add a dumbwaiter up to the roof, allow for some storage and still have stair access to the main level. The building systems will require gas, electrical pathways, and chases for the required hoods.

The main level will have two pathways to the roof dining area, incorporate an Italian soda counter into a staircase feature, access to the Main Street entryway as well as a pathway to the East entrance. This level will also have bathrooms for guests as well as a small office space for tenant administrative work which will serve to encapsulate the delivery entry for supplies.

At the rooftop level, this will be a modest sized space screened off from any rooftop equipment required for HVAC and kitchen systems. A smaller soda counter shall be available to serve the guests on the rooftop. Visual interest will be created by introducing unique lighting and visible guests from the east parking lot as they pass by. Additionally, the west sun shall be limited as the Main Street facing façade will be extended vertically similar to the existing conditions as well as built-in shading devices for guests.

Although the following design layouts demonstrate potential options for a new restaurant, it is intended that the design can be flexible, and more options are possible. The section after the phase 1 analysis presents the findings from the Phase 2 evaluation, offering insights into the feasibility and impacts of constructing a new restaurant building. It includes detailed assessments of the required new systems and programming allocations, alongside the proposed design concept and preliminary construction estimates, setting the groundwork for informed decision-making in the project's progression.

Zoning Code Study



Jurisdiction: Bountiful, UT

- Zone: DN (Downtown)
- Property ID: 030300052
- Owner Name: BOUNTIFUL CITY A MUNICIPAL CORPORATION
- Site Address: 135 S MAIN ST, BOUNTIFUL, UT 84010
- Acres: 0.076
- Chapter 7 Use: Restaurant is Permitted Use
- Table 14-7-104: Min Lot size 8,000 SF and Min Frontage Width is 50-ft
- Existing conditions: Lot Size - 3,310 SF and Frontage Width is 35-ft
- Front / Side / Rear Setback: ≤10 ft / 0 ft / >10 ft
- Existing Conditions: 0 ft / 0 ft / 18 ft
- Canopies Permitted to maximum 6 ft toward main street and shall not exceed 5 ft
- Roof Equipment shall be set back 1 ft for every ft of building height
- Parking Requirements (14-18-107): 1 space per 2.5 seats
- Loading spaces required (14-18-110): 0
- Parking for buildings fronting Main Street shall be located completely behind the principal structure.
- *Required parking spaces for nonresidential uses must be located on site or in parking areas within five hundred feet (500') of the development site property boundary.
- Exteriors shall be maintenance free wall material such as high-quality brick, natural stone, weather resistance stucco or Masonite type material, or non-wood siding. Stucco, Masonite or siding may not exceed fifty (50) percent of the exterior.

Building Code Study

Code: 2021

Existing Building Change of Occupancy (IEBC 1001) from M to A

Existing Building Seismic Loads (IEBC 1006.3) Shall be upgraded (occupant load increase)

Level of Alteration (IEBC 604) Alteration – Level 3 (More than 50% affected)

Occupancy Group (Ch 3)

- A-2: Restaurants

Mixed Occupancy (508)

- Non-Separated

Type of Construction (601)

- VB for Phase 1 or IIB for Phase 2

Automatic Sprinkler System (Ch 9)

- Fully Sprinklered preferred / Required in Phase 1 and Not required in Phase 2

Building Height (504.3)

- VB – 40 (ns) / 60 (s) or IIB – 55 (ns) / 75 (s)

Number of stories (504.4)

- VB – 1 (ns) / 2 (s) or IIB – 2 (ns) / 3 (s)

Building Area (507)

- VB – 6,000sf (ns) / 18,000sf (s) or IIB – 9,500sf (ns) / 28,500 (s)

Fire Resistive Requirements for Building elements (601, 602)

- VB – 0 and IIB - 0

Exterior Walls (705) (705.5)

- Fire Resistance Rating for M and A is 2 and 1 hour respectively
 - *Recommend CMU Walls to accommodate Resistance Rating

Accessibility (1104) (1109.2.9)

- An accessible route is not required to stories, mezzanines and occupied roofs that have an aggregate area of not more than 3,000 square feet and
- At least 5% must be accessible on an accessible route

Rooftop Structures (1511)

- Shall not exceed 1/3 of roof area and meet 1hr rated fire resistance rating for structures on roof.

Live Load Requirements (1607)

- 100 lbs/sf for restaurants/assembly

Phase 1: Retain Existing Infrastructure

Based on the earlier code study, it has been determined that in order to meet code requirements of an existing VB construction the space will have to be fully sprinklered. The determination of the construction type is based on the floor structure, walls studs, and combustible materials used throughout the building. The existing gas meter is located within the space and would want to be relocated externally. The electrical wiring and panels would need to be upgraded as they are moved to their new locations. Additional structures will need to be introduced to meet the needs of a restaurant compared to the existing retail use. The roof structure will also need to be upgraded to host a dining area. Kitchen equipment, to include the hoods, shall need to be located and coordinated along the roof area but screened from the dining. Additional stairways will be needed to provide a means of egress from the basement and the roof dining. Main level will introduce a couple bathrooms, a commercial kitchen, a cooking/serving line, and a dining area that has connections from both the west and east entries. The main entry shall be removed and a new storefront system to be installed with a new set of doors. The floor may need additional sloping from the main entry to floor level to accommodate code maximums without needing railing.



Architectural

East Wall: Portions of the east wall will need to be removed to add a more visually interesting door system as well as moving the existing to a better location. While a loading dock or loading specific space is not required for a building of this size, doors leading to the kitchen rear would be preferred to not interrupt the dining areas or patron circulation. The doors in the dining areas will be necessary to meet the code requirement for egress. A new exterior stairway will need to be added to the roof dining area and should not interfere with the east entry. The façade should focus on being visually interesting and make sure that the building appears inviting. New materials shall be introduced on the east exterior walls.

Interior: Either built-in booths, freestanding tables, or a combination of both could be installed to seat all guests. Two new bathrooms would be introduced and associated plumbing and roof penetrations to be coordinated. Both bathrooms shall meet accessibility requirements and be made available for public use. The kitchen should make up between 25% and 35% of the total main level area, which will further determine the type and capacity of the restaurant. Space will need to be allocated for ducting chases, plumbing, electrical and communication equipment. The basement will house the rest of the building

systems, food storage, employee lockers, and an office for the general manager. The stairway to the basement will be relocated to be accessed from the kitchen for ease of selecting or gathering.

West Entry: This shall be the area with the most visual interest from people along Main Street. The storefront entry will be open enough to allow visual interest for the lively movement happening within the restaurant. A canopy will be introduced protruding out from the face of the building less than 6 feet in depth to



house signage for the restaurant tenant as well as offering shade to guests inside during the evening sun as well as providing light during the late evening or hours of darkness. The upper portion will be reduced in height to best accommodate signage and meet the material context of the surrounding buildings.

Rooftop Dining: This space will want to be limited in size to accommodate any required kitchen equipment needing access to the roof and the screens needed to shield the patrons from the equipment. The existing roof joists will need to be upgraded to accommodate the live load requirements for dining. The entire existing roof will be removed and replaced with a flat low-sloped roof system to be drained externally of the building away from any egress.

Structural

Foundation System: The current foundation system is unknown, but it is likely that there will be minimal foundation work apart from strengthening column footings for higher loads at floor and roofs.

Floor Systems: The current floor system appears to be 2x12 floor joists spaced at 12" o.c. These joists span between 10 to 13 feet long and are supported by concrete walls or wood beams [(4) 2x10s]. Based on calculations, it appears this floor system is adequate to support the required live load of either a restaurant space or a retail mercantile space. It is recommended that the connection of the existing wood beams to the columns supporting them be enhanced with strapping.

Roof System: The roof system consists of 18" deep open web steel joists spaced at 24" o.c. with 1x straight sheathing. Over the top of this roof is a sloped overbuild structure. It should be noted that part of the overbuild roof structure is bearing on the adjacent building of the south. It is recommended that the overbuild roof be removed as part of the retrofit and remodel. It is recommended that the roof be sheathed with 1/2" OSB sheathing to improve seismic performance.

If a dining space is proposed to be placed on the roof (most likely in the back third on the east side of the building) a retrofit of the roof joists will be recommended. This retrofit would consist of installing

a steel support beam to reduce the span of roof joists to support the higher loads. It is recommended that lightweight materials be used for the potential dining area on the roof.

Lateral System: Due to substantial structural alteration and workspace fully affected, it is recommended that a retrofit of the existing masonry walls be done to strengthen them. This is a similar approach that was used on the Bountiful City Hall remodel in which fiber reinforced polymers (FRP) are applied to the inside face of the existing masonry walls to strengthen them for shear capacity to act as a special reinforced masonry shear walls.

Mechanical

The current HVAC system, consisting of a furnace with a remote condenser, lacks the capacity to adequately accommodate the demands of a restaurant environment. This is due to the higher thermal load generated by both the cooking equipment and the increased number of occupants. Restaurants inherently require elevated levels of outside air to ensure proper ventilation for patrons, maintaining a comfortable and healthy indoor environment. Additionally, depending on the type of cooking equipment utilized, a commercial kitchen will necessitate the installation of a ventilation hood equipped with an exhaust fan and make-up air system. These components are essential to ensure the kitchen is properly ventilated, effectively removing heat, smoke, and cooking odors while introducing fresh air to balance the indoor air quality.

Ideally, a Roof Top Unit (RTU) is recommended for restaurant applications as it is specifically designed to handle the substantial outside air requirements and varied thermal loads typical in such settings. An RTU can efficiently manage the ventilation needs, ensuring that both the dining area and kitchen are adequately supplied with conditioned fresh air. Upon inspection, the current HVAC system was observed to lack provisions for introducing outside air into the space. This is a critical issue that must be addressed to meet the ventilation requirements for converting the space into a restaurant. Ensuring a robust and compliant HVAC system is not only crucial for regulatory adherence but also for creating an inviting and safe environment for patrons and staff alike.

Implementing these upgrades will involve an assessment of the building's structural capacity to support the RTU and modifications to the existing ductwork to integrate the new system seamlessly. By addressing these HVAC needs, we can ensure that the restaurant space will operate efficiently, maintain indoor air quality, and provide a comfortable atmosphere for all occupants.



Plumbing

Upon careful inspection, the existing waste and water systems were found to be inadequate to meet the requirements of a restaurant. The increased demand for water and efficient waste disposal is a critical aspect of restaurant operations, necessitating significant upgrades to the current infrastructure. Restaurants typically require water lines with diameters ranging from 1-1/4 inches to 1-1/2 inches to ensure a sufficient supply for both cooking and sanitation purposes. In addition, a 4-inch sanitary sewer line is essential to handle the substantial waste output effectively. To comply with health and safety regulations and to protect the municipal sewer system, the installation of a grease interceptor is also mandatory. This device prevents grease and solids from entering the wastewater stream, which is crucial in a restaurant setting where food preparation generates a significant amount of grease.

Optimistically, there are flexible solutions for installing a grease interceptor, even if space constraints in the parking lot pose a challenge. If an exterior installation is not feasible, a smaller, more compact unit can be buried within the interior space of the restaurant. These interior units are designed to fit seamlessly into the layout without compromising the functionality or aesthetics of the restaurant.

Furthermore, the capacity of the existing gas meter could meet simple demands of smaller appliances, but further investigation would further determine the need to upgrade during the meter's relocation efforts. The gas supply is a critical component, especially considering the potential requirements for cooking equipment and makeup air systems. Restaurants often use gas-powered appliances which demand a robust and reliable gas supply. Therefore, an assessment of the gas meter's capacity is essential during the design phase of the new tenant improvement. An upgrade ensures that all gas-powered equipment operates efficiently, contributing to the overall performance and safety of the restaurant.



By addressing these plumbing and gas system needs with industry-standard solutions, we can pave the way for a successful restaurant operation. The necessary upgrades not only ensure compliance with health and safety standards but also enhance the operational efficiency and sustainability of the restaurant. These improvements will contribute significantly to creating a welcoming and functional environment, ultimately supporting the restaurant's success and growth.

Electrical

The existing building is currently designed for a retail sales space. Transforming this space into a vibrant and functional restaurant will necessitate significant changes to the electrical infrastructure. To accommodate the unique demands of a restaurant environment, it is anticipated that the existing electrical systems will need to be extensively renovated. This involves demolishing the existing wiring back to the electrical panel, apart from a few general-purpose receptacle circuits that can be retained. A completely new electrical system will be installed to meet the specific needs of the restaurant.

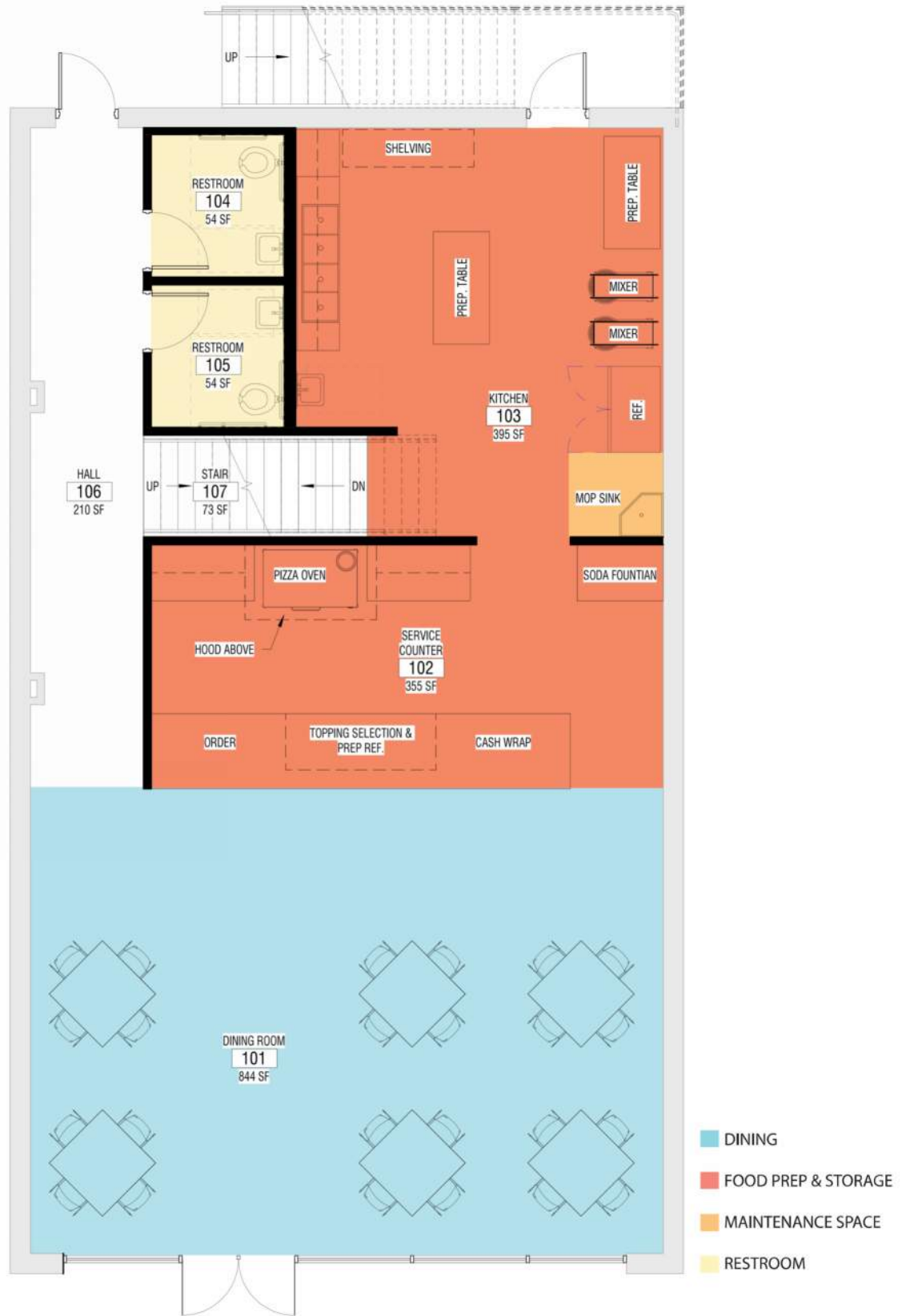
Most restaurants require a robust electrical service to handle the increased load from kitchen appliances, lighting, HVAC systems, and other equipment. Typically, a minimum 400A, 3-phase service is necessary to ensure reliable and efficient operation. While some smaller restaurants may be able to function with a 200A, 3-phase service, opting for a 400A service provides greater flexibility and future-proofs the space against any additional electrical demands that may arise. Unfortunately, the current electrical panel and metering equipment do not meet these requirements. The existing metering equipment, which serves multiple tenant spaces, lacks the capacity to provide a 400A service size.

To address this, the existing metering equipment will remain in place, and a new 400A, 3-phase service will be brought to the backside of the building to feed the restaurant space. This decision ensures that the electrical system can meet all the restaurant's needs without being constrained by a smaller capacity. By planning for a 400A service, we are ensuring that the restaurant has the electrical infrastructure necessary to operate efficiently and accommodate any future growth or changes in equipment.

The existing transformer is located in the planter area east of the building, approximately 127 feet away. Coordination with Bountiful City Power will be essential to determine whether a new transformer will be required or if the existing transformer can be reused or upsized to handle the additional load. A new service conduit will be installed from the restaurant's service disconnect/meter to the transformer, ensuring a seamless and reliable connection.

By proactively addressing these electrical requirements, we can ensure that the restaurant space is well-equipped to handle all operational demands. These upgrades not only meet current electrical standards but also enhance the safety, efficiency, and overall functionality of the space. With a robust electrical system in place, the restaurant will be poised for success, providing a welcoming and enjoyable environment for both staff and patrons.

