

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, April 14, 2020

7:00 p.m. – Regular Session

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at **South Davis Metro Fire Station 81, 255 South 100 West, Bountiful, Utah**, at the time and on the date given above. The public is invited to all meetings. Deliberations will occur in the meetings. Persons who are disabled as defined by the Americans With Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

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

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

AGENDA

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
Approve minutes of previous meetings held on March 17 and April 6 (budget committee meeting), 2020 p. 3
2. Council Reports
3. Consider approval of:
 - a. Expenditures greater than \$1,000 paid March 9, 16, 23 & 30, 2020 p. 17
 - b. February 2020 Financial Report p. 23
4. Consider approval of Prime Machine Inc.'s proposal for rebuilding of three turbine units at Echo reservoir in the amount of \$475,302 – Mr. Allen Johnson p. 37
5. Consider approval of the purchase of 33 transformers from Anixter Power Solutions in the amount of \$78,535 – Mr. Allen Johnson p. 39
6. Consider approval of the MICA Steelworks bid for seven steel poles in the amount of \$160,060 – Mr. Allen Johnson p. 41
7. Consider approval of the Americom Technology, Inc. bid for directional boring in the amount of \$261,077 – Mr. Allen Johnson p. 45
8. Consider approval of the PacifiCorp invoice for the 138 substation upgrade in the amount of \$31,205 – Mr. Allen Johnson p. 49
9. Consider approval of Precision Concrete's proposal for trip hazard maintenance – Mr. Lloyd Cheney p. 51
10. Consider approval of Line 29 Architecture's proposal for architectural services for the 2020 Street Department carwash replacement – Mr. Lloyd Cheney p. 55
11. Consider approval of JMR Construction's proposal for the 2020 concrete replacement projects – Mr. Lloyd Cheney p. 59
12. Consider approval of the preliminary site plan for a mixed used development located at 220 North Main Street – Mr. Francisco Astorga p. 63
13. Consider approval of the preliminary and final site plan for a proposed credit union branch office located at 260 North 500 West – Mr. Francisco Astorga p. 93
14. Consider adoption of Resolution 2020-03 which approves Amendment No. 4 to the 2016 Interlocal Cooperation Agreement between Bountiful City and Davis County for animal control services – Chief Tom Ross p. 109
15. Consider approval of a Takeover Agreement between Bountiful City and Zurich American Insurance Company for the completion of the Bountiful City Hall Remodel Project (complete information to be provided at meeting) – Mr. Clinton Drake p. 119
16. Convene in a closed session to discuss the acquisition or sale of real property, pending litigation and/or to discuss the character and/or competency of an individual(s) (Utah Code §52-4-205).
17. Adjourn to an RDA meeting with a separate agenda


City Recorder

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**Minutes of the
BOUNTIFUL CITY COUNCIL**

March 17, 2020 – 6:00 p.m.

| | | |
|----------|---------------------|---|
| Present: | Mayor | Randy Lewis |
| | Councilmembers | Millie S. Bahr, Kate Bradshaw, Kendalyn Harris, Richard Higginson, Chris R. Simonsen |
| | City Manager | Gary Hill |
| | Asst. City Manager | Galen Rasmussen |
| | City Engineer | Lloyd Cheney |
| | City Planner | Francisco Astorga |
| | Asst. City Planner | Curtis Poole |
| | City Attorney | Clinton Drake |
| | IT Director | Alan West |
| | Recording Secretary | Maranda Hilton |

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

Work Session – 6:00 p.m.
South Davis Metro Fire Station Conference Room

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

DISCUSSION OF HOSPITAL ZONE – MR. FRANCISCO ASTORGA & MR. CURTIS POOLE

Mr. Poole explained that the zone was created in the 1970s as a place to have hospitals and medical offices. The standards for the buildings, setbacks, landscaping and signage in the zone have not changed significantly since it was created. Mr. Poole said that the reason for tonight’s work session is because property owners in the hospital zone have come to them with increasing reports of vacancies that they cannot fill.

Mr. Poole said that most cities in Utah do not have a hospital zone and that their hospitals are located in commercial or overlay zones which are farther from single-family residential zones and allow for more signage and a wider variety of uses than our hospital zone currently does.

Many people have approached the Planning Department about turning vacant buildings in the hospital zone into multi-family housing, but they have not received any offers from medical businesses (which is all that is allowed under the current code). To help solve the problem of economic decline in the hospital zone, the Planning Department proposes 4 options:

1. Leave the zone as is and wait for the economy to change.
2. Keep the zone as is but make changes to the standards (signage, setbacks, height, acceptable uses, etc.) so property owners have choices about their properties.
3. Get rid of the hospital zone entirely and rezone it to be a commercial (general or neighborhood) zone. This could be written for specific uses.

- 1 4. Leave the zone intact but create a subzone that would allow different uses around
2 the perimeter while leaving the central core of the hospital zone intact. Owners
3 could use it for professional offices (lawyers, architects, CPA’s, convenience
4 stores, small retail shops, etc.)

5 Their recommendation to the Council is option 4, to allow for a subzone around the perimeter
6 of the hospital zone. After some discussion, the Council was very supportive of doing something to
7 revitalize the hospital zone and asked Mr. Poole and Mr. Astorga to take these options to the Planning
8 Commission and have them flesh out the details. The Mayor asked them to please look toward the
9 future and the expansion of the hospitals that will need to happen as the population grows along the
10 Wasatch Front. He hopes solving a short-term problem will not turn out to be a detriment when that
11 growth happens. Councilwoman Bradshaw asked that the neighbors be engaged to help them see the
12 need for the changes being made.

13
14 **BDAC UPDATE – MS. ALYSA REVELL**

15 Ms. Alysa Revell, BDAC Director, and Mr. James Bates, BDAC Events Coordinator,
16 addressed the Council about the upcoming Summerfest revisions. Ms. Revell said that in response to
17 many growing problems, they will discontinue Summerfest as it has previously been formatted and
18 instead hold a series of “deep dive” cultural nights for five consecutive Monday nights in June.
19 Instead of hosting performing groups from other countries, they have found local cultural groups to
20 perform and teach about their native lands including Germany, India, South Sudan, Hungary and
21 more. There will be native food, performing arts, art and storytelling. The plan right now is to have
22 some of the events hosted at the BDAC and have some performances take place at the new Town
23 Square.

24 The Councilmembers liked that Summerfest is not being cancelled altogether and thanked Ms.
25 Revell and Mr. Bates for their hard work organizing and coordinating all the details. Summerfest has
26 been one of the premier events in Bountiful for a number of years and they are excited to see how it
27 comes together this year. They advised that marketing the new format for Summerfest this year will
28 be extremely important for the success of the event.

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30 The meeting was closed at 7:00 p.m.

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

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37 Mayor Lewis called the meeting to order at 7:03 p.m., and welcomed those in attendance. Mr.
38 Gary Hill led the Pledge of Allegiance and Mr. Jim Bergstedt, High Councilor in the Bountiful Utah
39 Heights Stake, offered a prayer.

40
41 **PUBLIC COMMENT**

42 The public comment section was opened at 7:08 p.m.

43
44 Dr. Raymond Ward (954 E. Millbrook Way) thanked the Council for their work on
45 revitalizing the Hospital Zone as he is hopeful it will help him fill vacancies in his building.
46 He thanked them for their work on the new Town Square and said he is excited for it to be

1 open. He cautioned Council about the exponential spread of COVID-19 and said the next
2 three weeks will be absolutely critical. He said there is minimal capacity in our hospitals to
3 treat victims of the virus and if drastic measures aren't taken, we are only 10 days behind
4 where Italy is now.

5
6 The public comment section was closed at 7:13 p.m.

7
8 **APPROVE MINUTES OF PREVIOUS MEETING HELD ON FEBRUARY 25, 2020**

9 Councilwoman Bradshaw made a motion to approve the minutes from the previous meeting
10 held on February 25, 2020 and Councilman Higginson seconded the motion. The motion passed with
11 Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

12
13 **COUNCIL REPORTS**

14 Councilman Higginson said he hopes the daily increase in measures that the government is
15 taking will help us break out of the exponential spread of COVID-19.

16 Councilwoman Bahr reported that due to virus concerns the USU Leadership Conference was
17 cancelled so the BCYC was unable to attend. She said that moving forward they will conduct their
18 business through email as necessary.

19 Councilwoman Harris did not have a report.

20 Councilman Simonsen cautioned that the virus is here in Bountiful and we need to be careful.
21 He reported that the granite for the Veteran's Park is on its way here from China. Lastly he said he
22 got to speak to a BSA Troop about the importance of our first responders and the role they play in our
23 communities.

24 Councilwoman Bradshaw reported that in light of the virus concerns, the grocery stores in
25 Bountiful will be offering senior-only hours for shopping. Smith's announced it will be open MWF
26 from 7:00-8:00 a.m. exclusively for seniors and Dick's will announce their schedule shortly.

27
28 **CONSIDER APPROVAL OF:**

29 a. **EXPENDITURES GREATER THAN \$1,000 PAID FEBRUARY 17 & 24 AND**
30 **MARCH 2, 2020**

31 b. **JANUARY 2020 FINANCIAL REPORT**

32 Councilwoman Bradshaw asked about the expenditure for a contract for the "Summer Concert
33 Series" and if contracts would be flexible in light of the virus concerns.

34 Mr. Galen Rasmussen answered that each contract is different from performer to performer
35 and that he would have a discussion with Mr. Gary Hill to determine how they would be proceeding
36 with the planning of the summer concerts.

37 Councilman Higginson made a motion to approve the expenditures paid February 17 & 24
38 and March 2, 2020, and the January 2020 Financial Report and Councilwoman Harris seconded the
39 motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen
40 voting "aye".

41
42 **CONSIDER APPROVAL OF THE PROPOSAL FROM BLACK FOREST PAVING FOR**
43 **THE 100 NORTH RECONSTRUCTION PROJECT – MR. LLOYD CHENEY**

44 Mr. Cheney said he was happily surprised to receive eight bids on the 100 North
45 reconstruction project. He said that Black Forest Paving is new to them, but their references have all

1 given positive reviews of their work. The Engineering Department recommends that the Council
2 accept their bid proposal and enter into a contract with them.

3 In response to Council questions Mr. Cheney also noted that the City is first on their priority
4 list and they are ready to begin work as soon as some necessary utility work is finished. Mr. Cheney
5 is also requiring that all the contractors working on the 100 North project notify the homeowners of
6 upcoming work dates and road closures as soon as dates are firmed up. They will put the
7 announcements in the e-newsletter and put paper copies on people's doors.

8 Councilwoman Bradshaw made a motion to approve the proposal from Black Forest Paving
9 and Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bahr,
10 Bradshaw, Harris, Higginson and Simonsen voting "aye".

11
12 **CONSIDER PRELIMINARY AND FINAL APPROVAL OF THE EVANS SUBDIVISION –**
13 **MR. LLOYD CHENEY**

14 Mr. Cheney explained that the new subdivision will be in an R-3 zone and the proposed lots
15 meet all requirements for that zone. He said that due to the steep slope on the east side of Lot 1, parts
16 of the lot will be identified as "unusable land" (>30% grade) and will have greater restrictions for
17 what can be developed on them.

18 He also pointed out that the sewer line has not been extended to this area, due to development
19 never being anticipated and the discouraging grade of the plot. He explained that the Council has the
20 authority to require property owners to connect to the sewer if it comes within 300 feet of their
21 property line. There is one neighboring property that has never connected to the sewer and currently
22 uses a septic tank. Once the subdivision is developed, this property will be within 300 feet of the
23 sewer line and he recommends the Council require the owner to connect to the sewer. This will
24 require an easement on the frontage of Lot 2 (due to the grades and slopes involved), but it will likely
25 be the last opportunity for this owner to connect to the sewer and it will be significantly less
26 expensive to do it now instead of waiting. Granting the City this easement on Lot 2 has been
27 designated as a condition of approval and the developer has agreed to it.

28 One other characteristic of note for this land is that it lies very close to a large fault line. It is
29 also at the elevation of the former shore of Lake Bonneville and so there are many different soil types
30 that converge here. Because of the earthquake hazard conditions there will be greater restrictions on
31 any building permits submitted for this site in the future.

32 Mr. Cheney explained that the final issue to discuss has to do with accessory structures. This
33 subdivision approval will essentially be creating a lot that does not currently have a primary structure
34 on it, but which does have some accessory structures. This scenario is expressly prohibited in the City
35 Code but they will grant a 120-day grace period to allow for the owner to resolve it, as they have
36 done in other instances. The owner may submit plans for a primary structure in those 120 days or
37 remove the accessory structures.

38 After the Council asked Mr. Cheney some clarification questions and were satisfactorily
39 answered, the Mayor opened up the Public Hearing.

40
41 **a. PUBLIC HEARING**

42 The public hearing was opened at 7:51 p.m.

43
44 Nathan Evans (developer of the subdivision) said he was happy to answer any questions
45 the Council might have.
46

1 The public hearing was closed at 7:52 p.m.
2

3 **b. ACTION**

4 Councilman Higginson made a motion to give preliminary and final approval of the Evans
5 Subdivision with the staff-recommended conditions and Councilwoman Bahr seconded the motion.
6 The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting
7 “aye”.
8

9 **CONSIDER PRELIMINARY APPROVAL OF THE TOWNS AT ORCHARD & 500 SOUTH**
10 **P.U.D. – MR. LLOYD CHENEY**

11 Mr. Cheney explained that the proposed P.U.D. would incorporate existing lots to create a lot
12 of 2.17 acres in an R-13 zone. The P.U.D. would create 28 townhomes (the legal limit for that zone),
13 77 parking stalls, and include 50 square feet of private outdoor space for each unit. The developers
14 will also add a park strip along Orchard Drive which will be a big improvement for pedestrians and
15 will aid in snow removal during the winter. They will also build retaining walls along the east and
16 south sides of the buildings in order to leave pedestrian access to the development.

17 The main concern for this development site is drive access. The distance between the
18 proposed drive on 500 South and the middle of the intersection at Orchard will be the minimum
19 standard, which most likely will cause traffic issues on 500 South. The Engineering Department feels
20 a median should be installed just north of the left turn lane on 500 S and be extended for 180 feet in
21 order to restrict movement to right-in / right-out only at that driveway. The developer would pay for
22 the installation of the median.

23 Connecting utilities to the site is not an issue. Instead of connecting to the City storm drain
24 system they will utilize an underground retention basin. The planned basin size more than meets
25 requirements.

26 Councilwoman Bahr asked about the drive on 500 South. Mr. Shawn Poor, Brighton Homes,
27 addressed those concerns and explained that there were many contributing and limiting factors that
28 led to the design being created as it is. He said they tried several different configurations in order to
29 have the drives be farther from the intersection on both streets but there was no way to achieve that
30 without decreasing the number of units. Councilwoman Harris said that they discussed the same issue
31 in Planning Commission as well.

32 Councilman Simonsen voiced concerns that this will exacerbate traffic problems that already
33 exist on 500 South and wondered if too many homes are being put on an already busy street.

34 Councilwoman Bahr wondered how the median would affect entering the buildings on the
35 North side of 500 South and if U-Turns would still be legal at this intersection. Mr. Cheney answered
36 that drivers would be encouraged to access those buildings from 300 West, and that U-Turns would
37 still be legal.
38

39 **PUBLIC HEARING**

40 The public hearing was opened at 8:15 p.m.
41

42 Mr. Douglas Smith (a business owner on 500 South & Orchard) was concerned that access
43 to his building might be blocked with the installation of the proposed median, but his
44 concerns were addressed by Mr. Cheney earlier in the meeting, so he does not have a
45 problem with the new development.
46

1 The public hearing was closed at 8:17 p.m.
2

3 **a. ACTION**

4 Councilman Higginson asked Mr. Cheney if the use of a triangular island (pork chop) in the
5 drive approach could be successful instead of installing a median. Mr. Cheney answered that it's a
6 possibility and agreed that it would be prudent to look at the option.

7 Councilwoman Bradshaw said she would be interested in knowing Chief Ross' opinion about
8 which option would cause more safety issues.

9 Mr. Gary Hill suggested that a condition be added to the motion asking staff to look at other
10 restricted left-turn options.

11 Councilman Higginson made a motion to grant preliminary approval of the Towns at Orchard
12 & 500 South subdivision with the conditions as set forth and also asking staff to look at other left turn
13 restriction options and Councilwoman Bradshaw seconded the motion. The motion passed with
14 Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".
15

16 **CONSIDER APPROVAL OF THE PRELIMINARY SITE PLAN FOR ORCHARD DRIVE**
17 **TOWNHOMES – MR. CURTIS POOLE**

18 Mr. Poole explained that the townhomes will be the craftsman architectural style with
19 porches, balconies and lots of exterior articulation. The exterior surfaces will be a mixture of stone,
20 stucco and wood siding. The plan for landscaping meets all requirements and a fence will be added to
21 separate the subdivision from the homes to the west. Each townhome will have private garbage bins
22 so no dumpster will be on site.

23 Councilwoman Bahr made a motion to approve the preliminary site plan for the Orchard
24 Drive Townhomes and Councilman Simonsen seconded the motion. The motion passed with
25 Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".
26

27 **CONSIDER APPROVAL OF A SINGLE EVENT ALCOHOL PERMIT FOR ST. OLAF**
28 **CATHOLIC CHURCH – MR. FRANCISCO ASTORGA**

29 Due to the uncertain nature of public events at this point in time, Mr. Astorga recommended a
30 blanket approval of this single event beer license for this specific event either on the date as currently
31 scheduled or a future date if the event needs to be postponed because of the COVID-19 outbreak,
32 subject to the new date being submitted to the Planning Director in writing.

33 Councilwoman Bahr made a motion to approve the alcohol permit as amended to include the
34 blanket approval recommended by Mr. Astorga and Councilman Higginson seconded the motion.
35 The motion passed with Councilmembers Bahr, Bradshaw, Harris and Higginson voting "aye" and
36 Councilman Simonsen voting "nay".
37

38 **CONSIDER APPROVAL OF A BEER LICENSE FOR EMSG FOOD SERVICES AT**
39 **BOUNTIFUL RIDGE GOLF COURSE – MR. FRANCISCO ASTORGA**

40 Mr. Astorga explained that this beer license is for the new concessionaire at Bountiful Ridge
41 Golf Course.

42 Councilman Simonsen asked if the beer license pertained to the entire golf course or if it was
43 restricted to the clubhouse. Mr. Clinton Drake answered that it allows for alcohol to be taken
44 anywhere on the golf course and that it has always been that way.

45 Councilwoman Bradshaw made a motion to approve the beer license for EMSG Food
46 Services to be used at the Bountiful Ridge Golf Course and Councilman Higginson seconded the

1 motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris and Higginson voting
2 “aye” and Councilman Simonsen voting “nay”.

3
4 **CONSIDER APPROVAL OF ADOPTING THE PLANNING COMMISSION RULES OF**
5 **ORDER AND PROCEDURES – MR. CURTIS POOLE**

6 Mr. Poole explained that the Planning Commission felt it was time to update their Rules of
7 Order and Procedures document. The last update was made in 2009. In addition to adopting a section
8 about agenda items, public hearings and temporary chairperson procedures, Mr. Astorga explained
9 that everything pertaining to the Planning Commission was consolidated into one document. This
10 new document contains code pertaining to the Planning Commission, rules of order, procedures and
11 sample resolutions.

12 Councilwoman Bahr made a motion to approve the Planning Commission Rules of Order and
13 Procedures and Councilwoman Harris seconded the motion. The motion passed with
14 Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.

15
16 **CONSIDER APPROVAL OF RESOLUTION 2020-02 ALLOWING THE BOUNTIFUL CITY**
17 **COUNCIL AND ALL COMMISSIONS AND COMMITTEES TO ELECTRONICALLY**
18 **ATTEND ALL PUBLIC MEETINGS DURING THE MONTHS OF MARCH, APRIL AND**
19 **MAY OF 2020 – MR. CLINTON DRAKE**

20 Mr. Clinton Drake explained that State Law allows for meetings to be held electronically, but
21 that it requires a resolution to be signed by the Council. In the past, resolutions were for specific
22 meetings where there were attendance conflicts. This resolution is being made out of caution, so that
23 if the COVID-19 epidemic progresses and things get worse, all City committees and commissions, as
24 well as the Council, will still be able to conduct their meetings electronically. This resolution will
25 pertain to the months of March, April and May of 2020.

26 Councilwoman Harris asked why the resolution does not address staff members being able to
27 attend electronically. Mr. Drake explained that staff does not have the same requirement to notice
28 their meetings because they are not a public body so no resolution is needed for staff to be able to
29 attend electronically.

30 Councilman Higginson made a motion to approve Resolution 2020-02 and Councilman
31 Simonsen seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris,
32 Higginson and Simonsen voting “aye”.

33
34 **BOUNTIFUL CITY COVID-19 OPERATIONS UPDATE – MR. GARY HILL**

35 Mr. Hill explained new policies that the City is putting into place in response to the COVID-
36 19 situation. The guiding principles are first to provide City services with as little disruption as
37 possible to residents, second to protect our employees and the public and third to keep as much
38 normalcy as possible.

39 In light of protecting the employees and the public the City is asking the public to not visit
40 City offices in person if at all possible. City doors will be closed and signs will be posted.

41 There are a number of yearly events that are being cancelled; curbside spring clean-up, the
42 employee awards banquet, the City-wide day of service, the Air Force Jazz Band concert, the
43 business symposium and the Coats for Kids Car Show.

44 The Police Department will be cancelling its upcoming training events, is not allowing visits
45 from groups and will not be providing elective fingerprinting services. Police will also not be

1 responding to medical emergencies in order to protect the officers. Trained EMTs will respond to
2 those calls.

3 Councilwoman Bradshaw asked about the tentative Memorial Day weekend opening event for
4 Bountiful Town Square. Mr. Hill said plans are still in place for that unless the window of time set
5 forth on gathering restrictions changes.

6 Mr. Hill asked the Council how they feel about holding public meetings moving forward.
7 They said it is a complicated situation but agreed overall that their main objective should be
8 remaining as transparent as possible. They agreed that for the time being physical meetings should
9 still be held with the option for any Councilmember to attend electronically if need be. The meetings
10 will be livestreamed so that the public can watch from the safety of their homes as well.

11 In regards to the RAP Tax grant presentations, Mr. Hill explained that those will cancelled
12 this year and the committee will work from the applications only.

13 The Community Service Council will not meet for the time being.

14 Mr. Hill said the golf course will be open as they feel it meets social distancing requirements
15 and provides a real benefit for the community at this time. The clubhouse will not allow people to
16 gather and will serve only prepackaged foods. No tournaments will be held for the time being.

17 The parks are remaining open but the restrooms will stay closed. The dog park will open
18 again soon after being closed for repairs. At the request of Councilmembers Bradshaw and Higginson
19 they will post notices on the City website about safe social distancing practices and information about
20 the dog park and the restrooms.

21 The City will allow local businesses to use sandwich board signs, etc., to help advertise that
22 they are still open in order to help Bountiful business owners get through this crisis.

23
24 **ADJOURN**

25 Councilman Higginson made a motion to adjourn and Councilwoman Harris seconded the
26 motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen
27 voting “aye”.

28
29 The regular session of City Council was adjourned at 9:11 p.m.

Mayor Randy Lewis

City Recorder

1 **Minutes of the**
2 **Finance and Administration Committee Budget Review Meeting**
3 Bountiful City Public Safety Building Training Room (and electronically via Zoom)
4 April 6, 2020 (4:00 p.m.)
5

6 Present:

7 Committee Members: Randy Lewis (Chair), Millie Segura Bahr, Kate Bradshaw,
8 Kendalyn Harris
9 City Manager: Gary Hill
10 Assistant City Manager: Galen Rasmussen
11 Department Personnel: Shannon Cottam, Shawna Andrus, Lloyd Cheney,
12 Todd Christensen, Greg Martin, Francisco Astorga,
13 Alan West, Clint Drake, Tyson Beck, Ted Elder
14

15 Official Notice of this meeting had been given by posting a written notice of same and an agenda at
16 the City Hall and providing copies to the following newspapers of general circulation: Davis County
17 Clipper, Standard Examiner, and the Utah Public Notice Website.
18

19 Committee chair Randy Lewis called the meeting to order at 4:00 p.m., and welcomed those in
20 attendance. He provided a brief introduction of the budget process. Mr. Hill expressed concern with
21 the potential for adverse economic impacts to some categories of revenues (particularly sales tax)
22 from the COVID-19 pandemic situation. In anticipation of the potential for an economic slowdown,
23 each department head is preparing a 5% and 10% budget reduction scenario. Projections will be
24 ready for action by June 2020.

25 Overall, personnel services citywide include applicable merit increases, a 2% cost of living allowance
26 (COLA), a leveling of retirement costs for Tier 2 benefits to match Tier 1 benefits for affected
27 employees. The budget includes a 6% increase in health insurance premiums which is down from a
28 10% increase as originally projected.