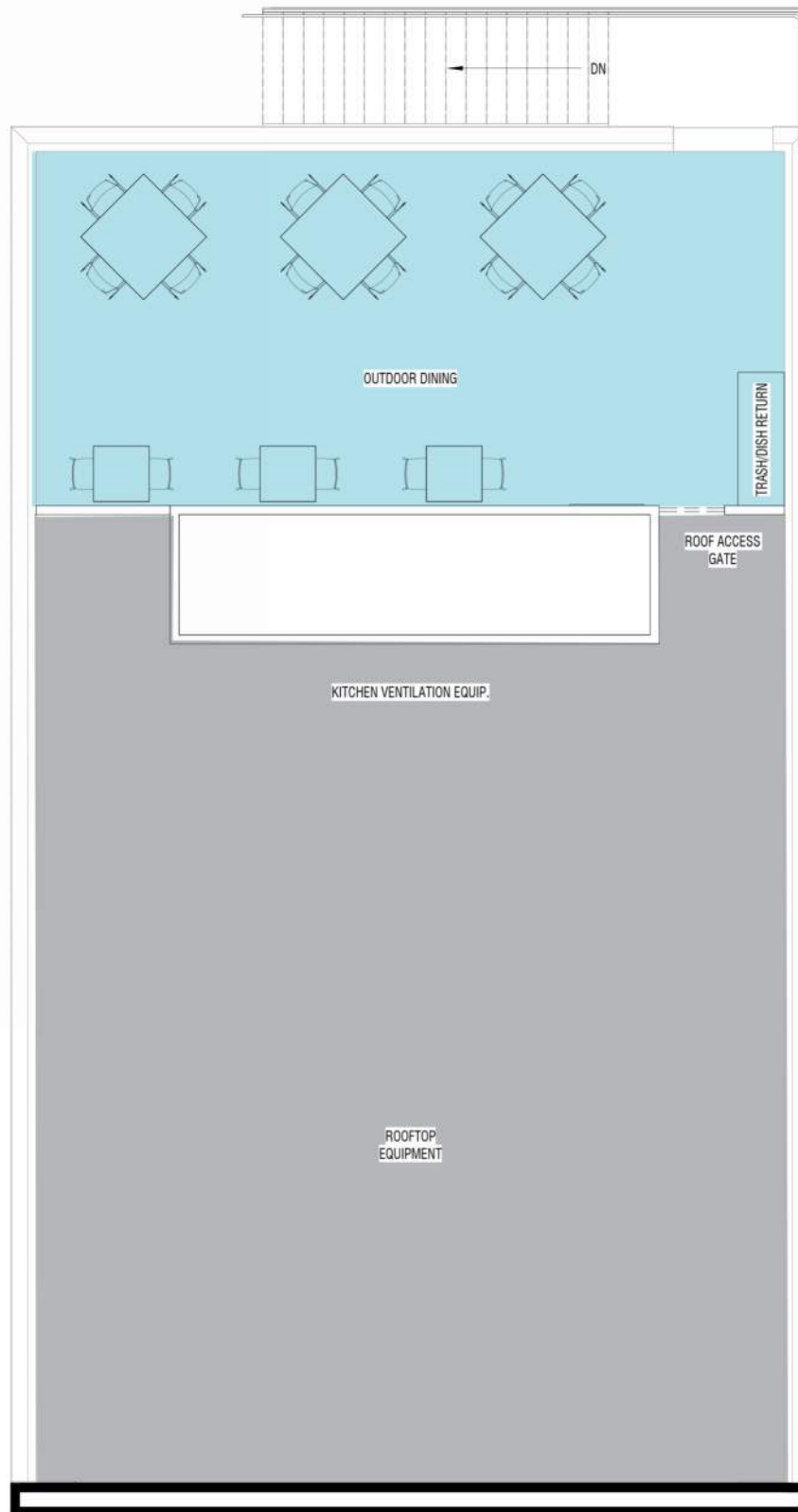
BOUNTIFUL RESTAURANT STUDY



1 FLOOR PLAN - MAIN LEVEL

NTS PHASE 1 APPROACH

BOUNTIFUL RESTAURANT STUDY



BOUNTIFUL RESTAURANT STUDY



- FOOD PREP & STORAGE
- OFFICE
- MECHANICAL SPACE
- EMPLOYEE STORAGE

1

FLOOR PLAN - BASEMENT LEVEL

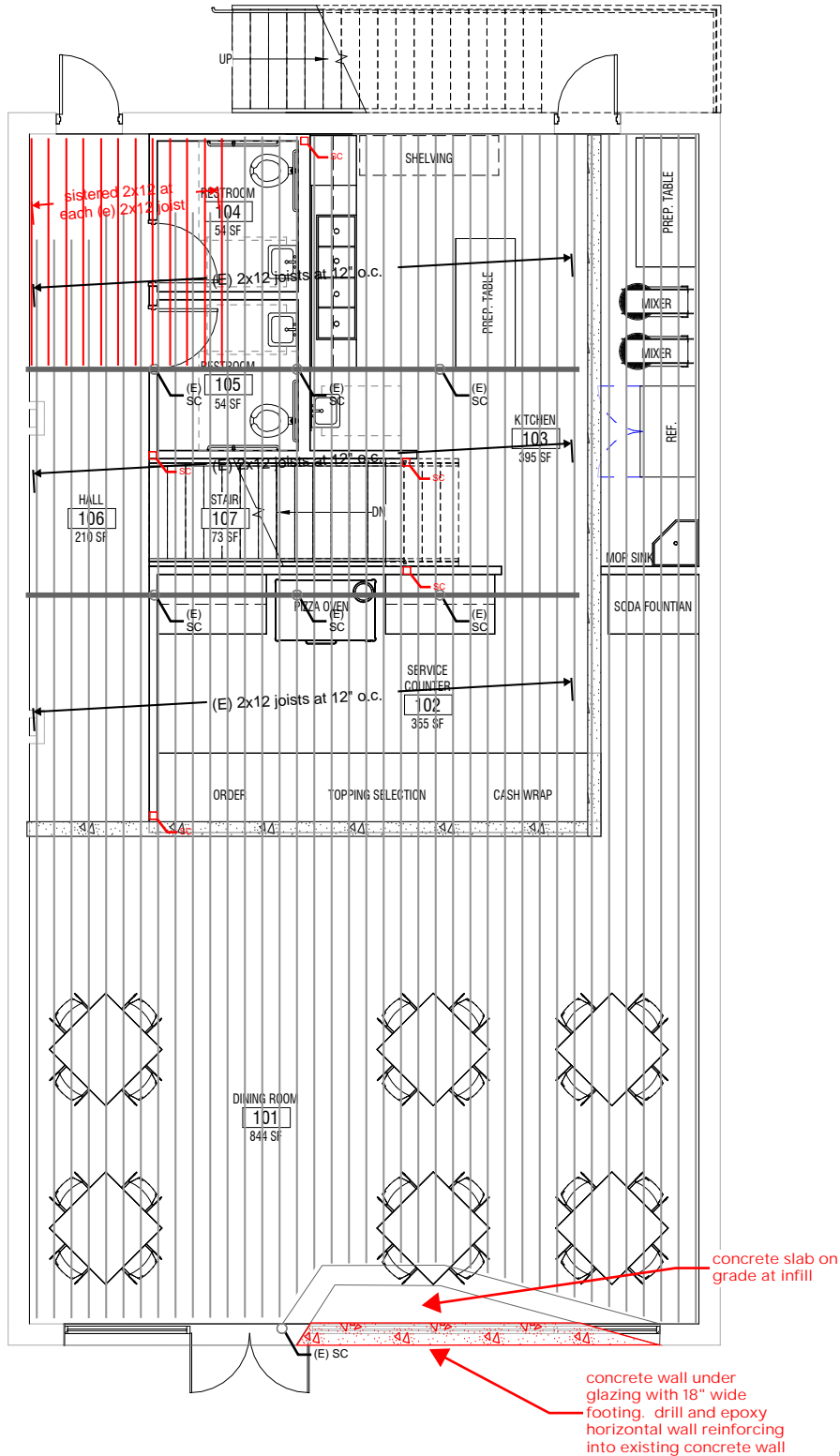
NTS

PHASE 1 APPROACH



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BOUNTIFUL RESTAURANT STUDY



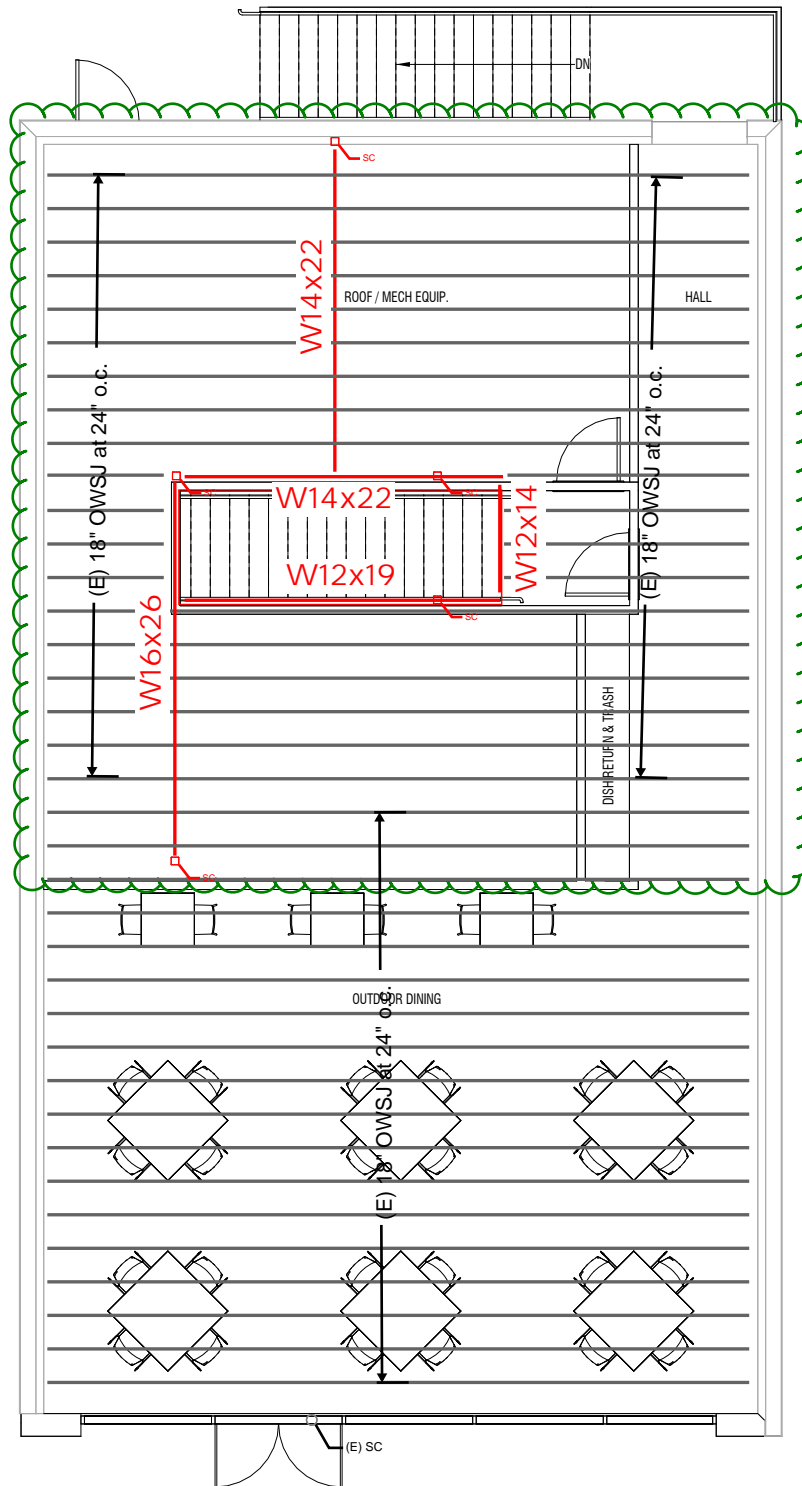
1 FLOOR PLAN - MAIN LEVEL

3/16" = 1'-0" PHASE 1 APPROACH

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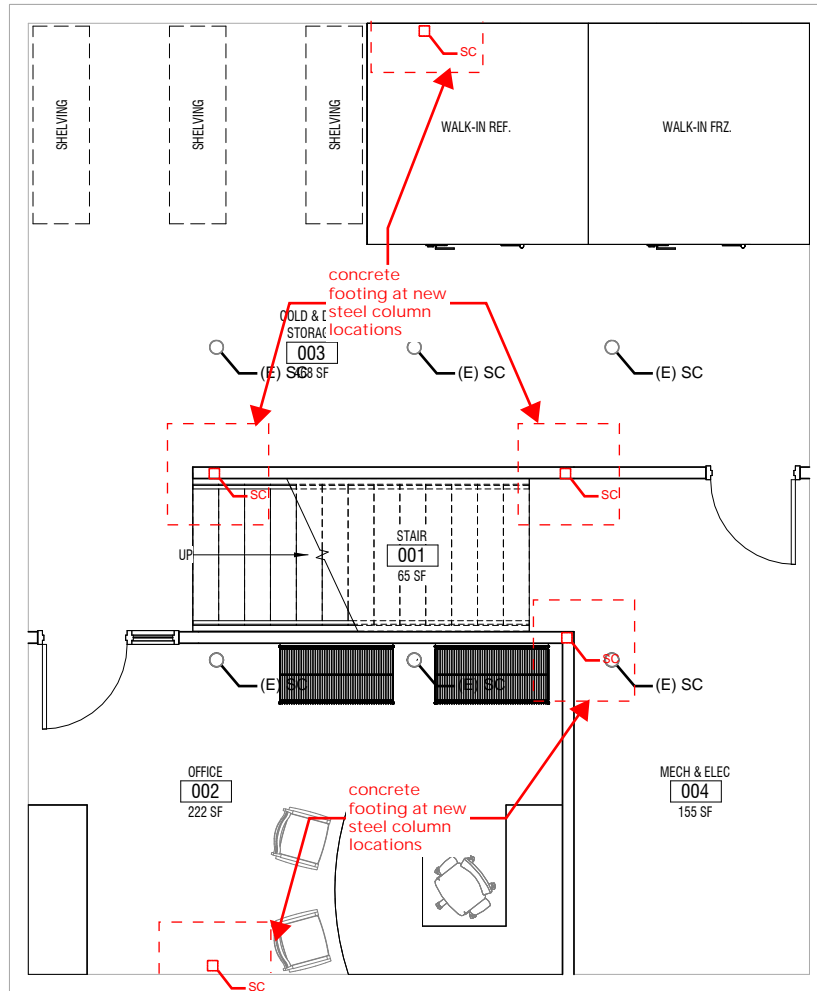
BOUNTIFUL RESTAURANT STUDY



use this area for higher live loads for dining and for roof/MEP equipment

1 ROOF PLAN - OUTDOOR DINING
 3/16" = 1'-0"
 PHASE 1 APPROACH

BOUNTIFUL RESTAURANT STUDY



1
1/4" = 1'-0"

FLOOR PLAN - BASEMENT LEVEL

PHASE 1 APPROACH

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PROJECT NAME.....BOUNTIFUL 135 SOUTH MAIN	REMODEL
LOCATION.....BOUNTIFUL, UT	
ARCHITECT.....DESIGN WEST	2,950 SF
STAGE OF DESIGN.....FEASIBILITY STUDY	

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
BUILDING COST SUMMARY					
02	EXISTING CONDITIONS			\$ 13.96	\$ 41,178
03	CONCRETE			\$ 15.92	\$ 46,950
04	MASONRY			\$ 9.27	\$ 27,360
05	METALS			\$ 15.12	\$ 44,592
06	WOODS & PLASTICS			\$ 15.76	\$ 46,480
07	THERMAL & MOISTURE PROTECTION			\$ 39.38	\$ 116,174
08	DOORS & WINDOWS			\$ 13.37	\$ 39,440
09	FINISHES			\$ 42.90	\$ 126,568
10	SPECIALTIES			\$ 3.60	\$ 10,620
11	EQUIPMENT			\$ -	\$ -
12	FURNISHINGS			\$ 1.00	\$ 2,953
13	SPECIAL CONSTRUCTION			\$ -	\$ -
14	CONVEYING SYSTEMS			\$ -	\$ -
21	FIRE SUPPRESSION			\$ 6.50	\$ 19,175
22	PLUMBING			\$ 20.00	\$ 59,000
23	HVAC			\$ 45.00	\$ 132,750
26	ELECTRICAL			\$ 31.60	\$ 93,220
27	COMMUNICATION			\$ 12.00	\$ 35,400
28	ELECTRONIC SAFETY & SECURITY			\$ 5.00	\$ 14,750
31	EARTHWORK			\$ -	\$ -
32	EXTERIOR IMPROVEMENTS			\$ 18.85	\$ 55,600
33	UTILITIES			\$ 9.42	\$ 27,800
SUBTOTAL				\$ 318.65	\$ 940,010
	GENERAL CONDITIONS	15%		\$ 47.80	\$ 141,001
	BONDS & INSURANCE	2.2%		\$ 8.21	\$ 24,215
	OVERHEAD & PROFIT	6%		\$ 22.48	\$ 66,314
	DESIGN CONTINGENCY	15%		\$ 47.80	\$ 141,001
TOTAL CONSTRUCTION COST				\$ 444.93	\$ 1,312,541

PROJECT NAME.....BOUNTIFUL 135 SOUTH MAIN **REMODEL**
 LOCATION.....BOUNTIFUL, UT
 ARCHITECT.....DESIGN WEST 2,950 SF
 STAGE OF DESIGN.....FEASIBILITY STUDY

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
02	<u>EXISTING CONDITIONS</u>				
	Remove Existing Roofing	2,100	SF	\$ 2.40	\$ 5,040
	Selective Interior Demolition	2,950	SF	\$ 10.00	\$ 29,500
	Electrical Demolition	2,950	SF	\$ 1.00	\$ 2,950
	HVAC Demolition	2,950	SF	\$ 1.00	\$ 2,950
	Plumbing Demolition	2,950	SF	\$ 0.25	\$ 738
	Hazardous Material Abatement				By Others
	TOTAL EXISTING CONDITIONS				\$ 41,178
03	<u>CONCRETE</u>				
	Footings	8	CY	\$ 1,000.00	\$ 8,000
	Foundation Wall	240	SF	\$ 80.00	\$ 19,200
	Patch and Level Floor Slab	2,950	SF	\$ 5.00	\$ 14,750
	Doweling/ Connect to existing	1	LS	\$ 5,000.00	\$ 5,000
	TOTAL CONCRETE				\$ 46,950
04	<u>MASONRY</u>				
	Masonry Exterior	600	SF	\$ 45.60	\$ 27,360
	TOTAL MASONRY				\$ 27,360
05	<u>METALS</u>				
	Structural Steel	1,760	LB	\$ 12.00	\$ 21,120
	Stair Upgrades	120	SF	\$ 36.00	\$ 4,320
	Freestanding Railing	38	LF	\$ 354.00	\$ 13,452
	Wall Railing	38	LF	\$ 150.00	\$ 5,700
	TOTAL METALS				\$ 44,592
06	<u>WOOD & PLASTICS</u>				
	Carpentry				
	Wood Plates & Blocking	2,950	SF	\$ 2.40	\$ 7,080
	Install 2x12 Sister joists	200	SF	\$ 20.00	\$ 4,000
	Subtotal for Carpentry				\$ 11,080
	Millwork	2,950	SF	\$ 12.00	\$ 35,400
	TOTAL WOOD & PLASTICS				\$ 46,480
07	<u>THERMAL & MOISTURE PROTECTION</u>				
	Roof Membrane	2,100	SF	\$ 8.34	\$ 17,514
	Rigid Roof Insulation	2,100	SF	\$ 9.18	\$ 19,278
	Roof Protection Board	2,100	SF	\$ 3.24	\$ 6,804
	Roof Vapor Barrier	2,100	SF	\$ 4.44	\$ 9,324
	Rigid Wall Insulation	672	SF	\$ 3.90	\$ 2,621
	Wall Batt Insulation	672	SF	\$ 1.50	\$ 1,008
	Weather Barrier	672	SF	\$ 4.44	\$ 2,984
	Exterior Sheathing	672	SF	\$ 3.60	\$ 2,419
	Sound Batt	1,860	SF	\$ 1.50	\$ 2,790
	Rooftop Patio	556	SF	\$ 75.00	\$ 41,700
	Metal Roof Cap	188	LF	\$ 28.80	\$ 5,414
	Flashing & Sheet Metal	376	SF	\$ 9.60	\$ 3,610
	Caulking & Sealing	2,950	SF	\$ 0.24	\$ 708
	TOTAL THERMAL & MOISTURE PROTECTION				\$ 116,174
08	<u>DOORS & WINDOWS</u>				
	Doors - Interior & Exterior	2,950	SF	\$ 8.00	\$ 23,600
	Exterior Glazing	240	SF	\$ 66.00	\$ 15,840

PROJECT NAME.....BOUNTIFUL 135 SOUTH MAIN **REMODEL**
 LOCATION.....BOUNTIFUL, UT
 ARCHITECT.....DESIGN WEST 2,950 SF
 STAGE OF DESIGN.....FEASIBILITY STUDY

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	TOTAL DOORS & WINDOWS				\$ 39,440
09	<u>FINISHES</u>				
	Exterior MS Wall Framing	840	SF	\$ 9.00	\$ 7,560
	Interior Partition Framing	1,860	SF	\$ 7.00	\$ 13,020
	Gyp. Wallboard	4,560	SF	\$ 3.24	\$ 14,774
	Ceilings Kitchen	775	SF	\$ 7.00	\$ 5,425
	Ceilings Dining	1,054	SF	\$ 15.00	\$ 15,810
	Ceilings Restroom	116	SF	\$ 10.00	\$ 1,160
	Ceilings Remainder	1,005	SF	\$ 6.00	\$ 6,030
	Flooring Kitchen	775	SF	\$ 14.00	\$ 10,850
	Flooring Dining	1,054	SF	\$ 8.50	\$ 8,959
	Flooring Restroom	116	SF	\$ 20.00	\$ 2,320
	Restroom Wall Tile	240	SF	\$ 18.00	\$ 4,320
	Flooring Remainder	1,005	SF	\$ 5.00	\$ 5,025
	Base	76	LF	\$ 7.20	\$ 547
	Paint Gyp. Wallboard	4,560	SF	\$ 1.18	\$ 5,363
	Patch and Paint Existing Walls	3,708	SF	\$ 1.50	\$ 5,562
	Wall Finishes	8,268	SF	\$ 2.40	\$ 19,843
	TOTAL FINISHES				\$ 126,568
10	<u>SPECIALTIES</u>	2,950	SF	\$ 3.60	\$ 10,620
12	<u>FURNISHINGS</u>				
	Window Covering	168	SF	\$ 17.58	\$ 2,953
	TOTAL FURNISHINGS				\$ 2,953
21	<u>FIRE SUPPRESSION</u>				
	Fire Suppression System	2,950	SF	\$ 6.50	\$ 19,175
	TOTAL FIRE SUPPRESSION				\$ 19,175
22	<u>PLUMBING</u>	2,950	SF	\$ 20.00	\$ 59,000
23	<u>HVAC</u>				
	HVAC Heavy Renovation	2,950	SF	\$ 45.00	\$ 132,750
	TOTAL HVAC				\$ 132,750
26	<u>ELECTRICAL</u>				
	Service & Distribution Modification	2,950	SF	\$ 8.00	\$ 23,600
	Power	2,950	SF	\$ 9.60	\$ 28,320
	Site Electrical		SF	\$ 2.40	\$ -
	Lighting	2,950	SF	\$ 14.00	\$ 41,300
	TOTAL ELECTRICAL				\$ 93,220
27	<u>COMMUNICATIONS</u>				
	Telecommunications	2,950	SF	\$ 6.00	\$ 17,700
	A/V	2,950	SF	\$ 6.00	\$ 17,700
	TOTAL COMMUNICATIONS				\$ 35,400

PROJECT NAME.....BOUNTIFUL 135 SOUTH MAIN **REMODEL**
 LOCATION.....BOUNTIFUL, UT
 ARCHITECT.....DESIGN WEST 2,950 SF
 STAGE OF DESIGN.....FEASIBILITY STUDY

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
28	<u>ELECTRONIC SAFETY & SECURITY</u>				
	Fire/Smoke System	2,950	SF	\$ 3.00	\$ 8,850
	Security System, Surveillance	2,950	SF	\$ 2.00	\$ 5,900
	TOTAL ELECTRONIC SAFETY & SECURITY				\$ 14,750
32	<u>SITE IMPROVEMENTS</u>				
	Site Improvements	2,780	SF	\$ 20.00	\$ 55,600
	TOTAL SITE IMPROVEMENTS				\$ 55,600
33	<u>UTILITIES</u>				
	Site Utilities	2,780	SF	\$ 10.00	\$ 27,800
	TOTAL UTILITIES				\$ 27,800

Phase 2: Remove and Replace Entire Building

In addition to the recommended modifications in Phase 1, the following recommendations are made because of the additional freedom of determining the structure and layout without having restrictions on existing conditions. It has been determined that the structure of the northern building does not span to bear on 135 S Main and will not require as much shoring as if the building fully rested on the 135 S Main building. This allows for the walls to be fully removed down to the foundation walls. The new building would be designed as a Type I or Type II building with non-combustible materials as well as masonry walls flanking north and south buildings to meet fire resistance requirements due to the zero distance from the neighboring buildings. The East and West facades will be like the phase 1 approach but will likely introduce more glazing to bring in more natural light by increasing the overall volume and height of the structure a few feet. The intent is to still clear span the joists from north to south walls. With the added height in the basement, the kitchen could be moved down, thereby allowing much more dining space on the main level. The restrictions of the number of patrons will be balanced with the number of restroom fixtures and parking space requirements.

Architectural

Rooftop Dining: The low-sloped roof would be designed to accommodate the dining area, allow for screening of the rooftop units for HVAC and kitchen equipment, and have egress to both the east exterior as well as through the interior dining. A small soda counter can be located on the roof to serve the guests and have access to a dumbwaiter delivery system from the kitchen directly. A small paver system would allow water to flow through them, thereby limiting the standing water of a solid floor system.

Basement: The kitchen and storage could be in the basement, but it would require burying utilities much deeper than their existing locations on the main level. Gas service, sewer lines, a grease interceptor, water lines, and associated pumps would need to be planned to accommodate the subterranean requirements of the kitchen. Cold and dry storage would remain in the basement and would need a direct route from the delivery entry of the east façade of the main level. A Stairway would need to be located tactfully to ensure flow of the service. Additional lighting would likely be needed in the basement to accommodate food being prepared.

Main Level: By increasing the height, the east and west storefront systems will be taller to capture all the available natural light while also having canopy systems to block direct sunlight at various times of the day. The main level would contain two sets of stair access, which would go down to the kitchen and the other would lead up to the roof dining area. A dumbwaiter would serve the main level and the rooftop from the kitchen below. The main level would have a dining area spanning from east to west, a circular staircase/soda counter feature, restrooms, a service closet, a small office, and ample plenum space to house any building systems and communication equipment necessary for the building.

Structural

Foundation System: If the building is to be rebuilt, it will likely be more costly to remove the entire structure and foundation and replace it with new elements than it would be to retain the existing concrete foundational elements. It will be necessary to provide temporary bracing of the existing concrete foundation walls so that the foundation and slab on grade of the adjacent spaces and exterior walkways are not undermined. This approach will require underpinning piers (such as helical piers) to support the new loads of the structure above. Where steel columns appear adjacent to the concrete foundation walls, it will be necessary to place additional piers. It is estimated that approximately 25 to 30 piers would be required for the project.

Floor System: For a clear and open space in the basement and a solid floor for the main space, it is recommended that a steel beam system be installed. Wide flange steel beams that run north to south (clear spanning) would be spaced at about 10 feet o.c. The steel beams would be supported by columns spaced at every other steel beam.

Wall System: The existing under-reinforced masonry walls would be demolished down to main floor and replaced with reinforced masonry walls that are drilled and epoxied into the existing foundation wall below. This wall system will be designed to support the roof system above.

Roof System: The roof system will consist of wide flange steel beams that will occur at the roof as well that clear span the entire space. Where outdoor dining and occupiable space is desired on the roof, it is recommended that this bear on pedestal supported pavers so that additional weight for concrete is not needed at the roof level.

Lateral System: Since the inadequate existing masonry walls are being removed and replaced with load bearing reinforced masonry walls, these walls will be detailed and constructed as special reinforced masonry shear walls. These walls will be capable of resisting seismic and wind forces and deliver those loads into the existing concrete foundation system to the underpinned pier foundation system below. It may become necessary to reinforce some of the concrete foundation walls with FRP if necessary.

Mechanical

Phase 2, which involves the construction of a new building to replace the existing structure, a comprehensive mechanical system will be designed and implemented to meet the specific requirements of a modern restaurant. The new mechanical system will include a robust HVAC setup tailored to handle the increased thermal loads generated by kitchen equipment and occupant density. A Roof Top Unit (RTU) is recommended to ensure the restaurant receives adequate outside air, which is crucial for maintaining indoor air quality and comfort. The RTU will be strategically positioned to provide efficient heating, ventilation, and air conditioning throughout the building, including the main dining area and

kitchen. Ventilation hoods equipped with exhaust fans and make-up air units will be installed in the kitchen to effectively remove heat, smoke, and odors, while ensuring a constant supply of fresh air. These components will be essential for maintaining a safe and pleasant environment for both staff and patrons.

The design will also incorporate energy-efficient solutions and modern controls to optimize the operation of the mechanical systems, reducing energy consumption and operational costs. This approach not only ensures regulatory compliance but also enhances the overall sustainability and performance of the restaurant.

Plumbing

The plumbing infrastructure for the new Phase 2 building will be entirely new and designed to meet the demanding needs of a restaurant. This will include the installation of water lines with diameters ranging from 1-1/4 inches to 1-1/2 inches to ensure a reliable supply of water for cooking, cleaning, and sanitation purposes. A 4-inch sanitary sewer line will be essential to handle the waste output, ensuring efficient and compliant waste disposal. A critical component of the plumbing system will be the installation of a grease interceptor, which is necessary to prevent grease and solids from entering the municipal sewer system. Depending on space availability, either an exterior or a compact interior grease interceptor unit will be installed to fit seamlessly into the restaurant's layout without compromising functionality.

The new plumbing design will also address the gas supply requirements, ensuring that the system can support all gas-powered kitchen equipment and HVAC needs. The capacity of the existing gas meter will be assessed, and if necessary, an upgrade will be made to meet the increased demand. This will ensure the restaurant operates smoothly and safely, with all systems functioning at optimal levels.

Electrical

If the decision is made to remove the existing building to make way for a new structure, a comprehensive approach will be taken to ensure that the new building meets all the modern requirements of a restaurant. In alignment with Phase 1, the electrical infrastructure will be a critical component of this new development. To accommodate the needs of the new restaurant, a robust 400A, 3-phase electrical service will be installed. This upgrade is essential for supporting the high electrical demands typical of restaurant operations, including kitchen appliances, HVAC systems, lighting, and other essential equipment. The new electrical service will provide ample capacity to ensure smooth and uninterrupted operations, allowing the restaurant to function efficiently and effectively.

In addition to the core electrical service, the new structure will feature enhanced exterior lighting and signage. The exterior lighting will not only provide safety and security for patrons and staff but will also create an inviting and attractive ambiance, enhancing the overall curb appeal of the restaurant.

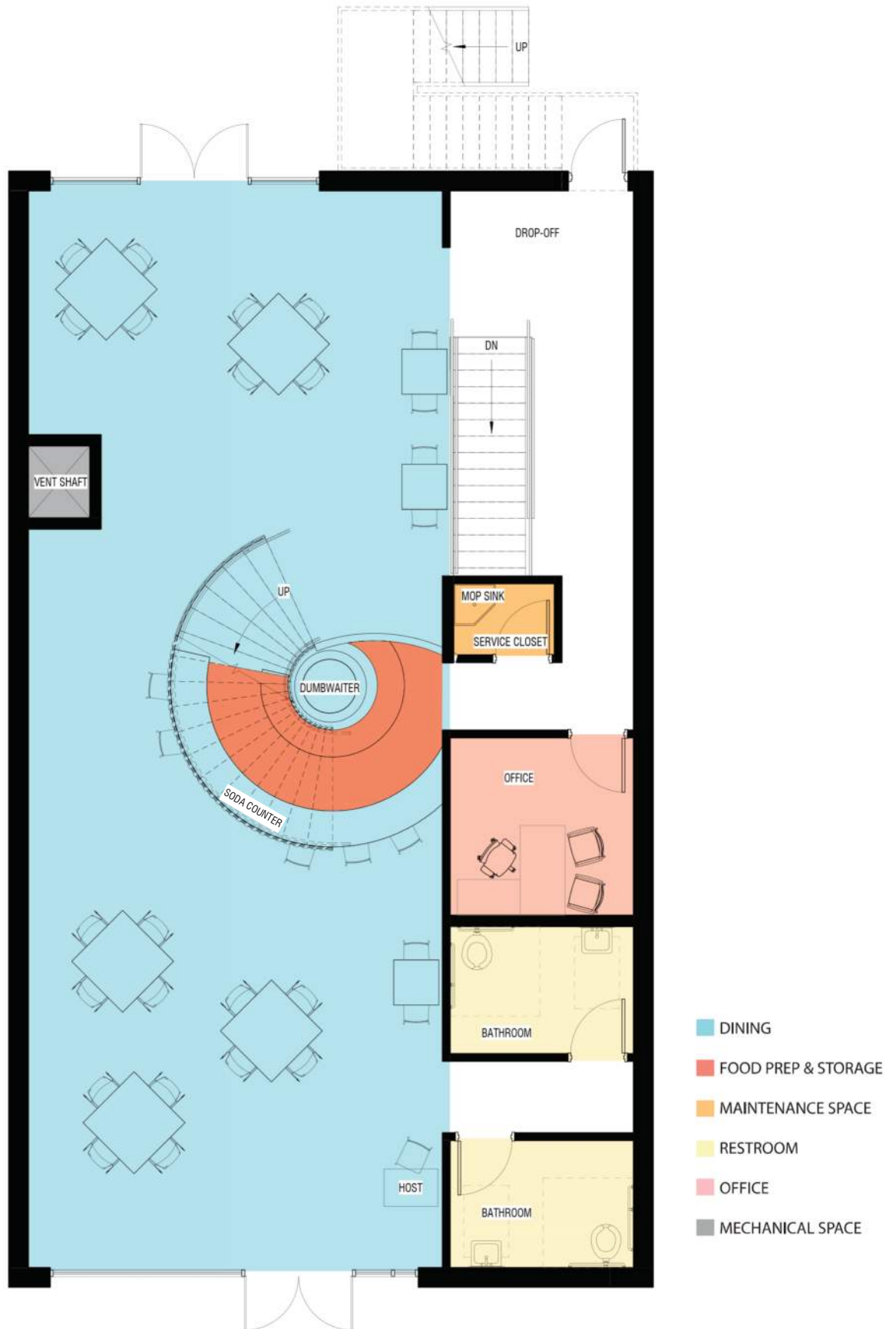
Thoughtfully designed signage, integrated with the exterior lighting, will ensure high visibility, and draw attention to the restaurant, contributing to its success and prominence in the area.

The interior electrical system will be entirely new, tailored specifically to the needs of the restaurant tenant improvements (TI). This includes strategically placed outlets, dedicated circuits for kitchen equipment, modern lighting solutions, and advanced control systems. The design will prioritize both functionality and aesthetics, ensuring that the electrical system supports the restaurant's operations while also enhancing the dining environment.

Optimistically, this new electrical infrastructure will be designed with flexibility in mind, allowing for future modifications and expansion as the restaurant evolves. By investing in a 400A service, we are future-proofing the building, ensuring it can adapt to changing needs without requiring significant electrical upgrades down the line.

Overall, the removal of the existing building and the construction of a new structure presents a fantastic opportunity to implement a state-of-the-art electrical system. This approach will not only meet the immediate needs of the restaurant but will also set the stage for long-term success, providing a solid foundation for a thriving and sustainable business. The integration of modern electrical solutions, exterior lighting, and signage will enhance the overall appeal and functionality of the restaurant, creating a welcoming and efficient space for both patrons and staff.

BOUNTIFUL RESTAURANT STUDY



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FLOOR PLAN - MAIN LEVEL

NTS

PHASE 2 APPROACH



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BOUNTIFUL RESTAURANT STUDY



BOUNTIFUL RESTAURANT STUDY



- FOOD PREP & STORAGE
- MAINTENANCE SPACE
- RESTROOM
- EMPLOYEE STORAGE



PROJECT NAME.....BOUNTIFUL 135 SOUTH MAIN	NEW BUILDING
LOCATION.....BOUNTIFUL, UT	
ARCHITECT.....DESIGN WEST	3,243 SF
STAGE OF DESIGN.....FEASIBILITY STUDY	

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
BUILDING COST SUMMARY					
02	EXISTING CONDITIONS			\$ 7.85	\$ 25,470
03	CONCRETE			\$ 90.11	\$ 292,238
04	MASONRY			\$ 44.10	\$ 143,002
05	METALS			\$ 62.47	\$ 202,587
06	WOODS & PLASTICS			\$ 14.40	\$ 46,699
07	THERMAL & MOISTURE PROTECTION			\$ 87.94	\$ 285,193
08	DOORS & WINDOWS			\$ 19.60	\$ 63,576
09	FINISHES			\$ 51.30	\$ 166,380
10	SPECIALTIES			\$ 3.60	\$ 11,675
11	EQUIPMENT			\$ -	\$ -
12	FURNISHINGS			\$ 3.40	\$ 11,026
13	SPECIAL CONSTRUCTION			\$ -	\$ -
14	CONVEYING SYSTEMS			\$ 15.42	\$ 50,000
21	FIRE SUPPRESSION			\$ 6.50	\$ 21,080
22	PLUMBING			\$ 20.00	\$ 64,860
23	HVAC			\$ 45.00	\$ 145,935
26	ELECTRICAL			\$ 35.03	\$ 113,599
27	COMMUNICATION			\$ 12.00	\$ 38,916
28	ELECTRONIC SAFETY & SECURITY			\$ 5.00	\$ 16,215
31	EARTHWORK			\$ 60.37	\$ 195,772
32	EXTERIOR IMPROVEMENTS			\$ 17.14	\$ 55,600
33	UTILITIES			\$ 8.57	\$ 27,800
SUBTOTAL				\$ 609.81	\$ 1,977,622
	GENERAL CONDITIONS	12%		\$ 73.18	\$ 237,315
	BONDS & INSURANCE	2.2%		\$ 15.30	\$ 49,615
	OVERHEAD & PROFIT	6%		\$ 41.90	\$ 135,873
	DESIGN CONTINGENCY	15%		\$ 91.47	\$ 296,643
TOTAL CONSTRUCTION COST				\$ 831.66	\$ 2,697,068

PROJECT NAME.....BOUNTIFUL 135 SOUTH MAIN **NEW BUILDING**
 LOCATION.....BOUNTIFUL, UT
 ARCHITECT.....DESIGN WEST 3,243 SF
 STAGE OF DESIGN.....FEASIBILITY STUDY

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
02	<u>EXISTING CONDITIONS</u>				
	Site Clearing	5,000	SF	\$ 1.20	\$ 6,000
	Building Demolition	35,400	CF	\$ 0.55	\$ 19,470
	TOTAL EXISTING CONDITIONS				\$ 25,470
03	<u>CONCRETE</u>				
	Footings	44	CY	\$ 1,000.00	\$ 43,556
	Foundation Wall	2,744	SF	\$ 80.00	\$ 219,520
	Slab on Grade	2,220	SF	\$ 8.65	\$ 19,203
	Topping Slab	1,023	SF	\$ 8.65	\$ 8,849
	Vapor Barrier	2,220	SF	\$ 0.50	\$ 1,110
	TOTAL CONCRETE				\$ 292,238
04	<u>MASONRY</u>				
	Masonry Exterior	3,136	SF	\$ 45.60	\$ 143,002
	TOTAL MASONRY				\$ 143,002
05	<u>METALS</u>				
	Floor Structural Steel (11/SF)	11,253	LB	\$ 3.96	\$ 44,562
	Roof Structural Steel (7#/SF)	15,540	LB	\$ 3.96	\$ 61,538
	Metal Floor Deck	1,023	SF	\$ 6.30	\$ 6,445
	Metal Roof Deck	2,220	SF	\$ 6.30	\$ 13,986
	Decorative Stairs	120	SF	\$ 240.00	\$ 28,800
	Exterior Stair	120	SF	\$ 125.00	\$ 15,000
	Freestanding Railing	64	LF	\$ 354.00	\$ 22,656
	Wall Railing	64	LF	\$ 150.00	\$ 9,600
	TOTAL METALS				\$ 202,587
06	<u>WOOD & PLASTICS</u>				
	Carpentry				
	Wood Plates & Blocking	3,243	SF	\$ 2.40	\$ 7,783
	Subtotal for Carpentry				\$ 7,783
	Millwork	3,243	SF	\$ 12.00	\$ 38,916
	TOTAL WOOD & PLASTICS				\$ 46,699
07	<u>THERMAL & MOISTURE PROTECTION</u>				
	Roof Membrane	2,220	SF	\$ 8.34	\$ 18,515
	Rigid Roof Insulation	2,220	SF	\$ 9.18	\$ 20,380
	Roof Protection Board	2,220	SF	\$ 3.24	\$ 7,193
	Roof Vapor Barrier	2,220	SF	\$ 4.44	\$ 9,857
	Rigid Wall Insulation	2,509	SF	\$ 3.90	\$ 9,784
	Wall Batt Insulation	2,509	SF	\$ 1.50	\$ 3,763
	Weather Barrier	2,509	SF	\$ 4.44	\$ 11,139
	Exterior Sheathing	2,509	SF	\$ 3.60	\$ 9,032
	Rigid Foundation Insulation	2,744	SF	\$ 3.60	\$ 9,878
	Foundation Waterproofing	2,744	SF	\$ 17.58	\$ 48,240
	Sound Batt	1,860	SF	\$ 1.50	\$ 2,790
	Metal Wall Panel	314	SF	\$ 58.00	\$ 18,189
	Cementitious Panels	627	SF	\$ 60.00	\$ 37,632
	Rooftop Patio	920	SF	\$ 75.00	\$ 69,000
	Metal Roof Cap	188	LF	\$ 28.80	\$ 5,414
	Flashing & Sheet Metal	376	SF	\$ 9.60	\$ 3,610
	Fireproofing				
	Caulking & Sealing	3,243	SF	\$ 0.24	\$ 778

PROJECT NAME.....BOUNTIFUL 135 SOUTH MAIN **NEW BUILDING**
 LOCATION.....BOUNTIFUL, UT
 ARCHITECT.....DESIGN WEST 3,243 SF
 STAGE OF DESIGN.....FEASIBILITY STUDY

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	TOTAL THERMAL & MOISTURE PROTECTION				\$ 285,193
08	<u>DOORS & WINDOWS</u>				
	Doors - Interior & Exterior	3,243	SF	\$ 8.00	\$ 25,944
	Storefront Glazing (20% of Exterior Surface)	627	SF	\$ 60.00	\$ 37,632
	TOTAL DOORS & WINDOWS				\$ 63,576
09	<u>FINISHES</u>				
	Exterior MS Wall Framing	3,136	SF	\$ 9.00	\$ 28,224
	Interior Partition Framing	1,860	SF	\$ 7.00	\$ 13,020
	Gyp. Wallboard	6,856	SF	\$ 3.24	\$ 22,213
	Ceilings Kitchen	775	SF	\$ 7.00	\$ 5,425
	Ceilings Dining	1,054	SF	\$ 15.00	\$ 15,810
	Ceilings Restroom	116	SF	\$ 10.00	\$ 1,160
	Ceilings Remainder	1,298	SF	\$ 6.00	\$ 7,788
	Flooring Kitchen	775	SF	\$ 14.00	\$ 10,850
	Flooring Dining	1,054	SF	\$ 8.50	\$ 8,959
	Flooring Restroom	116	SF	\$ 20.00	\$ 2,320
	Restroom Wall Tile	240	SF	\$ 18.00	\$ 4,320
	Flooring Remainder	1,298	SF	\$ 5.00	\$ 6,490
	Base	114	LF	\$ 7.20	\$ 823
	Paint Gyp. Wallboard	6,856	SF	\$ 1.18	\$ 8,063
	Patch and Paint Existing Walls	3,708	SF	\$ 1.50	\$ 5,562
	Wall Finishes	10,564	SF	\$ 2.40	\$ 25,354
	TOTAL FINISHES				\$ 166,380
10	<u>SPECIALTIES</u>	3,243	SF	\$ 3.60	\$ 11,675
12	<u>FURNISHINGS</u>				
	Window Covering	627	SF	\$ 17.58	\$ 11,026
	TOTAL FURNISHINGS				\$ 11,026
13	<u>SPECIAL CONSTRUCTION</u>				
	TOTAL SPECIAL CONSTRUCTION				\$ -
14	<u>CONVEYING SYSTEMS</u>				
	Dumbwaiter	1	Allow	\$ 50,000.00	\$ 50,000
	TOTAL CONVEYING SYSTEMS				\$ 50,000
21	<u>FIRE SUPPRESSION</u>				
	Fire Suppression System	3,243	SF	\$ 6.50	\$ 21,080
	TOTAL FIRE SUPPRESSION				\$ 21,080
22	<u>PLUMBING</u>	3,243	SF	\$ 20.00	\$ 64,860
23	<u>HVAC</u>				
	HVAC Heavy Renovation	3,243	SF	\$ 45.00	\$ 145,935
	TOTAL HVAC				\$ 145,935
26	<u>ELECTRICAL</u>				
	Service & Distribution Modification	3,243	SF	\$ 8.00	\$ 25,944
	Power	3,243	SF	\$ 9.60	\$ 31,133

PROJECT NAME.....BOUNTIFUL 135 SOUTH MAIN **NEW BUILDING**
 LOCATION.....BOUNTIFUL, UT
 ARCHITECT.....DESIGN WEST 3,243 SF
 STAGE OF DESIGN.....FEASIBILITY STUDY

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	Site Electrical	2,780	SF	\$ 4.00	\$ 11,120
	Lighting	3,243	SF	\$ 14.00	\$ 45,402
	TOTAL ELECTRICAL				\$ 113,599
27	<u>COMMUNICATIONS</u>				
	Telecommunications	3,243	SF	\$ 6.00	\$ 19,458
	A/V	3,243	SF	\$ 6.00	\$ 19,458
	TOTAL COMMUNICATIONS				\$ 38,916
28	<u>ELECTRONIC SAFETY & SECURITY</u>				
	Fire/Smoke System	3,243	SF	\$ 3.00	\$ 9,729
	Security System, Surveillance	3,243	SF	\$ 2.00	\$ 6,486
	TOTAL ELECTRONIC SAFETY & SECURITY				\$ 16,215
31	<u>EARTHWORK</u>				
	Building Excavation	1,644	CY	\$ 14.00	\$ 23,022
	Overexcavation				NIC
	Deep Foundation Systems				NIC
	Permanent Shoring				N/A
	Shoring/ Underpinning	1	Allow	\$ 80,000.00	\$ 80,000
	Backfill & Compaction w/ Imported Fill	1,644	CY	\$ 40.00	\$ 65,778
	Haul Away Excess	1,644	CY	\$ 8.00	\$ 13,156
	Building Grading	2,220	SF	\$ 1.00	\$ 2,220
	Gravel Under Slab	43	Ton	\$ 75.00	\$ 3,256
	Site Grading & Excavation	2,780	SF	\$ 3.00	\$ 8,340
	TOTAL EARTHWORK				\$ 195,772
32	<u>SITE IMPROVEMENTS</u>				
	Site Improvements	2,780	SF	\$ 20.00	\$ 55,600
	TOTAL SITE IMPROVEMENTS				\$ 55,600
33	<u>UTILITIES</u>				
	Site Utilities	2,780	SF	\$ 10.00	\$ 27,800
	TOTAL UTILITIES				\$ 27,800

Final Summary

Phase 1 options could be incorporated into Phase 2 to reduce costs associated with sub-surface kitchen utilities. For example, if budget constraints or occupant preferences arise, rooftop dining could be eliminated, and the east wall could be opened to create visual interest. The cost estimates provided aim to demonstrate the feasibility of reusing the existing shell versus completely demolishing and rebuilding it, while also incorporating potential design options.

Each option presents its own set of challenges, which can be further refined as the design process progresses. The cost estimates offer a preliminary view of potential utility expenses and seismic upgrades needed to meet code requirements, as compared to new construction.

This project has numerous potential directions, and the type of restaurant chosen will significantly influence the final design. This study focused on illustrating a casual pizza restaurant in phase 1 and a sit-down restaurant with an Italian soda counter component in phase 2 that appeals to both east- and west-facing passersby, creating an inviting atmosphere. The optimistic outlook of this project lies in its flexibility and the exciting opportunities for innovative design and community engagement.

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Minutes of the Water Committee Budget Review Meeting

Bountiful City Water Department
April 25, 2024 (4:00 p.m.)

Present:

Committee Members:	Matt Murri (Chair), Kate Bradshaw, Jesse Bell (excused)
Other Council Members:	Kendalyn Harris, Cecilee Price-Huish, Richard Higginson (left at 6:19 p.m.)
City Manager:	Gary Hill
Assistant City Manager:	Galen Rasmussen
Other City Department Staff:	Kraig Christensen, Gerald Wilson, Tracy Hatch, Lloyd Cheney, Todd Christensen, Tyson Beck, Charles Benson, Jessica Sims, Francisco Astorga

Official Notice of this meeting had been given by posting a written notice of same and an agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis Journal, Standard Examiner, and on the Utah Public Notice Website.

Committee chair Matt Murri called the meeting to order at 4:06 p.m. and welcomed those in attendance.

PRESENTATION OF BUDGET

Gary Hill showed a slide presentation outlining the Bountiful City Pay Plan Philosophy. The plan objective calls for regular moderate updates rather than large, infrequent updates to compensation of employees. The cost-of-living allowance (COLA) and market adjustments are tools that accomplish this objective for the City. Bountiful City’s COLA was 17% between 2013 and 2021 when inflation was 14.1% but only 10% from 2022 to 2024 when inflation was 16.8%. This has caused the city to fall behind in meeting compensation plan objectives. Mr. Hill referred to the Council Retreat in January when this was first discussed. It was mentioned at that time that a 4%-5% COLA for two consecutive years (FY 2025 and FY 2026) would likely be necessary to bring compensation back into a competitive range with other cities.

Utah State Senate Bill 91 “Local Government Officers Compensation Amendments” was passed which now requires a notice and public hearing for any compensation adjustments for the city manager, department directors and deputy directors contemplated in the budget.

Utah State Senate Bill 140 “Tier II retirement compensation” failed to allow public entities to pick up a newly mandated 0.7% employee contribution for Tier II non-public safety employees which was allowed for public safety employees in the past. It is proposed that the City contribute the 0.7% into

1 the affected employees' 401k account for consistency with similar practices for Tier II public safety
2 employees.

3 Gary Hill noted that the health of the city's general operations is seen in the fund balances of the
4 general fund and capital projects fund of the city. Property tax increases are needed if the balances
5 are projected to fall below council adopted minimum fund balance thresholds. Tyson Beck was asked
6 to provide a presentation on the capital projects fund balance and its relation to needs for property
7 tax increases in the future within the general fund. The fund balance of the capital projects fund has
8 been augmented by federal funds made available during COVID-19 from ARPA and related funds. A
9 spreadsheet showing a projection of capital projects fund balance was shown given known factors
10 such as planned capital improvements, a reasonable estimate of sales tax growth, and a projected
11 sharing of sales tax revenue between the general fund and the capital projects fund. An outline of the
12 City's fiscal reserve policy was also provided. By policy, the Capital Projects fund has an emergency
13 and a capital reserve.

14 In consideration of the pay plan philosophy of the City, Gary Hill proposed that the Council approve a
15 6% COLA instead of the previously proposed 5% COLA due in part to recent achievement of a more
16 favorable health insurance premium change from a previous 15% increase to a 10.5% increase. This
17 change in COLA would allow the city to remain competitive with other cities and the increase would
18 be fiscally sustainable in the budget. Council members discussed various viewpoints they had on
19 providing a 6% increase versus a 5%. Gary indicated that while the city could fiscally sustain a 7%
20 COLA this is not being recommended at this time by staff. Gary asked for input from the Council on
21 the change in the COLA. Opinions were mixed and it was requested that a poll of the Council in
22 attendance be made at the end of the meeting.

23 Kraig Christensen, Water Department Director, presented an overview of the Water Department
24 operations along with the Major Roles and Critical Functions of the department. A slide presentation
25 showed some projects that the staff has worked on for illustration of work products. The major roles
26 and critical functions of the Water Department include:

- 27 • Delivering the best quality water that meets industry standards.
- 28 • Quick response to calls for service.
- 29 • Maintaining city water infrastructure.
- 30 • Maintaining facilities.
- 31 • Promoting honest communications.

32 Fiscal Year Priorities for Fiscal Year 2024-2025 include:

- 33 • Millcreek Reservoir rehabilitation project.
- 34 • Finalize the lead and copper inventory for the EPA.

- 1 • Complete the Sanitary survey.
- 2 • Valve maintenance / replacement.
- 3 • Main line pipe replacement.

4 Water fund revenues are expected to exceed the budget for the year. The line-item budget request of
5 the department was reviewed with comments being made on notable changes between budget years.
6 Metered Water Sales and a few other line items have been revised from those in the tentative budget
7 numbers as originally presented. A handout of changed numbers was provided to those in
8 attendance. A committee member noted that a question was asked by a resident at a recent City
9 Council meeting regarding the noise produced by the variable frequency (VFD) pump drives at well
10 sites. Kraig Christensen noted that the staff is working on ways to provide further sound proofing
11 measures to address concerns.

12 Performance measures of the department were reviewed and discussed with the committee. One
13 question was asked about whether the performance measures should be adjusted down to account
14 for extra demands on staff to respond to damage caused by fiber installation around the city.
15 Discussion on this question ensued but no changes in performance measures were proposed. A
16 discussion of the Millcreek water reservoir replacement project was also held for information of the
17 committee members.

18 Water fees were discussed, and it was noted that a fee change was made to address water hydrant
19 use for large scale projects like filling of a swimming pool or similar. There was also a change in a
20 related fee for water consumption. The long-term capital plan was reviewed with major projects
21 being highlighted and discussed.

22 Lloyd Cheney provided a presentation on the outlook for water rates. Rate increases have not
23 resulted in increased sales due in part to water conservation efforts. Projected revenues and
24 expenses in the next few years will result in the need for at least a 5% to 10% increase in water rates
25 starting in Fiscal Year 2025-2026. Lloyd noted that it may be advisable to reconsider the reserve
26 policy for minimum fund balance level in the Water Fund based on the unique needs of the fund at
27 this time. In consideration of the projected outlook for rates, Committee member Bradshaw
28 motioned for a 2% rate increase in Fiscal Year 2024-2025 and this motion was seconded by Committee
29 member Price-Huish.

30 With no further comments or questions being raised, Committee member Bradshaw made a motion
31 to accept the tentative budget of the Water fund, as presented, and send the budget
32 recommendation to the full city council for approval. Committee member Price-Huish seconded the
33 motion. Voting was unanimous with Committee members Murri, and Bradshaw voting “aye”.

1 A majority of the council present were in favor of a 6% COLA but Committee member Price-Huish
2 expressed a willingness to entertain a 7% COLA. It was determined this would be discussed a future
3 work session.

4 The meeting adjourned at 6:25 p.m. on a motion made by Committee member Price-Huish and
5 seconded by Committee member Murri. Voting was unanimous with Committee members Murri, and
6 Bradshaw voting “aye”.

DRAFT

Minutes of the
BOUNTIFUL CITY COUNCIL

May 14, 2024 – 7:00 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.

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

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 Recorder	Shawna Andrus
	Finance Director	Tyson Beck
	Police Chief	Ed Biehler
	Asst. Water Director	Jerry Wilson
	Asst. Planner	Jonah Hadlock
	Public Works Engineer	Brad Clawson
	City Treasurer	Hunter Stone
	SDMF Chief	Dane Stone
	Engineering Admin. Asst.	Holly Stone
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton
Excused:	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 7:01 p.m. and welcomed those in attendance. Ms. Holly Stone led the Pledge of Allegiance and Ms. Barbara Novak, Chaplain at Lakeview Hospital, offered a thought and a prayer.

PUBLIC COMMENT

The public comment section was opened at 7:04 p.m.

Mr. Alex Densley (443 Jeri Drive) asked the Council to move the firework boundary from Orchard Drive up to Davis Boulevard.

The public comment section was closed at 7:05 p.m.

1
2 **COUNCIL REPORTS**

3 Councilmember Bell played the song “Angels Among Us” by Alabama, and explained how
4 wonderful it is to live in a place like this with so many people who reach out to one another and are
5 angels to their neighbors. He thanked his fellow Councilmembers for always trying to do what is
6 right and not seeking recognition.

7 Councilmember Bradshaw said it was a pleasure to serve with Councilmember Bell and to
8 know him and his family. She also reported that the South Davis Recreation Board met last night and
9 reviewed the fiscal year close and the financial audit. She said the gap between expenses and
10 revenues has narrowed significantly, and the year ended with a little bit of profit. She thanked Mr.
11 Tyson Beck for his work on the changes that have been implemented and on the new reserve policy.
12 She said even though there is more work to be done, she feels the ship has been turned and is heading
13 in the right direction.

14 Councilmember Higginson did not have a report.

15 Councilmember Murri reported that “Bountiful’s Got Talent” auditions have started. He also
16 reported there will be a Memorial Day event at the Bountiful Veterans Park at 11:00 a.m. on May 27.

17 Councilmember Price-Huish reported that the Bike Rodeo was rescheduled and will be
18 happening this Saturday, May 25 from 1:00-3:00 p.m. in the parking lot in front of City Hall.

19 Mayor Harris congratulated Councilmember Price-Huish on her recent graduation with her
20 MPP. She thanked Councilmember Murri for attending the world record celebration at Hannah
21 Holbrook Elementary and Councilmember Bradshaw for attending the Car Show kickoff planning
22 meeting. She reported that Mayor Howard Madsen of Sunset, Utah passed away. She said he will be
23 missed; he was a public servant his entire life and had a great sense of humor. She reported that the
24 homelessness task force for Davis County met again and is looking at the idea of using the senior
25 center in Bountiful and two other centers as potential shelters. They will continue to study the
26 situation and determine what impacts that would have on the community.

27
28 **BCYC REPORT**

29 Mr. Carter Black, interim BCYC Mayor, reported that the interview process for next year’s
30 BCYC applicants has commenced. Next Saturday, May 18, the BCYC will be helping with the clean-
31 up at the “B”. On May 22-24 they will be helping put flags on veterans’ graves. In either May or
32 June, they will host the “Stomp on Main” event at Town Square. On June 1 they will be helping with
33 a Bountiful History Museum project. They will also be helping at both the Car Show and the Chalk
34 Art Festival this summer.

35 Councilmember Price-Huish said what a privilege it is to serve with these students who are so
36 involved in the community and are so willing to help.