29 **PRESENTATION OF BUDGETS**

30 Legislative Department Budget

31 Gary Hill presented the budget of the Legislative Department. Major increases in personnel services
32 include a 2% COLA and a 6% health insurance increase. Changes in operations and maintenance line
33 items include reductions due to no municipal election season in fiscal year 2020-2021.

34 Committee chair Lewis called for a motion on the Legislative budget. The budget was passed with a
35 motion from Committee member Bradshaw with a second from Committee member Bahr. Voting
36 was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

1 Legal Department Budget

2 Clint Drake presented the budget of the Legal Department. Small changes in in the budget include
3 those in computer expenses and the legal and auditing (public defender fee) category. This public
4 defender category was adjusted for expected volume of activity and judge designations

5 Committee chair Lewis called for a motion on the Legal Department budget. The budget was passed
6 with a motion from Committee member Bahr with a second from Committee member Bradshaw.
7 Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

8 Liability Insurance Fund Budget

9 Clint Drake was asked to present the budget for the Liability Insurance Fund. Revenues from premium
10 reimbursements from departments are projected to increase by 5%. Liability claims are lower than
11 budget as a result of wise department management and efficient claims administration.

12 Committee chair Lewis called for a motion on the Liability Insurance budget. The budget was passed
13 with a motion from Committee member Bradshaw with a second from Committee member Bahr.
14 Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

15 Workers' Compensation Fund Budget

16 Clint Drake presented the budget for the Workers' Compensation Fund. Revenues from premium
17 reimbursements from departments are projected to increase by 5%. Workers compensation claim
18 activity was reviewed in general noting that claims have increased by about 2%.

19 Committee chair Lewis called for a motion on the Workers' Compensation Fund budget. The budget
20 was passed with a motion from Committee member Bahr with a second from Committee member
21 Bradshaw. Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

22 Executive Department Budget

23 Gary Hill presented the budget of the Executive Department. Personnel services changes between
24 budget years are due primarily to the 2% COLA.

25 Committee chair Lewis called for a motion on the Executive Department budget. The budget was
26 passed with a motion from Committee member Bradshaw with a second from Committee member
27 Bahr. Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

28 Further discussion was held on a proposed reserves policy for City funds. Gary Hill presented a
29 proposed fund balance/reserve policy that was developed in a collaborative effort from Gary Hill,
30 Galen Rasmussen and Tyson Beck. Staff hopes the policy will be adopted as a part of the annual
31 budget.

1 Human Resources Department Budget

2 Shannon Cottam presented the fiscal year 2021 budget request of the Human Resources Department.
3 Personnel services categories are up due to the 2% COLA and a 6% health insurance premium
4 increase. Shannon noted that in operations and maintenance categories the main increase was in the
5 computer software line item which stems from allocated costs from the Information Technology
6 Department. Memberships are also up due to the need to remain compliant with Department of
7 Transportation testing and training standards.

8 Committee chair Lewis called for a motion on the Human Resources Department budget. The budget
9 was passed with a motion from Committee member Bahr with a second from Committee member
10 Bradshaw. Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

11

12 Information Technology Department Budget

13 Alan West presented the budget for the Information Technology Department. Notable increases in
14 the personnel services area include the COLA and merit increases for eligible employees. There is also
15 an increase in budgeted expenditures to address licensing of servers.

16 Committee chair Lewis called for a motion on the Information Technology Department budget. The
17 budget was passed with a motion from Committee member Bradshaw with a second from Committee
18 member Bahr. Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

19 Computer Replacement Fund Budget

20 Alan West provided a brief overview of the purpose of the Computer Replacement Fund. There is a
21 replacement plan and funding in place to keep equipment up-to-date in each department. Software
22 will be moving to an Office 365 platform for all computers in the City in the new budget year.

23 Committee chair Lewis called for a motion on the Computer Replacement Fund budget. The budget
24 was passed with a motion from Committee member Bahr with a second from Committee member
25 Bradshaw. Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

26 Finance Department Budget

27 Tyson Beck was asked to present the budget of the Finance Department. Personnel services increases
28 are driven largely by the proposed COLA and merit increases with additional impact from health
29 insurance premium increases. Operations and maintenance category changes include payment for an
30 Other Post Employment Benefit (OPEB) actuarial study; software reallocation costs, and similar items.
31 The planned purchase of a folder/insert machine which is used by Treasury, Finance, Planning and
32 Engineering was in the fiscal year 2020 budget but will be moved to fiscal year 2021 capital budget.

1 There was a brief discussion on how positions, including the Assistant City Manager are budgeted
2 between departments and funds.

3 Committee chair Lewis called for a motion on the Finance Department budget. The budget was
4 passed with a motion from Committee member Bradshaw with a second from Committee member
5 Bahr. Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

6 Debt Service Fund Budget

7 Tyson Beck presented the budget request for the Debt Service Fund. The City currently has no
8 General Obligation debt and this fund simply has a residual cash balance upon which interest income
9 is earned with some related bank fees being applied.

10 Committee chair Lewis called for a motion on the Debt Service Fund budget. The budget was passed
11 with a motion from Committee member Bahr with a second from Committee member Bradshaw.
12 Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

13 Municipal Building Authority Fund Budget

14 Similar to the Debt Service Fund, Mr. Beck noted that the Municipal Building Authority Fund was a
15 fund used to account for debt service and activities associated with construction of municipal
16 buildings. The associated debt has been paid off and the residual cash balance earns interest income
17 and incurs a small amount of account fees.

18 Committee chair Lewis called for a motion on the Municipal Building Authority Fund budget. The
19 budget was passed with a motion from Committee member Bradshaw with a second from Committee
20 member Bahr. Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

21 Cemetery Perpetual Care Fund Budget

22 Tyson Beck mentioned that the Cemetery Perpetual Care Fund's main revenue source currently is
23 sales of cemetery lots. When all lots in the cemetery are sold the fund will be operated on interest
24 income only with an operational purpose of maintenance of the cemetery property in perpetuity.

25 Committee chair Lewis called for a motion on the Cemetery Perpetual Care Fund budget. The budget
26 was passed with a motion from Committee member Bahr with a second from Committee member
27 Bradshaw. Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

28 Landfill Closure Fund Budget

29 As noted by Mr. Beck, this fund accumulates monies to cover the ultimate closing and ongoing
30 monitoring of the City's landfill. The fund's cash balance earns Interest income only.

1 Committee chair Lewis called for a motion on the Landfill Closure Fund budget. The budget was
2 passed with a motion from Committee member Bradshaw with a second from Committee member
3 Bahr. Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

4 Treasury Department Budget

5 Ted Elder presented the Treasury Budget. Mayor Lewis recognized Ted for his service representing
6 Bountiful City on the Utah Money Management Council and that he is the incoming president for the
7 Utah Public Treasurer's Association. Increases in the personnel services category of the department
8 are primarily due to the COLA and merit increases for eligible employees. Travel and training has
9 been increased to allow staff training on MUNIS software which is used in the department. Increases
10 are also present in the budget from software cost allocations.

11 Committee chair Lewis called for a motion on the Treasury budget. The budget was passed with a
12 motion from Committee member Bahr with a second from Committee member Bradshaw. Voting
13 was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

14 Engineering Department Budget

15 Lloyd Cheney and Todd Christensen presented the Engineering Department budget. The personnel
16 services category now includes a new part-time administrative position and intern costs. Travel and
17 training costs are budgeted to maintain professional licenses plus training on the MUNIS software
18 platform used in the department. The capital fund budget includes the planned purchase of a new
19 large format copier to replace existing equipment that has exceeded useful life. A review of fees was
20 made.

21 Committee chair Lewis called for a motion on the Engineering Department budget. The budget was
22 passed with a motion from Committee member Bradshaw with a second from Committee member
23 Bahr. Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

24 Planning Department Budget

25 Francisco Astorga outlined the budget request for the Planning Department. The Personnel services
26 area decreased between the current and proposed budget years due to staffing changes. Changes in
27 operations and maintenance categories include reassignment of costs (on a contract basis) for the
28 current Assistant City Planner who was serving on staff while a former employee was on military
29 assignment. The contract arrangement in the budget will result in one more staff member for one
30 additional year.

31 Mr. Astorga reviewed the list of development fees and noted adjustments to Planning Commission
32 fees, site plan review fee increases, and conditional use permit fee changes.

1 Councilwoman Harris commented on the future need to discuss if additional personnel are needed to
2 for economic development efforts. Gary Hill noted that a future conversation would be held to
3 identify the Council’s economic development goals, and how resources could be arranged to meet
4 them.

5 Committee chair Lewis called for a motion on the Planning Department budget. The budget was
6 passed with a motion from Committee member Bahr with a second from Committee member
7 Bradshaw. Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

8 Redevelopment Agency (RDA) Budgets

9 Francisco Astorga presented the budget request for the RDA Revolving Loan Fund and the RDA
10 Operating Fund. The budget for the Revolving Loan Fund includes a loan budget of \$500,000 in fiscal
11 year 2021 which is consistent in amount with prior years. Other accounts detail in the fund records
12 activity in existing loans.

13 The RDA Operating Budget was discussed with particular note on a budgeting change in the Special
14 Projects line item. In fiscal year 2021 the Special Projects line will now include only money to fund
15 contingencies and projects have been moved to the Capital expenditures area. A review of projects
16 was then made as outlined in the Long-term capital plan section of the budget document including
17 plans with Bountiful Town Square and other projects in the RDA area.

18 Committee chair Lewis called for a motion on the RDA Fund budgets. The budget were passed with a
19 motion from Committee member Bradshaw with a second from Committee member Bahr. Voting
20 was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

21 The meeting adjourned at 6:02 p.m. on a motion made by Committee member Bahr and seconded by
22 Committee member Bradshaw. Voting was unanimous with Committee members Lewis, Bahr, and
23 Bradshaw voting “aye”.

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
March 9, 16, 23, & 30, 2020

Author: Tyson Beck, Finance Director

Department: Finance

Date: April 14, 2020



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 March 9, 16, 23, & 30, 2020.

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

Paid March 9, 2020

| <u>VENDOR</u> | <u>VENDOR NAME</u> | <u>DEPARTMENT</u> | <u>ACCOUNT</u> | <u>ACCOUNT DESC</u> | <u>AMOUNT</u> | <u>CHECK NO</u> | <u>INVOICE</u> | <u>DESCRIPTION</u> |
|---------------|----------------------|----------------------|----------------|----------------------------|---------------|-----------------------------|----------------|---|
| 5368 | ACE DISPOSAL INCORPO | Recycling | 484800 431550 | Recycling Collectn Service | 36,010.53 | 214140 03012020 | | February 2020 Recycling Fees |
| 1731 | COLONIAL BUILDING SU | Parks | 104510 426000 | Bldg & Grnd Suppl & Maint | 1,431.00 | 214155 1171 | | Misc.Supplies |
| 1889 | DAVIS COUNTY GOVERN | Police | 104210 431600 | Animal Control Services | 9,027.35 | 214163 105009 | | Feb 2020 Animal Control Services |
| 5281 | DOMINION ENERGY UTAH | Streets | 104410 427000 | Utilities | 1,313.04 | 214168 03012020H | | Acct # 3893910000 |
| 5281 | DOMINION ENERGY UTAH | Water | 515100 427000 | Utilities | 1,492.27 | 214168 03012020E | | Acct # 9591363682 |
| 5281 | DOMINION ENERGY UTAH | Light & Power | 535300 448613 | Plant | 1,892.13 | 214168 03032020 | | Natural Gas // Acct # 1067495449 |
| 5281 | DOMINION ENERGY UTAH | Police | 104210 427000 | Utilities | 2,994.71 | 214168 03012020J | | Acct # 3401140000 |
| 2126 | FAIRBANKS SCALES | Landfill | 575700 426000 | Bldg & Grnd Suppl & Maint | 1,527.75 | 214171 1489406 | | Scale Maintenance for the Landfill |
| 2264 | GATEWAY MAPPING, INC | Light & Power | 535300 429300 | Computer | 5,518.81 | 214175 0131642 | | Setup base mapping system |
| 2286 | GEXPRO | Streets | 104410 441300 | Street Signs | 2,070.06 | 214177 S127112175.001 | | Meter Cabinet |
| 2523 | HONNEN EQUIPMENT COM | Streets | 104410 425000 | Equip Supplies & Maint | 1,363.58 | 214183 1142209 | | Parts for Hydraulic Cylinder Rebuild |
| 2642 | INTERWEST SUPPLY COM | Streets | 104410 425000 | Equip Supplies & Maint | 7,389.00 | 214188 IN0082047 | | Misc.Supplies/ Parts |
| 6959 | JANI-KING OF SALT LA | Light & Power | 535300 424002 | Office & Warehouse | 1,775.00 | 214189 SLC03200074 | | Custodial service for March 2020 |
| 2719 | JMR CONSTRUCTION INC | Redevelopment Agency | 737300 426100 | Special Projects | 7,403.50 | 214190 03 | | 200 South Parking for Soccer Field |
| 2727 | JOHNSON, ALLEN R | Light & Power | 535300 423000 | Travel & Training | 1,817.37 | 214191 03032020 | | Travel&Train Expense for APPA L&R Meeting |
| 2920 | LEFAVOR ENVELOPE COM | Treasury | 104143 429050 | Util Billing Supplies | 3,004.92 | 214194 166789 | | Envelopes for Treasury |
| 9788 | MAGLIN | Parks | 104510 426000 | Bldg & Grnd Suppl & Maint | 1,600.00 | 214197 IFC00122 | | Replacemnt Slats for Creekside Park |
| 11559 | PIERCE MANUFACTURING | Streets | 104410 425000 | Equip Supplies & Maint | 1,000.00 | 214204 03052079EABF-0000445 | | Fire Apparatus Training |
| 10592 | PROBUILD CONSTRUCTIO | Water | 515100 472100 | Buildings | 60,698.13 | 214205 5 | | Holbrook Booster Station Project |
| 3972 | SOLAR TURBINES, INC. | Light & Power | 535300 448614 | Plant Equipment Repairs | 17,210.00 | 214212 AFS10022289 | | Repair to Turbines 2 & 3 at the Power Plant |
| 4217 | TITLEIST | Golf Course | 555500 448240 | Items Purchased - Resale | 1,293.29 | 214217 908726144 | | Ladies Golf Wear |
| 4229 | TOM RANDALL DIST. CO | Streets | 104410 425000 | Equip Supplies & Maint | 1,201.75 | 214218 0304539 | | Bulk Oil |
| 11560 | TRASKBRITT | Planning | 104610 431000 | Profess & Tech Services | 1,020.00 | 214219 135756 | | Services Rendered through January 31,2020 |
| 4450 | VERIZON WIRELESS | Police | 104210 428000 | Telephone Expense | 2,149.19 | 214227 9848956440 | | Acct # 771440923-00001 |
| 4574 | WHEELER MACHINERY CO | Streets | 104410 425000 | Equip Supplies & Maint | 2,023.82 | 214231 P5000940641 | | Turbo Power Tree Trimmer Truck Parts |
| TOTAL: | | | | | 174,227.20 | | | |

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

Paid March 16, 2020

| <u>VENDOR</u> | <u>VENDOR NAME</u> | <u>DEPARTMENT</u> | <u>ACCOUNT</u> | <u>ACCOUNT DESC</u> | <u>AMOUNT</u> | <u>CHECK NO</u> | <u>INVOICE</u> | <u>DESCRIPTION</u> |
|---------------|----------------------|-------------------|----------------|--------------------------|---------------|-------------------|----------------|---|
| 1105 | ALTEC INDUSTRIES, IN | Light & Power | 535300 448635 | Vehicles | 1,605.43 | 214237 50547748 | | Misc.Parts/Supplies |
| 1105 | ALTEC INDUSTRIES, IN | Light & Power | 535300 448635 | Vehicles | 2,928.38 | 214237 50549336 | | Misc.Parts/Supplies |
| 1212 | ASPLUNDH TREE EXPERT | Light & Power | 535300 448632 | Distribution | 4,777.12 | 214239 57V97820 | | Tree Trimming |
| 1212 | ASPLUNDH TREE EXPERT | Light & Power | 535300 448632 | Distribution | 5,474.80 | 214239 57V97920 | | Tree Trimming |
| 1447 | BP ENERGY COMPANY | Light & Power | 535300 448611 | Natural Gas | 1,850.13 | 214249 21054446 | | Natural Gas |
| 1458 | BREINHOLT & SONS, IN | Streets | 104410 448000 | Operating Supplies | 1,100.00 | 214250 52 | | Repair Mailbox hit by Snowplow |
| 1465 | BRIDGESTONE GOLF, IN | Golf Course | 555500 448240 | Items Purchased - Resale | 1,157.36 | 214251 1002885287 | | Golf Balls |
| 1555 | CALLAWAY GOLF | Golf Course | 555500 448240 | Items Purchased - Resale | 1,215.90 | 214255 931354657 | | Golf Clubs |
| 1555 | CALLAWAY GOLF | Golf Course | 555500 448240 | Items Purchased - Resale | 1,278.26 | 214255 931354655 | | Golf Bags |
| 8071 | CARTE DESIGN, LLC | Planning | 104610 431000 | Profess & Tech Services | 3,000.00 | 214257 1043 | | Annual Maintenance for Online Mapping Application |
| 7669 | Centerpoint Theatre | Legislative | 104110 461000 | Miscellaneous Expense | 2,000.00 | 214258 G20-103 | | 2020 Legacy Gala Tbole Sponsorship |
| 2875 | CURTIS BLUE LINE | Police | 104210 445100 | Public Safety Supplies | 1,700.30 | 214268 547565 | | Spone Impact 40MM Round, Reload,Barricade |
| 5281 | DOMINION ENERGY UTAH | Light & Power | 535300 448611 | Natural Gas | 10,274.49 | 214273 03012020K | | Acct # 6056810000 |

| | | | | | | | | | |
|-------|----------------------|----------------------|--------|--------|-----------------------------|------------|---------------------|----------------|--|
| 2055 | ELECTRICAL CONSULTAN | Light & Power | 535300 | 474820 | CIP 12 Dist Sys Feeder #575 | 2,957.50 | 214276 | 86084 | Project BCP-019 3100 S Feeder 575 Distribution |
| 2074 | EMPIRE-WEST, INC. | Water | 515100 | 448400 | Dist System Repair & Maint | 1,696.01 | 214279 | 41261 | Misc.Parts for Hydrants |
| 2164 | FERGUSON ENTERPRISES | Water | 515100 | 448400 | Dist System Repair & Maint | 12,752.40 | 214285 | 1111217 | Gate Valves |
| 2223 | FREEDOM TRUCK & TRAI | Streets | 104410 | 425000 | Equip Supplies & Maint | 1,069.86 | 214289 | 198130 | Truck Parts |
| 5026 | GLOBAL SURVEILLANCE | Legislative | 454110 | 473100 | Improv Other Than Bldgs | 1,786.20 | 214292 | GS-18242 | Bountiful Town Square Serurity Cameras |
| 2473 | HI-LINE | Light & Power | 535300 | 448635 | Vehicles | 1,154.24 | 214300 | 10153617 | Outrigger Pads |
| 2501 | HOGAN & ASSOCIATES C | Legislative | 454110 | 473100 | Improv Other Than Bldgs | 411,923.80 | 214302 | 13-2019 | Project Bountiful Downtown Plaza |
| 2501 | HOGAN & ASSOCIATES C | Light & Power | 535300 | 473140 | Dist Street Lights | 87,500.00 | 214302 | 13-2019 | Project Bountiful Downtown Plaza |
| 2562 | HYDRO SPECIALTIES CO | Water | 515100 | 448650 | Meters | 12,028.85 | 214307 | 22772 | ERT's Metering |
| 2564 | I-D ELECTRIC INC | Water | 515100 | 431000 | Profess & Tech Services | 4,002.33 | 214308 | 107141 | Scada Install |
| 2664 | J & J NURSERY AND GA | Parks | 104510 | 426000 | Bldg & Grnd Suppl & Maint | 3,333.40 | 214316 | 283395 | Plants and Trees |
| 8635 | LARSEN LARSEN NASH & | Legal | 104120 | 431100 | Legal And Auditing Fees | 2,100.00 | 214323 | 02292020 | Legal Fees- Public Defender |
| 2937 | LEWIS, YOUNG, | Redevelopment Agency | 737300 | 431000 | Profess & Tech Services | 3,000.00 | 214325 | 2019-0100C | Consulting Services |
| 2937 | LEWIS, YOUNG, | Redevelopment Agency | 737300 | 431000 | Profess & Tech Services | 3,750.00 | 214325 | 2019-0100E | Consulting Services |
| 2937 | LEWIS, YOUNG, | Redevelopment Agency | 737300 | 431000 | Profess & Tech Services | 4,500.00 | 214325 | 2019-0100D | Consulting Services |
| 9788 | MAGLIN | Parks | 104510 | 426000 | Bldg & Grnd Suppl & Maint | 1,600.00 | 214330 | IMC00209 | Misc.Parts/Supplies |
| 3195 | MOUNTAINLAND SUPPLY | Water | 515100 | 448400 | Dist System Repair & Maint | 2,267.17 | 214333 | S103449793.001 | Couplers for Meters |
| 3195 | MOUNTAINLAND SUPPLY | Water | 515100 | 448400 | Dist System Repair & Maint | 2,583.50 | 214333 | S103449793.002 | Angle Valves & Couplers |
| 3195 | MOUNTAINLAND SUPPLY | Water | 515100 | 448400 | Dist System Repair & Maint | 14,407.63 | 214333 | S103447850.001 | Gate Valves |
| 11558 | NICHOLSON PROFESS | Legislative | 454110 | 473100 | Improv Other Than Bldgs | 237,234.96 | 214339 | 1825-6 | Project # 1825 Bountiful City Hall |
| 3348 | OFFICE DEPOT | Police | 104210 | 424000 | Office Supplies | 1,143.74 | 214342 | 454298032001 | Office Supplies |
| 10678 | PRECISION TESTING | Streets | 104410 | 426000 | Bldg & Grnd Suppl & Maint | 1,149.00 | 214350 | 14727 | Fuel Tank Testing |
| 8703 | QUALTRICS, LLC | Legislative | 104110 | 461000 | Miscellaneous Expense | 11,550.00 | 214352 | 219795 | CoreXM License # of Responses |
| 10586 | ROCKY MOUNTAIN RECYC | Recycling | 484800 | 431550 | Recycling Collectn Service | 9,461.81 | 214359 | 1018889 | 02/2020 Recycling Fees |
| 4775 | ROCKY MOUNTAIN VALVE | Water | 515100 | 448000 | Operating Supplies | 2,445.00 | 214360 | 9067-12336 | Chechk Vales |
| 4775 | ROCKY MOUNTAIN VALVE | Water | 515100 | 448000 | Operating Supplies | 3,919.35 | 214360 | 9055-11958 | Pressure Valve |
| 3790 | RURAL WATER ASSOC OF | Water | 515100 | 421000 | Books Subscr & Mmbrshp | 1,566.00 | 214363 | 5434 | Supporting Dues |
| 3982 | SOUTH DAVIS METRO FI | Fire | 104220 | 431000 | Profess & Tech Services | 518,851.75 | 214371 | 03052020 | Fiscal 2019-2020 25% Fire Services |
| 9926 | STANCIL CORPORATION | Enhanced 911 | 104219 | 428000 | Telephone Expense | 3,370.00 | 214375 | 10510 | Service Maintenance |
| 4051 | STATE OF UTAH | Water | 515100 | 431000 | Profess & Tech Services | 1,600.00 | 214377 | 20L0001106 | Lab Fees for Sampling |
| 4229 | TOM RANDALL DIST. CO | Streets | 104410 | 425000 | Equip Supplies & Maint | 18,281.00 | 214384 | 0304716 | Fuel |
| 4229 | TOM RANDALL DIST. CO | Landfill | 575700 | 425000 | Equip Supplies & Maint | 1,042.27 | 214384 | 0304726 | Bulk Oil |
| 4229 | TOM RANDALL DIST. CO | Landfill | 575700 | 425000 | Equip Supplies & Maint | 1,327.95 | 214384 | 0304537 | Bulk Oil |
| 4263 | TROUB'S PRINTING & S | Treasury | 104143 | 429050 | Util Billing Supplies | 4,258.54 | 214387 | M1388 | Utility Bills Printing |
| 4450 | VERIZON WIRELESS | Light & Power | 535300 | 448641 | Communication Equipment | 1,787.43 | 214393 | 9849475684 | Acct # 371517689-00001 |
| 7732 | WINGFOOT CORP | Police | 104210 | 426000 | Bldg & Grnd Suppl & Maint | 2,095.00 | 214400 | 104333 | February 2020 Janitorial Services |
| | | | | | | TOTAL: | <u>1,433,858.86</u> | | |

***Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid March 23, 2020***

| <u>VENDOR</u> | <u>VENDOR NAME</u> | <u>DEPARTMENT</u> | <u>ACCOUNT</u> | <u>ACCOUNT DESC</u> | <u>AMOUNT</u> | <u>CHECK NO</u> | <u>INVOICE</u> | <u>DESCRIPTION</u> | |
|---------------|----------------------|-------------------|----------------|---------------------|-------------------------|-----------------|----------------|--------------------|--|
| 1012 | AAA SPRING SPECIALIS | Storm Water | 494900 | 425000 | Equip Supplies & Maint | 1,063.92 | 214403 | 92684 | Misc. Parts/Supplies |
| 1212 | ASPLUNDH TREE EXPERT | Light & Power | 535300 | 448632 | Distribution | 5,242.24 | 214411 | 58R00420 | Tree Trimming |
| 1212 | ASPLUNDH TREE EXPERT | Light & Power | 535300 | 448632 | Distribution | 5,242.24 | 214411 | 58Y97720 | Tree Trimming |
| 1212 | ASPLUNDH TREE EXPERT | Light & Power | 535300 | 448632 | Distribution | 5,474.80 | 214411 | 58R00520 | Tree Trimming |
| 1212 | ASPLUNDH TREE EXPERT | Light & Power | 535300 | 448632 | Distribution | 5,781.22 | 214411 | 59F99120 | Tree Trimming |
| 1716 | CMT ENGINEERING LABO | Legislative | 454110 | 473100 | Improv Other Than Bldgs | 1,370.00 | 214425 | 85636 | Project 013133 Bountiful City Hall Remodel |
| 2334 | GRAINGER, INC | Light & Power | 535300 | 448628 | Pineview Hydro | 1,154.42 | 214442 | 9477951082 | 1 1/2" Nuts & Washers |

| | | | | | | | | | |
|------|----------------------|---------------|--------|--------|---------------------------|------------|-------------------|------------|--|
| 7660 | HANSON HOMES | Golf Course | 555500 | 426000 | Bldg & Grnd Suppl & Maint | 7,050.00 | 214446 | 6531 | Bountiful Ridge Golf Course snow rail&raingutter |
| 2562 | HYDRO SPECIALTIES CO | Water | 515100 | 448650 | Meters | 14,880.00 | 214449 | 22785 | ERT's Meters |
| 2605 | INTERFORM | Light & Power | 535300 | 445202 | Uniforms | 2,608.54 | 214450 | 254754 | Fire Resistance Pants & Shirts w/Logo |
| 2719 | JMR CONSTRUCTION INC | Streets | 104410 | 473400 | Concrete Repairs | 17,267.65 | 214455 | 03172020 | Job Completed |
| 2719 | JMR CONSTRUCTION INC | Water | 515100 | 461300 | Street Opening Expense | 3,289.00 | 214455 | 03172020 | Job Completed |
| 8137 | LAKEVIEW ASPHALT PRO | Streets | 104410 | 441200 | Road Matl Patch/ Class C | 1,093.56 | 214458 | 5145 | Patching |
| 8137 | LAKEVIEW ASPHALT PRO | Streets | 104410 | 441200 | Road Matl Patch/ Class C | 1,189.76 | 214458 | 5149 | Patching |
| 7224 | MOYES GLASS AND SUPP | Cemetery | 595900 | 425000 | Equip Supplies & Maint | 1,852.00 | 214468 | 189654 | Windows |
| 4026 | STAKER & PARSONS | Streets | 104410 | 441200 | Road Matl Patch/ Class C | 1,877.10 | 214491 | 5170603 | Patching// Customer # 18108 |
| 4026 | STAKER & PARSONS | Golf Course | 555500 | 426000 | Bldg & Grnd Suppl & Maint | 1,579.48 | 214491 | 5169877 | Top Dressing Sand |
| 4273 | TURF EQUIPMENT CO | Golf Course | 555500 | 426000 | Bldg & Grnd Suppl & Maint | 1,035.00 | 214500 | 445480-00 | Misc. Parts/Supplies |
| 5000 | U.S. BANK CORPORATE | Legislative | 104110 | 423000 | Travel & Training | 3,551.00 | 214501 | 03102020GH | ManagersRetreatExpense//Acct # 4246-0445-5571-8851 |
| 5000 | U.S. BANK CORPORATE | Legislative | 104110 | 461000 | Miscellaneous Expense | 4,063.11 | 214501 | 03102020GH | ManagersRetreatExpense//Acct # 4246-0445-5571-8851 |
| 5000 | U.S. BANK CORPORATE | Police | 104210 | 423000 | Travel & Training | 5,497.48 | 214501 | 03102020TK | Travel&Training&Conf.// Acct # 4246-0445-5571-8851 |
| 5000 | U.S. BANK CORPORATE | Police | 104210 | 445100 | Public Safety Supplies | 1,148.80 | 214501 | 03102020EB | SWAT Supplies // Acct # 4246-0445-5571-8851 |
| 5000 | U.S. BANK CORPORATE | Police | 104210 | 445100 | Public Safety Supplies | 3,284.12 | 214501 | 03102020TK | Travel&Training&Conf.// Acct # 4246-0445-5571-8851 |
| 5000 | U.S. BANK CORPORATE | Streets | 104410 | 423000 | Travel & Training | 1,350.00 | 214501 | 03102020CB | OfficeSupp,Training// Acct # 4246-0445-5571-8851 |
| 5000 | U.S. BANK CORPORATE | Parks | 104510 | 423000 | Travel & Training | 1,729.30 | 214501 | 03102020BH | DogParkSupp,U CPA Conf//Acct # 4246-0445-5571-8851 |
| 5000 | U.S. BANK CORPORATE | Planning | 104610 | 423000 | Travel & Training | 1,161.59 | 214501 | 03102020FA | Trvl&Train,Books,Conf.//Acct # 4246-0445-5571-8851 |
| 5000 | U.S. BANK CORPORATE | Storm Water | 494900 | 423000 | Travel & Training | 1,125.00 | 214501 | 03102020CB | OfficeSupp,Training// Acct # 4246-0445-5571-8851 |
| 5000 | U.S. BANK CORPORATE | Water | 515100 | 423000 | Travel & Training | 2,977.55 | 214501 | 03102020MS | Travel&TrainingExpense//Acct # 4246-0445-5571-8851 |
| 5000 | U.S. BANK CORPORATE | Light & Power | 535300 | 423000 | Travel & Training | 5,043.78 | 214501 | 03102020AJ | Trvl&TrainExpense //Acct # 4246-0445-5571-8851 |
| 4533 | WEBER BASIN WATER CO | Water | 515100 | 461400 | Purchase Of Water | 207,200.00 | 214506 | 0059088-IN | Annual Water Charges |
| | | | | | | TOTAL: | <u>317,182.66</u> | | |

***Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid March 30, 2020***

| <u>VENDOR</u> | <u>VENDOR NAME</u> | <u>DEPARTMENT</u> | <u>ACCOUNT</u> | <u>ACCOUNT DESC</u> | <u>AMOUNT</u> | <u>CHECK NO</u> | <u>INVOICE</u> | <u>DESCRIPTION</u> | |
|---------------|----------------------|----------------------|----------------|---------------------|-----------------------------|-----------------|----------------|--------------------|--|
| 1602 | CDW GOVERNMENT, INC. | Water | 515100 | 431000 | Profess & Tech Services | 1,377.89 | 214529 | XHD5295 | MS MBL Business Platform for Water Dept. |
| 1615 | CENTURYLINK | Enhanced 911 | 104219 | 428000 | Telephone Expense | 3,522.28 | 214532 | 03222020 | Acct # 801-578-0401 452B |
| 2055 | ELECTRICAL CONSULTAN | Light & Power | 535300 | 474820 | CIP 12 Dist Sys Feeder #575 | 2,026.50 | 214546 | 86706 | Project BCP-019 3100 S. Feeder 575 Distribution |
| 7212 | ENTELLUS INC | Light & Power | 535300 | 472100 | Buildings | 1,422.50 | 214547 | 50312 | North Property Survey |
| 2164 | FERGUSON ENTERPRISES | Water | 515100 | 448400 | Dist System Repair & Maint | 1,968.88 | 214548 | 1112916 | Macro Coupler |
| 2264 | GATEWAY MAPPING, INC | Light & Power | 535300 | 429300 | Computer | 10,655.41 | 214553 | 0132420 | Project 50-19-055 Bountiful Power to GIS MapConver |
| 5549 | JRCA ARCHITECTS,INC | Legislative | 454110 | 473100 | Improv Other Than Bldgs | 9,011.12 | 214571 | 18034-10 | Project 18034 Bountiful City Hall Remodel |
| 2886 | LAKEVIEW ROCK PRODUC | Water | 515100 | 461300 | Street Opening Expense | 1,842.31 | 214574 | 380388 | Road Base |
| 2886 | LAKEVIEW ROCK PRODUC | Water | 515100 | 461300 | Street Opening Expense | 2,699.80 | 214574 | 380338 | Road Base |
| 3195 | MOUNTAINLAND SUPPLY | Water | 515100 | 448400 | Dist System Repair & Maint | 3,075.06 | 214586 | S103471791.001 | Macro COuplers & Tees |
| 3195 | MOUNTAINLAND SUPPLY | Water | 515100 | 448400 | Dist System Repair & Maint | 4,029.73 | 214586 | S103459629.001 | Misc.Parts/Supplies |
| 11060 | PRIME FIELD SERVICE | Light & Power | 535300 | 448627 | Echo Hyrdo | 209,485.11 | 214606 | 021563 | Repair 3 Turbine |
| 5553 | PURCELL TIRE AND SER | Sanitation | 585800 | 425000 | Equip Supplies & Maint | 1,226.10 | 214611 | 2896739 | Tire Service |
| 3835 | SALT LAKE WHOLESale | Police | 104210 | 445100 | Public Safety Supplies | 2,348.00 | 214617 | 58572 | Sims and Ammmo |
| 4045 | STATE FIRE | Government Buildings | 104160 | 426000 | Bldg & Grnd Suppl & Maint | 1,462.97 | 214624 | U6578443E | Annual Extinguisher Service |
| 4229 | TOM RANDALL DIST. CO | Streets | 104410 | 425000 | Equip Supplies & Maint | 2,041.40 | 214631 | 0305240 | Bulk Oil for the Shop |
| 4229 | TOM RANDALL DIST. CO | Streets | 104410 | 425000 | Equip Supplies & Maint | 12,701.58 | 214631 | 0305503 | Fuel |
| 4229 | TOM RANDALL DIST. CO | Landfill | 575700 | 425000 | Equip Supplies & Maint | 1,715.15 | 214631 | 0305433 | Bulk Oil |
| 11640 | TRENCH PLATE RENTAL | Light & Power | 535300 | 448636 | Special Equipment | 9,320.00 | 214633 | 59297-2 | Trench Boxes |
| 4341 | UTAH ASSOCIATED MUNI | Light & Power | 535300 | 448620 | Power Purch CRSP | 354,803.66 | 214638 | 03242020 | UAMPS March 2020 payment for power |

| | | | | | | | |
|----------------------------|---------------|--------|--------|------------------------------|---------------------|--------------------|---|
| 4341 UTAH ASSOCIATED MUNI | Light & Power | 535300 | 448621 | Power Purch IPP | 1,420.00 | 214638 03242020 | UAMPS March 2020 payment for power |
| 4341 UTAH ASSOCIATED MUNI | Light & Power | 535300 | 448622 | Power Purch San Juan | 92,710.68 | 214638 03242020 | UAMPS March 2020 payment for power |
| 4341 UTAH ASSOCIATED MUNI | Light & Power | 535300 | 448626 | Power Purch UAMPS (Pool etc) | 464,018.53 | 214638 03242020 | UAMPS March 2020 payment for power |
| 4450 VERIZON WIRELESS | Police | 104210 | 428000 | Telephone Expense | 2,149.19 | 214645 9851054061 | Acct # 771440923-00001 |
| 11622 WASATCH BACK GRADING | Light & Power | 535300 | 448627 | Echo Hyrdo | 1,278.97 | 214647 1175 | Truck Load Drain Rock |
| 4535 WEBER RIVER WATER US | Light & Power | 535300 | 448627 | Echo Hyrdo | 129,832.35 | 214649 12-3018 | 25%of the annual budgeted amt.for Echo Dam |
| 8325 WESTERN WATER WORKS | Water | 515100 | 448400 | Dist System Repair & Maint | 32,238.40 | 214651 564081-00 | Misc.Parts and Supplies |
| 4574 WHEELER MACHINERY CO | Streets | 104410 | 425000 | Equip Supplies & Maint | 2,023.82 | 214653 PS000949342 | Misc.Parts&Supplies |
| 4574 WHEELER MACHINERY CO | Landfill | 575700 | 425000 | Equip Supplies & Maint | 1,254.59 | 214653 PS000913699 | Misc.Parts&Supplies |
| 7732 WINGFOOT CORP | Police | 104210 | 426000 | Bldg & Grnd Suppl & Maint | 2,095.00 | 214654 104478 | Janitorial Cleaning Services for March 2020 |
| TOTAL: | | | | | <u>1,365,756.98</u> | | |

City Council Staff Report

Subject: February 2020 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: April 14, 2020



Background

These reports include summary revenue, expense, and budget information for all of the City's 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 expenditure reports are provided that give comparative revenue and expenditure data for February 2020 compared to the past three fiscal YTD periods through each respective February.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

The FY2020 budget portion of these reports is the originally adopted FY2020 budget approved by the City Council in June of 2019.

Recommendation

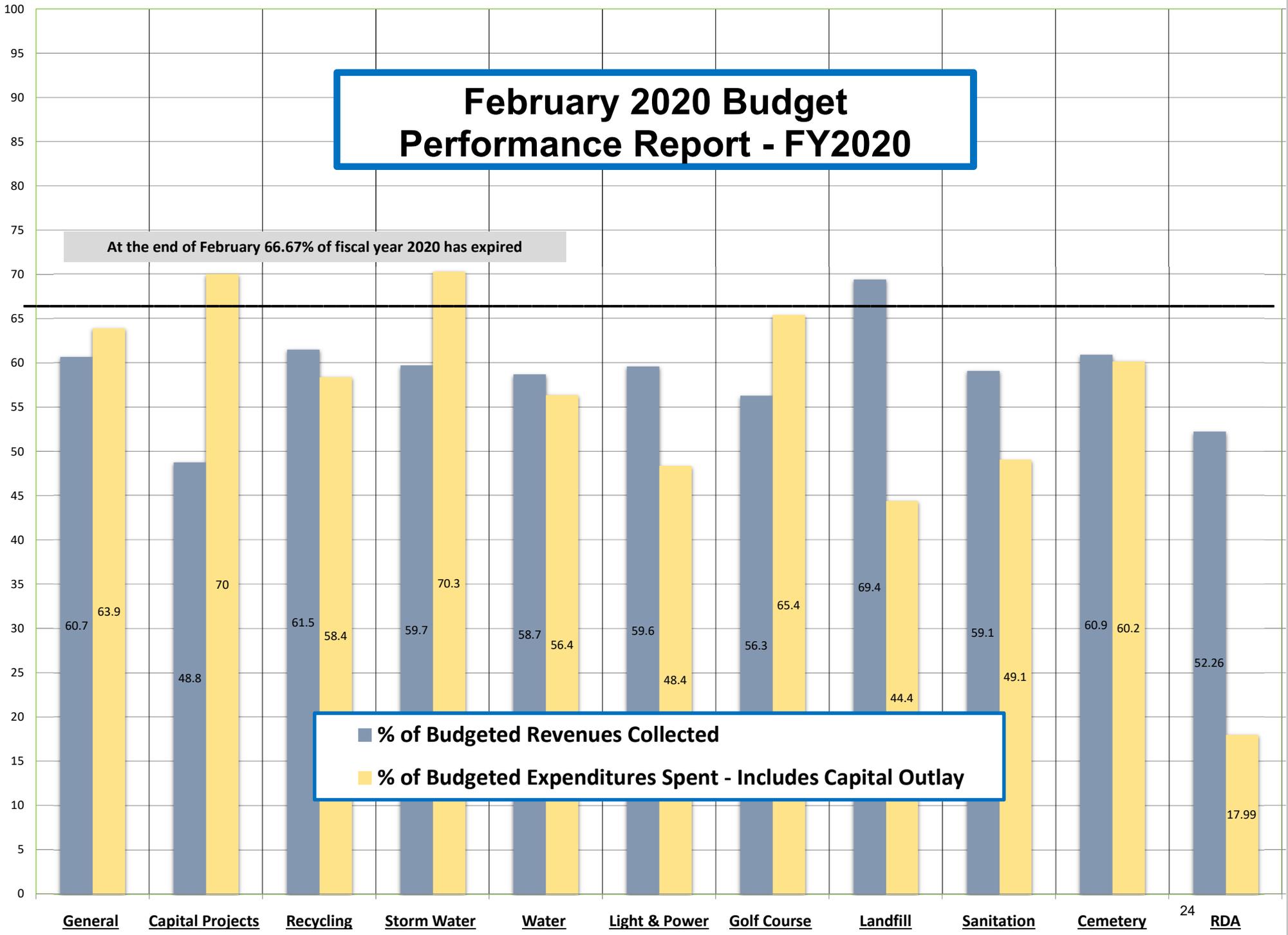
Council should review the attached revenue, expense, and budget reports.

Attachments

- February 2020 Revenue & Expense Report – Fiscal 2020 YTD

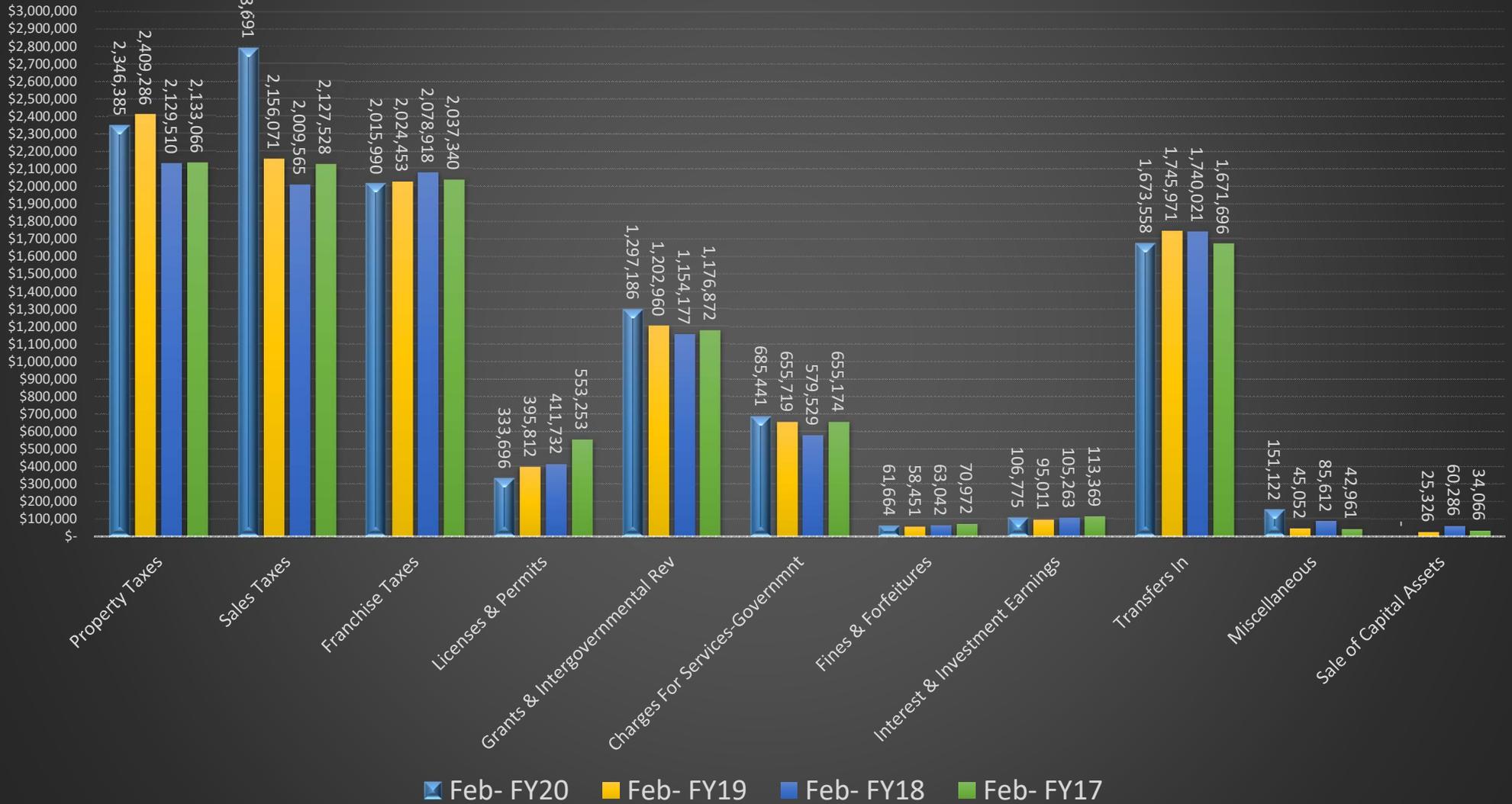
February 2020 Budget Performance Report - FY2020