37
38 **CONSIDER APPROVAL OF:**

39 **A. EXPENDITURES GREATER THAN \$1,000 PAID APRIL 17, 24 & MAY 1, 2024**

40 **B. MARCH 2024 FINANCIAL REPORT**

41 Councilmember Bradshaw made a motion to approve the expenditures paid April 17, 24
42 & May 1, 2024, and the March 2024 financial report, and Councilmember Murri seconded the
43 motion. The motion passed with Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-
44 Huish voting “aye.”

1 **CONSIDER APPROVAL OF THE APPOINTMENT OF MR. HUNTER STONE AS THE**
2 **BOUNTIFUL CITY TREASURER – MR. TYSON BECK**

3 Mr. Tyson Beck explained that 22 people applied for this position and after interviews, staff
4 felt that Mr. Hunter Stone was the best candidate for the job.

5 Mr. Stone was asked to introduce himself by Councilmember Bradshaw. Mr. Stone said that
6 he grew up in North Salt Lake, played baseball at Woods Cross High School and at Utah State, and
7 after graduating with a degree in finance & accounting, he first worked for the Department of
8 Defense at Hill Air Force Base and then for a mortgage lender in Sandy, Utah.

9 Mayor Harris said they were excited he was here and hope he will stay a long time.

10 Councilmember Bell made a motion to approve the appointment of Mr. Hunter Stone as the
11 Bountiful City treasurer, and Councilmember Higginson seconded the motion. The motion passed
12 with Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

13
14 **A. SWEARING IN OF BOUNTIFUL CITY TREASURER MR. HUNTER STONE**

15 Ms. Shawna Andrus, City Recorder, conducted the swearing-in ceremony of Mr. Stone
16 and the Mayor officially welcomed him to the City.

17
18 **CONSIDER APPROVAL OF ORDINANCE 2024-03 PROHIBITING THE DISCHARGE OF**
19 **FIREWORKS EAST OF 400 EAST AND EAST OF ORCHARD DRIVE – MR. BRAD**
20 **JEPPSEN**

21 Mr. Brad Jeppsen explained that the boundary for fireworks will be set at Orchard Drive this
22 year, at the advice of the Fire Chief. He asked if Chief Stone would stand and explain the reasons.

23 South Davis Metro Fire Chief Dane Stone explained that he recommends Orchard Drive as
24 the boundary this year because since making that the boundary in years past, there has only been one
25 fire above Orchard that was caused by fireworks. He also explained that, due to our wet spring
26 season, there will be a lot of flash fuel growth; grasses and undergrowth that become dry and easily
27 catch fire in the summer months.

28 Councilmember Price-Huish asked if the City could open designated areas in the City where
29 residents can light fireworks. Mr. Gary Hill answered that the City did that during the year of severe
30 water restrictions when the firework boundaries were smaller and can do it again if the Council
31 would like to. Councilmember Price-Huish said she would like that to happen again.

32 Councilmember Bradshaw asked Chief Stone to explain the new class of fireworks and how
33 that is impacting fire risk. Chief Stone explained that aerial and cake fireworks both raise concerns
34 for the fire department, because many people do not know how to operate or dispose of them safely
35 and they can cause fires and injury.

36 Councilmember Price-Huish made a motion to approve Ordinance 2024-03 and
37 Councilmember Bell seconded the motion. The motion was approved with Councilmembers Bell,
38 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

39
40 **CONSIDER APPROVAL OF THE PURCHASE OF A MOTOR FOR CALDER WELL**
41 **FROM NICKERSON COMPANY IN THE AMOUNT OF \$20,000 – MR. JERRY WILSON**

42 Mr. Jerry Wilson explained that the motor they planned on using for the Calder Well rehab
43 had bad seals, and in order to keep to the scheduled installation date, they got approval from the City
44 Manager to purchase a replacement motor from Nickerson Company that was ready to go. The motor
45 is currently being installed.

1 Councilmember Bell asked if the new motor would be a variable frequency drive (VFD) like
2 the one at the 100 East well. Mr. Wilson said it is not a VFD. He explained that it is a submersible
3 motor with a reduced-voltage soft-start drive, so it is much less noisy. He added that he has been
4 working with the neighbors who complained about the noise of the VFD at 100 East. He has
5 purchased some noise dampening materials for the well house and has made changes to the
6 automated system so it runs at a lower speed and will not ramp up unless water demand peaks. The
7 process of working with the neighbors at both wells has been going well.

8 Councilmember Bell thanked him for that report, and for working with the residents. He
9 clarified that he does not feel controlling the noise at all costs is the position the City should take, that
10 having water available when it is needed is the most important thing, but he was glad the City found a
11 balance.

12 Councilmember Bradshaw made a motion to approve the purchase of the motor from
13 Nickerson Company and Councilmember Bell seconded the motion. The motion was approved with
14 Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
15

16 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL ARCHITECTURAL AND**
17 **SITE PLAN FOR A PROFESSIONAL AND MEDICAL OFFICE BUILDING LOCATED AT**
18 **370 WEST 500 SOUTH – MR. JONAH HADLOCK**

19 Mr. Jonah Hadlock explained that the Planning Commission reviewed this application and
20 forwarded a unanimous recommendation for approval. Medical office use is permitted in this zone,
21 staff does not see any significant impacts from this project, and like that it will be an upgrade
22 compared to the storage units that are currently there. There are some conditions of approval and
23 building permits will be granted once those conditions are met.

24 Councilmember Price-Huish said she thinks it is a great project and voiced her concern about
25 the safety of the location of the easements and the access points. She wants it to be safe for cars and
26 pedestrians. Mr. Joel LaSalle, property owner, explained that they plan on working with Jack in the
27 Box restaurant to install directional signage in the parking lot to help with the flow of traffic. They
28 also anticipate that all medical office traffic will use the access on 450 West once people get used to
29 the new layout, which will be safest.

30 Mayor Harris asked if they already have tenants lined up for the building and was told there is
31 earnest money down on about 50% of the building spaces so far.

32 Councilmember Bradshaw asked Mr. LaSalle if he is planning on painting lines to help
33 regulate traffic in the Guthrie’s & Starbucks parking lot as well, to help with safety. He said they are
34 redoing that parking lot and plan to paint ground graphics there. He added that it is in his best interest
35 to make sure all the businesses and patrons are happy with it.

36 Councilmember Bell asked if the landscaping plan meets the tree ordinance for street trees.
37 Mr. Hadlock said that the plan does meet all landscaping requirements.

38 Councilmember Bradshaw made a motion to approve the preliminary and final architectural
39 and site plan for the medical office and Councilmember Higginson seconded the motion. The motion
40 was approved with Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting
41 “aye.”
42

43 **CONSIDER APPROVAL OF RELEASING THE PUBLIC UTILITY EASEMENT ON LOTS**
44 **2 AND 3 OF GRANADA HILLS NO. 6 SUBDIVISIONS – MR. BRAD CLAWSON**

1 Councilmember Higginson made a motion to approve the release of the utility easement and
2 Councilmember Bell seconded the motion. The motion was approved with Councilmembers Bell,
3 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
4

5 **CONSIDER APPROVAL OF FISCAL YEAR 2024-2025 TENTATIVE BUDGET AND**
6 **RELATED ITEMS – MR. GALEN RASMUSSEN**

7 Mr. Galen Rasmussen gave an overview of the budgeting process and timeline, and went over
8 the key budget items, fund balances, transfers and rate/fee changes, etc.

9 Mayor Harris thanked Mr. Rasmussen for his work on preparing the budget each year and his
10 commitment to keeping the City in a financially sound position.

11 **A. ADOPTION OF THE FISCAL YEAR 2024-2025 TENTATIVE BUDGET**

12 **B. SETTING THE TIME, DATE, AND PLACE FOR PUBLIC HEARINGS ON THE**
13 **FINAL BUDGET**

14 Councilmember Bradshaw made a motion to approve the FY2024-2025 tentative
15 budget, and to set the time, date and place (7:00 p.m., June 11, 2024, Council Chambers) for
16 the public hearings on the final budget. Councilmember Murri seconded the motion. The
17 motion was approved with Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-
18 Huish voting “aye.”
19

20 **ADJOURN**

21 Councilmember Price-Huish made a motion to adjourn the meeting and Councilmember
22 Higginson seconded the motion. The motion was approved with Councilmembers Bell, Bradshaw,
23 Higginson, Murri, and Price-Huish voting “aye.”
24

25 The regular session was adjourned at 8:16 p.m.
26

Mayor Kendalyn Harris

City Recorder

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Minutes of the
BOUNTIFUL CITY COUNCIL
May 28, 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, Cecilee Price-Huish
	City Manager	Gary Hill
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	City Prosecutor	Aaron Nielson
	Victim’s Advocate	Colette Rampton
	Police Chief	Ed Biehler
	Recording Secretary	Maranda Hilton

Mayor Harris called the meeting to order at 6:04 p.m. and welcomed those in attendance.

VICTIM’S ADVOCATE REPORT – MS. COLETTE RAMPTON

Ms. Colette Rampton gave an overview of the victim’s advocate program. She said 233 victims were helped in 2023 and spoke about the wonderful experience of helping people who were finally ready to stand up and be strong after facing trauma.

Mayor Harris asked what kind of housing resources were available for victims with housing needs. Ms. Rampton answered that Safe Harbor is a great resource, and there are other state and county resources and housing assistance that is available to help with rent payments.

Councilmember Bell asked how people get referred to her. Ms. Rampton answered that she follows the court calendar very closely and reaches out to anyone who might be needing her services in a misdemeanor or domestic abuse case. She also gets calls from the police officers if they interact with someone in need.

Mayor Harris and the Council expressed their appreciation for her work that helps so many people and how important it is.

GENERAL PLAN DISCUSSION – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga presented the traffic circulation and transportation element of the general plan for the Council and Mayor to discuss. This element is required by state law to be included in the general plan.

Councilmember Bradshaw asked why Bountiful Boulevard and Davis Boulevard were not included in the connectivity section of the element. Mr. Astorga said he does not know why the active transportation plan did not include those, but he will try to find out why.

1 Councilmember Bradshaw suggested the new bike lanes on Bountiful Boulevard be added to
2 the bicycle network section. Mr. Francisco said he would add those.

3 Councilmember Price-Huish said that she believed active transportation was going to be its
4 own element in the general plan, and she feels it is important enough to merit that. She also stated her
5 concern that the active transportation plan included in the packet has very specific goals, but some of
6 the studies it references may be outdated. Mr. Astorga said staff and the consultants felt that keeping
7 active transportation part of the overall transportation element was sufficient, because Bountiful is
8 already very built out as a City. Councilmember Price-Huish said she did not feel comfortable
9 moving forward with this section until the steering committee advised them about whether active
10 transportation should be its own section or not. She mentioned some of the projects identified in the
11 active transportation plan that she felt should be prioritized, like painting more bike lanes and making
12 Orchard safer.

13 Mr. Gary Hill said he was not sure about whether the Council came to a consensus about that
14 issue or not, but he suggested the Council think about what they want and they will discuss it at the
15 next meeting. He also asked them to go through the active transportation plan to find principles they
16 want included in the general plan.

17 Regarding bike lanes, Mr. Lloyd Cheney said the City can do those projects, it's simply a
18 matter of making room for new priorities by moving other projects further down on the list.

19 Councilmember Bradshaw asked if the other cities included in the active transportation plan
20 have ever adopted it, and if Bountiful will adopt it as part of the general plan update. Mr. Hill said it
21 has been adopted in other cities, but Bountiful has not, and staff does not feel it should be adopted as
22 part of the general plan. Staff recommends using it for ideas.

23 Councilmember Bell said it was important to him that the City work with the surrounding
24 cities on all transportation plans to make it cohesive. He also said that he is concerned about the
25 Council designing the active transportation plan themselves, he would rather have an entire draft to
26 adopt so that it all works together.

27 Councilmember Price-Huish agreed with what Councilmember Bell said about connecting
28 with other cities and appreciated Mr. Hill's suggestion to discuss the active transportation principles
29 at the next meeting.

30
31 The meeting ended at 7:03 p.m.

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

36
37 Present: Mayor Kendalyn Harris
38 Councilmembers Jesse Bell, Kate Bradshaw, Richard Higginson, Matt
39 Murri, Cecilee Price-Huish
40 City Manager Gary Hill
41 City Attorney Brad Jeppsen
42 City Engineer Lloyd Cheney
43 Planning Director Francisco Astorga
44 Finance Director Tyson Beck
45 HR Director Jessica Sims
46 Parks Director Brock Hill

1 Police Chief Ed Biehler
2 Streets Director Charles Benson
3 Recording Secretary Maranda Hilton
4
5

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

7 Mayor Harris called the meeting to order at 7:07 p.m. and welcomed those in attendance. Ms.
8 Candy Navas led the Pledge of Allegiance and Pastor Oscar Navas, Casa De Dios, offered a prayer.
9

10 **PUBLIC COMMENT**

11 The public comment section was opened at 7:13 p.m.

12
13 No comments were made.

14
15 The public comment section was closed at 7:13 p.m.
16
17

18 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD APRIL 22, 23, 24,**
19 **25 & MAY 14, 2024**

20 Councilmember Price-Huish said she had some changes to suggest for the minutes of the
21 Water Department Budget meeting that took place on April 25.

22 Mayor Harris said she also had some proposed changes for the May 14 meeting minutes.

23 Councilmember Bradshaw made a motion to approve the minutes from April 22, 23 & 24,
24 2024, and to postpone approval of the minutes from April 25 & May 14, 2024, until the next Council
25 meeting. Councilmember Bell seconded the motion. The motion passed with Councilmembers Bell,
26 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
27

28 **COUNCIL REPORTS**

29 Councilmember Bradshaw did not have a report.

30 Councilmember Higginson did not have a report but suggested that the Council take a look at
31 creating a policy that would restrict the repurposing of buildings.

32 Councilmember Murri did not have a report, but said he agreed with Councilmember
33 Higginson that the Council should look at that issue.

34 Councilmember Price-Huish reported that the Bountiful City Youth Council (BCYC) swore
35 in its new members and officers last Tuesday, over fifty students in total. She reported that the Power
36 Commission meeting that morning left her optimistic, saying that the Colorado River Storage Project
37 has power available this year and that prices are looking better. Echo and Pineview hydro stations are
38 running right now as well. She thanked everyone who works on the Power Commission for their
39 exceptional leadership and service.

40 Mayor Harris reported that the South Davis Sewer District is holding a Truth in Taxation
41 meeting in June to consider an \$8.00 raise in fees. The South Davis Metro Fire District is proposing a
42 member assessment increase, which would impact how much Bountiful pays for its portion of
43 services. They are also considering whether or not to pick up the cost of the Tier II 401k
44 contributions for their employees.

45 Councilmember Bell did not have a report.
46

1 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID MAY 8 &**
2 **15, 2024**

3 Councilmember Bradshaw made a motion to approve the expenditures paid May 8 & 15,
4 2024, and Councilmember Higginson seconded the motion. The motion passed with Councilmembers
5 Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
6

7 **CONSIDER APPROVAL OF RESOLUTION 2024-02 ALLOWING BOUNTIFUL CITY TO**
8 **ENTER INTO AN INTERLOCAL COOPERATION AGREEMENT FOR CITY EMPLOYEE**
9 **SERVICES TO BE PROVIDED TO THE SOUTH DAVIS RECREATION DISTRICT – MR.**
10 **TYSON BECK**

11 Mr. Beck explained that this is the annual renewal of the City’s agreement with the South
12 Davis Recreation District, which has been ongoing since 2007. The City provides accounting,
13 finance, accounts payable, treasury, human resources, payroll, benefits, information technology, and
14 lawn care and facility upkeep services to the District through this agreement. The City is proposing
15 an increase of 3.89% to the fees after doing a review of staff time and the utilization of resources.

16 Councilmember Higgins asked if there were any significant changes to the agreement. Mr.
17 Beck said no, it is just an adjustment of rates.

18 Councilmember Bradshaw said, as a member of the District Board, she finds Mr. Beck’s
19 contributions to be critically important, and said he has had to perform a challenging job this year as
20 they made big budgetary changes.

21 Councilmember Higginson made a motion to approve Resolution 2024-02 and
22 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bell,
23 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
24

25 **CONSIDER APPROVAL OF THE PRELIMINARY/FINAL ARCHITECTURE AND SITE**
26 **PLAN APPLICATION FOR THE CHANGE OF USE AT 174 WEST 500 SOUTH FROM A**
27 **RESTAURANT TO AN URGENT CARE CENTER – MR. FRANCISCO ASTORGA**

28 Mr. Francisco Astorga explained that any change in use of a building in the commercial zone
29 requires an application to be filed and reviewed by both the Planning Commission and the City
30 Council. The Corner Bakery Café building has been sold and is being repurposed as a medical office.
31 These plans do meet code, and it is recommended that the Council approve the application.

32 Councilmember Bradshaw clarified with Mr. Astorga that it was not the Council’s duty to
33 discuss the change in use of the building, but whether or not the architectural plan meets the code. He
34 confirmed that was correct, that this use is permitted in the commercial zone, so the Council must
35 approve it as long as the building meets the code.

36 Councilmember Murri asked if the Planning Commission had the ability to deny a use that
37 they did not want in a certain area. Mr. Astorga said they could not.

38 Mayor Harris said the Council could have a discussion at another time about changing the
39 code if they want to restrict certain uses.

40 Councilmember Higginson made a motion to approve the preliminary and final architectural
41 and site plan application for the building at 174 West 500 South. Councilmember Bradshaw seconded
42 the motion and added the intent to have a Council discussion about building uses that affect sales tax.
43 The motion passed with Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting
44 “aye.”
45

1 **CONSIDER APPROVAL OF THE PROPOSAL FROM GOULD + ARCHITECTS IN THE**
2 **AMOUNT OF \$24,640 FOR THE POLICE DISPATCH REMODEL – MR. LLOYD CHENEY**

3 Mr. Lloyd Cheney explained that because of the recent changes made to how dispatch will
4 operate in South Davis County, the Bountiful Police dispatch center needs to be enlarged. Staff
5 recommends awarding a contract to Gould + Architects to create the design and oversee construction
6 for those changes. It should be fully operational before January 1, 2025.

7 Councilmember Bradshaw asked which spaces are being encroached on in order to make the
8 dispatch center larger. Mr. Cheney said they will repurpose some underutilized spaces that are
9 currently housing electrical equipment, a rest area, and an oversized office.

10 Councilmember Price-Huish made a motion to approve the proposal from Gould + Architects
11 and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bell,
12 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

13
14 **CONSIDER APPROVAL OF THE PURCHASE OF A RAINBIRD IQ4 CENTRAL**
15 **IRRIGATION CONTROL SYSTEM IN THE AMOUNT OF \$58,610 – MR. BROCK HILL**

16 Mr. Brock Hill reported that the Parks Department was tasked with finding a smart irrigation
17 system that would help conserve water at the City’s parks and properties. He said that staff has spent
18 a lot of time talking to other park irrigation managers, the water districts, and conservancy
19 researchers to find which solution would work best for Bountiful. Staff also recently attended a
20 conference in Logan to learn more about water conservation. He explained all of the points they
21 examined to determine which central control system would be the best. Mr. Brock Hill reported that
22 they would like to have approval to purchase enough equipment of the Rainbird IQ4 system to install
23 in ten specified locations across Bountiful as phase one of this project. He added that this cost is just
24 for equipment, and that he may have to come back to the Council if they decide to use a contractor to
25 do some of the installation work.

26 Councilmember Higginson said he believes it is important to have a rain sensor at each
27 location since precipitation varies so widely within Bountiful and he values having healthy shared
28 green spaces. He said he was willing to approve spending more in order to have sensors in each
29 location.

30 Councilmember Price-Huish asked how much water he anticipates will be conserved once this
31 system is installed. Mr. Brock Hill answered that he hopes they will save around 20% of water
32 compared to previous years.

33 Councilmember Murri voiced his excitement about staff having the ability to remotely shut
34 off water if a leak is detected, which will save a lot of water, prevent damage, and reduce staff time.

35 Councilmember Murri made a motion to approve the purchase of a Rainbird IQ4 system in
36 the amount of \$58,610 and Councilmember Bell seconded the motion. The motion passed with
37 Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

38
39 **CONSIDER APPROVAL OF RESOLUTION 2024-03 AMENDING THE PERSONNEL**
40 **POLICIES AND PROCEDURES MANUAL – MS. JESSICA SIMS**

41 Ms. Jessica Sims explained that staff would like to amend the personnel policies and
42 procedures manual regarding a \$5,000 death insurance benefit for retired employees. It costs the City
43 over \$30,000 in premiums and takes considerable staff time to manage the benefit, while only an
44 average of two claims have been made each year since 2007. The City also offers a \$2,000 death
45 benefit to spouses and children of current employees, which is well below the cost of burial or
46 cremation. Ms. Sims explained that her suggestion is to eliminate the benefit to retired employees and

1 increase the benefit to full-time employees to \$10,000. The premium would be reduced, and it would
2 provide a better benefit for City employees.

3 Councilmember Bradshaw asked if there is a notification requirement to let retirees know that
4 the benefit is being eliminated. Ms. Sims answered that because the retirees have never paid into the
5 premium, the City is under no obligation to provide the benefit once it is canceled. She added that
6 notification is very challenging, since finding contact information for all 116 retired employees is
7 basically impossible. In the same way, notifying them that the benefit existed in the first place was
8 challenging. Councilmember Bradshaw said she hoped staff would make their best efforts to contact
9 those retired employees and inform them of the change in benefits.

10 Councilmember Bradshaw made a motion to approve Resolution 2024-03 and
11 Councilmember Price-Huish seconded the motion. The motion was approved with Councilmembers
12 Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

13
14 **CONSIDER APPROVAL OF RESOLUTION 2024-04 WHICH UPDATES BOUNTIFUL**
15 **CITY’S TIER 2 PUBLIC SAFETY EMPLOYEE CONTRIBUTION – MS. JESSICA SIMS**

16 Ms. Sims explained that this item is regarding employer contributions to the Utah Retirement
17 System (URS) for our Tier II employees. In the public safety and fire fighter system, the URS is
18 asking for additional employee contributions in the amount of 2.27%, and Bountiful City, as the
19 employer, has chosen to pick up that contribution as allowed by state law. However, the Tier II
20 employees that are in the hybrid system, not public safety or fire fighters, must contribute 0.7% of
21 their salaries and state law does not allow the City to pick that up. In an effort to equalize those
22 benefits between the different Tier II employees, staff would like approval to place an additional
23 0.7% into those employees’ 401k accounts. She feels that trying to keep equality among the tiers will
24 ultimately help Bountiful attract more needed employees.

25 Councilmember Bradshaw said she hopes the City will continue to work to make employees
26 feel compensated equitably but understands that this system makes it difficult given the different
27 retirement ages and duties of different positions.

28 Councilmember Price-Huish made a motion to approve Resolution 2024-04 and
29 Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bell,
30 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

31
32 **TEMPORARILY ADJOURN TO AN RDA MEETING WITH A SEPARATE AGENDA**

33 Councilmember Higginson made a motion to temporarily adjourn to an RDA meeting with a
34 separate agenda, and Councilmember Bell seconded the motion. The motion passed with
35 Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

36
37 The meeting was temporarily adjourned at 8:03 p.m.

38
39 **RECONVENE IN A CLOSED SESSION TO DISCUSS THE ACQUISITION OR SALE OF**
40 **REAL PROPERTY, PENDING LITIGATION, AND/OR TO DISCUSS THE CHARACTER**
41 **AND/OR COMPETENCY OF AN INDIVIDUAL(S) (UTAH CODE §52-4-205).**

42 Councilmember Bradshaw made a motion to reconvene to a closed session to discuss the
43 acquisition or sale of real property, pending litigation, and/or to discuss the character and/or
44 competency of an individual(s) and Councilmember Price-Huish seconded the motion. The motion
45 passed with the following roll call vote:
46

1 Price-Huish Aye
2 Murri Aye
3 Bell Aye
4 Higginson Aye
5 Bradshaw Aye
6

7 The open meeting was closed at 8:15 p.m.
8

9 The closed session started at 8:20 p.m.
10

11 Present: Mayor Harris, Councilmembers Bell, Bradshaw, Higginson, Murri and Price-Huish, Mr.
12 Gary Hill, Mr. Brad Jeppsen, Mr. Lloyd Cheney and Mr. Francisco Astorga
13

14 Councilmember Higginson made a motion to end the closed session and return to the open
15 meeting and Councilmember Bradshaw seconded the motion. The motion was approved with
16 Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
17

18 The closed session ended at 8:56 p.m.
19

20 **ADJOURN**

21 Councilmember Price-Huish made a motion to adjourn the meeting and Councilmember
22 Higginson seconded the motion. The motion was approved with Councilmembers Bell, Bradshaw,
23 Higginson, Murri, and Price-Huish voting “aye.”
24

25 The meeting was adjourned at 8:56 p.m.
26
27

Mayor Kendalyn Harris

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
May 22 & 29, 2024

Author: Tyson Beck, Finance Director

Department: Finance

Date: June 11, 2024



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 May 22 & 29, 2024.