At the end of February 66.67% of fiscal year 2020 has expired

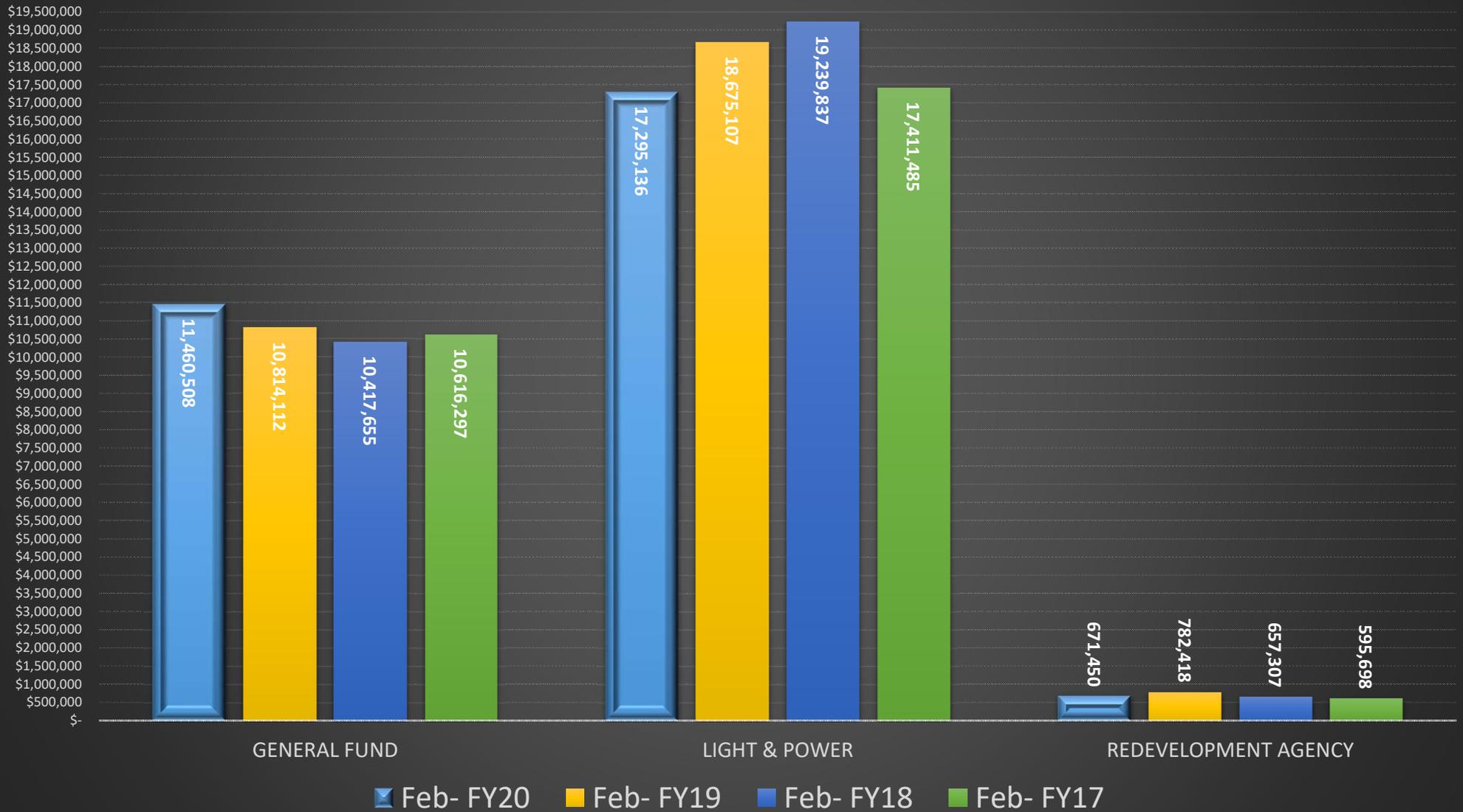


General Fund Detailed Revenues - February 2020

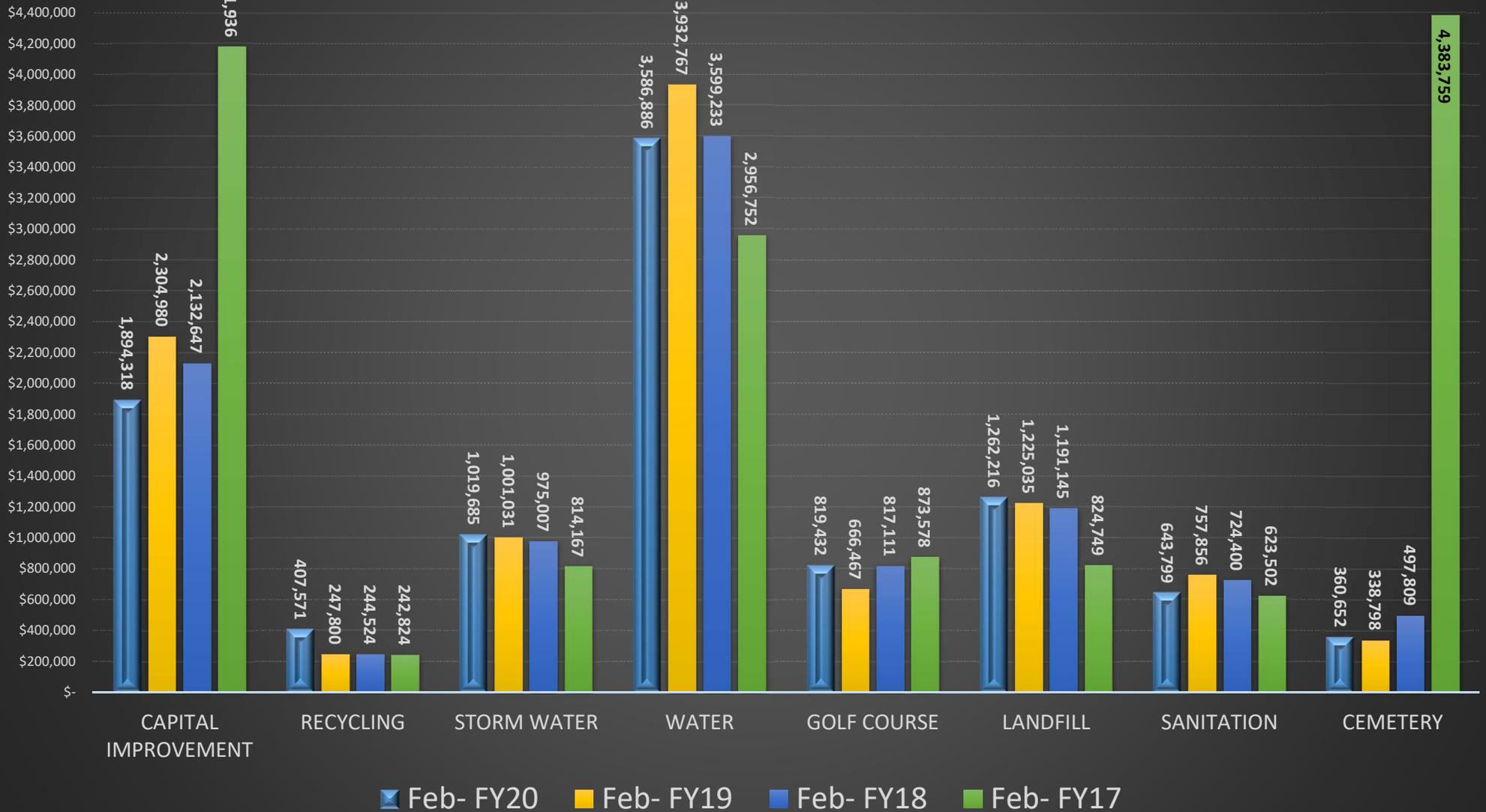
YTD Revenues (Fiscal Year 2020) Compared to the Revenues of the Same Timeframe of the Past Three Fiscal Years



February 2020 YTD Revenues (Fiscal 2020) Compared to the Revenues of Same Timeframe of the Past Three Fiscal Years



February 2020 YTD Revenues (Fiscal 2020) Compared to the Revenues of Same Timeframe of the Past Three Fiscal Years



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City of Bountiful, UT
FEBRUARY YTD REVENUES - FY 2020

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FOR 2020 08

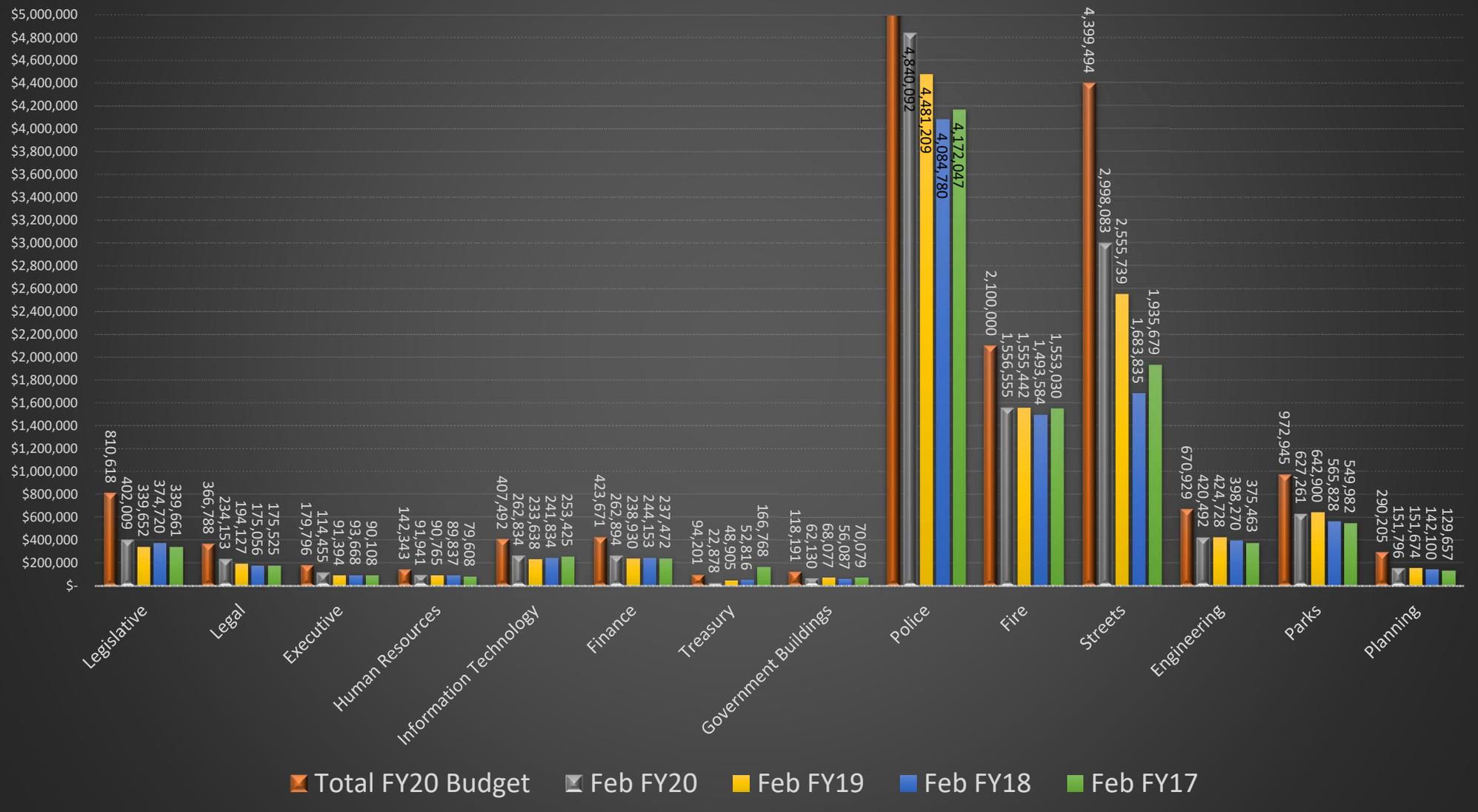
JOURNAL DETAIL 2019 1 TO 2019 12

| | ORIGINAL APPROP | REVISED BUDGET | YTD EXPENDED | MTD EXPENDED | ENCUMBRANCES | AVAILABLE BUDGET | PCT USED |
|---------------------------------|--------------------|-------------------|----------------|---------------|--------------|---------------------|-------------|
| 10 GENERAL FUND | -18,866,401 | -18,866,401 | -11,460,507.80 | -1,432,768.95 | .00 | -7,405,893.20 | 60.7% |
| 30 DEBT SERVICE | -400 | -400 | -303.83 | -38.64 | .00 | -96.17 | 76.0% |
| 44 MUNICIPAL BUILDING AUTHORITY | -6,000 | -6,000 | -5,294.64 | -673.40 | .00 | -705.36 | 88.2% |
| 45 CAPITAL IMPROVEMENT | -9,797,800 | -3,879,175 | -1,894,317.72 | -345,365.01 | .00 | -1,984,857.28 | 48.8% |
| 48 RECYCLING | -662,685 | -662,685 | -407,570.84 | -57,573.70 | .00 | -255,114.16 | 61.5% |
| 49 STORM WATER | -1,707,000 | -1,707,000 | -1,019,685.00 | -145,781.07 | .00 | -687,315.00 | 59.7% |
| 51 WATER | -6,115,000 | -6,115,000 | -3,586,885.90 | -464,713.25 | .00 | -2,528,114.10 | 58.7% |
| 53 LIGHT & POWER | -34,204,247 | -29,011,011 | -17,295,136.18 | -2,349,467.99 | .00 | -11,715,874.82 | 59.6% |
| 55 GOLF COURSE | -1,661,966 | -1,455,500 | -819,431.57 | -3,785.07 | .00 | -636,068.43 | 56.3% |
| 57 LANDFILL | -2,468,676 | -1,818,645 | -1,262,216.05 | -119,213.68 | .00 | -556,428.95 | 69.4% |
| 58 SANITATION | -1,217,374 | -1,090,000 | -643,798.60 | -92,002.29 | .00 | -446,201.40 | 59.1% |
| 59 CEMETERY | -592,200 | -592,200 | -360,651.80 | -64,616.02 | .00 | -231,548.20 | 60.9% |
| 61 COMPUTER MAINTENANCE | -61,730 | -44,758 | -44,847.62 | -102.66 | .00 | 89.62 | 100.2% |
| 63 LIABILITY INSURANCE | -578,137 | -403,300 | -399,961.29 | -3,470.81 | .00 | -3,338.71 | 99.2% |
| 64 WORKERS' COMP INSURANCE | -304,550 | -304,550 | -207,360.71 | -24,515.03 | .00 | -97,189.29 | 68.1% |
| 72 RDA REVOLVING LOAN FUND | -502,600 | -224,729 | -204,443.16 | -24,856.43 | .00 | -20,285.84 | 91.0% |
| 73 REDEVELOPMENT AGENCY | -4,386,523 | -1,060,008 | -467,006.87 | -16,531.88 | .00 | -593,001.13 | 44.1% |
| 74 CEMETERY PERPETUAL CARE | -95,000 | -95,000 | -77,019.56 | -10,110.48 | .00 | -17,980.44 | 81.1% |
| 78 LANDFILL CLOSURE | -18,000 | -18,000 | -14,383.61 | -1,468.52 | .00 | -3,616.39 | 79.9% |
| 83 RAP TAX | -797,734 | -561,000 | -330,601.91 | -62,756.50 | .00 | -230,398.09 | 58.9% |
| 92 OPEB TRUST | 0 | 0 | -10,868.52 | -1,042.23 | .00 | 10,868.52 | 100.0% |
| 99 INVESTMENT | 0 | 0 | -104,373.10 | 9,436.15 | .00 | 104,373.10 | 100.0% |
| GRAND TOTAL | -84,044,023 | -67,915,362 | -40,616,666.28 | -5,211,417.46 | .00 | -27,298,695.72 | 59.8% |

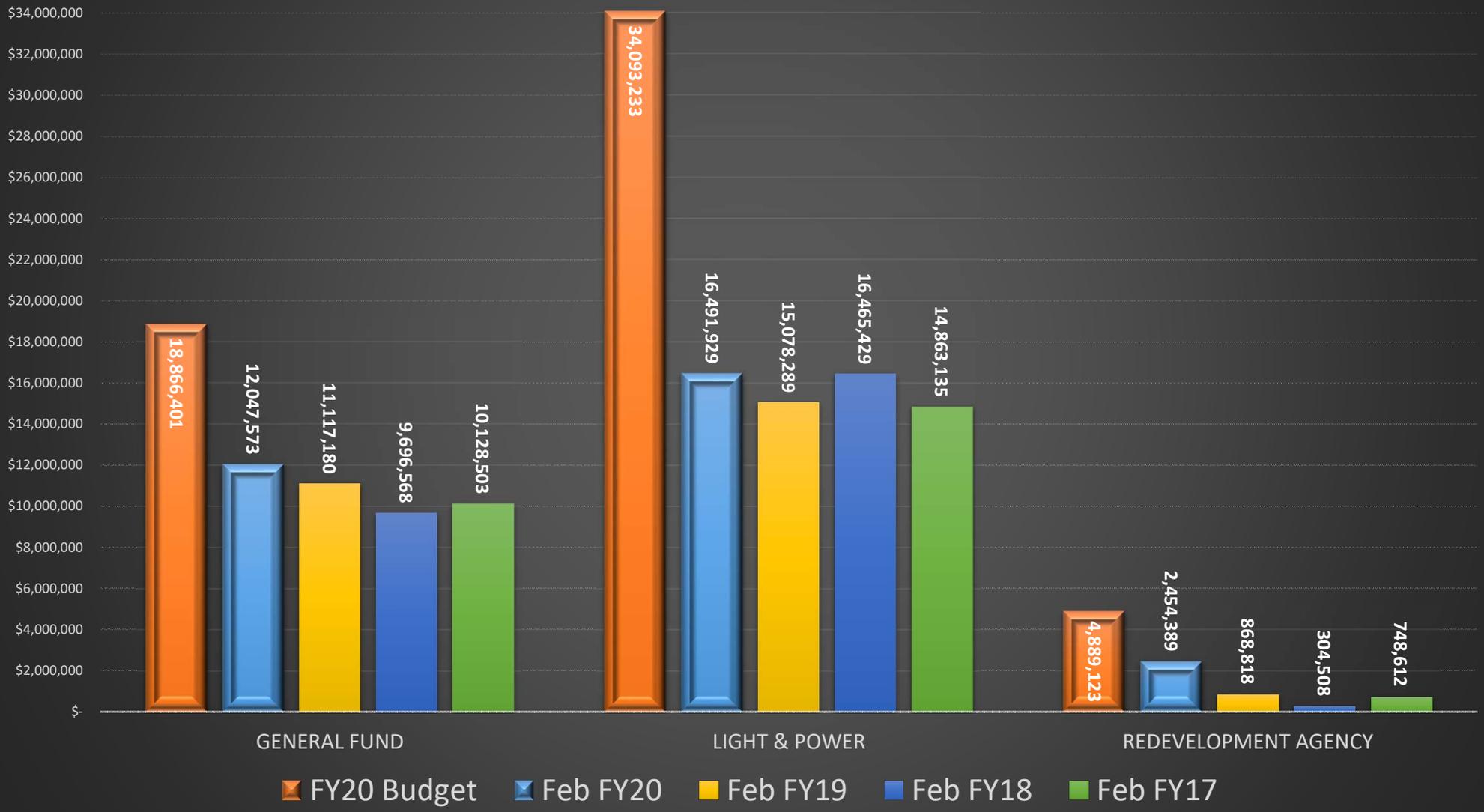
** END OF REPORT - Generated by Tyson Beck **

General Fund Detailed Expenditures - February 2020

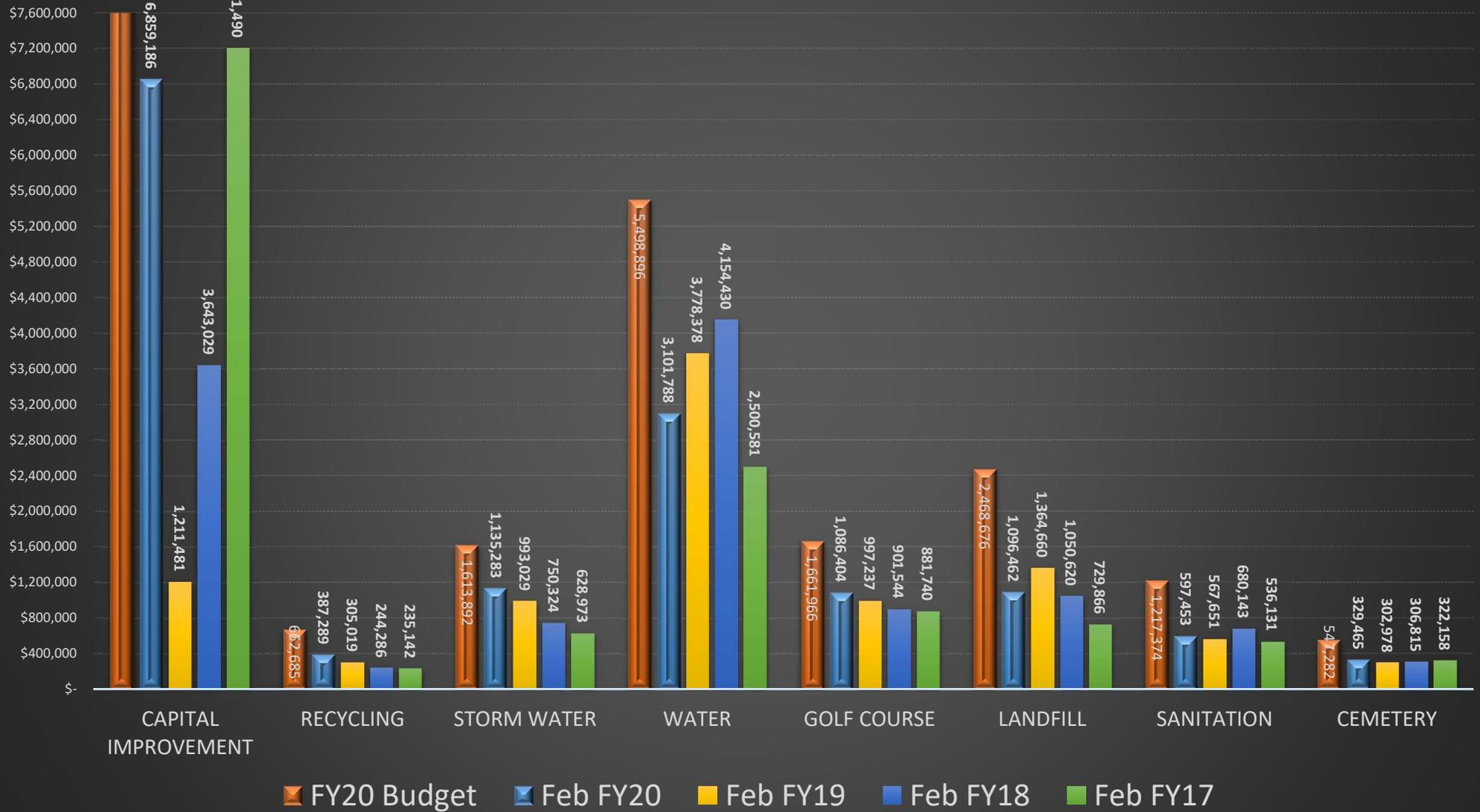
Fiscal 2020 YTD Expenditures Compared to the Fiscal 2020 Total Budget and the Expenditures of the Same Timeframe of the Past Three Fiscal Years



February 2020 YTD (Fiscal 2020) Expenditures Compared to the Expenditures of the Same Timeframe of the Past Three Fiscal Years



February 2020 YTD (Fiscal 2020) Expenditures Compared to the Expenditures of the Same Timeframe of the Past Three Fiscal Years



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City of Bountiful, UT
FEBRUARY YTD EXPENSES - FY 2020

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FOR 2020 08

JOURNAL DETAIL 2019 1 TO 2019 12

| | ORIGINAL APPROP | REVISED BUDGET | YTD EXPENDED | MTD EXPENDED | ENCUMBRANCES | AVAILABLE BUDGET | PCT USED |
|--|--------------------|-------------------|---------------|--------------|--------------|---------------------|-------------|
| <u>10 GENERAL FUND</u> | | | | | | | |
| 4110 Legislative | 810,618 | 810,618 | 402,009.43 | 35,682.85 | .00 | 408,608.57 | 49.6% |
| 4120 Legal | 366,788 | 366,788 | 234,153.27 | 29,197.36 | .00 | 132,634.73 | 63.8% |
| 4130 Executive | 179,796 | 179,796 | 114,455.28 | 10,742.33 | .00 | 65,340.72 | 63.7% |
| 4134 Human Resources | 142,343 | 142,343 | 91,940.51 | 8,379.51 | .00 | 50,402.49 | 64.6% |
| 4136 Information Technology | 407,492 | 407,492 | 262,834.07 | 30,576.47 | .00 | 144,657.93 | 64.5% |
| 4140 Finance | 423,671 | 423,671 | 262,893.77 | 23,259.73 | .00 | 160,777.23 | 62.1% |
| 4143 Treasury | 94,201 | 94,201 | 22,878.36 | -9,550.64 | .00 | 71,322.64 | 24.3% |
| 4160 Government Buildings | 118,191 | 118,191 | 62,129.56 | 7,689.12 | .00 | 56,061.44 | 52.6% |
| 4210 Police | 6,740,767 | 6,740,767 | 4,147,022.35 | 482,965.51 | .00 | 2,593,744.65 | 61.5% |
| 4215 Reserve Officers | 10,000 | 10,000 | 595.97 | .00 | .00 | 9,404.03 | 6.0% |
| 4216 Crossing Guards | 151,049 | 151,049 | 85,296.04 | 13,770.01 | .00 | 65,752.96 | 56.5% |
| 4217 PROS | 353,770 | 353,770 | 210,868.15 | 29,542.90 | .00 | 142,901.85 | 59.6% |
| 4218 Liquor Control | 39,142 | 39,142 | 13,924.72 | 1,267.48 | .00 | 25,217.28 | 35.6% |
| 4219 Enhanced 911 | 595,000 | 595,000 | 382,384.64 | 50,066.81 | .00 | 212,615.36 | 64.3% |
| 4220 Fire | 2,100,000 | 2,100,000 | 1,556,555.25 | .00 | .00 | 543,444.75 | 74.1% |
| 4410 Streets | 4,399,494 | 4,399,494 | 2,998,083.40 | 329,450.79 | .00 | 1,401,410.60 | 68.1% |
| 4450 Engineering | 670,929 | 670,929 | 420,491.67 | 47,856.59 | .00 | 250,437.33 | 62.7% |
| 4510 Parks | 972,945 | 972,945 | 627,260.50 | 48,475.19 | .00 | 345,684.50 | 64.5% |
| 4610 Planning | 290,205 | 290,205 | 151,796.09 | 15,723.32 | .00 | 138,408.91 | 52.3% |
| TOTAL GENERAL FUND | 18,866,401 | 18,866,401 | 12,047,573.03 | 1,155,095.33 | .00 | 6,818,827.97 | 63.9% |
| <u>30 DEBT SERVICE</u> | | | | | | | |
| 4710 Debt Sevice | 400 | 25 | 7.40 | .93 | .00 | 17.60 | 29.6% |
| TOTAL DEBT SERVICE | 400 | 25 | 7.40 | .93 | .00 | 17.60 | 29.6% |
| <u>44 MUNICIPAL BUILDING AUTHORITY</u> | | | | | | | |
| 4110 Legislative | 6,000 | 372 | 200.99 | 16.29 | .00 | 171.01 | 54.0% |
| TOTAL MUNICIPAL BUILDING AUTHORITY | 6,000 | 372 | 200.99 | 16.29 | .00 | 171.01 | 54.0% |
| <u>45 CAPITAL IMPROVEMENT</u> | | | | | | | |

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City of Bountiful, UT
FEBRUARY YTD EXPENSES - FY 2020

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FOR 2020 08

JOURNAL DETAIL 2019 1 TO 2019 12

| 45 | CAPITAL IMPROVEMENT | ORIGINAL APPROP | REVISED BUDGET | YTD EXPENDED | MTD EXPENDED | ENCUMBRANCES | AVAILABLE BUDGET | PCT USED |
|------------------|---------------------------|--------------------|-------------------|---------------|--------------|--------------|---------------------|-------------|
| 4110 | Legislative | 7,880,800 | 7,880,800 | 5,914,604.53 | 1,443,856.32 | .00 | 1,966,195.47 | 75.1% |
| 4136 | Information Technology | 25,000 | 25,000 | .00 | .00 | .00 | 25,000.00 | .0% |
| 4140 | Finance | 45,000 | 45,000 | 10,669.49 | 1,210.05 | .00 | 34,330.51 | 23.7% |
| 4210 | Police | 737,000 | 737,000 | 47,755.86 | .00 | .00 | 689,244.14 | 6.5% |
| 4410 | Streets | 995,000 | 995,000 | 834,777.50 | 6,300.00 | .00 | 160,222.50 | 83.9% |
| 4510 | Parks | 115,000 | 115,000 | 51,378.79 | 34,526.02 | .00 | 63,621.21 | 44.7% |
| | TOTAL CAPITAL IMPROVEMENT | 9,797,800 | 9,797,800 | 6,859,186.17 | 1,485,892.39 | .00 | 2,938,613.83 | 70.0% |
| 48 RECYCLING | | | | | | | | |
| 4800 | Recycling | 662,685 | 662,685 | 387,289.37 | 56,806.02 | .00 | 275,395.63 | 58.4% |
| | TOTAL RECYCLING | 662,685 | 662,685 | 387,289.37 | 56,806.02 | .00 | 275,395.63 | 58.4% |
| 49 STORM WATER | | | | | | | | |
| 4900 | Storm Water | 1,707,000 | 1,613,892 | 1,135,283.35 | 91,382.64 | .00 | 478,608.65 | 70.3% |
| | TOTAL STORM WATER | 1,707,000 | 1,613,892 | 1,135,283.35 | 91,382.64 | .00 | 478,608.65 | 70.3% |
| 51 WATER | | | | | | | | |
| 5100 | Water | 6,115,000 | 5,498,896 | 3,101,787.84 | 251,923.48 | .00 | 2,397,108.16 | 56.4% |
| | TOTAL WATER | 6,115,000 | 5,498,896 | 3,101,787.84 | 251,923.48 | .00 | 2,397,108.16 | 56.4% |
| 53 LIGHT & POWER | | | | | | | | |
| 5300 | Light & Power | 34,204,247 | 34,093,233 | 16,491,928.96 | 2,162,656.15 | .00 | 17,601,304.04 | 48.4% |
| | TOTAL LIGHT & POWER | 34,204,247 | 34,093,233 | 16,491,928.96 | 2,162,656.15 | .00 | 17,601,304.04 | 48.4% |
| 55 GOLF COURSE | | | | | | | | |

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City of Bountiful, UT
FEBRUARY YTD EXPENSES - FY 2020

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| FOR 2020 08 | | JOURNAL DETAIL 2019 1 TO 2019 12 | | | | | | |
|-------------|----------------------------|----------------------------------|-------------------|--------------|--------------|--------------|---------------------|-------------|
| 55 | GOLF COURSE | ORIGINAL APPROP | REVISED BUDGET | YTD EXPENDED | MTD EXPENDED | ENCUMBRANCES | AVAILABLE BUDGET | PCT USED |
| 5500 | Golf Course | 1,661,966 | 1,661,966 | 1,086,403.82 | 98,890.61 | .00 | 575,562.18 | 65.4% |
| | TOTAL GOLF COURSE | 1,661,966 | 1,661,966 | 1,086,403.82 | 98,890.61 | .00 | 575,562.18 | 65.4% |
| <hr/> | | | | | | | | |
| 57 | LANDFILL | | | | | | | |
| 5700 | Landfill | 2,468,676 | 2,468,676 | 1,096,461.74 | 155,082.54 | .00 | 1,372,214.26 | 44.4% |
| | TOTAL LANDFILL | 2,468,676 | 2,468,676 | 1,096,461.74 | 155,082.54 | .00 | 1,372,214.26 | 44.4% |
| <hr/> | | | | | | | | |
| 58 | SANITATION | | | | | | | |
| 5800 | Sanitation | 1,217,374 | 1,217,374 | 597,452.92 | 59,482.31 | .00 | 619,921.08 | 49.1% |
| | TOTAL SANITATION | 1,217,374 | 1,217,374 | 597,452.92 | 59,482.31 | .00 | 619,921.08 | 49.1% |
| <hr/> | | | | | | | | |
| 59 | CEMETERY | | | | | | | |
| 5900 | Cemetery | 592,200 | 547,282 | 329,465.14 | 39,055.30 | .00 | 217,816.86 | 60.2% |
| | TOTAL CEMETERY | 592,200 | 547,282 | 329,465.14 | 39,055.30 | .00 | 217,816.86 | 60.2% |
| <hr/> | | | | | | | | |
| 61 | COMPUTER MAINTENANCE | | | | | | | |
| 6100 | Computer Maintenance | 61,730 | 61,730 | 44,297.15 | 2,052.59 | .00 | 17,432.85 | 71.8% |
| | TOTAL COMPUTER MAINTENANCE | 61,730 | 61,730 | 44,297.15 | 2,052.59 | .00 | 17,432.85 | 71.8% |
| <hr/> | | | | | | | | |
| 63 | LIABILITY INSURANCE | | | | | | | |
| 6300 | Liability Insurance | 578,137 | 578,137 | 459,039.21 | 13,388.15 | .00 | 119,097.79 | 79.4% |
| | TOTAL LIABILITY INSURANCE | 578,137 | 578,137 | 459,039.21 | 13,388.15 | .00 | 119,097.79 | 79.4% |
| <hr/> | | | | | | | | |
| 64 | WORKERS' COMP INSURANCE | | | | | | | |

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City of Bountiful, UT
FEBRUARY YTD EXPENSES - FY 2020

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| FOR 2020 08 | | JOURNAL DETAIL 2019 1 TO 2019 12 | | | | | | |
|-------------|-------------------------------|----------------------------------|----------------|--------------|--------------|--------------|------------------|----------|
| 64 | WORKERS' COMP INSURANCE | ORIGINAL APPROP | REVISED BUDGET | YTD EXPENDED | MTD EXPENDED | ENCUMBRANCES | AVAILABLE BUDGET | PCT USED |
| 6400 | Workers' Comp Insurance | 304,550 | 295,511 | 313,190.53 | 75,949.23 | .00 | -17,679.53 | 106.0% |
| | TOTAL WORKERS' COMP INSURANCE | 304,550 | 295,511 | 313,190.53 | 75,949.23 | .00 | -17,679.53 | 106.0% |
| <hr/> | | | | | | | | |
| 72 | RDA REVOLVING LOAN FUND | | | | | | | |
| 7200 | RDA Revolving Loans | 502,600 | 502,600 | 1,152.14 | 148.28 | .00 | 501,447.86 | .2% |
| | TOTAL RDA REVOLVING LOAN FUND | 502,600 | 502,600 | 1,152.14 | 148.28 | .00 | 501,447.86 | .2% |
| <hr/> | | | | | | | | |
| 73 | REDEVELOPMENT AGENCY | | | | | | | |
| 7300 | Redevelopment Agency | 4,386,523 | 4,386,523 | 2,453,236.69 | 34,605.35 | .00 | 1,933,286.31 | 55.9% |
| | TOTAL REDEVELOPMENT AGENCY | 4,386,523 | 4,386,523 | 2,453,236.69 | 34,605.35 | .00 | 1,933,286.31 | 55.9% |
| <hr/> | | | | | | | | |
| 74 | CEMETERY PERPETUAL CARE | | | | | | | |
| 7400 | Cemetery Perpetual Care | 95,000 | 1,500 | 767.30 | 93.15 | .00 | 732.70 | 51.2% |
| | TOTAL CEMETERY PERPETUAL CARE | 95,000 | 1,500 | 767.30 | 93.15 | .00 | 732.70 | 51.2% |
| <hr/> | | | | | | | | |
| 78 | LANDFILL CLOSURE | | | | | | | |
| 7800 | Landfill Closure | 18,000 | 0 | .00 | .00 | .00 | .00 | .0% |
| | TOTAL LANDFILL CLOSURE | 18,000 | 0 | .00 | .00 | .00 | .00 | .0% |
| <hr/> | | | | | | | | |
| 83 | RAP TAX | | | | | | | |
| 8300 | RAP Tax | 797,734 | 797,734 | 45,334.28 | 29.76 | .00 | 752,399.72 | 5.7% |
| | TOTAL RAP TAX | 797,734 | 797,734 | 45,334.28 | 29.76 | .00 | 752,399.72 | 5.7% |
| <hr/> | | | | | | | | |
| 92 | OPEB TRUST | | | | | | | |

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TBECK

City of Bountiful, UT
FEBRUARY YTD EXPENSES - FY 2020

P 5
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FOR 2020 08

JOURNAL DETAIL 2019 1 TO 2019 12

| 92 | OPEB TRUST | ORIGINAL APPROP | REVISED BUDGET | YTD EXPENDED | MTD EXPENDED | ENCUMBRANCES | AVAILABLE BUDGET | PCT USED |
|------|------------------|--------------------|-------------------|---------------|--------------|--------------|---------------------|-------------|
| 9200 | OPEB Trust | 0 | 0 | 20,796.93 | 2,928.89 | .00 | -20,796.93 | 100.0% |
| | TOTAL OPEB TRUST | 0 | 0 | 20,796.93 | 2,928.89 | .00 | -20,796.93 | 100.0% |
| | GRAND TOTAL | 84,044,023 | 83,052,337 | 46,470,854.96 | 5,685,479.39 | .00 | 36,581,482.04 | 56.0% |

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

City Council Staff Report



Subject: Echo Hydroelectric Turbine Repairs
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: April 14, 2020

Background

Prime Machine Inc. from Salt Lake City has been working on the turbine repairs at Echo since the plant was shut down last October. The scope of the work has grown as we progressed with the project. Because of COVID-19 in China, the manufacturing of a new large runner has been delayed. Prime Machine has been able to refurbish one of the old runners with a temporary repair so we could get all three units operational for this water year. We will need to remove the refurbished runner and replace it next winter when we receive the new runner. The turbine rebuild project is nearing completion and we plan to have all three turbine generators ready for operation by or before April 15th.

We have received City Council approval for the following Prime Machine proposals:

| | |
|----------------|---|
| \$415,000 | Original proposal for repairs |
| 96,690 | Blasting and recoating inside and outside of turbines 2 & 3 |
| <u>107,077</u> | Blasting and recoating inside of penstocks for turbines 2 & 3 |
| \$618,767 | Total approved for Prime Machine |

Additional work completed by Prime Machine

| | |
|---------------|--|
| \$113,459 | Blasting and recoating turbine and penstock for turbine 1 |
| 44,801 | Shop coatings of turbine 2 & 3 parts |
| 88,680 | Metal spray cover plates for turbines 2 & 3 |
| 29,502 | Metal spray cover plates for turbine 1 |
| 115,000 | Cost for new runner |
| 9,768 | Wear plate replacements for all three turbines |
| 18,505 | Refurbish large runner |
| 35,587 | Replace turbine 1 refurbished runner with new runner, winter 2020-21 |
| <u>20,000</u> | Start up and commissioning |
| \$475,302 | Total additional Prime Machine costs |

Additional work that has been completed by other contractors:

| | |
|--------------|--|
| \$114,945 | Brahma Group, after bay concrete repair, Approved by City Council 11/12/19 |
| 12,000 | ABB, generator testing |
| <u>6,218</u> | Skyview Testing, penstock thickness testing and inspection |
| \$133,163 | Total for work by others |

Analysis

The total project cost to repair all three turbines will be about \$1,227,232.

The Echo hydroelectric power plant was originally constructed in 1985-86. These turbines have been in operation for 35 years and have required very little maintenance. We hope to get another 35 years of service from them. We will need to do an upgrade on the Control Package for this plant in the near future.

Department Review

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

Significant Impacts

This will be paid for out of Echo Hydro maintenance account 535300-448627. We will need to open the budget in June and pay for this unbudgeted repair from retained earnings.

Recommendation

The Power Commission and Staff recommend the approval of the additional \$475,302 for Prime Machine Inc. to complete the Echo turbine rebuild for all three turbine units.

Attachments

None

City Council Staff Report



Subject: Transformer Bid Approval
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: April 14, 2020

Background

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

Analysis

Specifications and an invitations to submit a bid for the single and three phase transformers were sent out to two (2) major suppliers.

- 6 (ea.) 37.5 KVA single phase 240/120 pole mount
- 10 (ea.) 50 KVA single phase 240/120 phase pad mount
- 14 (ea.) 50 KVA single phase 240/120 pole mount
- 1 (ea.) 150 KVA 120/208 three phase pad mount
- 1 (ea.) 300 KVA three phase 277/480 pad-mount
- 1 (ea.) 500 KVA 120/208 three phase pad-mount

We received and opened sealed bids from the two (2) different suppliers on March 30, 2020 at 11:00 a.m. The results are as follows:

| Distributors/Manufacture | Total Transformers Cost | Delivery |
|--|-------------------------|--------------|
| Anixter Power Solutions <u>ERMCO</u> Salt Lake City, Utah | \$78,535.00 | 8 - 14 weeks |
| Northern Power - <u>Howard</u> Centerville, Utah | \$ 85,817.00 | 8 - 14weeks |

Department Review

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

Significant Impacts

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

Recommendation

The Power Commission and Staff recommend the approval of the low bid for 33 transformers from Anixter Power Solutions for \$78,535.00

Attachments None

City Council Staff Report



Subject: Feeder 575 Steel Pole Bid Approval
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: April 14, 2020

Background

This equipment is needed as part of the complete rebuild of Feeder 575 on 3100 South between Orchard Drive and 400 East, Bountiful, Utah. The project consists of 30 new poles, 7 of which are steel. We requested two pole diameter sizes from each manufacturer. The reason is that 3100 south is a narrow busy road with limited park strips and visibility. The larger diameter poles can make it more difficult to fit in congested areas as well as more difficult to see around for vehicles and pedestrians. A typical wood pole is 18" in diameter. The project is scheduled to start in September 2020 and the poles will be delivered in December 2020.

Analysis

The invitation to bid was sent out to five vendors and we received three bids. The results of the Steel Pole bid opening are as follows.

| Company / Location | 24" Bid Price | 30" Bid Price |
|---|----------------------|----------------------|
| MICA Steelworks, Inc. Fort Worth, TX | \$169,060 | N/A |
| Klute, Inc. York, NE | N/A | \$132,050 |
| Pelco Structural, LLC. Claremore, OK | N/A | \$161,612 |
| Dis-Tran Steel, LLC. Rapides Parish, LA | No Bid | No Bid |
| Bridgewell Res, LLC. Tigard, OR | No Bid | No Bid |

Department Review

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

Significant Impacts

This work is identified in the FY 2019-20 budget and is within the identified budget and will be funded from the capital account for the 575 Feeder Upgrade.

Recommendation

The Power Commission and Staff recommend the approval of the bid for the 24" steel poles from MICA Steelworks, for the amount of \$169,060

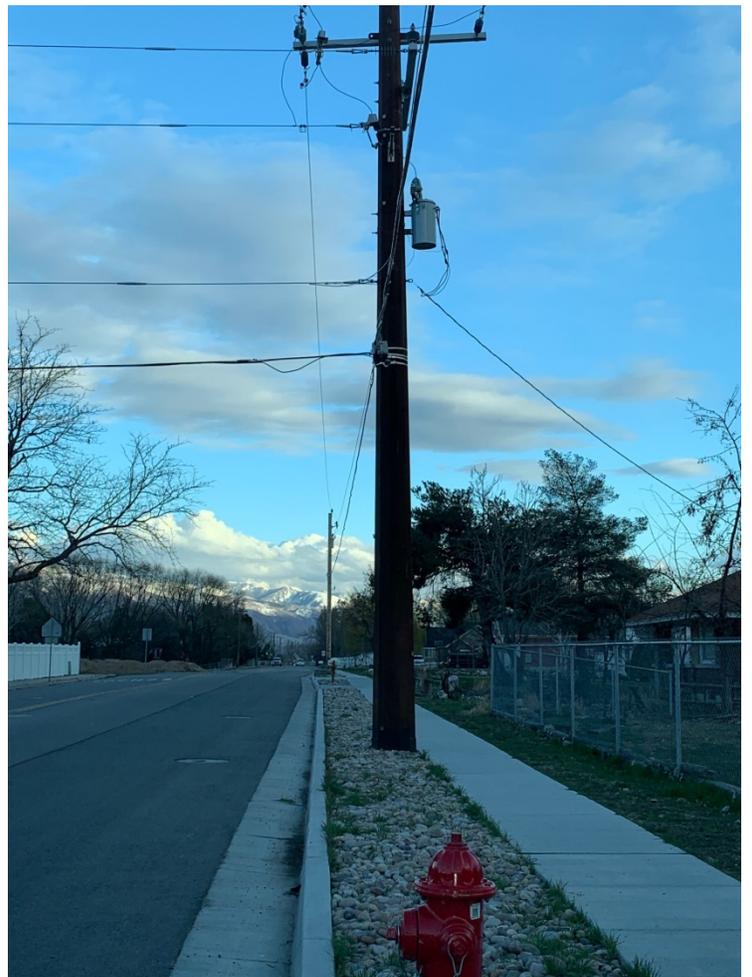
Attachments

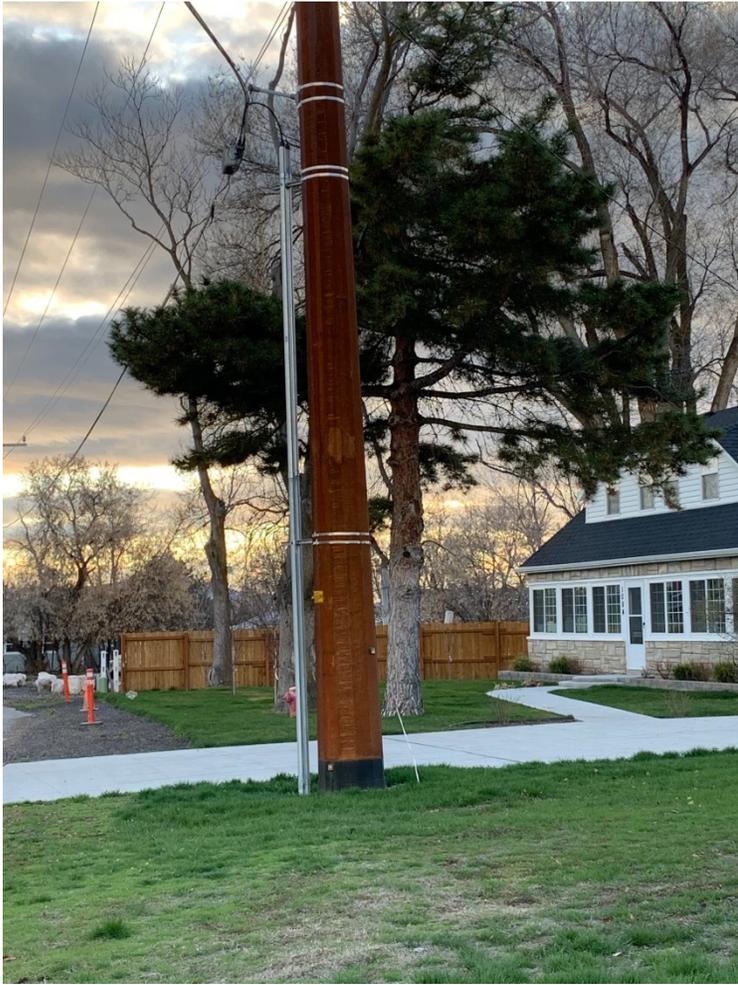
Map
Steel Pole Examples

Feeder 575 Rebuild
3100 South Orchard Drive to 400 East



Steel Pole Examples





City Council Staff Report



Subject: Distribution System Directional Boring
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: April 14, 2020

Background

We have several underground distribution circuits and streetlight circuits throughout our system that need to have new conduit installed and repairs made. These projects are designed to increase the system reliability, provide additional capacity and back up to our system, add additional lights to Bountiful Blvd, and repair existing lights that no longer work. To minimize the inconvenience to residents and limit the restoration of property we have requested bids from contractors to install these conduits using directional boring. There are 3 Distribution System Projects and 5 Streetlight Projects sites (see attached maps), each bore consists of 1 to 4 conduits, with 5,995 total linear feet. We invited 4 contractors to provide bids and 3 submitted, below are the results.

Analysis

| Company / Location | Bid Price |
|--|------------------|
| Americom Technology, Inc. Murray, Ut. | \$261,077 |
| Hunt Electric, Inc. Salt lake City, Ut | \$303,313 |
| Black and McDonald, Ut | \$351,505 |
| Cache Valley Electric, Ut. | No Bid |

Department Review

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

Significant Impacts

This work is identified in the FY 2019-20 budget and is within the identified budget. The projects will be funded from two different accounts, 575 Feeder Upgrade capital account and the Streetlight maintenance fund.

Recommendation

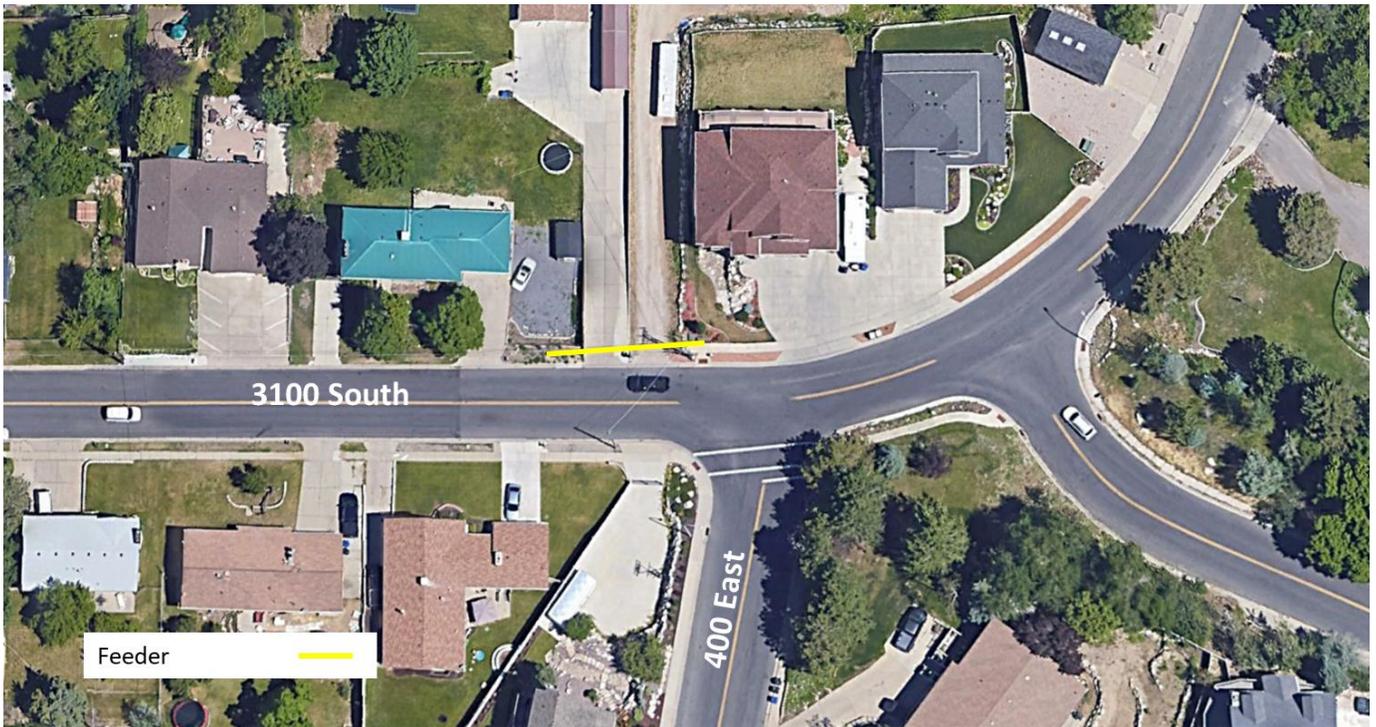
The Power Commission and Staff recommend the approval of the low bid from Americom Technology Inc., for the amount of \$261,077