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

Paid May 22, 2024

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT	ACCOUNTDESC	AMOUNT	CHECKNO	INVOICE	DESCRIPTION	
11762	ALADTEC INC	Police	104210 429200	Computer Software	5,043.00	239592	INV00344884	Annual Aladtec Subscription	
1355	BIG O TIRES	Parks	104510 425000	Equip Supplies & Maint	1,508.19	239597	4229-157349	Parts and Service	
1447	BP ENERGY COMPANY	Light & Power	53 213100	Accounts Payable	27,470.84	239602	21337815	Natural Gas - Contract # 23191	
15353	BRUCE, NATALIE	Engineering	104450 453100	Interest Expense	1,934.07	239604	021596-0003	Release Landscape Bond	
1720	CODALE ELECTRIC SUPP	Light & Power	535300 448614	Power Plant Equipment Repairs	6,067.60	239612	S008427683.001	BOP Annual Software	
10341	CORE & MAIN LP	Water	515100 448400	Dist Systm Repair & Maint	1,432.92	239614	U891992	Hydrant Parts - Acct # 035350	
7849	CUSTOM WATER TECHNOL	Police	104210 426000	Bldg & Grnd Suppl & Maint	3,364.00	239617	106549	Misc. Parts/Supplies	
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,084.00	239620	76490	Tree Trimming	
2229	FRODSHAM BETTER LAWN	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,125.00	239628	102663	SpringLiquid Fertilizer & Week Kill - Cust # 38654	
5458	HANSEN, ALLEN & LUCE	Landfill Operations	585820 431300	Environmental Monitoring	1,200.50	239633	51967	Prj # 374.04 Bountiful Groundwater Sampling	
8096	HARRISON EUROSPO RTS	Police	104210 425430	Service & Parts	1,508.09	239635	6053797/1	Parts and Service - for Police Motorcylce	
3924	JOHNSON CONTROLS	Police	104210 426000	Bldg & Grnd Suppl & Maint	13,810.80	239644	SR 1-132957485473	Outside Damper Replacement	
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	3,057.48	239647	11555	Patching - Cust # BOUN02610	
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	2,318.72	239648	423727	Road Base- Cust # BCTY07399	
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	4,017.28	239648	423699	Road Base- Cust # BCTY07399	
2987	M.C. GREEN & SONS IN	Water	515100 448400	Dist Systm Repair & Maint	2,950.80	239653	5032	Repair Water Line, Canyon Estates Dr. - Acct #BTFLC	
3458	PETERBILT OF UTAH, I	Recycle Collection Operations	585800 425000	Equip Supplies & Maint	1,301.08	239670	1028844PU	Misc. Parts/Supplies - Acct # 457	
3458	PETERBILT OF UTAH, I	Recycle Collection Operations	585810 425000	Equip Supplies & Maint	1,928.40	239670	1028804PU	Misc. Parts/Supplies - Acct # 457	
14479	POINT EMBLEMS	Police	104210 445100	Public Safety Supplies	3,260.00	239672	16521	Curved Pin Clasp Badge	
5553	PURCELL TIRE AND SER	Recycle Collection Operations	585810 425000	Equip Supplies & Maint	1,589.33	239676	280076662	Tires & Service - Acct # 2801867	
11638	SIDDONS-MARTIN EMERG	Streets	104410 425000	Equip Supplies & Maint	1,457.03	239690	321-SIV0017290	Misc. Parts/Supplies	
3972	SOLAR TURBINES, INC.	Light & Power	535300 448614	Power Plant Equipment Repairs	2,907.52	239692	AR570101855	Turbine Air Filters	
4033	STANTEC CONSULTING	Light & Power	535300 448614	Power Plant Equipment Repairs	1,881.00	239696	2232216	Project # 203723673 - Emissions Inventory	
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	2,892.80	239702	0380483	Bulk Oil - Acct # 000275	
4229	TOM RANDALL DIST. CO	Landfill Operations	585820 425000	Equip Supplies & Maint	1,593.85	239702	0380126	Bulk Oil - Acct # 000138	
5000	U.S. BANK CORPORATE	Legislative	104110 423000	Travel & Training	1,210.86	239703	05102024SA	Travel&Train & Misc. - Acct #4246-0445-5571-8851	
5000	U.S. BANK CORPORATE	Police	104210 426010	Tire House Maintenance	1,313.73	239703	05102024DG	Misc. Parts/Supplies - Acct #4246-0445-5571-8851	
5000	U.S. BANK CORPORATE	Police	104210 445100	Public Safety Supplies	1,202.84	239703	05102024AS	Uniform Supplies & Misc- Acct #4246-0445-5571-8851	
5000	U.S. BANK CORPORATE	Police	104210 445300	Special Suppl Tech Svs	1,290.85	239703	05102024AS	Uniform Supplies & Misc- Acct #4246-0445-5571-8851	
5000	U.S. BANK CORPORATE	Liquor Control	104218 445100	Public Safety Supplies	1,060.70	239703	05102024EB	Trvl&Train Expense - Acct #4246-0445-5571-8851	
5000	U.S. BANK CORPORATE	Liquor Control	104218 445100	Public Safety Supplies	2,221.27	239703	05102024AS	Uniform Supplies & Misc- Acct #4246-0445-5571-8851	
5000	U.S. BANK CORPORATE	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,282.47	239703	05102024BH	EmployeeWellness&golf -Acct #4246-0445-5571-8851	
5000	U.S. BANK CORPORATE	Police	454210 472100	Buildings	1,662.33	239703	05102024AS	Uniform Supplies & Misc- Acct #4246-0445-5571-8851	
5000	U.S. BANK CORPORATE	Water	515100 423000	Travel & Training	1,044.00	239703	05102024TH	Meter Box & Exams - Acct #4246-0445-5571-8851	
5000	U.S. BANK CORPORATE	Light & Power	535300 445202	Uniforms	1,429.43	239703	05102024AJ	Travel&Train & Misc. - Acct #4246-0445-5571-8851	
5000	U.S. BANK CORPORATE	Computer Maintenance	616100 429300	Computer Hardware	2,765.96	239703	05102024DU	Computer Equip & Misc-Acct #4246-0445-5571-8851	
5000	U.S. BANK CORPORATE	RAP Tax	838300 426100	Special Projects	5,644.25	239703	05102024BH	EmployeeWellness&golf -Acct #4246-0445-5571-8851	
15351	UTAH LASER PRO	Parks	104510 448000	Operating Supplies	2,240.45	239705	0001092	Customer work for Bountiful City Parks	
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	20,800.00	239707	CONBF-005	April 2024 Fiber Network Connections	
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	2,248,943.28	239707	05062024	Bountiful City's Fiber Network	
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	1,895.98	239709	9962994824	Account # 371517689-00001	
5334	WEST COAST CODE CONS	Engineering	104450 431000	Profess & Tech Services	2,563.94	239713	UT24-545N-004	Building Inspection for April 2024	
					TOTAL:	2,407,276.64			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid May 29, 2024**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECKNO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
10883	AL'S NURSERY	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,672.00	239717	10984	Flowers/Plants for Bountiful City Parks
5499	BIG T RECREATION	Parks	104510 426000	Bldg & Grnd Suppl & Maint	3,975.00	239720	6235	Parks Playground Supplies
13765	BLIND SPOT	Police	104210 426000	Bldg & Grnd Suppl & Maint	5,541.00	239721	22073	Blinds for Bountiful City Police Dept.
14651	CREATIVE TRAILS, INC	Trails	454550 473101	Improv. Other Than Bldg-Bond \$	3,800.00	239727	05282024	Project Mueller Park Trails Rebuild for May 2024
1932	DESERET FIRST CREDIT	Engineering	104450 453100	Interest Expense	4,639.60	239728	05222024	Release of Bond plus interest
2055	ELECTRICAL CONSULTAN	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	57,438.37	239734	120381	Project # 20422 Northwest Substation
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist System Repair & Maint	12,896.92	239735	1241606	Misc. Parts & Supplies - Cust # 48108
15356	GREEN, JAMES A.	Legislative	454110 473160	Improv-PublicArt-1%CapProject	1,300.00	239737	05112024	Lease of art "Dauntless"
2562	HYDRO SPECIALTIES CO	Water	515100 472130	Wells	1,350.00	239740	28263	Booster Pump
15142	OLYMPUS REFUSE	Recycle Collection Operations	585810 425000	Equip Supplies & Maint	5,834.00	239751	624290	Cylinders for Refuse Trucks
5550	PARTRIDGE GROUP	Police	104210 432000	Examination & Evaluation	20,059.00	239753	5783	Mental Health Check ins for Bountiful PD
7973	RESIDENTIAL GLASSWOR	Golf Course	555500 426020	Clubhouse Building Maintenance	1,335.00	239757	25169	Window Repairs for Bountiful Ridge GC
14881	RUBICON CONTRACTING	Cemetery	595900 425000	Equip Supplies & Maint	3,000.00	239759	INV-RU11061	May Trimming Service
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	8,004.80	239765	2024100106104	T-Floc - Acct # C1303
5322	UCS WIRELESS	Storm Water	494900 425000	Equip Supplies & Maint	3,060.00	239770	82157	Programming VHF
4341	UTAH ASSOCIATED MUNI	Light & Power	53 213130	UAMPS Accrual	779,477.94	239772	05232024	April 2024 payment for power resources
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,363.85	239775	202662	Janitorial Services
TOTAL:					<u>916,747.48</u>			

City Council Staff Report

Subject: April 2024 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: June 11, 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 April 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.

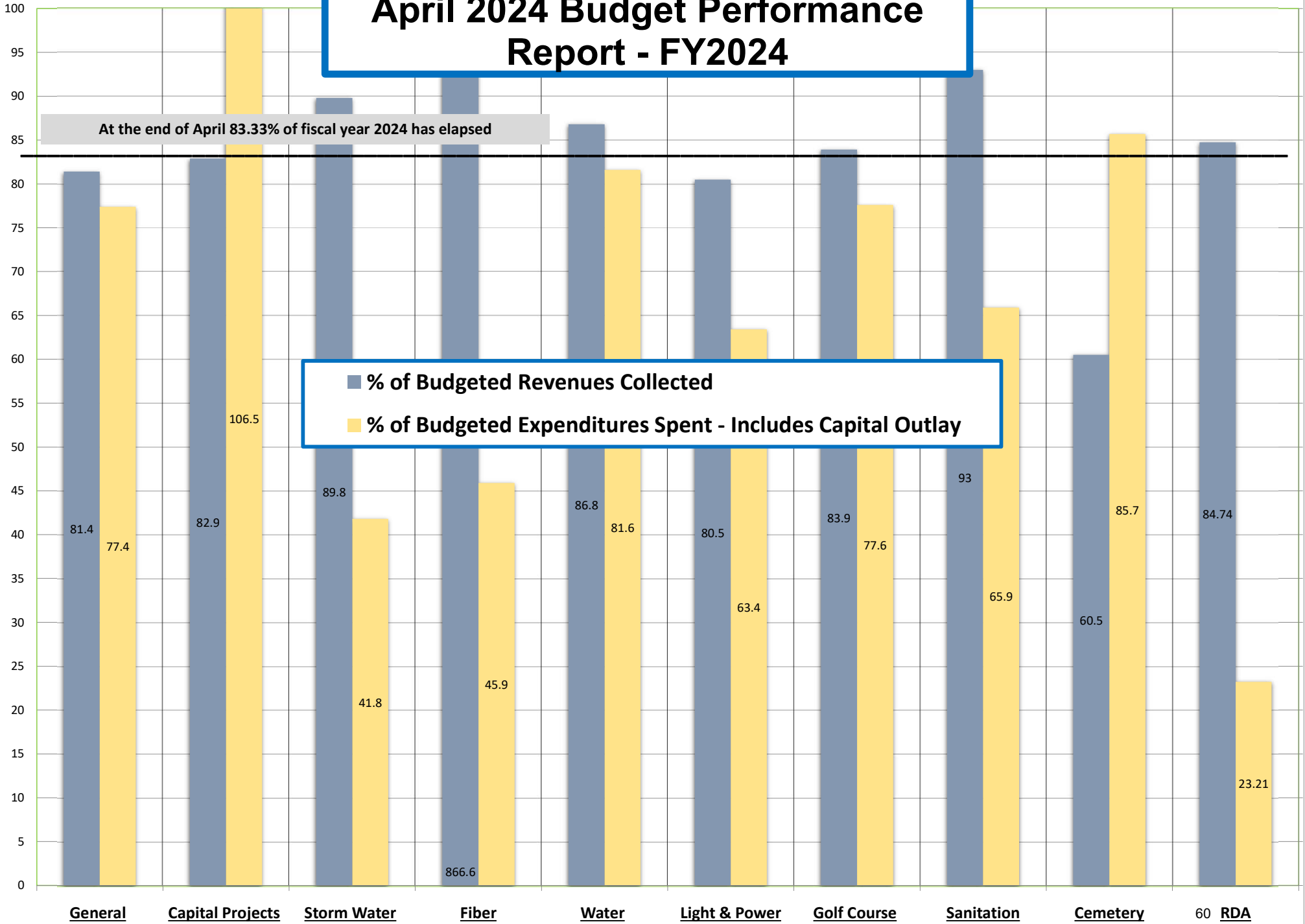
Attachments

- April 2024 Revenue & Expense Reports – Fiscal 2024 YTD

April 2024 Budget Performance Report - FY2024

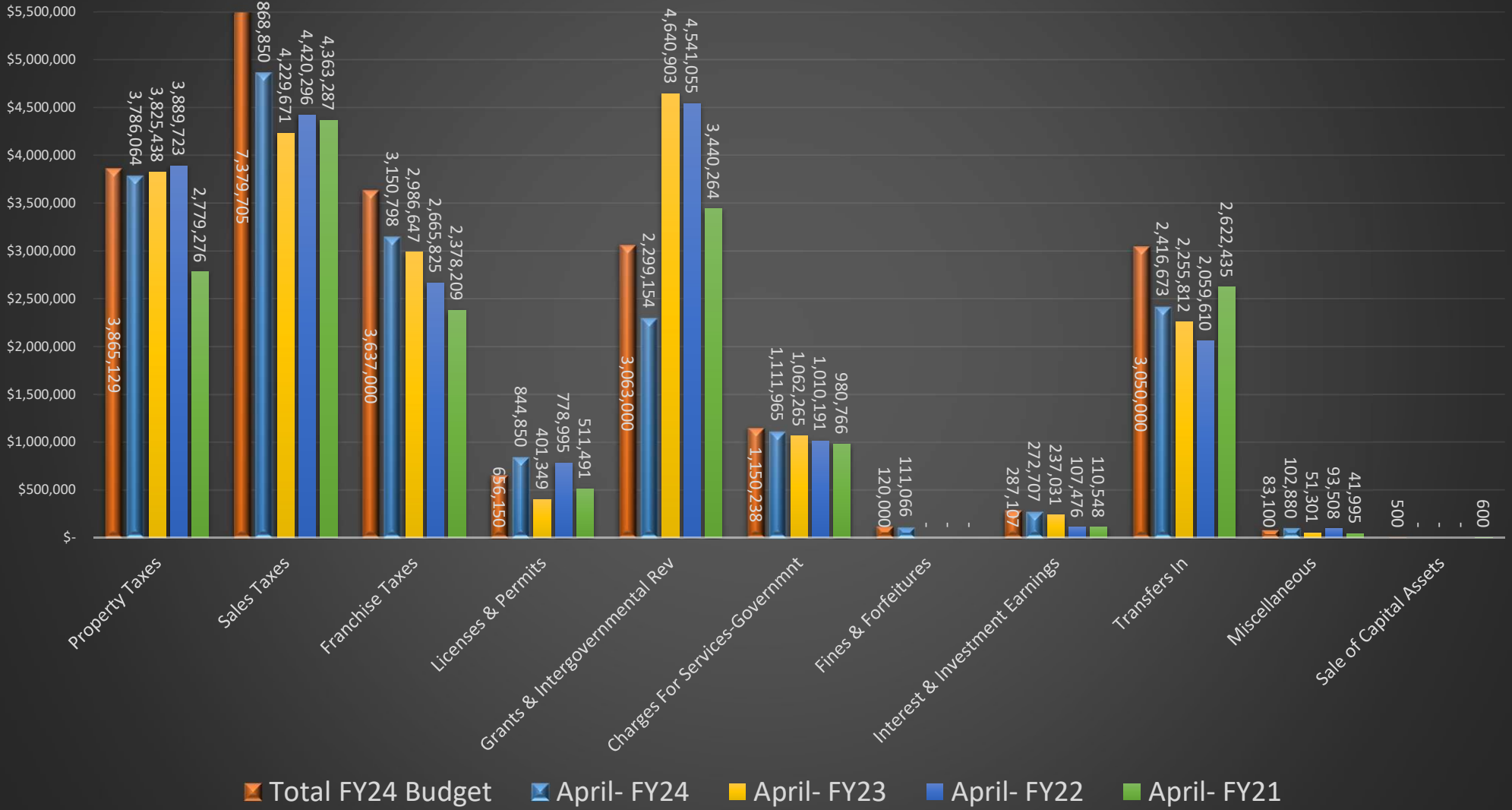
At the end of April 83.33% of fiscal year 2024 has elapsed

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

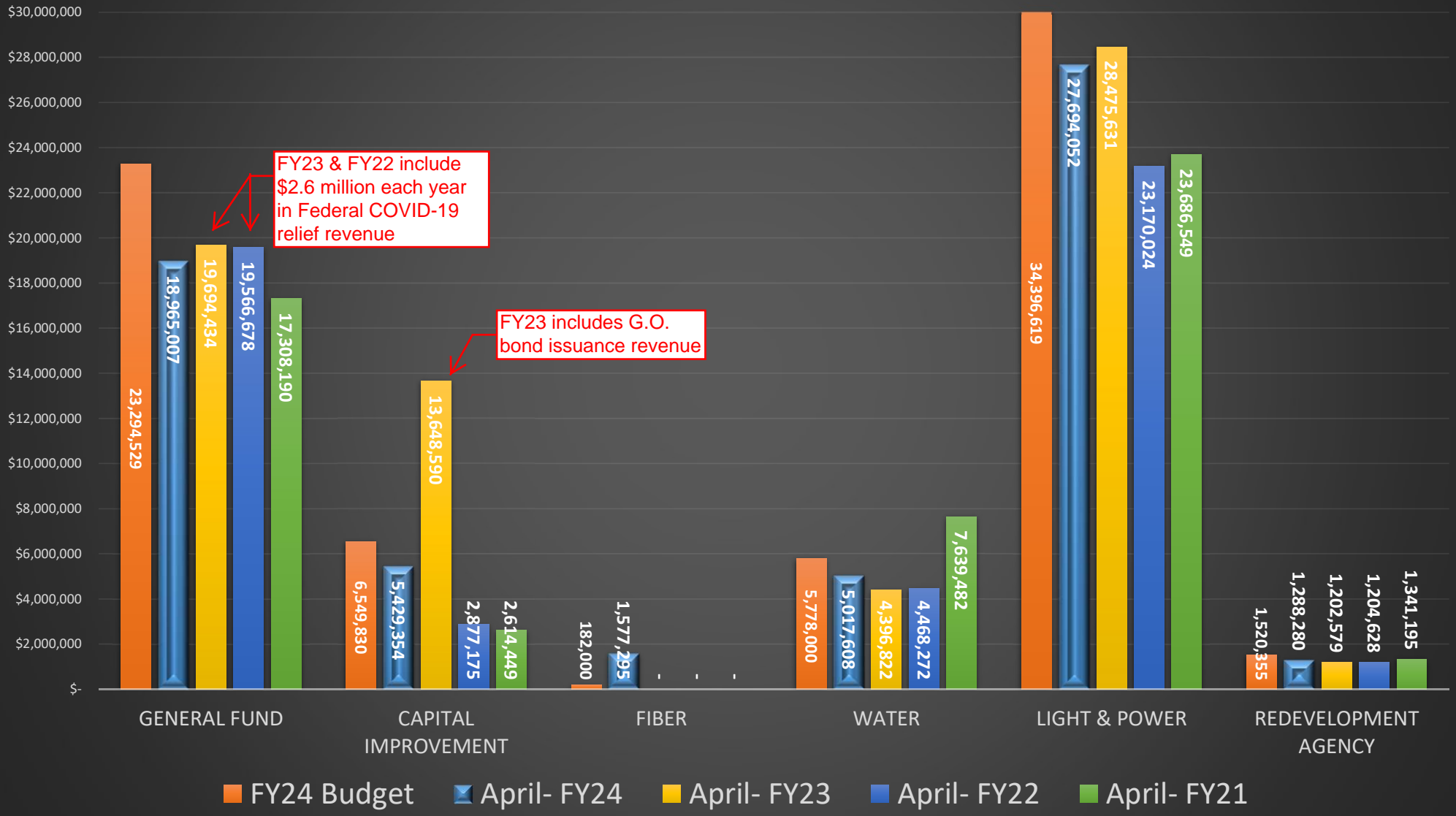


General Fund Detailed Revenues - April 2024

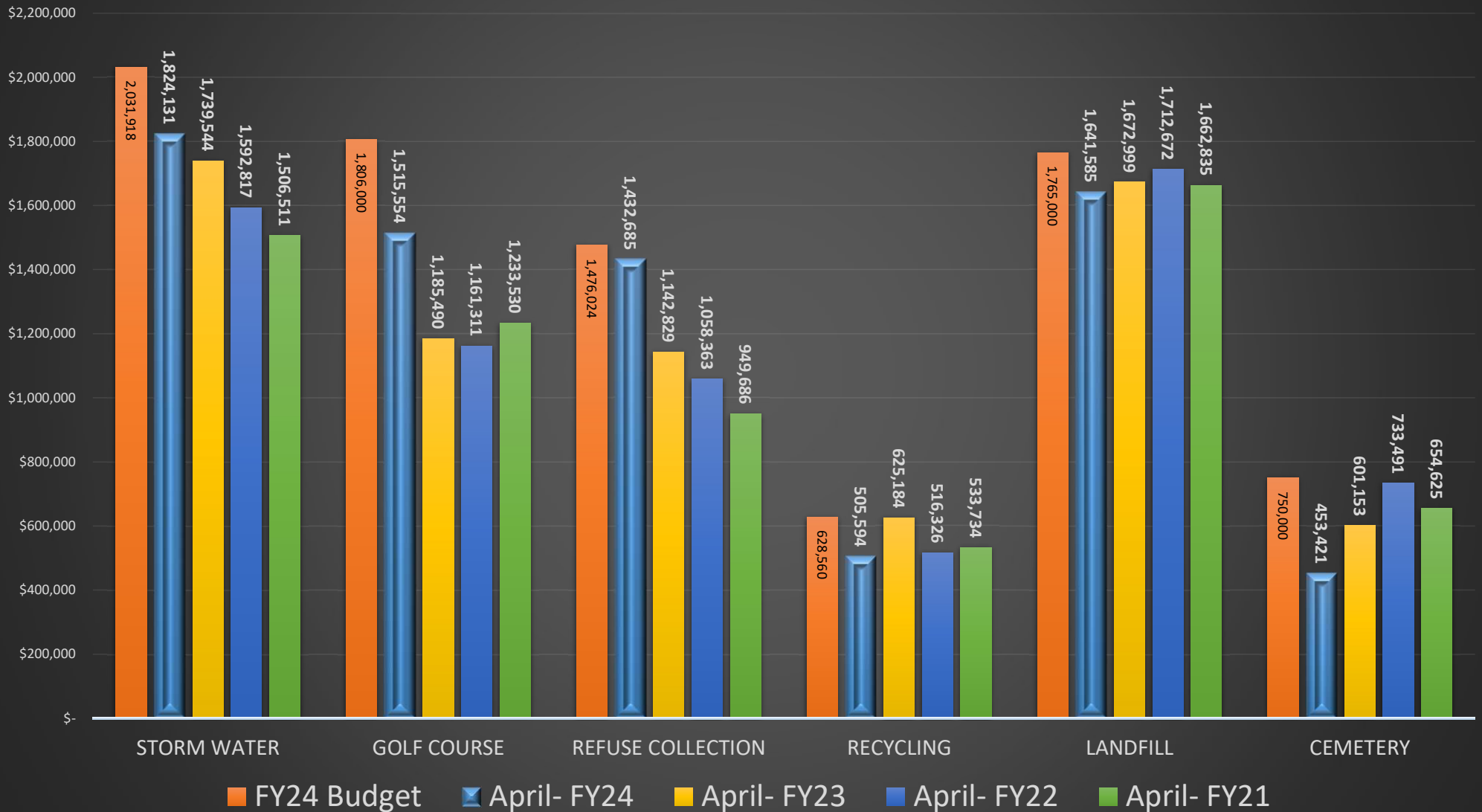
YTD Revenues (Fiscal Year 2024) Compared to Budget and also the Revenues of the Same Timeframe of the Past Three Fiscal Years



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

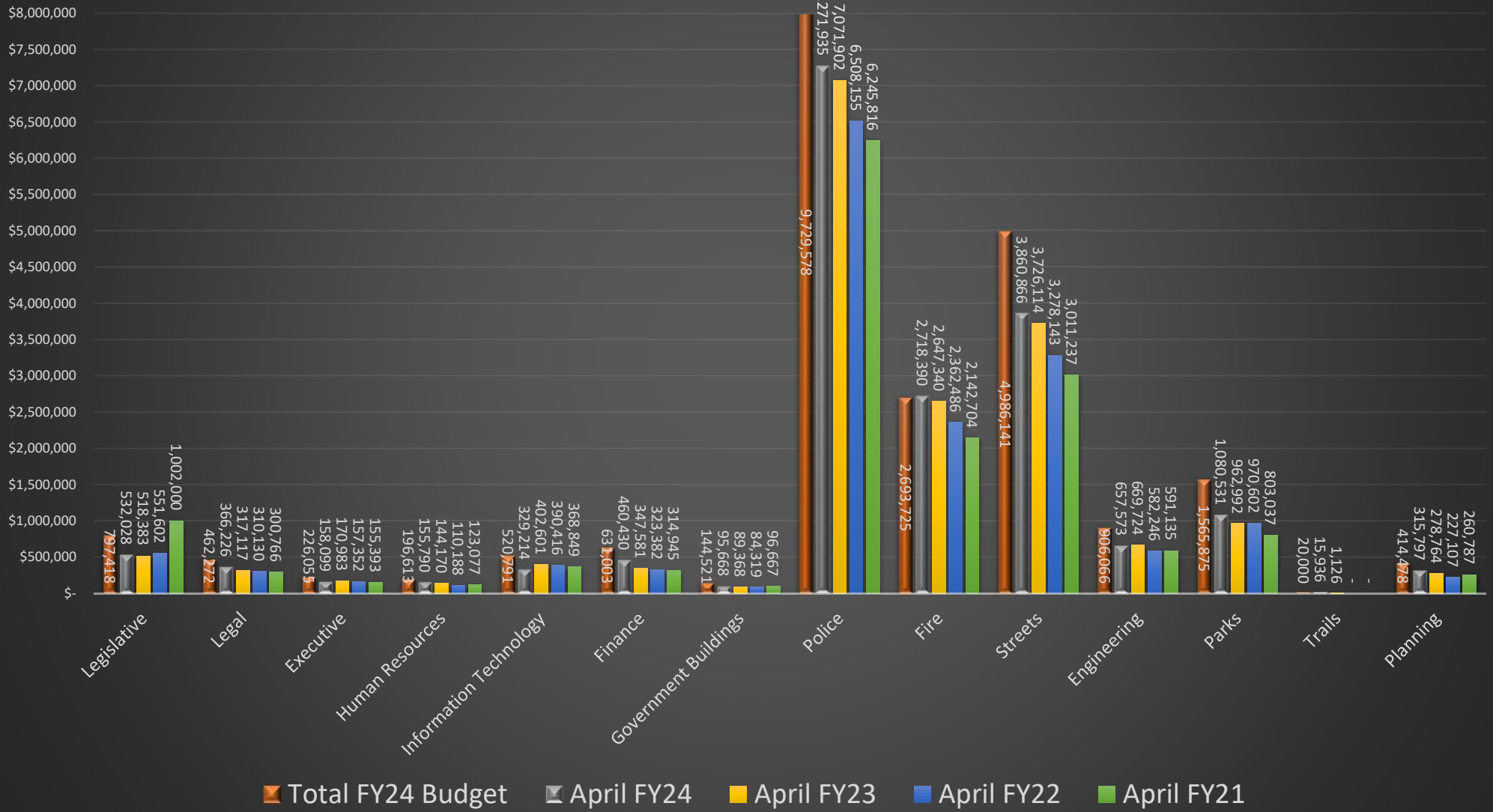


April 2024 (Fiscal 2024) YTD Revenues Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

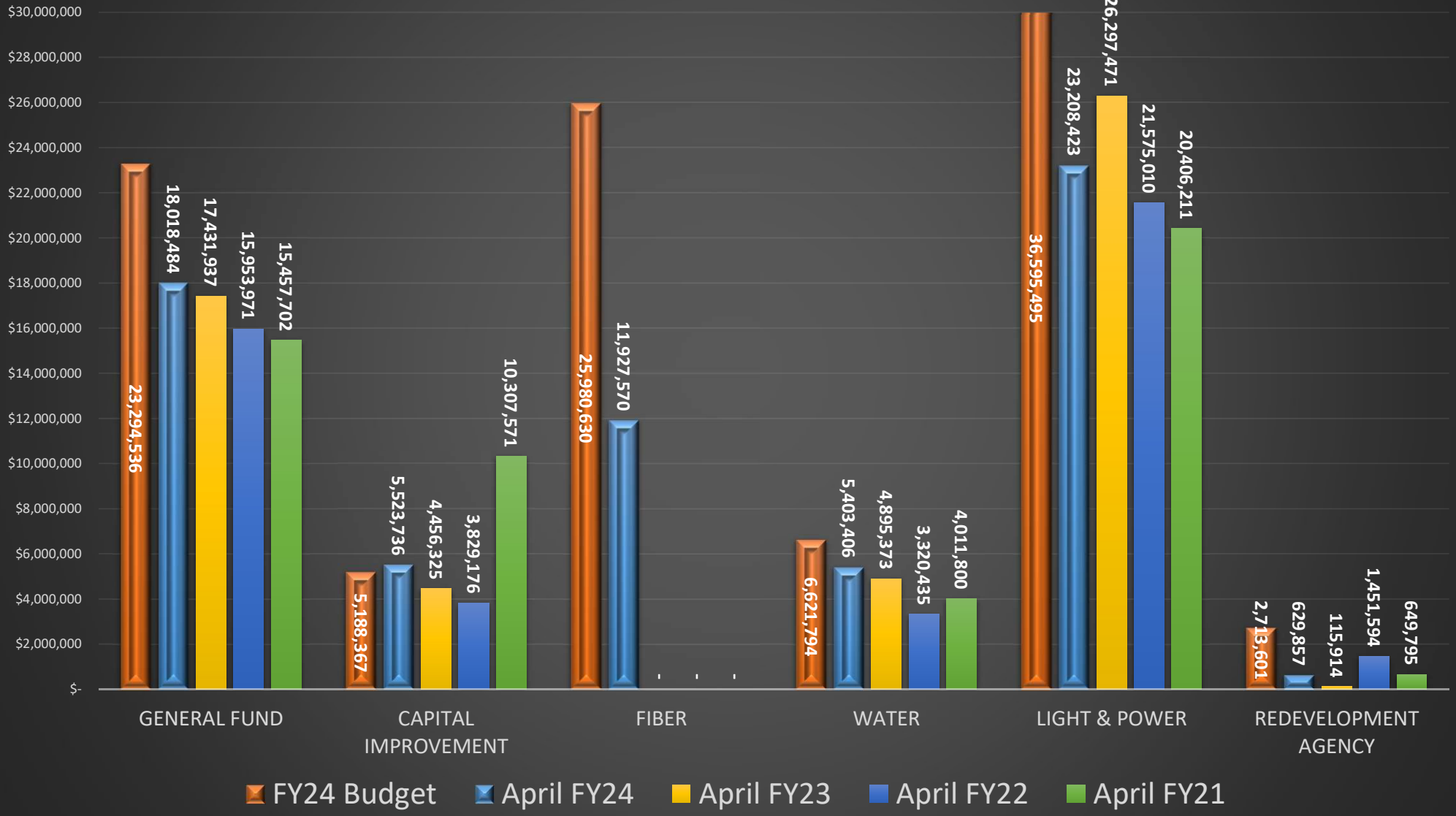


General Fund Detailed Expenditures - April 2024

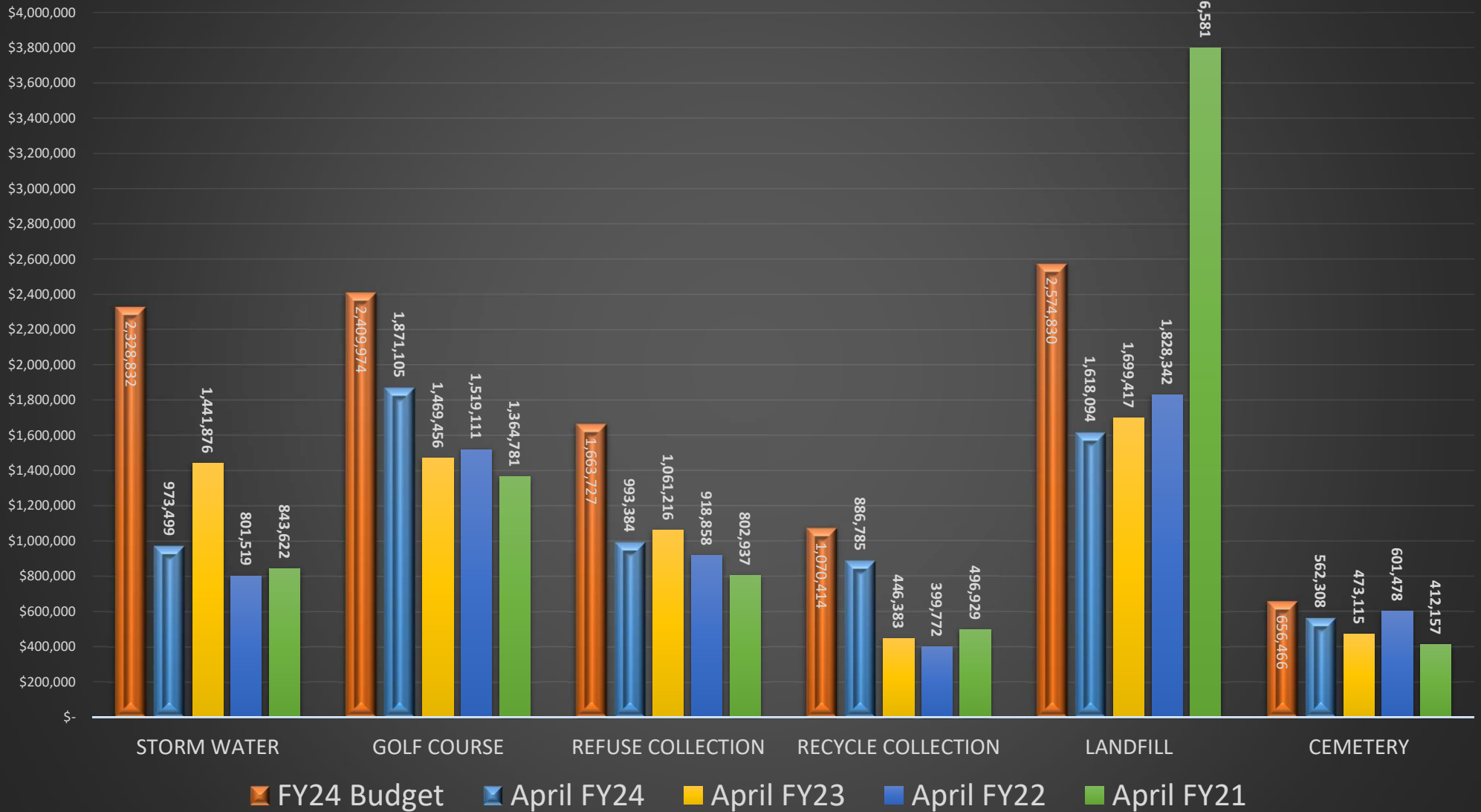
Fiscal 2024 YTD Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



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



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



APRIL 2024 - FY2024 REVENUE & EXPENSE

FOR 2024 10

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
10 GENERAL FUND							
1010 Property Taxes	-3,865,129	-3,865,129	-3,786,063.91	-32,304.46	.00	-79,065.09	98.0%
1020 Sales Taxes	-7,379,705	-7,379,705	-4,868,849.91	-595,809.79	.00	-2,510,855.09	66.0%
1030 Franchise Taxes	-3,637,000	-3,637,000	-3,150,797.64	-216,756.49	.00	-486,202.36	86.6%
1040 Property Tax Increment	-2,600	-2,600	.00	.00	.00	-2,600.00	.0%
2000 Licenses & Permits	-656,150	-656,150	-844,850.40	-42,688.07	.00	188,700.40	128.8%
3000 Grants & Intergovernmental Re	-3,063,000	-3,063,000	-2,299,153.72	-435,603.27	.00	-763,846.28	75.1%
3100 Fines & Forfeitures	0	-120,000	-111,065.59	-7,812.11	.00	-8,934.41	92.6%
4000 Charges For Services-Governmn	-1,150,238	-1,150,238	-1,111,965.10	-190,542.66	.00	-38,272.90	96.7%
4110 Legislative	797,418	797,418	532,028.32	35,307.57	.00	265,389.68	66.7%
4120 Legal	462,272	462,272	366,225.55	35,488.01	.00	96,046.45	79.2%
4130 Executive	226,055	226,055	158,098.52	11,530.48	.00	67,956.48	69.9%
4134 Human Resources	196,613	196,613	155,789.93	11,922.64	.00	40,823.07	79.2%
4136 Information Technology	520,791	520,791	329,213.65	41,905.38	.00	191,577.35	63.2%
4140 Finance	631,003	631,003	460,430.37	26,032.93	.00	170,572.63	73.0%
4160 Government Buildings	144,521	144,521	95,668.33	13,416.74	.00	48,852.67	66.2%
4210 Police	7,402,818	7,402,818	5,593,809.38	515,144.03	.00	1,809,008.62	75.6%
4215 Reserve Officers	10,000	10,000	.00	.00	.00	10,000.00	.0%
4216 Crossing Guards	163,385	163,385	119,358.05	12,160.75	.00	44,026.95	73.1%
4217 School Resource Officer	475,799	475,799	319,080.90	35,636.33	.00	156,718.10	67.1%
4218 Liquor Control	43,827	43,827	13,357.45	833.33	.00	30,469.55	30.5%
4219 PSAP - E911	1,633,749	1,633,749	1,226,329.67	118,292.44	.00	407,419.33	75.1%
4220 Fire	2,693,725	2,693,725	2,718,390.00	.00	.00	-24,665.00	100.9%
4410 Streets	4,986,141	4,986,141	3,860,866.42	241,863.93	.00	1,125,274.58	77.4%
4450 Engineering	906,066	906,066	657,573.39	53,898.07	.00	248,492.61	72.6%
4510 Parks	1,565,875	1,565,875	1,080,531.45	87,240.52	.00	485,343.55	69.0%
4550 Trails	20,000	20,000	15,935.67	-168.65	.00	4,064.33	79.7%
4610 Planning	414,478	414,478	315,796.74	28,164.80	.00	98,681.26	76.2%
5000 Fiber	-120,000	0	.00	.00	.00	.00	.0%
6000 Miscellaneous	-83,100	-83,100	-102,880.49	-31,865.52	.00	19,780.49	123.8%
6010 Interest & Investment Earning	-287,107	-287,107	-272,706.66	-47,639.86	.00	-14,400.34	95.0%
6020 Sale of Capital Assets	-500	-500	.00	.00	.00	-500.00	.0%
8010 Transfers In	-3,050,000	-3,050,000	-2,416,673.38	-205,752.60	.00	-633,326.62	79.2%
TOTAL GENERAL FUND	7	7	-946,523.01	-538,105.53	.00	946,530.01	%
TOTAL REVENUES	-23,294,529	-23,294,529	-18,965,006.80	-1,806,774.83	.00	-4,329,522.20	
TOTAL EXPENSES	23,294,536	23,294,536	18,018,483.79	1,268,669.30	.00	5,276,052.21	

30 DEBT SERVICE

APRIL 2024 - FY2024 REVENUE & EXPENSE

FOR 2024 10

30	DEBT SERVICE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1010	Property Taxes	-588,611	-588,611	-561,030.30	-4,949.97	.00	-27,580.70	95.3%
4710	Debt Sevice	561,700	561,700	404,426.87	2.88	.00	157,273.13	72.0%
6010	Interest & Investment Earning	-200	-200	-2,425.30	-805.88	.00	2,225.30	1212.7%
	TOTAL DEBT SERVICE	-27,111	-27,111	-159,028.73	-5,752.97	.00	131,917.73	586.6%
	TOTAL REVENUES	-588,811	-588,811	-563,455.60	-5,755.85	.00	-25,355.40	
	TOTAL EXPENSES	561,700	561,700	404,426.87	2.88	.00	157,273.13	

45 CAPITAL IMPROVEMENT

1020	Sales Taxes	-3,882,027	-3,882,027	-2,543,490.69	-312,141.97	.00	-1,338,536.31	65.5%
3000	Grants & Intergovernmental Re	-907,928	-907,928	-949,695.50	-74,695.50	.00	41,767.50	104.6%
4110	Legislative	640,000	640,000	602,981.56	.00	.00	37,018.44	94.2%
4136	Information Technology	70,000	70,000	59,877.38	198.90	.00	10,122.62	85.5%
4140	Finance	13,200	13,200	3,837.68	672.31	.00	9,362.32	29.1%
4210	Police	871,167	871,167	635,699.24	8,812.09	.00	235,467.76	73.0%
4410	Streets	2,564,000	2,564,000	2,608,172.74	-487.50	.00	-44,172.74	101.7%
4450	Engineering	250,000	250,000	110,486.17	.00	.00	139,513.83	44.2%
4510	Parks	50,000	50,000	51,987.00	.00	.00	-1,987.00	104.0%
4550	Trails	730,000	730,000	1,450,694.39	.00	.00	-720,694.39	198.7%
6010	Interest & Investment Earning	-760,375	-760,375	-1,259,459.86	-196,113.75	.00	499,084.86	165.6%
6020	Sale of Capital Assets	-40,000	-40,000	-60,307.50	-12,540.00	.00	20,307.50	150.8%
8000	Contributions	0	0	-21,500.00	.00	.00	21,500.00	100.0%
8010	Transfers In	-959,500	-959,500	-594,900.00	-569,900.00	.00	-364,600.00	62.0%
	TOTAL CAPITAL IMPROVEMENT	-1,361,463	-1,361,463	94,382.61	-1,156,195.42	.00	-1,455,845.61	-6.9%
	TOTAL REVENUES	-6,549,830	-6,549,830	-5,429,353.55	-1,165,391.22	.00	-1,120,476.45	
	TOTAL EXPENSES	5,188,367	5,188,367	5,523,736.16	9,195.80	.00	-335,369.16	

49 STORM WATER

3000	Grants & Intergovernmental Re	0	0	-18,000.00	-18,000.00	.00	18,000.00	100.0%
4900	Storm Water	2,328,832	2,328,832	973,498.69	419,008.90	.00	1,355,333.31	41.8%
6000	Miscellaneous	-5,800	-5,800	-6,116.26	-576.00	.00	316.26	105.5%
6010	Interest & Investment Earning	-15,000	-15,000	-132,176.51	-24,044.16	.00	117,176.51	881.2%
7000	Charge For Services-Proprieta	-2,011,118	-2,011,118	-1,664,018.16	-171,301.80	.00	-347,099.84	82.7%
8020	Impact Fees	0	0	-3,820.00	.00	.00	3,820.00	100.0%
	TOTAL STORM WATER	296,914	296,914	-850,632.24	205,086.94	.00	1,147,546.24	-286.5%
	TOTAL REVENUES	-2,031,918	-2,031,918	-1,824,130.93	-213,921.96	.00	-207,787.07	
	TOTAL EXPENSES	2,328,832	2,328,832	973,498.69	419,008.90	.00	1,355,333.31	

APRIL 2024 - FY2024 REVENUE & EXPENSE

FOR 2024 10

50	FIBER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
50 FIBER								
5000	Fiber	25,980,630	25,980,630	11,927,569.79	6,357,121.01	.00	14,053,060.21	45.9%
6000	Miscellaneous	-500	-500	.00	.00	.00	-500.00	.0%
6010	Interest & Investment Earning	-500	-500	-1,513,357.52	-187,292.06	.00	1,512,857.52*****	%
7000	Charge For Services-Proprieta	-181,000	-181,000	-63,937.81	-8,544.45	.00	-117,062.19	35.3%
	TOTAL FIBER	25,798,630	25,798,630	10,350,274.46	6,161,284.50	.00	15,448,355.54	40.1%
	TOTAL REVENUES	-182,000	-182,000	-1,577,295.33	-195,836.51	.00	1,395,295.33	
	TOTAL EXPENSES	25,980,630	25,980,630	11,927,569.79	6,357,121.01	.00	14,053,060.21	
51 WATER								
3000	Grants & Intergovernmental Re	0	0	-113,835.60	-113,835.60	.00	113,835.60	100.0%
5100	Water	6,621,794	6,621,794	5,403,406.30	414,158.92	.00	1,218,387.70	81.6%
6000	Miscellaneous	-2,000	-2,000	-3,203.30	.00	.00	1,203.30	160.2%
6010	Interest & Investment Earning	-60,000	-60,000	-112,301.96	-18,501.95	.00	52,301.96	187.2%
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	-4,674,910.13	-436,392.50	.00	-871,089.87	84.3%
7010	Connection & Servicing	-40,000	-40,000	-15,363.90	-1,533.40	.00	-24,636.10	38.4%
8020	Impact Fees	-60,000	-60,000	-67,672.40	-1,838.00	.00	7,672.40	112.8%
8030	Capital Contributions/Donatio	-50,000	-50,000	-30,320.52	-4,800.00	.00	-19,679.48	60.6%
	TOTAL WATER	843,794	843,794	385,798.49	-162,742.53	.00	457,995.51	45.7%
	TOTAL REVENUES	-5,778,000	-5,778,000	-5,017,607.81	-576,901.45	.00	-760,392.19	
	TOTAL EXPENSES	6,621,794	6,621,794	5,403,406.30	414,158.92	.00	1,218,387.70	
53 LIGHT & POWER								
5300	Light & Power	36,595,495	36,595,495	23,208,422.61	1,626,592.56	.00	13,387,072.39	63.4%
6000	Miscellaneous	-122,000	-122,000	-113,195.89	-13,000.04	.00	-8,804.11	92.8%
6010	Interest & Investment Earning	-402,689	-402,689	-556,689.93	-104,223.63	.00	154,000.93	138.2%
6020	Sale of Capital Assets	-4,000	-4,000	-5,462.50	.00	.00	1,462.50	136.6%
7000	Charge For Services-Proprieta	-33,242,374	-33,242,374	-26,810,118.19	-2,306,240.87	.00	-6,432,255.81	80.7%
7010	Connection & Servicing	-100,000	-100,000	-73,968.16	-7,506.60	.00	-26,031.84	74.0%
7030	Equipment & Facility Rents	-75,556	-75,556	-43,401.50	.00	.00	-32,154.50	57.4%
8030	Capital Contributions/Donatio	-450,000	-450,000	-91,215.83	.00	.00	-358,784.17	20.3%
	TOTAL LIGHT & POWER	2,198,876	2,198,876	-4,485,629.39	-804,378.58	.00	6,684,505.39	-204.0%
	TOTAL REVENUES	-34,396,619	-34,396,619	-27,694,052.00	-2,430,971.14	.00	-6,702,567.00	
	TOTAL EXPENSES	36,595,495	36,595,495	23,208,422.61	1,626,592.56	.00	13,387,072.39	

APRIL 2024 - FY2024 REVENUE & EXPENSE

FOR 2024 10

55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
55 GOLF COURSE								
5500	Golf Course	2,409,974	2,409,974	1,871,104.59	256,899.65	.00	538,869.41	77.6%
6000	Miscellaneous	-3,000	-3,000	-4,198.81	-41.35	.00	1,198.81	140.0%
6010	Interest & Investment Earning	-8,000	-8,000	-29,372.52	-3,163.02	.00	21,372.52	367.2%
7020	Admission & Lesson Fees	-998,000	-998,000	-822,537.76	-130,151.81	.00	-175,462.24	82.4%
7030	Equipment & Facility Rents	-491,000	-491,000	-414,481.69	-59,754.60	.00	-76,518.31	84.4%
7040	Concession & Merchandise Sale	-306,000	-306,000	-244,963.09	-15,878.74	.00	-61,036.91	80.1%
	TOTAL GOLF COURSE	603,974	603,974	355,550.72	47,910.13	.00	248,423.28	58.9%
	TOTAL REVENUES	-1,806,000	-1,806,000	-1,515,553.87	-208,989.52	.00	-290,446.13	
	TOTAL EXPENSES	2,409,974	2,409,974	1,871,104.59	256,899.65	.00	538,869.41	
58 SANITATION								
3000	Grants & Intergovernmental Re	0	0	-18,000.00	-18,000.00	.00	18,000.00	100.0%
5800	Refuse Collection Operations	1,663,727	1,663,727	993,383.71	70,453.94	.00	670,343.29	59.7%
5810	Recycle Collection Operations	1,070,414	1,070,414	886,785.10	26,770.88	.00	183,628.90	82.8%
5820	Landfill Operations	2,574,830	2,574,830	1,618,093.59	188,164.83	.00	956,736.41	62.8%
6000	Miscellaneous	0	0	-14.88	.00	.00	14.88	100.0%
6002	Miscellaneous - Landfill	-30,000	-30,000	-32,163.74	-3,634.68	.00	2,163.74	107.2%
6010	Interest & Investment Earning	-58,000	-58,000	-255,510.89	-40,608.75	.00	197,510.89	440.5%
6012	Interest Earnings - Landfill	0	0	-144,936.67	-16,173.25	.00	144,936.67	100.0%
6022	Sale of Capital Assets-Landfil	0	0	-5,000.00	.00	.00	5,000.00	100.0%
7000	Charge For Services-Proprieta	-1,418,024	-1,418,024	-1,177,159.51	-122,298.00	.00	-240,864.49	83.0%
7001	Charge For Services - Recycle	-628,560	-628,560	-505,594.40	-52,374.26	.00	-122,965.60	80.4%
7002	Charge For Services - Landfil	-1,735,000	-1,735,000	-1,459,484.83	-191,301.54	.00	-275,515.17	84.1%
	TOTAL SANITATION	1,439,387	1,439,387	-99,602.52	-159,000.83	.00	1,538,989.52	-6.9%
	TOTAL REVENUES	-3,869,584	-3,869,584	-3,597,864.92	-444,390.48	.00	-271,719.08	
	TOTAL EXPENSES	5,308,971	5,308,971	3,498,262.40	285,389.65	.00	1,810,708.60	
59 CEMETERY								
5900	Cemetery	656,466	656,466	562,307.65	88,868.92	.00	94,158.35	85.7%
6010	Interest & Investment Earning	-11,000	-11,000	-27,301.17	-4,353.65	.00	16,301.17	248.2%
7000	Charge For Services-Proprieta	-462,500	-462,500	-340,170.00	-33,875.00	.00	-122,330.00	73.6%
7050	Cemetery Burial Plot Sales	-276,500	-276,500	-85,950.00	-15,250.00	.00	-190,550.00	31.1%