Attachments

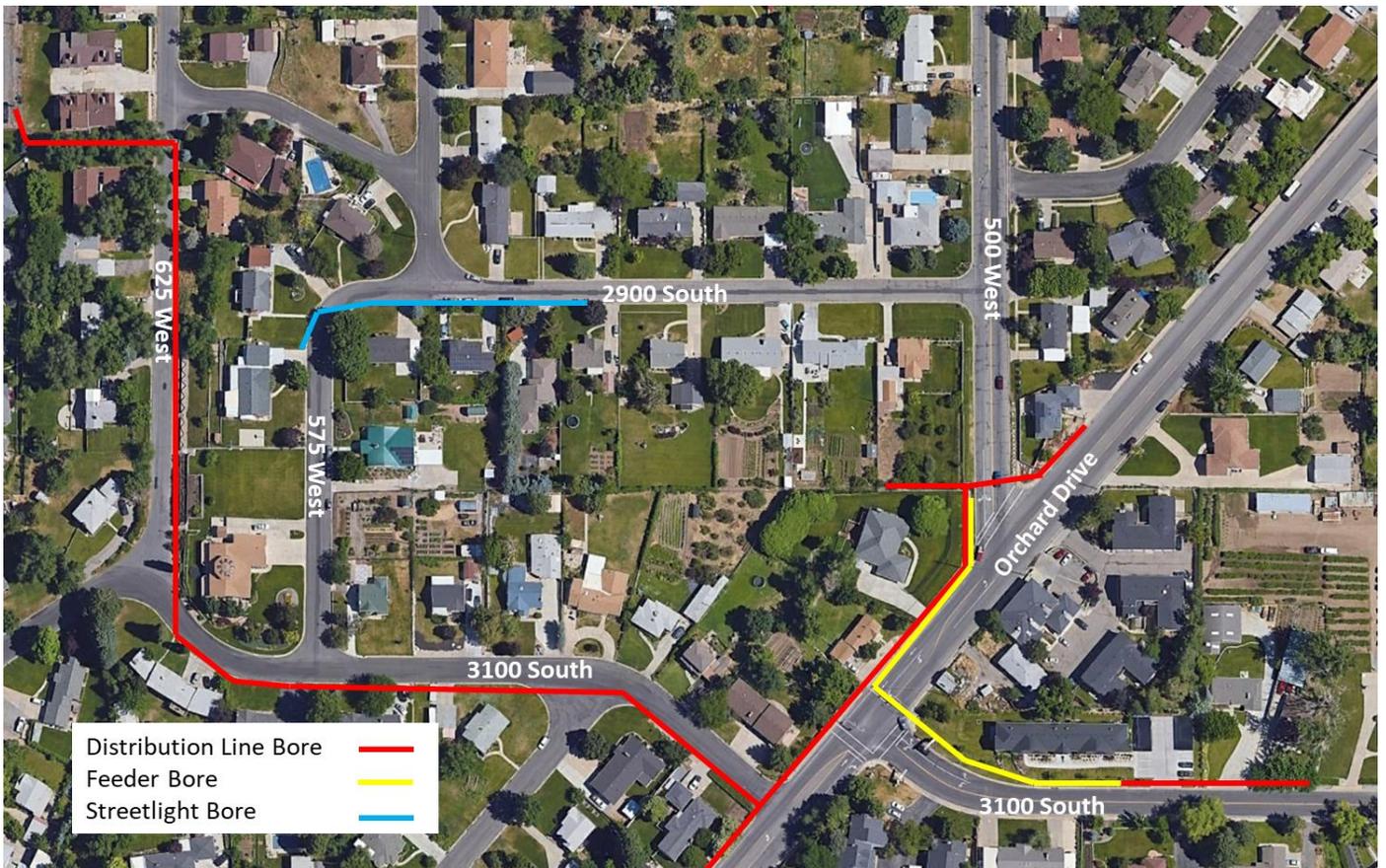
Maps

Maps of Bore Projects

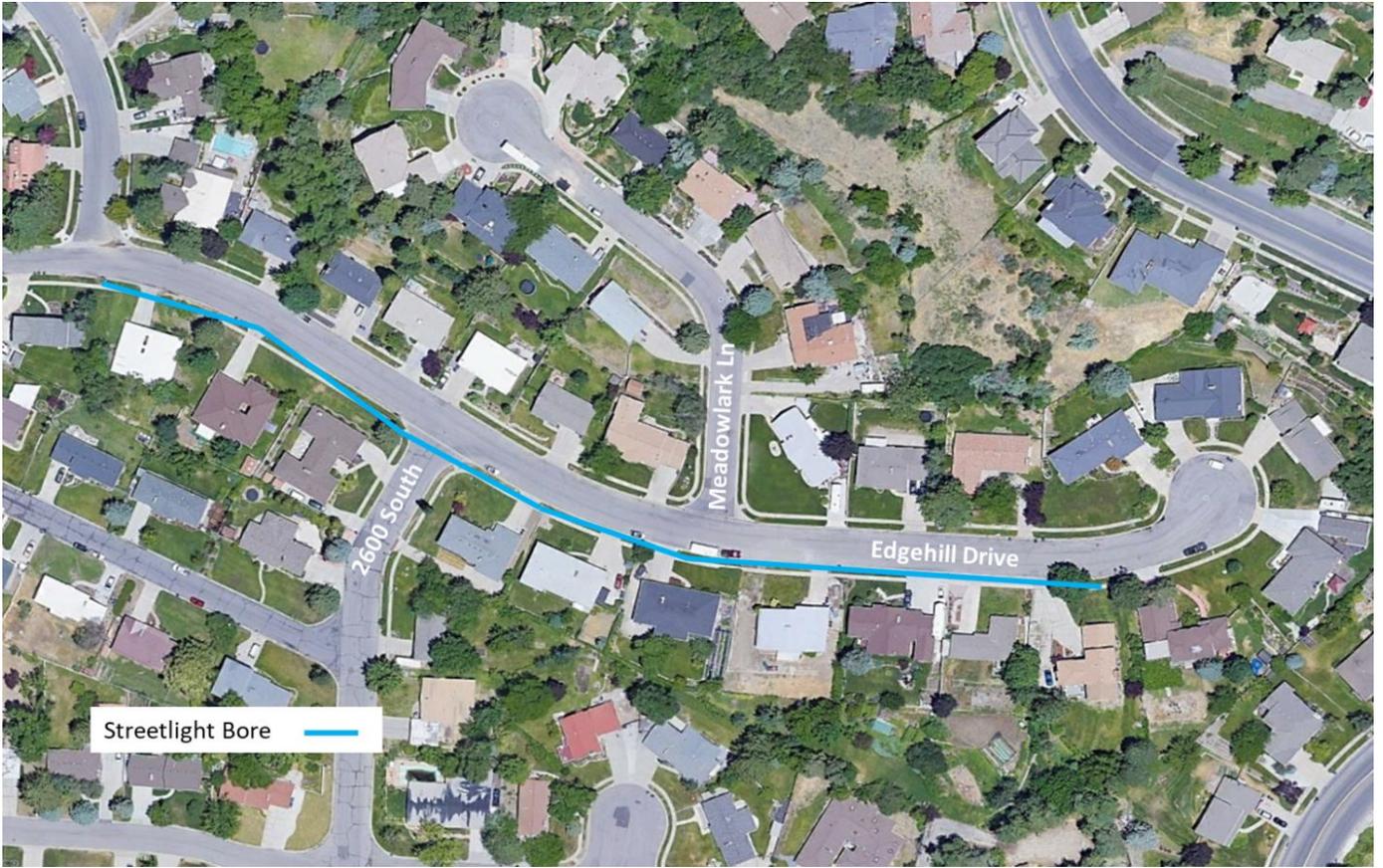
3100 South 400 East



3100 South Orchard Dr. and 2900 South 575 West



2524 to 2747 south Edgehill Drive



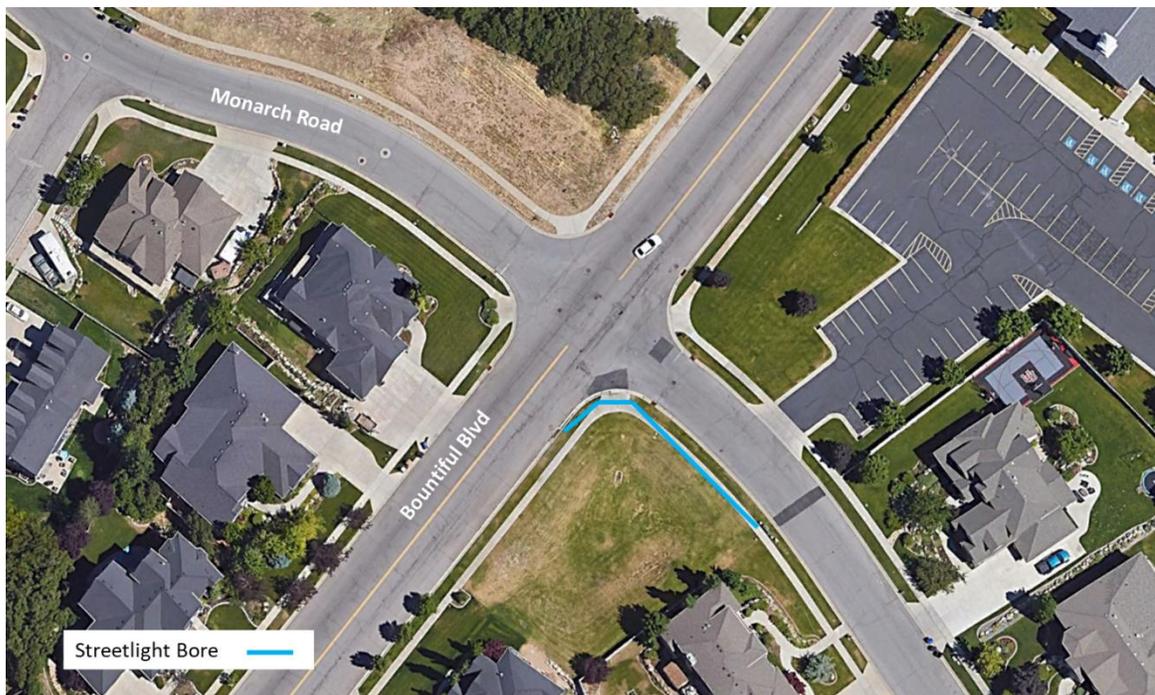
Summerwood Dr. & Bountiful Blvd



Scenic Circle & Bountiful Blvd



4367 South Bountiful Blvd



City Council Staff Report



Subject: 138 Substation PacifiCorp Invoice
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: April 14, 2020

Background

Our 138 Substation rebuild was substantially completed and fully operational in May 2019. We recently received an invoice as per our operating agreement with PacifiCorp for their costs associated with our substation upgrade. They did have to review the engineering of our proposed substation upgrade and verify that our control system was acceptable and compatible with their control system. They also had to remove a significant number of control cables that ran between our old control building and their control building and then replace and terminate new control cables that ran from our new control building to their control building. This required a significant amount of work by their Substation Technicians.

Analysis

Our operating agreement with PacifiCorp requires us to pay their actual costs for their time and materials associated with our substation rebuild.

Department Review

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

Significant Impacts

The engineering cost for this project will be paid for out of the account 535300-448639, Substation.

Recommendation

The Power Commission and Staff recommend the approval of the PacifiCorp Invoice in the amount of \$31,205.15.

Attachments

None

City Council Staff Report

Subject: 2020 Trip Hazard Removal Program
Author: Lloyd Cheney, City Engineer
Department: Engineering
Date: April 14, 2020



Background

For nearly 20 years the City has funded a program to remove sidewalk tripping hazards throughout town. This program addresses locations where settlement or upheaval creates a section of concrete which protrudes above the adjacent surface and is a hazard to pedestrians. The process of sawing and grinding is very economical for small to medium size problems but is often times an interim solution until the other issues are resolved by replacement.

Analysis

Services for this program have previously been provided by a single contractor. At the Council's request, this year a formal bidding process was conducted for the work in this budget year. This process included an opportunity for the Engineering Dept. staff to evaluate the "work product" of each company under consideration.

The bidding process resulted in 4 proposals being submitted:

| | | |
|----------------------------|-------------|--------------|
| Engineer's Estimate | \$80,000.00 | |
| Ridge Rock | \$78,000.00 | |
| Precision Concrete Cutting | \$79,850.00 | |
| Sidewalks Plus | \$99,550.00 | |
| Ian Dulan | \$80,000.00 | Disqualified |

After reviewing several examples of Ridge Rock's work, it was determined that the processes utilized by their crews would not meet the contract specifications. We are very familiar with Precision Concrete Cutting's work and are confident that their work will continue to meet the requirements of the Americans with Disabilities Act as it has in prior years.

Department Review

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

Significant Impacts

Funding for this work has been included in the Street Department's Concrete Repairs Budget. This expense will be funded by B&C money and Transportation tax revenues. The Street Department has allocated \$80,000 for the project in the FY20 budget..

Recommendation

- It is recommended that the City Council accept the proposal of Precision Concrete Cutting and award the contract at the unit prices noted in the Bid Tabulation.

Attachments

Bid Tabulation

Bountiful City
 2020 Sidewalk Trip Hazard
 BID TABULATION

| Bid Opening | | | | Ridge Rock | | Precision Concrete Cutting | | Sidewalks Plus USA | | DGI Construction LLC. | | |
|------------------------|---|--|-------|------------|------------|----------------------------|------------|--------------------|------------|-----------------------|------------|-------------|
| Item | Description | | Qty | Unit | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 1 | Trip Hazard Repair 1/4" to 3/4" Average Height | | 1,500 | Inch-Feet | \$26.00 | \$39,000.00 | \$40.95 | \$61,425.00 | \$29.11 | \$43,665.00 | \$16.00 | \$24,000.00 |
| 2 | Trip Hazard Repair 7/8" to 1 3/8" Average Height | | 1,000 | Inch-Feet | \$26.00 | \$26,000.00 | \$14.95 | \$14,950.00 | \$34.93 | \$34,930.00 | \$32.00 | \$32,000.00 |
| 3 | Trip Hazard Repair 1 3/8" to 2" Average Height | | 500 | Inch-Feet | \$26.00 | \$13,000.00 | \$6.95 | \$3,475.00 | \$41.91 | \$20,955.00 | \$48.00 | \$24,000.00 |
| | | | - | | | | | | | | | |
| Total All Items | | | | | | \$78,000.00 | | \$79,850.00 | | \$99,550.00 | | \$80,000.00 |

City Council Staff Report

Subject: 2020 Architectural Services Contract for Street Dept.
Car Wash Replacement Project
Author: Lloyd Cheney, City Engineer
Department: Engineering, Streets
Date: April 14, 2020



Background

The facilities at the Street Department include a 50+ year old concrete and masonry block structure which houses paving, compacting and snow removal equipment. This structure also functions as an enclosed car wash (in the east bay) which has been used by nearly every department in the City. This structure is in poor condition and is suffering from leaks in the roof and deterioration of the concrete columns and beams. The building is also functionally obsolete for the needs of the Street Department.

A replacement structure will serve as a storage facility for the Street Department's paver, compactors and plow trucks; it will also include a wash bay of sufficient size to accommodate the service trucks from all of the City departments. This building is envisioned as a utilitarian facility – mostly a garage, with minimal unique design features beyond an enclosed wash bay and an exterior truck wash. The architecture will match the existing block and paint scheme of the adjacent storage building that was built in 2006. From past experience, we anticipate poor soil conditions and the need to utilize a helical pier foundation system for this structure. These conditions will be identified and accounted for as we proceed with the design process.

Analysis

The Engineering Department prepared a Request for Proposals for architectural services for this project, and has reviewed the 6 proposals that were submitted. All 6 firms that submitted proposals are qualified to assist the City with this project. Architectural services are typically based on the value of the proposed structure, and the fees are typically given in terms of a percentage of the construction value. In this case, however, we received a mix of "flat fee" and percentage proposals. In order to have a base line for evaluation, all fees were analyzed in comparison to the estimated construction cost of \$1,922,000. This information is presented in its entirety on the Bid Tabulation document which accompanies this report. The three lowest cost proposals are:

| <u>Firm</u> | <u>Fee (%)</u> | <u>Fee (dollars)</u> |
|------------------------|----------------|----------------------|
| Line 29 Architecture | 3.54%* | \$68,000.00 |
| Design West Architects | 5.00% | \$96,100.00* |
| JRCA Architects | 5.50% | \$105,710.00* |

Items listed with an asterisk have been calculated from the information provided in the proposal.

Engineering Department staff has contacted the provided references for Line 29 Architecture and have received positive feedback regarding their abilities and qualifications. This is a very simple project where the major components will also depend on the abilities of the team of

engineers who will provide design services. The proposed team is staffed by qualified individuals from BHB Engineers (structural) and Spectrum Engineering (mechanical, electrical).

Department Review

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

Significant Impacts

The Street Department Capital Budget includes \$50,000 for architectural services on this project in the current FY. The proposed amount will be accommodated in the current budget by distribution of the additional cost to the other City Departments which will use the facility (Power, Water, Storm Water and Sanitation).

Recommendation

I recommend that the Council accept the proposal of Line 29 Architecture for architectural services for the 2020 Street Department Car Wash Replacement Project in the amount of \$68,000.00.

Attachments

Bid Tabulation

| | Line 29 Architecture | % Calc | Design West Architects | % Bid | JRCA Architects | % Calc | Think Architecture | % Bid | Gould Plus | % Bid | FFKR Architects | % Bid |
|---------------------------|-------------------------|-----------|---------------------------|----------|--------------------|-----------|-----------------------|----------|------------|----------|--------------------|----------|
| Construction Budget | 1,922,000 | | 1,922,000 | | 1,922,000 | | 1,922,000 | | 1,922,000 | | 1,922,000 | |
| Architectural/Engineering | 68,000 | 3.54% | 96,100 | 5.00% | 105,710 | 5.5% | 115,320 | 6.00% | 115,320 | 6.00% | 144,150 | 7.50% |
| Fee | \$ 68,000 | | \$ 96,100 | | \$ 105,710 | | \$ 115,320 | | \$ 115,320 | | \$ 144,150 | |

Notes:

1. Construction budget based on Bountiful City Street Dept. estimated project cost.
2. Amounts (or percentages) indicated in red text are taken from the proposal of each firm. Corresponding Fees or percentages in green text are calculated from the information provided.

City Council Staff Report

Subject: 2020 Concrete Replacement Contract
Author: Lloyd Cheney, City Engineer
Department: Engineering, Streets
Date: April 14, 2020



Background

On Tuesday, March 31, 2020 the Engineering Dept. received proposals from 3 contractors for the City's concrete repair contract. This contract includes removal and replacement of concrete street improvements such as curb, gutter and sidewalk, as well as storm drain improvements and the installation of ADA ramps at various locations throughout the City.

The focus of this contract will include making repairs to street improvements where overlay projects are planned; replacing damaged street improvements through the cost-sharing program with the residents; repairing or constructing improvements for the various Departments of the City; and replacing sidewalk trip hazards that are not suitable for grinding. We will also focus on sidewalk issues around the elementary schools, where the pedestrian traffic volumes are high.

Analysis

Proposals were received from the following companies:

| <u>Bidder</u> | <u>Amount</u> |
|-------------------|----------------|
| JMR | \$612,945.00 |
| ZPSCO | \$930,822.80 |
| Beck Construction | \$1,349,675.00 |

Once again, JMR has submitted the lowest price proposal. JMR was awarded this contract for the last two years, and previously in 2015. They are very well acquainted with the City's policies, staff and facilities and have been great to work with.

Department Review

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

Significant Impacts

Because this contract generally does not tie the work to specific projects, the proposed total amount is based on our best estimate of the types and quantities of concrete and storm drain repairs that we expect to see in the next year. The actual amount spent on this contract will vary either up or down from the proposed total based on the amount of work that is actually completed. Also, many of the departments participate in this contract to repair improvements affected by their projects around the city. We request that the Council approve the unit prices as listed and allow the Engineering, Streets, Storm Drain, Water, Power and Parks Departments to monitor their own expenditures so that they do not exceed their budgeted amounts.

This Contract also includes an Extension Provision which would allow the Contract to be renewed twice, upon agreement by both parties.

Recommendation

I recommend that the Council accept the proposal of JMR Construction for the 2020 Concrete Replacement Projects at the unit prices submitted in the proposal.

Attachments

Bid Tabulation

| Item | Description | Quantity | Unit | Engineer's Estimate | | JMR | | ZPCO | | Beck | |
|------------------------|--|----------|---------|---------------------|--------------|--------------|--------------|--------------|--------------|----------------|--------------|
| | | | | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount |
| 1 | Remove Curb and Gutter | 2,000 | LF | \$4.32 | \$8,640.00 | \$4.25 | \$8,500.00 | \$8.00 | \$16,000.00 | \$11.00 | \$22,000.00 |
| 2 | Remove Sidewalk & Concrete Slabs | 17,500 | SF | \$2.16 | \$37,800.00 | \$2.20 | \$38,500.00 | \$2.00 | \$35,000.00 | \$3.50 | \$61,250.00 |
| 3 | Remove Storm Drain Inlet or Outlet | 10 | EA | \$378.00 | \$3,780.00 | \$700.00 | \$7,000.00 | \$820.00 | \$8,200.00 | \$3,200.00 | \$32,000.00 |
| 4 | Remove Waterway | 1,000 | SF | \$2.70 | \$2,700.00 | \$2.50 | \$2,500.00 | \$10.00 | \$10,000.00 | \$4.10 | \$4,100.00 |
| 5 | Remove Asphalt Pavement | 15,000 | SF | \$0.97 | \$14,550.00 | \$1.00 | \$15,000.00 | \$3.70 | \$55,500.00 | \$2.00 | \$30,000.00 |
| 6 | Construct 24" C&G (<50' in a block) | 1,000 | LF | \$31.32 | \$31,320.00 | \$30.00 | \$30,000.00 | \$32.00 | \$32,000.00 | \$49.00 | \$49,000.00 |
| 7 | Construct 24" C&G (<100' in a block) | 750 | LF | \$25.92 | \$19,440.00 | \$26.00 | \$19,500.00 | \$30.00 | \$22,500.00 | \$38.50 | \$28,875.00 |
| 8 | Construct 24" C&G (>100' in a block) | 1,500 | LF | \$21.60 | \$32,400.00 | \$22.00 | \$33,000.00 | \$28.00 | \$42,000.00 | \$26.00 | \$39,000.00 |
| 9 | Construct 30" C&G | 100 | LF | \$18.36 | \$1,836.00 | \$17.00 | \$1,700.00 | \$32.00 | \$3,200.00 | \$33.00 | \$3,300.00 |
| 10 | Sidewalk, 4" Thick (<50' in a block) | 4,000 | SF | \$8.64 | \$34,560.00 | \$8.50 | \$34,000.00 | \$5.00 | \$20,000.00 | \$13.50 | \$54,000.00 |
| 11 | Sidewalk, 4" Thick (<100' in a block) | 2,500 | SF | \$7.02 | \$17,550.00 | \$8.00 | \$20,000.00 | \$4.75 | \$11,875.00 | \$11.00 | \$27,500.00 |
| 12 | Sidewalk, 4" Thick (>100' in a block) | 5,000 | SF | \$5.94 | \$29,700.00 | \$5.80 | \$29,000.00 | \$4.50 | \$22,500.00 | \$6.50 | \$32,500.00 |
| 13 | Sidewalk, 6" Thick | 4,000 | SF | \$8.37 | \$33,480.00 | \$8.50 | \$34,000.00 | \$5.60 | \$22,400.00 | \$8.50 | \$34,000.00 |
| 14 | Drive Approach, Type A | 750 | LF | \$54.00 | \$40,500.00 | \$60.00 | \$45,000.00 | \$95.00 | \$71,250.00 | \$160.00 | \$120,000.00 |
| 15 | Drive Approach, Type B | 250 | LF | \$43.20 | \$10,800.00 | \$45.00 | \$11,250.00 | \$97.50 | \$24,375.00 | \$160.00 | \$40,000.00 |
| 16 | Drive Approach, Type C | 100 | LF | \$29.16 | \$2,916.00 | \$27.00 | \$2,700.00 | \$95.00 | \$9,500.00 | \$210.00 | \$21,000.00 |
| 17 | Drive Approach, Type D | 100 | LF | \$23.76 | \$2,376.00 | \$45.00 | \$4,500.00 | \$157.50 | \$15,750.00 | \$235.00 | \$23,500.00 |
| 18 | Drive Approach, Type E | 100 | LF | \$32.40 | \$3,240.00 | \$30.00 | \$3,000.00 | \$97.50 | \$9,750.00 | \$180.00 | \$18,000.00 |
| 19 | Saw Cut Asphalt | 4,000 | LF | \$1.24 | \$4,960.00 | \$1.75 | \$7,000.00 | \$3.25 | \$13,000.00 | \$1.00 | \$4,000.00 |
| 20 | Saw Cut Concrete | 1,000 | LF | \$4.59 | \$4,590.00 | \$4.25 | \$4,250.00 | \$2.00 | \$2,000.00 | \$1.50 | \$1,500.00 |
| 21 | Install Dowels in Concrete | 250 | EA | \$2.70 | \$675.00 | \$2.50 | \$625.00 | \$8.50 | \$2,125.00 | \$45.00 | \$11,250.00 |
| 22 | Full Depth Roadway Slab Replacement | 50,000 | SF * In | \$2.43 | \$121,500.00 | \$2.25 | \$112,500.00 | \$2.57 | \$128,500.00 | \$4.50 | \$225,000.00 |
| 23 | Sprinkler Valves, Repair or Replace | 20 | EA | \$17.28 | \$345.60 | \$16.00 | \$320.00 | \$35.00 | \$700.00 | \$225.00 | \$4,500.00 |
| 24 | Sprinkler Heads, Repair or Replace | 100 | EA | \$5.40 | \$540.00 | \$10.00 | \$1,000.00 | \$23.95 | \$2,395.00 | \$160.00 | \$16,000.00 |
| 25 | Sprinkler Pipe, Repair or Replace | 500 | LF | \$1.08 | \$540.00 | \$2.50 | \$1,250.00 | \$7.56 | \$3,780.00 | \$55.00 | \$27,500.00 |
| 26 | Turf Sod | 1,500 | SF | \$1.40 | \$2,100.00 | \$1.30 | \$1,950.00 | \$2.25 | \$3,375.00 | \$3.00 | \$4,500.00 |
| 27 | Common Fill | 100 | Ton | \$16.20 | \$1,620.00 | \$15.00 | \$1,500.00 | \$53.88 | \$5,388.00 | \$64.00 | \$6,400.00 |
| 28 | Storm Drain Inlet Box Type A (Plan 315) | 10 | EA | \$2,160.00 | \$21,600.00 | \$2,700.00 | \$27,000.00 | \$4,560.00 | \$45,600.00 | \$4,800.00 | \$48,000.00 |
| 29 | Storm Drain Inlet Box Double Type B (Plan 315) | 5 | EA | \$2,052.00 | \$10,260.00 | \$1,900.00 | \$9,500.00 | \$10,573.50 | \$52,867.50 | \$5,500.00 | \$27,500.00 |
| 30 | Storm Drain Inlet Box with Side Box (Plan 316) | 5 | EA | \$1,404.00 | \$7,020.00 | \$1,300.00 | \$6,500.00 | \$10,573.50 | \$52,867.50 | \$7,700.00 | \$38,500.00 |
| 31 | Dipstone Outlet | 5 | EA | \$1,927.80 | \$9,639.00 | \$1,900.00 | \$9,500.00 | \$4,950.00 | \$24,750.00 | \$6,600.00 | \$33,000.00 |
| 32 | Waterway, 9" Thick (Plan 211) | 2,000 | SF | \$12.96 | \$25,920.00 | \$12.00 | \$24,000.00 | \$12.00 | \$24,000.00 | \$18.00 | \$36,000.00 |
| 33 | Waterway, Transition Structure (Plan 213) | 500 | SF | \$11.61 | \$5,805.00 | \$10.75 | \$5,375.00 | \$13.60 | \$6,800.00 | \$18.00 | \$9,000.00 |
| 34 | Concrete Pipe, 12" Reinforced (CLIII) | 350 | LF | \$54.00 | \$18,900.00 | \$55.00 | \$19,250.00 | \$72.86 | \$25,501.00 | \$195.00 | \$68,250.00 |
| 35 | Concrete Pipe, 15" Reinforced (CLIII) | 100 | LF | \$55.08 | \$5,508.00 | \$62.00 | \$6,200.00 | \$81.50 | \$8,150.00 | \$205.00 | \$20,500.00 |
| 36 | Concrete Pipe, 18" Reinforced (CLIII) | 100 | LF | \$55.62 | \$5,562.00 | \$63.00 | \$6,300.00 | \$87.75 | \$8,775.00 | \$215.00 | \$21,500.00 |
| 37 | HDPE Pipe, 12" | 100 | LF | \$34.56 | \$3,456.00 | \$32.00 | \$3,200.00 | \$77.53 | \$7,753.00 | \$195.00 | \$19,500.00 |
| 38 | HDPE Pipe, 15" | 100 | LF | \$35.64 | \$3,564.00 | \$33.00 | \$3,300.00 | \$91.23 | \$9,123.00 | \$205.00 | \$20,500.00 |
| 39 | Storm Drain Manhole, 30" | 2 | EA | \$1,404.00 | \$2,808.00 | \$1,300.00 | \$2,600.00 | \$5,580.00 | \$11,160.00 | \$5,200.00 | \$10,400.00 |
| 40 | Storm Drain Manhole, 48" | 2 | EA | \$1,728.00 | \$3,456.00 | \$1,600.00 | \$3,200.00 | \$6,450.00 | \$12,900.00 | \$4,600.00 | \$9,200.00 |
| 41 | 6" Monolithic Curb Wall | 200 | LF | \$11.88 | \$2,376.00 | \$11.00 | \$2,200.00 | \$20.00 | \$4,000.00 | \$20.00 | \$4,000.00 |
| 42 | Concrete Wall, 20" | 100 | LF | \$17.28 | \$1,728.00 | \$16.00 | \$1,600.00 | \$49.32 | \$4,932.00 | \$30.00 | \$3,000.00 |
| 43 | Concrete Wall, 36" | 100 | LF | \$19.44 | \$1,944.00 | \$18.00 | \$1,800.00 | \$120.79 | \$12,079.00 | \$130.00 | \$13,000.00 |
| 44 | Flowable Fill | 20 | CY | \$108.00 | \$2,160.00 | \$100.00 | \$2,000.00 | \$175.09 | \$3,501.80 | \$270.00 | \$5,400.00 |
| 45 | 2' x 4' Detectable Warning Device | 25 | EA | \$378.00 | \$9,450.00 | \$375.00 | \$9,375.00 | \$500.00 | \$12,500.00 | \$550.00 | \$13,750.00 |
| 46 | Tree Removal, 12" Dia. | 5 | EA | \$108.00 | \$540.00 | \$100.00 | \$500.00 | \$2,100.00 | \$10,500.00 | \$1,600.00 | \$8,000.00 |
| Total All Items | | | | \$606,154.60 | | \$612,945.00 | | \$930,822.80 | | \$1,349,675.00 | |

City Council Staff Report

Subject: 2nd and Main Preliminary Architectural and Site Plan Review for Mixed Use Development
Author: Curtis Poole, Assistant City Planner
Address: 220 North Main Street
Date: April 14, 2020



Background

The Applicant, Pembridge Heathrow Holdings LLC, is requesting Preliminary Architectural and Site Plan approval for a Mixed Use Development located at 220 North Main Street which is a conditional use in the DN (Downtown) Zone.

The Applicant appeared before the Planning Commission on September 17, 2019 requesting a Variance from the parking standards of the DN (Downtown) Zone. The purpose of the Variance was due to the affects Barton Creek had on the development of this property. The Commission granted the Variance with the conditions the Applicant install a wall of sufficient height so as to completely screen and buffer the parking area from Main Street, said wall should be at least six (6) feet tall as measured from the sidewalk and provide an opening, access or gate, if possible to Main Street. The Commission also noted that by granting the Variance the Applicant would be required to meet all other zoning standards and receive necessary approvals regarding development of the property.

The Applicant is proposing to consolidate three (3) separate parcels into one (1) parcel consisting of approximately 0.7 acres. This property is located in the DN Zone. The property is bordered by an IHC Health Service building to the north and parking for IHC to the east. To the south of the property is an office complex and across Main Street to the west is a vacant property which was the former location of Luxury Automotive.

Analysis

The Planning Commission reviewed the Applicant's Preliminary Architectural and Site Plan proposal at its April 7, 2020 meeting and has forwarded a positive recommendation of approval to the City Council. The Applicant will remove all existing buildings on the three (3) parcels, including the building housing the current location of Brooks Fabrics and the former dentist office on the north side of the site. The Applicant is proposing five (5) buildings which will be a mix of twenty-one (21) Residential Units, consisting of two (2) studio units, eight (8) one-bedroom and eleven (11) two-bedroom units; and up to four (4) Commercial spaces facing Main Street. The Applicant will apply for a Conditional Use Permit for the Residential Units of the development which would accompany the Final Site Plan. The parcels currently have two (2) drive approaches on Main Street and one (1) approach on 200 North. The Applicant is proposing to close the approaches on Main Street, replacing them with curb, gutter and sidewalk. The approach from 200 North will be the access point for the site.

The two (2) buildings facing Main Street will be three (3) levels with the Commercial space on the bottom and Residential spaces above. The buildings show a mix of brick, stucco and metal siding with a grey and beige color scheme. The Commercial entries facing Main Street will be recessed; however, the Applicant should provide an additional architectural feature such as, an awning, friezes, landscape planters, etc. The Residential spaces fronting Main Street show a mix of horizontal and vertical architectural elements, including balconies, which provide visual relief meeting the standards of the DN Zone.

The three (3) Residential buildings to the east of the development will have similar architectural features, material and color schemes. Buildings D and E which face 200 North will be back-loaded two (2) car garages and Building C will be front-loaded two (2) car garages. Building C will have front entries next to the garages and each unit will have a balcony on the north side of the building. Buildings D and E will have front entrances facing 200 North which will be recessed and have canopies meeting the standards of the DN Zone. These buildings will also feature individual balconies on the north side.

The Landscaping Plan submitted by the Applicant show the development has seventeen (17) percent landscape coverage. The landscaping standards for the DN Zone require each development have a minimum ten (10) percent landscaping coverage and to provide an additional fifty (50) square feet of landscaping per residential unit. The minimum landscaping for this site would be fourteen (14) percent per Code. The Applicant will need to provide a detailed Landscaping Plan meeting the standards of the Code, such as placement and types of plant material, prior to Final Architectural and Site Plan Review. The Applicant will also need to receive approval from Davis County prior to constructing any retaining walls along the creek.

The proposal shows the Applicant will provide thirty-seven (37) parking spaces. Based upon the Commercial and Residential use of the property the development would need fifty-five (55) parking spaces per Code. The Bountiful Land Use Code (§ 14-7-120) permits joint use parking if the Applicant submits a parking analysis, gives the location and number of spaces to be shared and records a Deed Restriction or easement with the County to guarantee access for both uses. Furthermore, § 14-18-104, E, indicates that when parking use intensities vary during the course of a day because of mixed uses or staggered operational shifts, the Approving Authority may permit reduced parking standards based upon accepted professional standards. The Approving Authority may also require a shared parking analysis performed by a traffic engineer.

The Applicant has submitted a parking analysis prepared by Focus Engineering and Surveying, LLC, which indicates the peak parking for this site would range from a low of twenty-eight (28) needed stalls to a peak of thirty-five (35) stalls needed. The parking standards in the DN Zone require all parking spaces to be located to the side or rear of buildings. Parking is not permitted in the front setback. There are three (3) spaces along 200 North shown on the Site Plan within the front setback. These spaces would need to be revised by the Applicant.

The Planning Commission reviewed the parking analysis submitted by the Applicant and the Applicant's Parking Plan. The Commission worried about the two (2) spaces next to the garbage dumpster and how they could be protected to mitigate vehicle damage. The Commission also noted the perception of required off-street parking required for this site also had a limiting effect with on-street parking, because of curb cuts and drive aisles. The Applicant stated the three (3) spaces along 200 North could be removed and the site would continue to provide sufficient parking according to the parking analysis. The Commission requested the Applicant to provide the turn radius, back-up motions and garbage collection route to ensure safe spacing; particularly on the eastern most unit of Building E and the stalls near the garbage dumpster.

As noted in previous Commission meetings, Barton Creek splits this site from south to north. Davis County has a twenty-seven (27) foot easement over the creek which does not allow the construction of any buildings. The existence of the creek and the easement makes this a challenging site to develop. In addition, the effective flood zone of Barton Creek encroaches upon this site, which likely would affect the construction of Buildings A, C and E. The Applicant would be required to build to required flood standards or obtain a letter of Map Amendment/Revision from the Federal Emergency Management Agency (FEMA) before building permits could be issued for those buildings located in the effective flood zone. The City Engineer noted this would make building on the property a little more challenging. Based upon the Applicant's discussion with Davis County, the Applicant indicated the property was purchased knowing the constraints and felt confident they could receive a map revision from FEMA.

Culinary water and sewer connections will be provided by existing lines in Main Street and 200 North. The Applicant will continue to work with the City Engineer on placement of meters and mitigating the potential damage to Main Street and 200 North from excavation. Power connections already exist on the site and the Applicant will work with Bountiful Light and Power on locations of power boxes. The Garbage dumpster is proposed on the east of the site and south of Building C.

Department Review

This proposal has been reviewed by the Engineering, Planning, Power and Police Departments and by the Fire Marshall.

Significant Impacts

This property is located on a very visible corner of Main Street and development of the site will have a noticeable impact on Downtown. The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation systems. The conditions of approval are designed to mitigate other impacts anticipated by the development. It would also be of interest to the City for this property to develop.

Recommendation

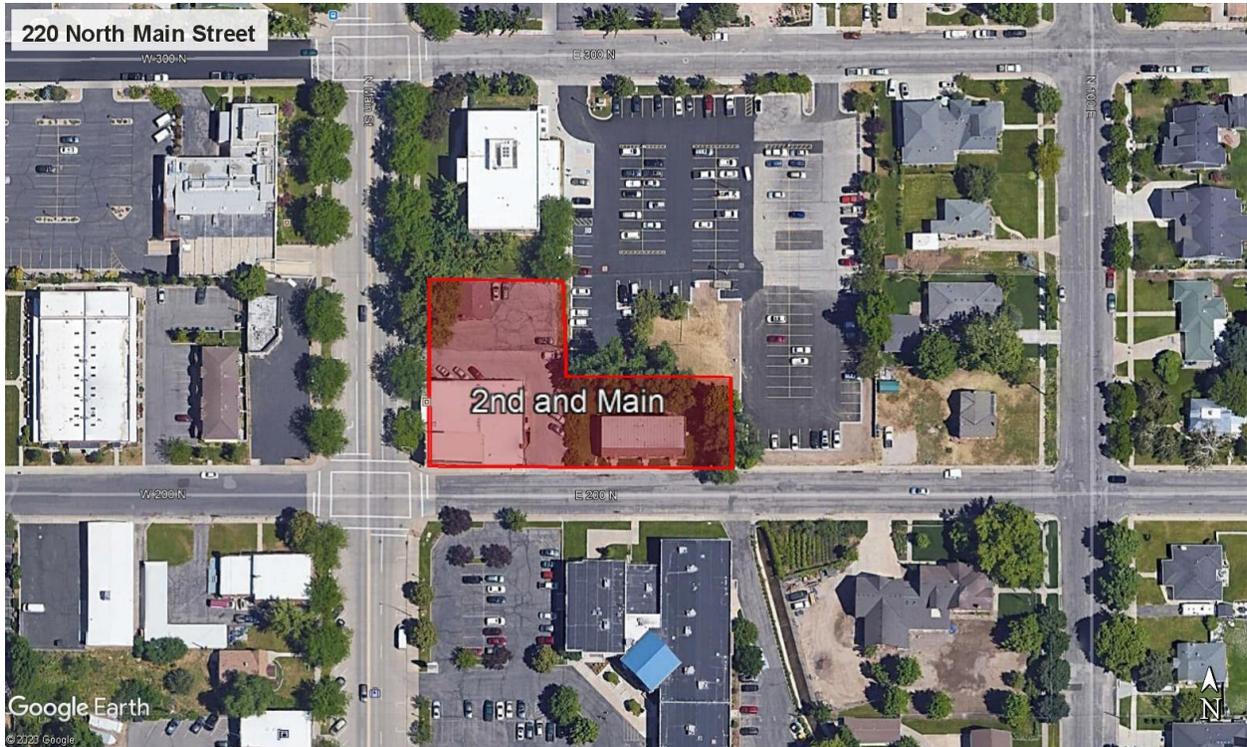
The Planning Commission forwards a recommendation of approval to the City Council for Preliminary Architectural and Site Plan Review for the Mixed Use Development located at 220 North Main Street subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to applying for a Building Permit the Applicant shall consolidate the three (3) parcels and record with the County.
3. All damaged curb, gutter and sidewalk along Main Street and 200 North shall be replaced.
4. Prior to submittal for Final Architectural and Site Plan approval provide Staff with a Landscaping Plan meeting the standards of the DN (Downtown) Zone and the general standards of the Code.
5. Revise parking along 200 North to meet the standards of the DN Zone and submit a parking management plan showing which spaces are designated as shared spaces between the uses.
6. Demonstrate that adequate turning space is provided for garbage collection and provide adequate back-out distance for the eastern most unit of Building E.
7. Revise Commercial entries facing Main Street to show additional architectural features meeting the standards of the DN Zone.
8. Receive approval from Davis County for connection of storm drain inlets to the existing box culvert and construction of retaining walls along the creek.
9. Provide flood resistant design and construction methods for buildings located in the effective flood zone or obtain an approved Letter of Flood Map Revision for the site from FEMA.
10. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
11. Sign a Public Improvement Development Agreement.

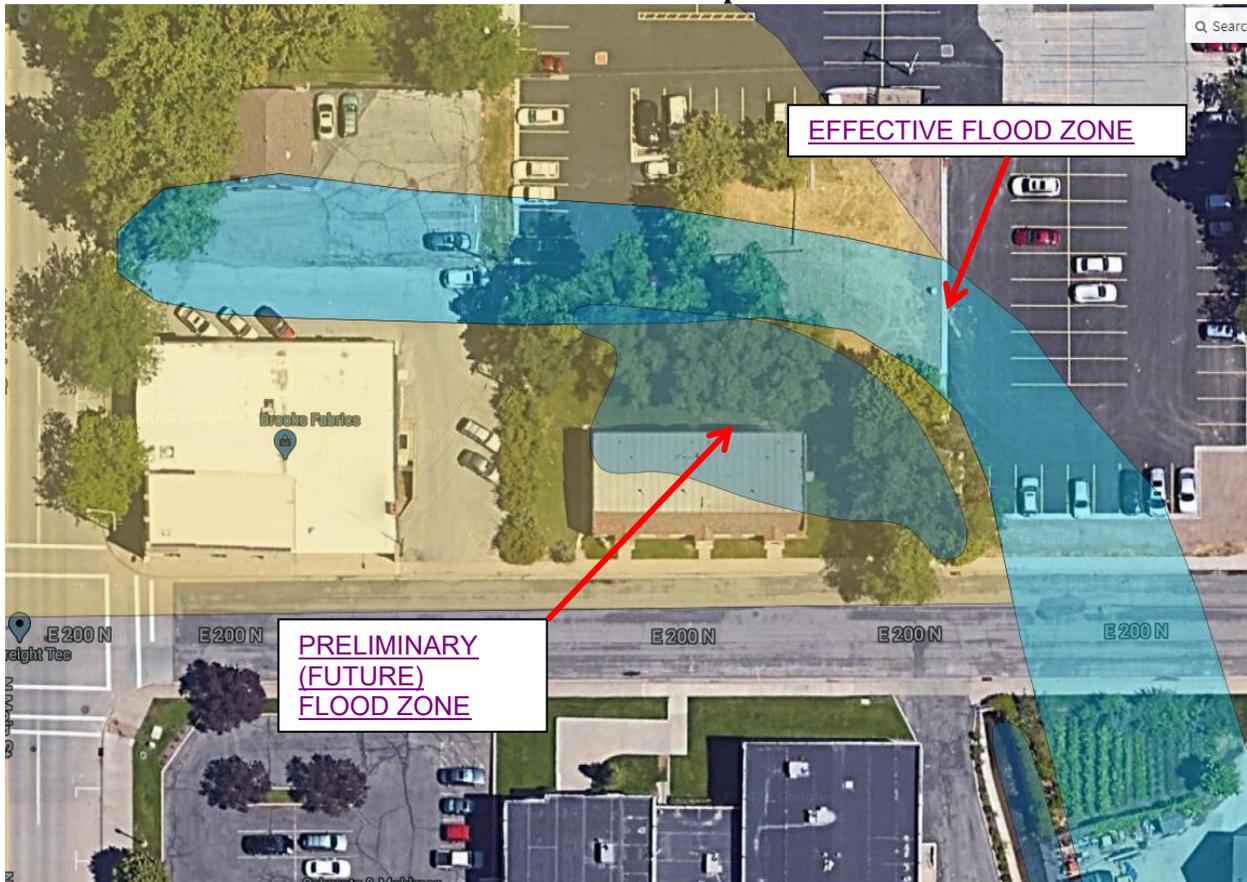
Attachments

1. Aerial Photo
2. Flood Zone Map
3. Conceptual Landscape Plan
4. Site and Utility Plans
5. Building Elevations and Renderings
6. Exterior Finish and Color Scheme
7. Parking Analysis
8. Parking Plan with Units per Building
9. Main Street Perspective View

Aerial Photo



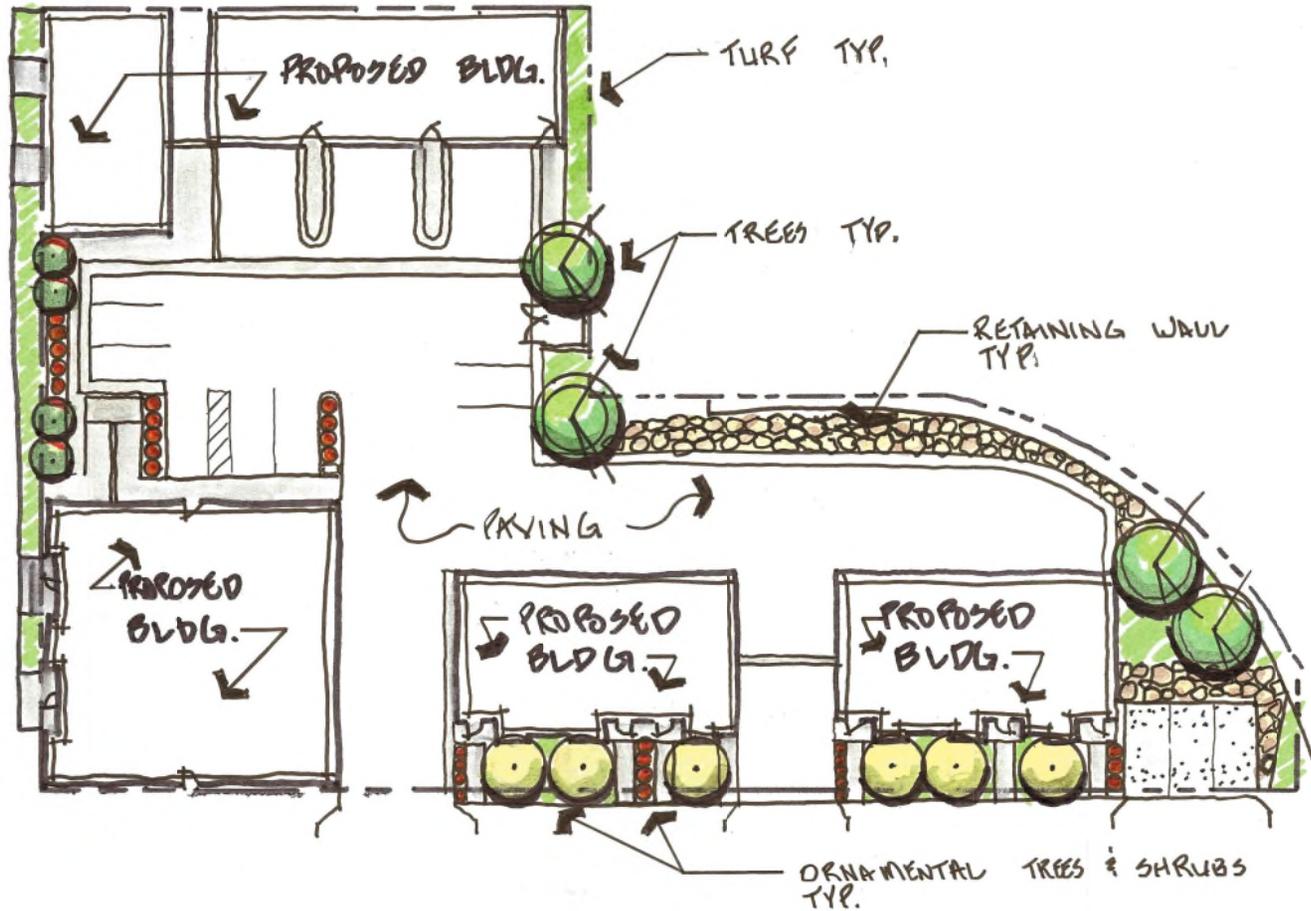
Flood Zone Map





SUSTAINABLE ENVIRONMENTS™
 1148 Legacy Crossing Blvd.
 Suite 400
 Centerville, UT 84014
 sustainable-environments.net
 385.205.6117