APRIL 2024 - FY2024 REVENUE & EXPENSE

FOR 2024 10

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
TOTAL CEMETERY	-93,534	-93,534	108,886.48	35,390.27	.00	-202,420.48	-116.4%
TOTAL REVENUES	-750,000	-750,000	-453,421.17	-53,478.65	.00	-296,578.83	
TOTAL EXPENSES	656,466	656,466	562,307.65	88,868.92	.00	94,158.35	
61 COMPUTER MAINTENANCE							
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	-1,829.60	-164.20	.00	1,629.60	914.8%
6100 Computer Maintenance	74,640	74,640	86,412.18	16,820.99	.00	-11,772.18	115.8%
TOTAL COMPUTER MAINTENANCE	20,571	20,571	-36,147.42	16,656.79	.00	56,718.42	-175.7%
TOTAL REVENUES	-54,069	-54,069	-122,559.60	-164.20	.00	68,490.60	
TOTAL EXPENSES	74,640	74,640	86,412.18	16,820.99	.00	-11,772.18	
63 LIABILITY INSURANCE							
6010 Interest & Investment Earning	-31,000	-31,000	-31,460.90	-4,638.77	.00	460.90	101.5%
6300 Liability Insurance	766,956	766,956	878,320.57	14,774.11	.00	-111,364.57	114.5%
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	140,077.67	10,135.34	.00	4,381.33	97.0%
TOTAL REVENUES	-622,497	-622,497	-738,242.90	-4,638.77	.00	115,745.90	
TOTAL EXPENSES	766,956	766,956	878,320.57	14,774.11	.00	-111,364.57	
64 WORKERS' COMP INSURANCE							
6010 Interest & Investment Earning	-21,000	-21,000	-24,672.71	-4,458.96	.00	3,672.71	117.5%
6400 Workers' Comp Insurance	361,353	361,353	437,166.25	31,042.84	.00	-75,813.25	121.0%
7000 Charge For Services-Proprieta	-350,973	-350,973	-270,223.57	-24,887.64	.00	-80,749.43	77.0%
TOTAL WORKERS' COMP INSURANCE	-10,620	-10,620	142,269.97	1,696.24	.00	-152,889.97	-1339.6%
TOTAL REVENUES	-371,973	-371,973	-294,896.28	-29,346.60	.00	-77,076.72	
TOTAL EXPENSES	361,353	361,353	437,166.25	31,042.84	.00	-75,813.25	
72 RDA REVOLVING LOAN FUND							

APRIL 2024 - FY2024 REVENUE & EXPENSE

FOR 2024 10

72	RDA REVOLVING LOAN FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
6000	Miscellaneous	-513,755	-513,755	-126,993.47	-12,188.78	.00	-386,761.53	24.7%
6010	Interest & Investment Earning	-92,303	-92,303	-136,272.30	-21,785.81	.00	43,969.30	147.6%
7200	RDA Revolving Loans	502,760	502,760	381.71	64.40	.00	502,378.29	.1%
	TOTAL RDA REVOLVING LOAN FUND	-103,298	-103,298	-262,884.06	-33,910.19	.00	159,586.06	254.5%
	TOTAL REVENUES	-606,058	-606,058	-263,265.77	-33,974.59	.00	-342,792.23	
	TOTAL EXPENSES	502,760	502,760	381.71	64.40	.00	502,378.29	
73 REDEVELOPMENT AGENCY								
1010	Property Taxes	-76,000	-76,000	.00	.00	.00	-76,000.00	.0%
1040	Property Tax Increment	-827,497	-827,497	-992,457.00	.00	.00	164,960.00	119.9%
6010	Interest & Investment Earning	-10,800	-10,800	-32,557.19	-7,598.81	.00	21,757.19	301.5%
7300	Redevelopment Agency	2,210,841	2,210,841	629,474.87	19,641.81	.00	1,581,366.13	28.5%
	TOTAL REDEVELOPMENT AGENCY	1,296,544	1,296,544	-395,539.32	12,043.00	.00	1,692,083.32	-30.5%
	TOTAL REVENUES	-914,297	-914,297	-1,025,014.19	-7,598.81	.00	110,717.19	
	TOTAL EXPENSES	2,210,841	2,210,841	629,474.87	19,641.81	.00	1,581,366.13	
74 CEMETERY PERPETUAL CARE								
6010	Interest & Investment Earning	-44,400	-44,400	-68,792.93	-11,619.64	.00	24,392.93	154.9%
7050	Cemetery Burial Plot Sales	-93,000	-93,000	-48,350.00	-9,600.00	.00	-44,650.00	52.0%
7400	Cemetery Perpetual Care	2,055	2,055	304.86	41.47	.00	1,750.14	14.8%
	TOTAL CEMETERY PERPETUAL CARE	-135,345	-135,345	-116,838.07	-21,178.17	.00	-18,506.93	86.3%
	TOTAL REVENUES	-137,400	-137,400	-117,142.93	-21,219.64	.00	-20,257.07	
	TOTAL EXPENSES	2,055	2,055	304.86	41.47	.00	1,750.14	
78 LANDFILL CLOSURE								
6010	Interest & Investment Earning	-37,200	-37,200	-42,817.50	-4,323.10	.00	5,617.50	115.1%
	TOTAL LANDFILL CLOSURE	-37,200	-37,200	-42,817.50	-4,323.10	.00	5,617.50	115.1%
	TOTAL REVENUES	-37,200	-37,200	-42,817.50	-4,323.10	.00	5,617.50	
83 RAP TAX								

APRIL 2024 - FY2024 REVENUE & EXPENSE

FOR 2024 10

83	RAP TAX	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1050	RAP Taxes	-770,000	-770,000	-524,494.03	-62,313.31	.00	-245,505.97	68.1%
6010	Interest & Investment Earning	-10,000	-10,000	-8,411.96	-.05	.00	-1,588.04	84.1%
8300	RAP Tax	1,350,185	1,350,185	813,092.09	569,900.00	.00	537,092.91	60.2%
	TOTAL RAP TAX	570,185	570,185	280,186.10	507,586.64	.00	289,998.90	49.1%
	TOTAL REVENUES	-780,000	-780,000	-532,905.99	-62,313.36	.00	-247,094.01	
	TOTAL EXPENSES	1,350,185	1,350,185	813,092.09	569,900.00	.00	537,092.91	
92 OPEB TRUST								
6010	Interest & Investment Earning	0	0	-28,572.60	-2,753.47	.00	28,572.60	100.0%
9200	OPEB Trust	0	0	1,015.16	22.84	.00	-1,015.16	100.0%
	TOTAL OPEB TRUST	0	0	-27,557.44	-2,730.63	.00	27,557.44	100.0%
	TOTAL REVENUES	0	0	-28,572.60	-2,753.47	.00	28,572.60	
	TOTAL EXPENSES	0	0	1,015.16	22.84	.00	-1,015.16	
99 INVESTMENT								
6010	Interest & Investment Earning	0	0	-910,393.81	207,449.16	.00	910,393.81	100.0%
	TOTAL INVESTMENT	0	0	-910,393.81	207,449.16	.00	910,393.81	100.0%
	TOTAL REVENUES	0	0	-910,393.81	207,449.16	.00	910,393.81	
	GRAND TOTAL	31,444,770	31,444,770	3,523,832.99	4,316,921.06	.00	27,920,937.01	11.2%

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

City Council Staff Report

Subject: Landfill Pond Expansion – Professional Services
Author: Todd Christensen, Assistant City Engineer
Department: Landfill
Date: June 11, 2024



Background

Since the time that the Bountiful Sanitary Landfill (formerly known as the BARD) was taken over by Bountiful City, steps have been taken to meet solid waste disposal regulations. One such measure was the construction of the large retention basin on the west side of the facility. It was built in approximately 1995 to take storm water runoff from the landfill area and allow the water to evaporate. This pond has functioned reasonably well over the years.

Analysis

In looking forward to the future, the existing pond will not meet the needs for the future of the landfill. When the southern portion of the landfill becomes actively used for disposal, more pond storage volume will be necessary. Furthermore, the elevation of the existing pond is too high to receive runoff from much of the southern portion of the landfill, which sits at an elevation lower than the existing pond.

Different options have been considered for meeting the future storm water management needs of the landfill. Staff have decided that the best way to accommodate the runoff storage needs is to construct a secondary retention pond adjacent to and below the existing retention pond on property owned by Bountiful City that is outside of the approved waste disposal area.

Although we are a number of years away from beginning waste disposal operations on the south portion of the landfill, this idea is being considered at this time because new regulations are anticipated within the next year which are expected to make construction of any surface “impoundment” at a landfill facility more expensive to build and will likely include additional ongoing monitoring needs. The permitting and approval process can take a significant amount of time.

There are two regulatory agencies for which approval will be required. First, the Utah Division of Waste Management and Radiation Control will need to approve the request to build the pond. We have had preliminary correspondence to find out what they will be looking for in the design. Second, we will need a permit from the United States Army Corps of Engineers because some of the affected land is characteristic of wetlands.

Because of the specialized nature of the design work, we have reached out to Equinox Engineering, who specializes in wetland permitting, for a proposal to assist Bountiful City in the regulatory processes for this project. **They have provided a proposal estimating a total cost of \$39,930.**

Equinox Engineering assisted with the wetland permitting work that was required for the North Canyon Trailhead project. They were excellent to work with and played a key role in obtaining necessary approvals and permits.

Once permitting approvals are in place, Bountiful City plans to use city crews to self-perform the construction work to build the pond.

Department Review

This proposal has been reviewed by the City Engineer and Landfill Director.

Significant Impacts

Expenditures for this work will be paid using Landfill Capital Improvement funds.

Recommendation

Staff recommends that the City Council accept the proposal from Equinox Engineering for \$39,930.

Attachments

Figure 1: Bountiful Landfill Phase 3 Fill Plan with Proposed Pond Area

Figure 2: Bountiful Landfill Final Fill Plan with Proposed Pond Area

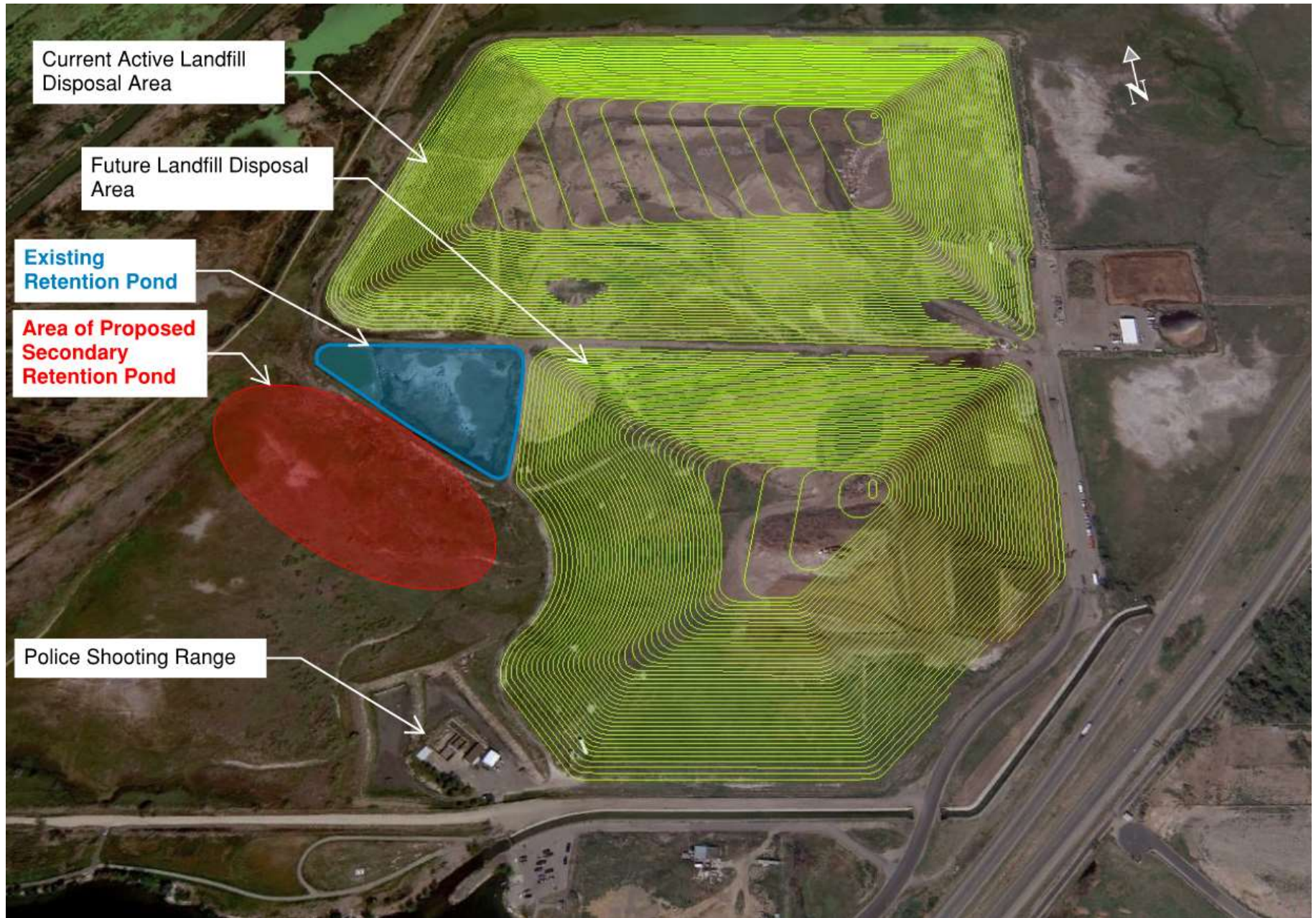


Figure 1: Bountiful Landfill Phase 3 Fill Plan with Proposed Pond Area

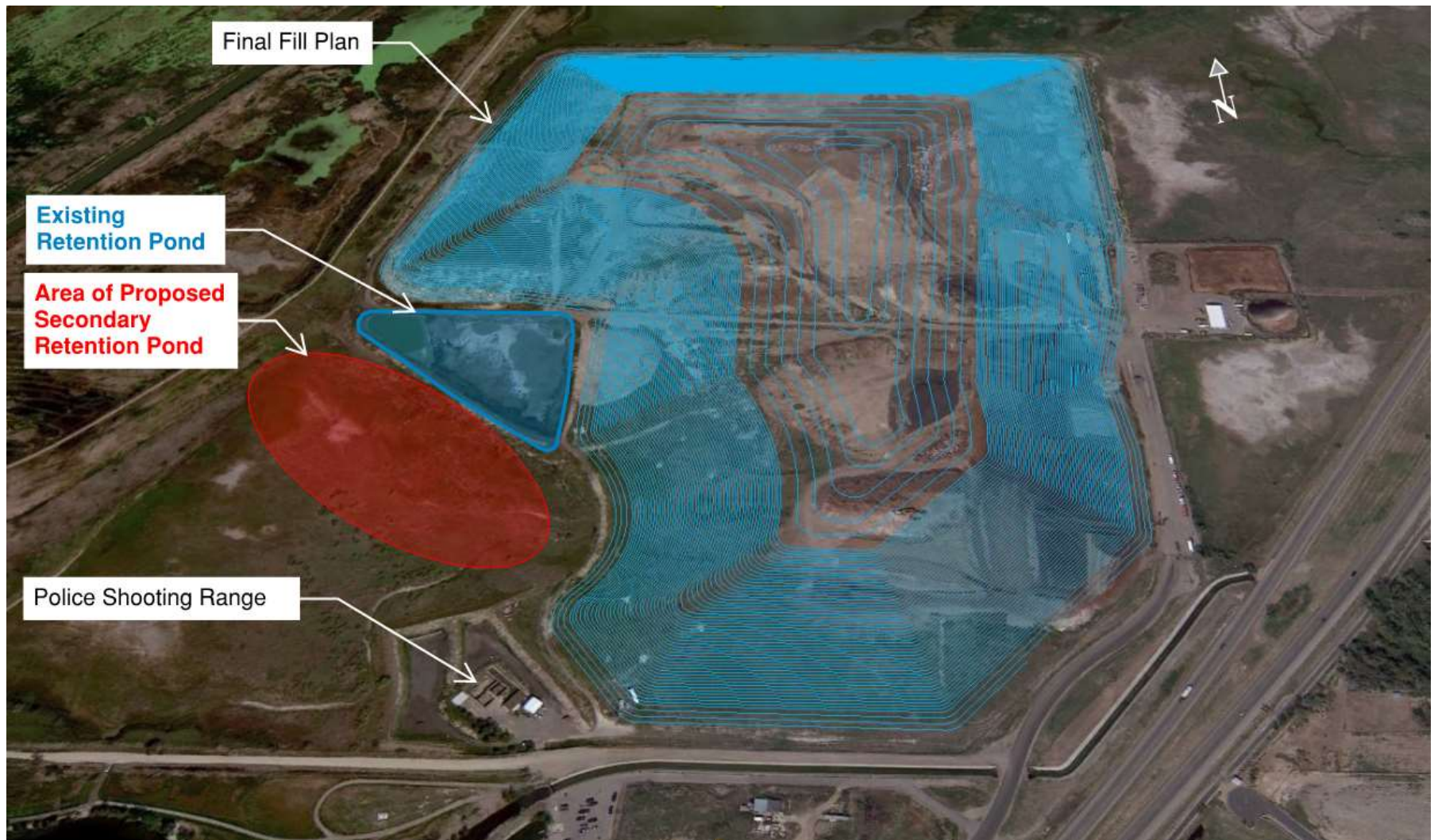


Figure 2: Bountiful Landfill Final Fill Plan with Proposed Pond Area

City Council Staff Report



Subject: Recommendations for budget amendment, adoption, and a property tax rate
Author: Galen D. Rasmussen, Assistant City Manager
Department: Executive
Date: June 11, 2024

Background

On May 14th of this year the Mayor and City Council adopted a tentative budget for the fiscal year beginning July 1, 2024 and ending June 30, 2025. This document also contained the original budget and estimated revenues and expenditures for the current fiscal year. This tentative budget document has been available for public inspection since the date of its adoption. Budgets of governmental entities are essentially a plan which outlines the goals and priorities of the entity and accounts for the sources and uses of funds to carry out the goals and priorities. These budgets are developed by management and staff; are subject to review and approval by the elected body; and are open for review and comment by the public. Since budgets are plans, it is contemplated that later amendment of the plan may be necessary to account for changes in goals, priorities, or to recognize actual revenues and/or expenditures that exceed the original budget. Specific requirements to be followed by cities in budget development and administration are found in Utah Code Sections 10-6-101 through 10-6-136.

Analysis

The adopted tentative budget contained budgets from all departments and funds of the City following meetings between department representatives, the City Manager, and the Mayor and Council. The budgets were balanced between revenues and expenditures and the format of the document conformed to the standards prescribed by Utah Code Section 10-6. The attached ordinance is designed to formalize five actions related to the tentative budget following a Power Point presentation and three separate public hearings in preparation for the tentative budget to ultimately become the City's final adopted budget:

1. Amendment of the current year (Fiscal Year 2023-2024) budget for selected departments to address expenditures or expenses that are projected to exceed the original budget by the end of the fiscal year. The specific amendments and explanations for each amendment are detailed in the ordinance.
2. To consider, as a part of the new Fiscal Year 2024-2025 budget, the transfer of:
 - a. \$3,072,651 from the Light & Power Fund to the General Fund of the City. This is a regular annual transfer.
3. Adjustments to the budget for the new fiscal year beginning July 1, 2024 and ending June 30, 2025 (Fiscal Year 2025). These adjustments are necessary to implement various technical corrections, and to prepare the budget document for a future submission to the national Government Finance Officers Association for the purpose of again receiving their Distinguished Budget Presentation Award.
4. Adopting the recommendation of the Parks, Recreation and Arts Budget Committee for funding of RAP Tax Grants to the following from the Fiscal Year 2024-2025 budget:

FUNDING REQUEST AND PROGRAM ELIGIBILITY SUMMARY

Applicant	Requested Funding	Recommended Funding
Bountiful Davis Arts Center (BDAC)	<u>\$68,977.00</u>	<u>\$33,425.00</u>
Bountiful Historical Preservation Foundation	<u>\$6,700.00</u>	<u>\$6,700.00</u>
Bountiful Philharmonia	<u>\$12,300.00</u>	<u>\$10,700.00</u>
Centerpoint Legacy Theatre (Option 2)	<u>\$30,000.00</u>	<u>\$15,000.00</u>
South Davis Recreation District	<u>\$3,000.00</u>	<u>\$3,000.00</u>
Joy Foundation	<u>\$13,675.00</u>	<u>\$13,675.00</u>
Total Grant Requests	<u>\$134,652.00</u>	<u>\$82,500.00</u>

5. Adopting the Fiscal Year 2025 budget includes the amendments, transfers and adjustments described above along with related rates, fees and administrative, taxes, employee compensation schedules, and a confirmation of the City’s participation in the Public Employees Contributory and Public Safety Retirement Systems and adoption of property tax rates for 2024 calendar year taxes and debt service.

Department Review

Every department has submitted, reviewed, and approved their portion of the budget. The budget and ordinance have also been reviewed and approved by the City Manager, and the City Attorney.

Recommendation

The following actions are recommended by staff to the Mayor and City Council:

1. Hold a Public Hearing on the FY2024-2025 compensation increases for employees including executive municipal officers.
2. Hold a Public Hearing on the Transfer of funds from the Light and Power Fund to the General Fund in Fiscal Year 2024-2025.
3. Hold a Public Hearing on amendments to the current Fiscal Year 2023-2024 budget and adoption of the Fiscal Year 2024-2025 budget in final form including property tax rates for calendar year 2024 taxes and debt service.
4. Adopt Ordinance 2024-04 to enact compensation increases for specific city officers.
5. Adopt Ordinance 2024-05 to:
 - a. Amend the current Fiscal Year 2023-2024 budget and
 - b. Adopt Fiscal Year 2024-2025 budget as a Final Budget, incorporating technical corrections, a schedule of fees, taxes, and employee compensation schedules; confirmation of the City’s participation in the Public Employee Contributory and Public Safety Retirement Systems; and adoption of property tax rates for 2024.

Significant Impacts

Adoption of a budget and setting of a property tax rate is required by Utah Code Section 10-6.

Attachments

- Ordinance 2024-04 with Exhibit A with compensation increases for specific city officers.
- Ordinance 2024-05 with Exhibit A for FY2023-2024 budget amendments.



BOUNTIFUL

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

Bountiful City Ordinance No. 2024-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BOUNTIFUL, UTAH ENACTING COMPENSATION INCREASES FOR SPECIFIC CITY OFFICERS

WHEREAS, the Utah State Legislature during the 2024 General Session passed S.B. 91; and

WHEREAS, S.B. 91 amended Utah Code Section 10-3-818 regarding City employee salaries; and

WHEREAS, the City of Bountiful must now publish public notice and hold a separate public hearing on proposed compensation increases for executive municipal officers before adopting those increases; and

WHEREAS, the Bountiful City Council finds that enacting the proposed compensation increases as set forth in this Ordinance will comply with Utah Code requirements and will promote the public health, safety, and welfare of the residents of the City of Bountiful, Utah.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF BOUNTIFUL, UTAH, THAT:**

SECTION I – ENACTMENT

The attached Exhibit A contains compensation increases for executive municipal officers proposed for inclusion in the City’s Fiscal Year 2025 budget.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Bountiful heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Bountiful City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Bountiful City Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
 - i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City’s official website; and
 - ii. publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Bountiful, Utah, this 11 of June, 2024.

Signed:
Kendalyn Harris, Mayor

Attest:
City Recorder

CITY COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Jesse Bell	_____	_____	_____	_____
Kate Bradshaw	_____	_____	_____	_____
Richard Higginson	_____	_____	_____	_____
Matt Murri	_____	_____	_____	_____
Cecilee Price-Huish	_____	_____	_____	_____
Mayor Kendalyn Harris (tie only)	_____	_____	_____	_____

Exhibit A

Title	Merit Increase	Proposed Total Percentage Increase
City Manager	0%	6%
Assistant City Manager	0%	6%
City Attorney	5%	11%
Police Chief	0%	6%
Public Works Director / City Engineer	0%	6%
Assistant City Engineer	0%	6%
Finance Director	0%	6%
Assistant Finance Director	0%	6%
Human Resources Director	5%	11%
Information Technology Director	5%	11%
Planning Director	5%	11%
Parks Director	0%	6%
Light & Power Director	0%	6%
Light & Power Superintendent of Operations	0%	6%
Power & Systems Generation Superintendent	0%	6%
Streets & Sanitation Director	5%	11%
Assistant Streets & Sanitation Director	0%	6%
Water Director	5%	11%
Assistant Water Director	5%	11%



BOUNTIFUL

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

Bountiful City Ordinance No. 2024-05

An ordinance (1) amending the budgets of the City of Bountiful for the Fiscal Year beginning July 1, 2023, and ending June 30, 2024; (2) adopting a final budget for the City of Bountiful for the Fiscal Year beginning July 1, 2024, and ending June 30, 2025; (3) authorizing and directing the participation of the City in the Public Employees Contributory Retirement System and the Public Safety Contributory Retirement System of the Utah Retirement Systems for fiscal year 2024-2025; and (4) setting the tax rates and levying taxes upon all real and personal property in the City of Bountiful, Utah, made taxable for the calendar year 2024.

It is the Finding of the Bountiful City Council that:

1. The Bountiful City Council, through its elected officials and appointed officers, has caused to be prepared a Final Budget for Fiscal Year 2024-2025;
2. This Budget has been duly considered and formulated according to the Uniform Fiscal Procedures Act for Utah Cities (Utah Code §10-6-101 et seq);
3. This budget includes estimates of anticipated revenues, appropriations for expenditures and expenses, adjusted compensation schedules for City officers and employees that reflect the rates required for participation in the Utah Retirement Systems, and user fees for City facilities and services.
4. A Tentative Budget was adopted on May 14, 2024. All items were made available for public inspection as required by law.
5. A public hearing to consider this Final Budget has been noticed and held on June 11, 2024, according to the requirements of the Uniform Fiscal Procedures Act for Utah Cities.
6. The City is authorized and required by the Uniform Fiscal Procedures Act for Utah Cities (Utah Code §10-6-133) to set the real and personal property tax levy; and through its elected officials and appointed officers, has determined the amount of property tax which should be included in the budget for the Fiscal Year 2024-2025, beginning July 1, 2024, and ending June 30, 2025.

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

Section 1.1. The City of Bountiful, Utah, through its elected officials and appointed officers, has reviewed the revenues and expenditures in all of its budgets for fiscal year 2023-2024.

Section 1.2. The City, desiring not to overspend budget appropriations in any of its funds or departments, desires to adjust revenues and/or expenditures in its budgets for fiscal year 2023-2024.

Section 1.3. The budget changes set forth in Exhibit A for fiscal year 2023-2024 are hereby adopted.

Section 2.1. The City of Bountiful, through its elected officials and appointed officers, has caused to be prepared a budget for the fiscal year beginning July 1, 2024, and ending June 30, 2025. This budget has been duly considered and formulated according to the Uniform Fiscal Procedures Act for Utah Cities and other applicable State and Federal law. It is now desirable and necessary to formally adopt this budget.

Section 2.2. This budget includes estimates of anticipated revenues, appropriations for expenditures/expenses, adjusted compensation schedules for City officers and employees, rates and fees for City facilities and services. The budget also includes, by reference here, all related policies pertaining to the budget and finances of Bountiful City. These budget and finance related policies replace all existing policies for this purpose whether adopted by prior resolution, ordinance, or other action of the governing body.

Section 3.1. The Bountiful City budget for the fiscal year beginning July 1, 2024, and ending June 30, 2025, with the adjusted compensation schedules and the City rates and fees incorporated in its preparation.

Section 3.2. Bountiful City hereby confirms its participation in the Public Employees Contributory Retirement System and the Public Safety Contributory Retirement System of the Utah Retirement Systems for fiscal year 2024-2025. The budget and compensation schedules reflect the Annual Certification of Retirement Contribution Rates required for participation in the current year. The City Manager and staff are authorized and directed to take such steps as are necessary to implement the City's participation in these programs.

Section 4.1 The City of Bountiful, through its duly authorized and legally appointed officers, has determined the amount of property tax which should be included in the budget for the fiscal year beginning July 1, 2024, and ending June 30, 2025.

Section 4.2 Bountiful has, based on assessed valuation information furnished by Davis County, determined the rate of the general tax which should be levied.

Section 4.3. For the purpose of defraying the necessary and proper expenses of the City of Bountiful, Utah, and maintaining the government thereof, the rate of the general tax levied upon all real and personal property within Bountiful, Utah, made taxable by law for the year 2024 (or for the fiscal year ending June 30, 2025) will be the Certified Tax Rates as calculated by, and when available from, Davis County for Bountiful City general purposes and for debt service to be applied on each dollar of assessed valuation of said property, and is hereby adopted by this ordinance.

This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 11th day of June, 2024.

Kendalyn Harris, Mayor

ATTEST:

Shawna Andrus, City Recorder

Budget Amendment Requests

Fiscal Year 2023-2024

As of: 6/4/2024

ORD. 2024-05

EXHIBIT A

GENERAL FUND (Revenues)

<u>Fund Name</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Original Adopted Budget</u>	<u>Amendment Request</u>	<u>Budget After Amendment</u>	<u>Reasons for Amendment</u>
General		Use of Fund Balance	\$ -	\$ 85,000	\$ 85,000	
			\$ -	\$ -	\$ -	Revenue source to balance with budget amendment requests
Total Revenue amendments (General Fund)			\$ -	\$ 85,000	\$ 85,000	

GENERAL FUND (Expenditures)

<u>Department</u>	<u>Account Description</u>	<u>Original Adopted Budget</u>	<u>Amendment Request</u>	<u>Budget After Amendment</u>	<u>Reasons for Amendment</u>	
Fire	104220 - 431000	Professional and Technical Services	\$ 2,693,725	\$ 25,000	\$ 2,718,725	Additional costs of Metro Fire assessments over amounts budgeted.
Parks	104510 - 426000	Bldg & Grnd Supplies & Maintenance	\$ 140,000	\$ 60,000	\$ 200,000	Increased costs of supplies, and utilities at Bountiful Town Square.
			\$ -	\$ -	\$ -	
Total Expenditure amendments (General Fund)			\$ 2,833,725	\$ 85,000	\$ 2,918,725	

CAPITAL FUND (Revenues)

<u>Fund Name</u>	<u>Account Description</u>	<u>Original Adopted Budget</u>	<u>Amendment Request</u>	<u>Budget After Amendment</u>	<u>Reasons for Amendment</u>	
Capital		Use of Fund Balance	\$ -	\$ 1,712,562	\$ 1,712,562	Revenue source to balance with budget amendment requests
Total Revenue amendments (Capital Fund)			\$ -	\$ 1,712,562	\$ 1,712,562	

CAPITAL FUND (Expenditures)

<u>Department</u>	<u>Account Description</u>	<u>Original Adopted Budget</u>	<u>Amendment Request</u>	<u>Budget After Amendment</u>	<u>Reasons for Amendment</u>	
Streets	454410 - 473100	Improvements Other Than Buildings	\$ -	\$ 35,000	\$ 35,000	Installation of a guard rail on Cave Hollow Way (High Pointe Condos)
Streets	454410 - 473600	New Road Construction	\$ -	\$ 542,553	\$ 542,553	Eagle Ridge Drive project planned for FY 2023 but completed in FY2024
Streets	454410 - 474550	Traffic Signals	\$ -	\$ 233,009	\$ 233,009	Traffic Signal at 2600 South 200 West failed and needed replacement in FY2024
Parks	454510 - 474500	Machinery & Equipment	\$ 50,000	\$ 2,000	\$ 52,000	Vehicle purchase amount was higher than budget.
Trails	454550 - 473101	Improvements Other Than Buildings-Bond	\$ 500,000	\$ 786,000	\$ 1,286,000	Trail construction was faster than budgeted resulting in additional expenses.
Trails	454550 - 473103	Improvements Other Than Buildings-Grant	\$ -	\$ 114,000	\$ 114,000	Trail construction was faster than budgeted resulting in additional expenses.
			\$ -	\$ -	\$ -	
Total Expenditure amendments (Capital Fund)			\$ 550,000	\$ 1,712,562	\$ 2,262,562	

DEBT SERVICE FUND (Revenues)

<u>Fund Name</u>	<u>Account Description</u>	<u>Original Adopted Budget</u>	<u>Amendment Request</u>	<u>Budget After Amendment</u>	<u>Reasons for Amendment</u>	
Debt Service	301010 - 311200	Property Taxes - Debt Service	\$ 535,611	\$ 340	\$ 535,951	Revenue source to balance with budget amendment requests
Total Revenue amendments (Debt Service Fund)			\$ 535,611	\$ 340	\$ 535,951	

DEBT SERVICE FUND (Expenses)

<u>Department</u>	<u>Account Description</u>	<u>Original Adopted Budget</u>	<u>Amendment Request</u>	<u>Budget After Amendment</u>	<u>Reasons for Amendment</u>	
Debt Service	304710 - 431040	Bank & Investment Account Fee	\$ -	\$ 20	\$ 20	The original budget did not contain an amount for this expense.
Debt Service	304710 - 431100	Legal & Auditing Fees	\$ -	\$ 320	\$ 320	The original budget did not contain an amount for this expense.
			\$ -	\$ -	\$ -	
Total Expense amendments (Debt Service Fund)			\$ -	\$ 340	\$ 340	

Budget Amendment Requests

Fiscal Year 2023-2024

As of: 6/4/2024

ORD. 2024-05

EXHIBIT A

SPECIAL REVENUE FUND (Revenues)

<u>Fund Name</u>	<u>Account Description</u>	<u>Original Adopted Budget</u>	<u>Amendment Request</u>	<u>Budget After Amendment</u>	<u>Reasons for Amendment</u>
Redevelopment Agency (Fund 7 Revolving Loan)	Use of Fund Balance	\$ -	\$ 2,400,000	\$ 2,400,000	Revenue source to balance with budget amendment requests
Redevelopment Agency (Fund 73 Operating)	738010 - 381000 Transfer from Other Funds	\$ -	\$ 2,400,000	\$ 2,400,000	Revenue source to balance with budget amendment requests
Total Revenue amendments (Special Revenue Fund)		\$ -	\$ 4,800,000	\$ 4,800,000	

SPECIAL REVENUE FUND (Expenditures)

<u>Department</u>	<u>Account Description</u>	<u>Original Adopted Budget</u>	<u>Amendment Request</u>	<u>Budget After Amendment</u>	<u>Reasons for Amendment</u>
Redevelopment Agency (Fund 72 Revolving Loan)	727200 - 491000 Transfer to Other Funds	\$ -	\$ 2,400,000	\$ 2,400,000	For purchase of land in downtown area for future redevelopment.
Redevelopment Agency (Fund 73 Operating)	737300 - 471100 Land	\$ -	\$ 2,400,000	\$ 2,400,000	For purchase of land in downtown area for future redevelopment.
Total Expense amendments (Special Revenue Fund)		\$ -	\$ 4,800,000	\$ 4,800,000	

INTERNAL SERVICE FUND (Revenues)

<u>Fund Name</u>	<u>Account Description</u>	<u>Original Adopted Budget</u>	<u>Amendment Request</u>	<u>Budget After Amendment</u>	<u>Reasons for Amendment</u>
Computer Replacement	Use of Fund Balance	\$ -	\$ 70,000	\$ 70,000	Revenue source to balance with budget amendment requests
Liability Insurance	Use of Fund Balance	\$ -	\$ 196,700	\$ 196,700	Revenue source to balance with budget amendment requests
Workers Compensation	Use of Fund Balance	\$ -	\$ 160,000	\$ 160,000	Revenue source to balance with budget amendment requests
Total Revenue amendments (Internal Service Fund)		\$ -	\$ 426,700	\$ 426,700	

INTERNAL SERVICE FUND (Expenditures)

<u>Department</u>	<u>Account Description</u>	<u>Original Adopted Budget</u>	<u>Amendment Request</u>	<u>Budget After Amendment</u>	<u>Reasons for Amendment</u>
Computer Replacement Fund	616100 - 429200 Computer Software	\$ 13,860	\$ 70,000	\$ 83,860	Accounting change to centralize the expense for software in lieu of expensing in individual departments.
Liability Insurance	636300 - 431000 Professional & Technical Services	\$ 25,000	\$ 11,200	\$ 36,200	
Liability Insurance	636300 - 451100 Insurance & Surety Bonds	\$ 521,330	\$ 185,500	\$ 706,830	
Workers Compensation	646400 - 451000 W/C Reinsurance Premiums	\$ 96,000	\$ 10,000	\$ 106,000	
Workers Compensation	646400 - 451150 Liability Claims/Deductible	\$ 160,000	\$ 150,000	\$ 310,000	
Total Expense amendments (Internal Service Fund)		\$ 816,190	\$ 426,700	\$ 1,242,890	

City Council Staff Report

Subject: Interlocal Agreement for Inspection Services
Author: Lloyd Cheney, City Engineer
Department: Engineering, Building
Date: June 11, 2024



Background

The 2024 Utah Legislature passed legislation which added a requirement for a “local regulator” (City) to provide three or more third party inspection firms, who it has approved, to perform building inspections (see UCA 15A-1-105 2(a)). This requirement relates to other legislation found in UCA 10-6-160(2) which requires a city to provide a “prompt inspection” (within three business days after the day on which the city receives the request for inspection). Should a city be unable to provide the inspection in the required timeframe, UCA 10-6-2(b) specifically allows a [building permit] applicant to engage a third-party inspection firm from the city’s list [of approved inspectors] to perform the inspection.

There are several interesting provisions also associated with these requirements:

- A building permit applicant who wishes to engage a third-part inspection firm must first notify the local regulator and inform the local regulator of the inspector whom they intend to engage
- The third-party inspector must submit the inspection report to the local regulator
- The local regulator shall pay the cost of the inspection to the third-party inspector

Analysis

In response to these requirements, the Building Officials for North Salt Lake, Farmington and Bountiful have been working towards the development and adoption of an Interlocal Agreement between the 3 cities which would provide a framework for the cities to manage this requirement for building inspections. Under the terms of the agreement, each city would provide inspection resources through full time employees of the partner cities on an as-needed basis, without cost to the other jurisdictions. To round out the third position on the list of approved inspectors, Bountiful’s Building Official proposes to list WC-3, who has performed as a contracted inspector for the city for the past 2 years.

In our past operational experience, building inspections have been provided in a timely manner, and have not been conducted outside the three day limitation specified in State Code. Staff does not anticipate the need for applicants to obtain outside assistance unless there are extenuating circumstances that adversely affect our operations (illness, trainings, vacations, or an exceptionally heavy - and very temporary - demand for inspections).

The North Salt Lake City Council approved a resolution to adopt the Interlocal Agreement on May 21, 2024. The Farmington City Council will consider approval of the Agreement at it's first meeting in June.

Department Review

This report has been reviewed by the Building Official, City Attorney and the City Manager.

Significant Impacts

No significant impacts are anticipated.

Recommendation

- Staff recommends the City Council adopt Resolution 2024-05, approving the Interlocal Cooperative Agreement between Farmington City, North Salt Lake City and Bountiful City for Building Inspection Services.

Attachments

Resolution 2024-05

Interlocal Cooperative Agreement

INTERLOCAL AGREEMENT FOR THIRD-PARTY BUILDING INSPECTIONS

INTERLOCAL AGREEMENT, PURSUANT TO UTAH CODE TITLE 11 CHAPTER 13, (“Agreement”) dated this 1st day of May, 2024, by and between Bountiful City, Farmington City, and the City of North Salt Lake, all municipal corporations of the State of Utah, (“Parties”).

WHEREAS, the Parties employ building inspectors who conduct building inspections within their respective jurisdictions; and

WHEREAS, Utah Code Section 15A-1-105, effective May 1, 2024, requires each of the Parties to create a third-party inspection firm list; and

WHEREAS, Utah Code Section 15A-1-105 allows the Parties to include, in their respective third-party inspection firm lists, building inspectors from adjacent cities or counties; and

WHEREAS, the Parties desire to fill their respective third-party inspection firm lists with building inspectors employed by the other Parties to this Agreement; and

WHEREAS, Utah Code Section 15A-1-105 allows permit applicants to engage a third-party inspector from a city’s third-party inspection firm list if that city is unable to provide a building inspection within three (3) business days after the day on which that city receives the request for inspection; and

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. Recitals. The foregoing Recitals are fully incorporated herein.
2. Definitions. As used in this Agreement:
 - (a) “Request” means a request from a permit applicant for a third-party inspection pursuant to Utah Code Section 15A-1-105(2);
 - (b) “Requesting city” means the city from which a request is initiated; and
 - (c) “Responding city” means the city that provides inspection services pursuant to a request.
3. Third-party Inspection Firm List. Each of the Parties hereby includes the building inspectors employed by the other Parties on its third-party inspection firm list.

4. General Building Inspection Services. Upon receipt of a request, the responding city shall provide, without cost, inspection services necessary to fulfill the request. If the responding city is not able to fulfill the request for any reason, in the responding city's sole discretion, then it is relieved of this obligation by promptly informing the requesting city that it does not have an inspector available to fulfill the request.

5. Qualifications of Inspectors. The Parties shall provide qualified, State of Utah licensed, inspectors with qualifications and certifications necessary for the requested inspection.

6. Autonomy. Each of the Parties retains the autonomy to plan, organize, schedule, and otherwise direct the services provided by its building inspectors. All Parties agree that performance of obligations under this Agreement will not jeopardize building inspection services within a responding city's jurisdiction, and that a responding city may decline a request in its sole discretion.

7. Time of Response. Building inspectors shall accommodate requests and complete inspections expeditiously.

8. Compliance with Codes. Building inspectors shall adhere to and apply the requesting city's adopted Codes, including:

- The National Electrical Code as amended;
- The International Mechanical Code as amended;
- The International Plumbing Code as amended;
- The International Building Code as amended; and
- The International Residential Code as amended.

9. Costs. A responding city shall, without cost to the requesting city, furnish all labor, equipment, facilities, and supplies required to complete requested inspections.

10. Term of Agreement/Withdrawal. This Agreement shall be effective on the date it is signed by the Parties. The initial term of this Agreement is five (5) years. Unless one or more of the Parties objects, this Agreement shall automatically renew for up to three (3) additional five-year terms. The Parties may mutually terminate this Agreement at any time. Any Party may unilaterally withdraw and terminate from this Agreement, with or without cause, upon sixty (60) days' written notice to the other Parties. Such termination shall not modify the Agreement as between any of the remaining Parties, except only to exclude the terminating Party from the obligations created herein.

11. Liability and Indemnification. Each Party shall indemnify, defend, and hold the other Parties, their officers, agents, and employees harmless from any and all claims, demands, liabilities, costs, expenses, penalties, damages, losses, and liens, including, without limitation, reasonable attorney's fees, arising out of or any way related to any act, omission or event occurring as a consequence of performing under this Agreement; provided, however, that each

Party shall be responsible for its own negligent acts and agrees to indemnify and hold the other Parties harmless therefrom.

12. Waiver. Each Party waives all claims against the other Parties for compensation for any loss, damage, personal injury, or death occurring as a consequence of performing this Agreement.

13. Governmental Immunity. All Parties to this agreement are governmental entities as defined in the Utah Governmental Immunity Act found in Title 63G Chapter 7 of the Utah Code. Nothing in this Agreement shall be construed as a waiver by any Party of any rights, limits, protections, or defenses provided by the Act. Nor shall this Agreement be construed, with respect to third parties, as a waiver of any governmental immunity to which a Party to this Agreement is otherwise entitled. Subject to the Act, each Party shall be responsible for its own actions and shall defend any lawsuit brought against it and pay any damages awarded against it.

14. Employment Status. Employees of the respective Parties remain the employees of that Party and do not acquire from any other Party any employment status, other employment right, or claim for wages or other benefits, including workers' compensation.

15. Interlocal Agreement Provisions. This Agreement does not create an interlocal entity. There is no separate legal entity created by this Agreement to carry out its provisions; and to the extent that this Agreement requires administration other than as is set forth herein, it shall be administered by the governing bodies of the Parties acting as a joint board. There shall be no real or personal property acquired jointly by the Parties as a result of this Agreement. This Agreement does not relieve any Party of obligations or responsibilities imposed upon that Party by law.

16. Severability. If any condition, covenant, or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant, or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

17. Entire Agreement. This Agreement contains the entire agreement between the Parties. No promise, representation, warranty, or covenant not included in this Agreement has been or is relied upon by the Parties. All prior understandings, negotiations, or agreements are merged herein and superseded hereby.

18. Amendments. This Agreement may be modified only by a written amendment signed by each of the Parties hereto.

19. Agreement Not Assignable. This Agreement is specific to the Parties hereto and is therefore not assignable.

20. Governing Law, Jurisdiction, and Venue. This Agreement is made and entered into subject to the provisions of the laws of the State of Utah, which laws shall control the enforcement of this Agreement. The Parties recognize that certain Federal laws may be applicable. In the event of any conflict between this Agreement and the applicable State or Federal law, the State or Federal law shall control.


21. Approval of Agreement. This Agreement shall become effective as set out above provided it has been approved as appropriate by the above-mentioned Parties, and in accordance with the provisions of Section 11-13-101 et seq., Utah Code Annotated, 1953, as amended. In accordance with the provisions of Section 11-13-202.5(3), this Agreement shall be submitted to the attorney authorized to represent each Party for review as to proper form and compliance with applicable law before this Agreement may take effect.

IN WITNESS WHEREOF, the signing Parties below have signed and executed this Agreement, after resolutions duly and lawfully passed on the dates listed below.

CITY OF NORTH SALT LAKE:



Mayor



City Recorder



City Attorney



FARMINGTON CITY:

Mayor

City Recorder

City Attorney

BOUNTIFUL CITY:

Mayor

City Recorder

City Attorney



BOUNTIFUL

Bountiful City Resolution No. 2024-05

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

A RESOLUTION APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN BOUNTIFUL CITY, FARMINGTON CITY AND THE CITY OF NORTH SALT LAKE FOR THE PURPOSE OF PROVIDING THIRD PARTY BUILDING INSPECTION SERVICES

WHEREAS, the Parties, pursuant to Utah’s Interlocal Cooperation Act, codified at Title 11, Chapter 13, Utah Code Ann. (the “Act”), are authorized to enter in an agreement; and

WHEREAS, the Parties desire to enter into an Agreement of Interlocal Cooperation for their mutual benefit and for the further purpose of providing third-party building inspection services in accordance with Utah State Code 15A-1-105; and

WHEREAS, the parties employ building inspectors who conduct building inspections within their respective jurisdictions; and

WHEREAS, Utah Code Section 15A-1-105, effective May 1, 2024, requires each of the Parties to create a list of approved third-party inspection firms; and

WHEREAS, Utah Code Section 15A-1-105 allows the Parties to include in their respective third-party inspection firm lists, building inspectors from adjacent cities or counties; and

WHEREAS, the Parties desire to fill their respective third-party inspection firm lists with building inspectors employed by other Parties to this Agreement; and

WHEREAS, Utah Code Section 15A-1-105 allows permit applicants to engage a third-party inspector from a city’s third-party inspection firm list if that city is unable to provide a building inspection within three (3) business days after the day on which the city receives the request for inspection;

Now, therefore, be it resolved by the City Council of Bountiful, Utah as follows:

Section 1. Agreement Approved. The Bountiful City Council hereby approves the attached Interlocal Cooperation Agreement for City services to be provided to Farmington City and the City of North Salt Lake.

Section 2. Mayor Authorized to Execute. The Mayor of Bountiful City is authorized to sign and execute the attached Interlocal Cooperation Agreement and any other documents necessary to implement the Agreement.

Section 3. Severability Clause. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage. The Agreement shall take effect as described therein.

Adopted by the City Council of Bountiful, Utah, this 11th day of June, 2024.

Kendalyn Harris, Mayor

Shawna Andrus, City Recorder

City Council Staff Report



**Subject: CM/GC Services Contract for
Bountiful Police Dept. Dispatch
Center Remodel Project**

Author: City Engineer

Department: Engineering, Police

Date: June 11, 2024

Background

On May 28, 2024, the City Council approved a contract with Gould+ Architects to begin work on plans for the remodel of the Police Dept.'s dispatch center. As a parallel component to the design, proposals were solicited from several contractors to provide construction manager / general contractor (CM/GC) services for the project with the goal of completing the project as efficiently as possible. This is a time-critical project, since the "expanded" dispatch center must be operational on January 1, 2025.

Analysis

The Engineering Department received two responses to a Request for Proposal for the project. Both Zwick Construction and Silverleaf Partners previously responded to the Police Department's restroom remodel project, so there was an element of familiarity for City staff from each. Both contractors have a substantial volume of experience with projects that are far more complicated than what is anticipated with the remodel of the dispatch center and are well qualified to complete this project.

The following fees and charges were evaluated:

	Zwick Construction	Silverleaf Partners
Design Phase		
Preconstruction Services	\$5,000.00	\$7,500.00
Construction Phase		
General Conditions (monthly)	\$24,126.00	\$16,587.50
Overhead & Profit (%)	12%	12%
Bonds & Insurance (%)	(Included Above)	2%
Return of Unused Contingency (%)	100%	50%
Markup for CM/GC Change Order (%)	12%	10%
Markup for Subcontractor Change Order (%)	15%	7%
Materials Only Change Order (%)	12%	7%
Proposed Construction Schedule (not binding)	1 month	2 months

After conducting a sensitivity analysis for project length and cost, it appears that Silverleaf Partners is the most economical choice. Given the 2 month schedule included in their proposal, there should be plenty of time to complete the project well in advance of the final deadline.

As part of the CM/GC process, Silverleaf Partners will provide a Guaranteed Maximum Price (GMP) for the project which will be presented to the Council for approval prior to the start of construction.

Department Review

This memo has been reviewed by the City Manager.

Significant Impacts

Funding for the project is included in the Proposed FY 2024-2025 Budget.

Recommendation

- It is recommended that the City Council accept the proposal of Silverleaf Partners and award the contract at the prices noted in their Proposal.

Attachments

None

City Council Staff Report



Subject: Aqueous Parts Washer
Author: Fleet/Shop Supervisor
Department: Storm Water
Date: June 11, 2024

Background

The Storm Water Department needs to replace our Aqueous Parts Washer. Our current washer (Roto-Jet RJ162) has corroded beyond repair. We must either replace it with a new washer or replace the entire chassis of the machine. Staff use the parts washer to clean various parts during repair processes. It is an essential piece of equipment.

Analysis

The Storm Water Department obtained bids from two vendors for replacement machines, and we obtained one bid for a replacement chassis for our current machine. We need to upgrade to stainless- steel construction to prolong the useful life of the machine. The Fountain 9800SS is all-stainless-steel construction. The AQUATECH-USA *Model: AT-2175E* is only partial stainless-steel construction. The Roto-Jet replacement chassis, door, turntable, is stainless-steel, but necessary pumps and other hardware will be from the old washer.

The breakdown of the cost proposal is:

Fountain 9800SS-	Northern Tool-	\$42,999.99	All Stainless Steel
AQUATECH-USA <i>Model: AT-2175E</i>	AQUATECH-USA -	\$39,990.00	Partial Stainless
Roto-Jet RJ162 Cabinet, Door, etc.	AEC SYSTEMS USA-	\$43,730.00	Stainless replacement cabinet only. (estimate does not include labor or shipping)

Department Review

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

Significant Impacts

This purchase will be funded from the Storm Water Budget FY24.

Recommendation

Staff recommends that the Council approve the purchase of 1 Fountain 9800SS Aqueous Parts Washer from Northern Tool in the amount of \$42,999.99.

Attachments

None (bids are available for review if desired)