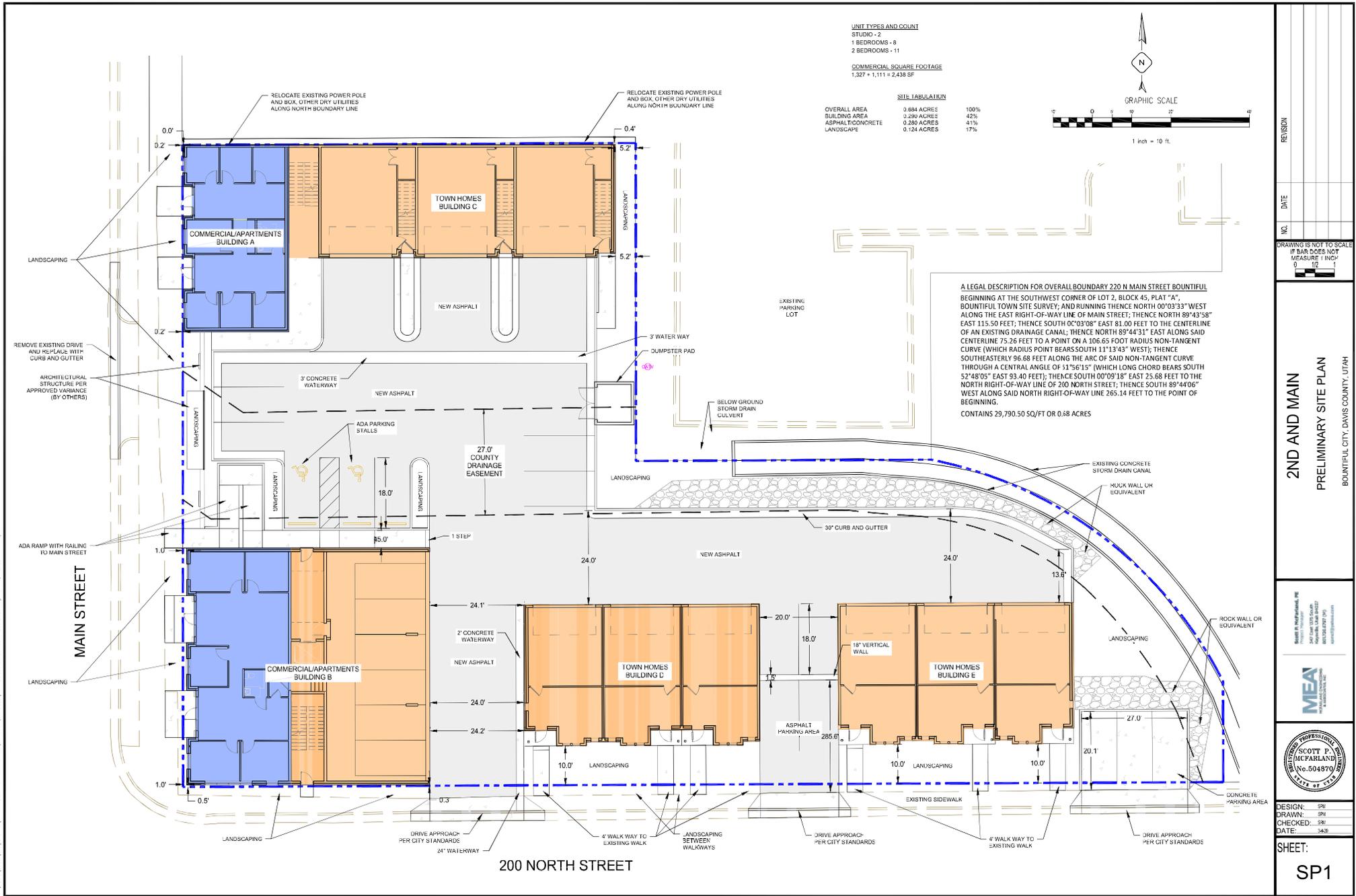
2ND AND MAIN
 CONCEPTUAL LANDSCAPE
 PLAN



REVISIONS

| DATE | COMMENTS |
|------|----------|
| | |
| | |
| | |
| | |

DATE: March 6, 2020
 PROJECT #: PH-101-20
 SHEET: 1 of 1
 SCALE: NTS



REVISION

DATE

NO.

DRAWING IS NOT TO SCALE
 IF BAR DOES NOT MEASURE 1" = 40'

1" = 40'

2ND AND MAIN
PRELIMINARY SITE PLAN
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

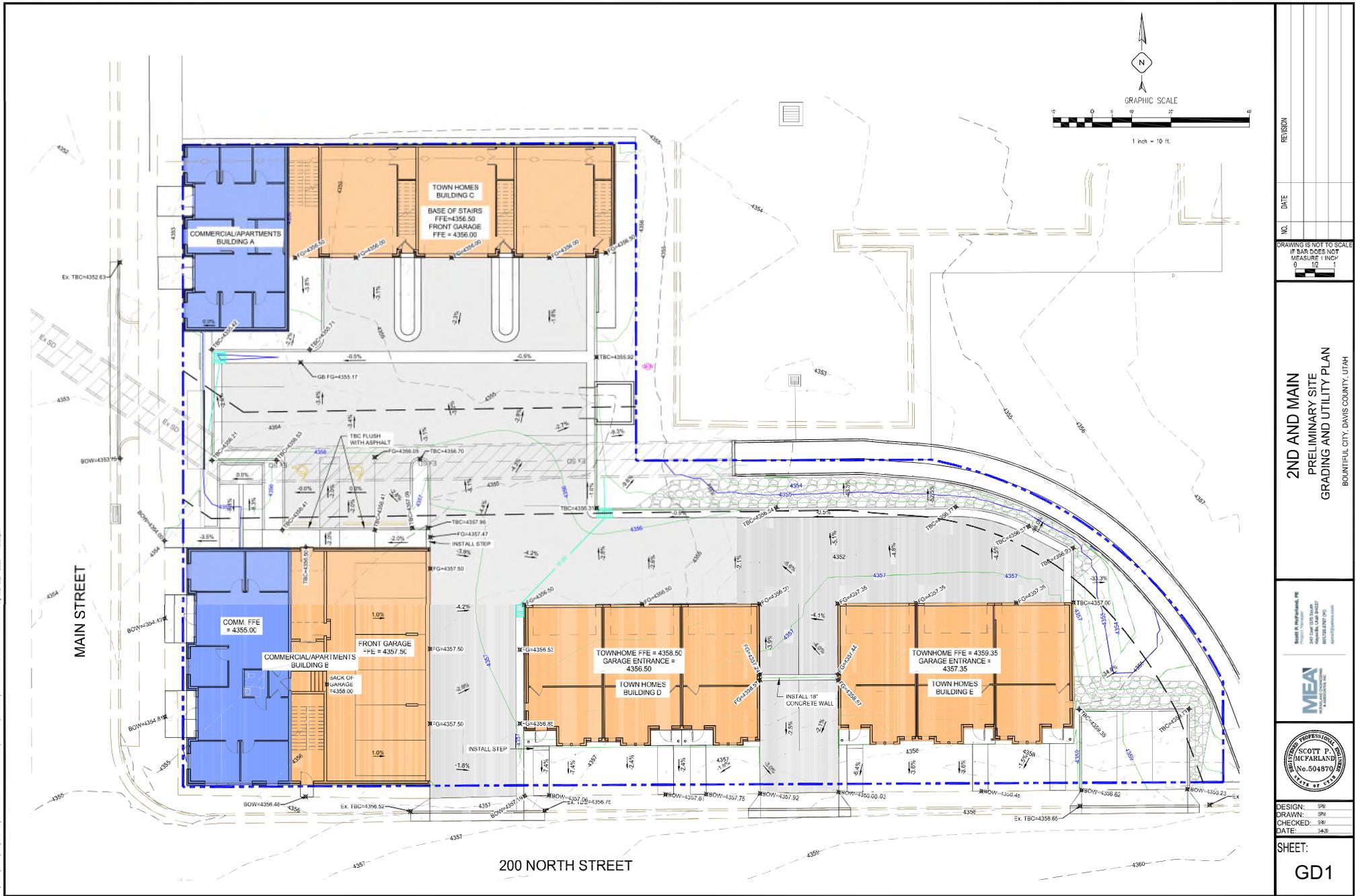
MEASUREMENTS ARE BASED UPON THE 200 NORTH STREET SURVEY AND THE 200 NORTH STREET SURVEY.

MEA
 MERRILL E. ANDERSON
 PROFESSIONAL ENGINEER

SCOTT F. ICFARLAND
 No. 504870
 STATE OF UTAH

DESIGNER: SFI
 DRAWN: SFI
 CHECKED: SFI
 DATE: 3/20

SHEET:
SP1



| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |

DRAWING IS NOT TO SCALE
IF BAR DOES NOT MEASURE 1 INCH:
0 1/2 1

**2ND AND MAIN
PRELIMINARY SITE
GRADING AND UTILITY PLAN**
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

MEASUREMENTS IN FEET
247 EAST 100 SOUTH
BOUNTIFUL, UTAH 84002
WWW.MEASUREMENTS.COM

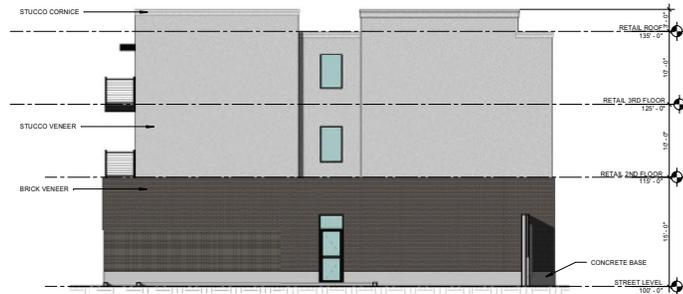


DESIGNER: SPJ
DRAWN: SPJ
CHECKED: SPJ
DATE: 3/20

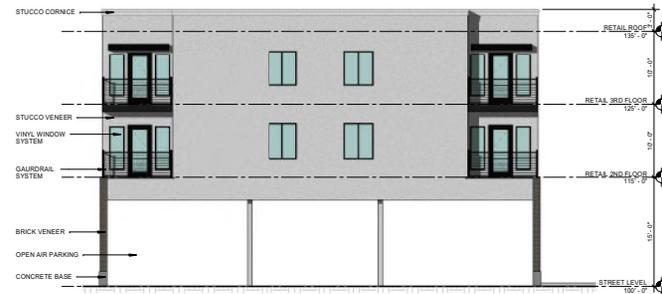
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GD1



05 PERSPECTIVE VIEW



04 SW BUILDING - NORTH ELEVATION
1/8" = 1'-0"



03 SW BUILDING - EAST ELEVATION
1/8" = 1'-0"



02 SW BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



01 SW BUILDING - WEST ELEVATION
1/8" = 1'-0"



ARCHITECT
JSF LLC
2142 SOUTH 200 WEST
SRYAHOUSE, UT 84075

**2ND & MAIN
DEVELOPMENT**
220 NORTH MAIN STREET
BOUNTIFUL, UT

STAMP



REVISION NO. DESCRIPTION DATE

| REVISION NO. | DESCRIPTION | DATE |
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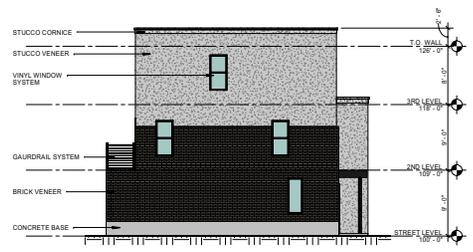
DATE
03/05/2020
ISSUE

SHEET TITLE
**EXTERIOR
ELEVATIONS
SW BUILDING**
SHEET NO.

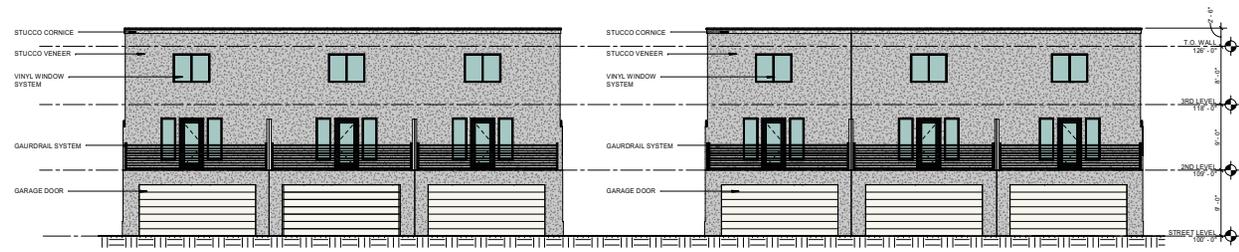
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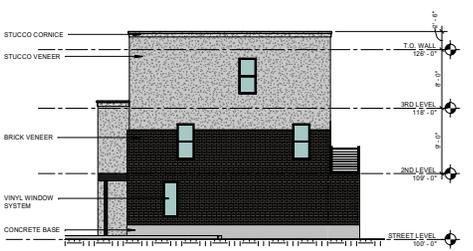
05 PERSPECTIVE VIEW



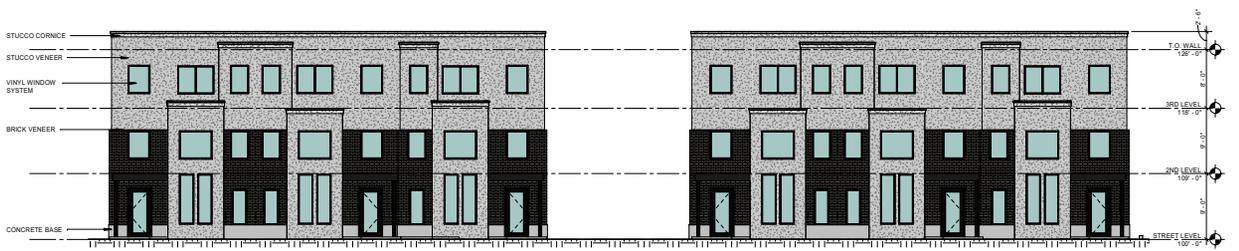
04 SE BUILDING - WEST ELEVATION
 1/8" = 1'-0"



03 SE BUILDING - NORTH ELEVATION
 1/8" = 1'-0"



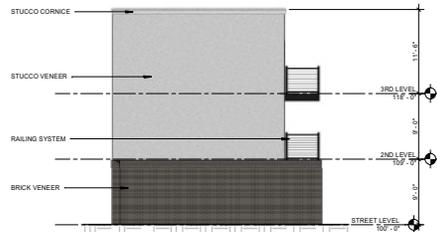
02 SE BUILDING - EAST ELEVATION
 1/8" = 1'-0"



01 SE BUILDING - SOUTH ELEVATION
 1/8" = 1'-0"



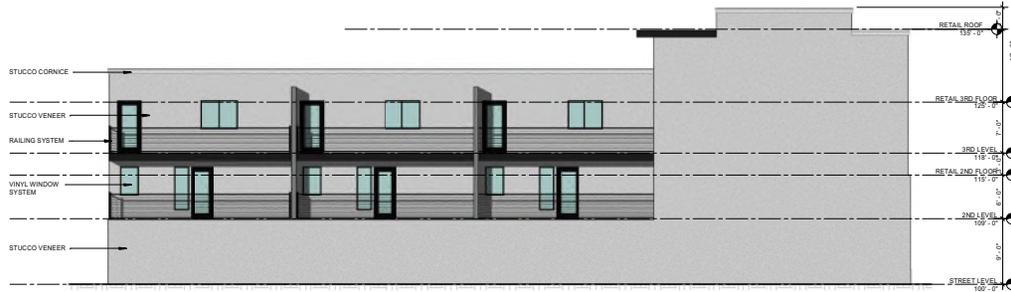
05 PERSPECTIVE VIEW



04 NW BUILDING - EAST ELEVATION
1/8" = 1'-0"



03 NW BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



02 NW BUILDING - NORTH ELEVATION
1/8" = 1'-0"



01 NW BUILDING - WEST ELEVATION
1/8" = 1'-0"



ARCHITECT
JSF LLC
2140 SOUTH 200 WEST
SYRACUSE, UT 84075

**2ND & MAIN
DEVELOPMENT**
220 NORTH MAIN STREET
BOUNTIFUL, UT

STAMP



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DATE
03/05/2020
ISSUE

SHEET TITLE
**EXTERIOR
ELEVATIONS
NW BUILDING**
SHEET NO.

A5.04



ARCHITECT
 JSF LLC
 2140 SOUTH 500 WEST
 DRYDALE, UT 84075

**2ND & MAIN
 DEVELOPMENT**
 220 NORTH MAIN STREET
 BOUNTIFUL, UT

STAMP

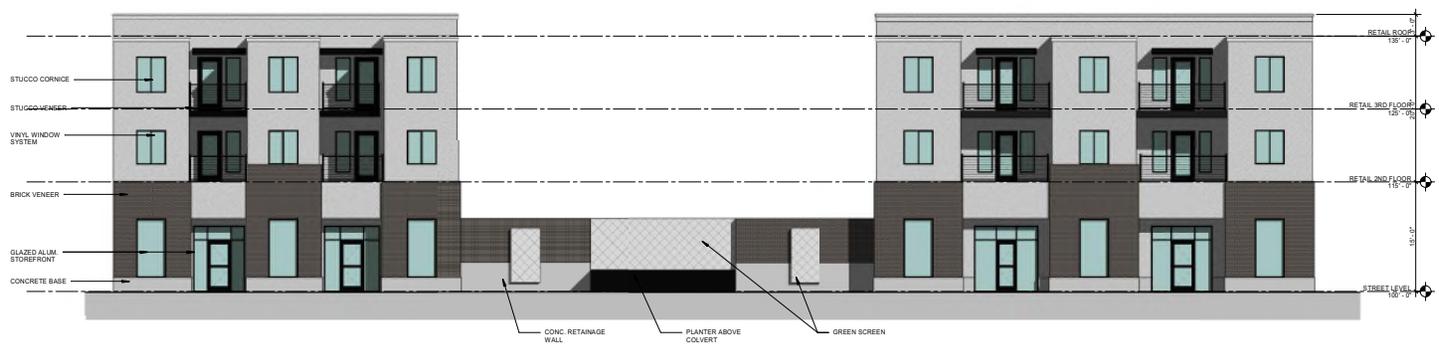


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DATE
03/05/2020
 ISSUE

SHEET TITLE
**MAIN STREET
 ELEVATION**

SHEET NO.
A5.05



01 MAIN STREET ELEVATION
 1/8" = 1'-0"

MEMORANDUM

To: Bountiful City
From: Jason Watson, PE, PTOE
FOCUS Engineering & Surveying, LLC
File: 200 North & Main Street
Date: February 10, 2020

Reference: Development on 200 North and Main Street Parking Generation Statement

INTRODUCTION

FOCUS Engineering and Surveying, LLC (FOCUS) has been retained to complete a Parking Generation Statement for the addition of a new Commercial/Retail and Residential Development located on the northeast corner of 200 North and Main Street in Bountiful, Utah. The purpose of this Parking Generation Statement is to project the number of parking stalls that will be needed on the proposed site with the planned land uses. This Statement will also compare the parking demand percentages between the residential land uses and the commercial/retail land uses. This will help determine the peak time periods for parking on site and how the parking stalls can be shared between the two land uses.

The proposed development will access onto 200 North. The site currently consists of existing commercial/retail units and residential units. Exhibit 1 illustrates the vicinity map of the proposed project site.

Exhibit 1 – Project Vicinity Map



Reference: 200 North & Main Street Parking Generation Statement

EXISTING CONDITIONS

Surrounding Land Uses and Roadways

This Mixed-Use Development is bordered to the north and west by the Bountiful IHC Health Clinic, 200 North to the south, and Main Street to the east. The proposed site for the new Mixed-Use Development currently consists of an existing commercial/retail building and residential units.

SR-106 (400 North) is a major roadway that connects to Interstate 15 and is located 800 feet to the north of the proposed development.

Roadways

Main Street: currently consists of one lane in each direction with on-street parking, curb and gutter. Currently along Main Street there is no two-way left turn lane for vehicles to access the many development along this roadway. There is a major bus route that runs along Main Street and provides access into Salt Lake and connection to Light Rail. The posted speed limit is 25 mph.

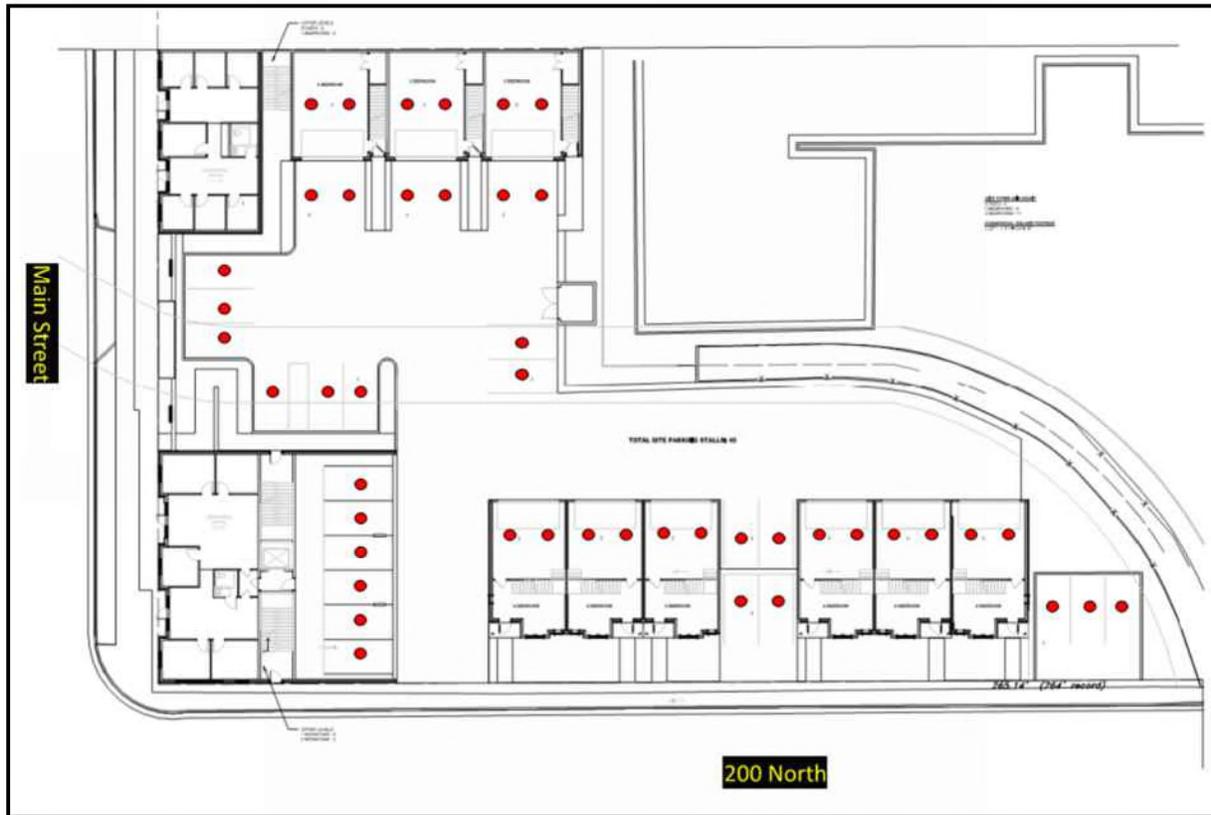
200 North: currently consists of one lane in each direction and runs east and west along the south frontage of the proposed development. On-Street parking is allowed along 200 North although there are not marked parking stalls. There are no pavement markings along 200 North to delineate the travel lanes. The posted speed limit is 25 mph.

PROPOSED SITE CONDITIONS

The proposed Mixed-Use Development located on 200 North and Main Street will consist of 2,438 SF of Commercial/Retail units and eleven (11) 2-bedroom, eight (8) 1-bedroom and two (2) studio residential units. All traffic exiting and entering the proposed site will access to and from 200 North. The proposed site plan has been designed to provide 45 parking stalls represented in Exhibit 2 with the "red dot". Refer to Exhibit 2 for the proposed site plan of this Mixed-Use Development. It should also be noted that parking along Main Street and 200 North is legal and there are painted parking stalls along Main Street, although these parking stalls are not counted toward the overall number of parking stalls provided for this site.

Reference: 200 North & Main Street Parking Generation Statement

Exhibit 2 – 200 North & Main Street Site Plan



PARKING GENERATION

Using the *Institute of Transportation Engineer's (ITE) Parking Generation Manual 5th Edition*, the proposed number of parking stalls needed for this Mixed-Use Development were generated. Land Use Code 220 – Multifamily (Low-Rise) and Land Use Code 712 – Small Office Building were used to generate the number of parking stalls. Land Use Code 220 – Multifamily (Low-Rise) is described as a “multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with one or two levels (floors) of residence”. This proposed layout of this Mixed-Use Development will have one to two levels of residential units. The description of Land Use Code 712 – Small Office Building states, “A small office building typically houses a single tenant and is less than or equal to 5,000 gross square feet in size.” The commercial/retail associated with this Mixed-Use Development will be a total of 2,438

Reference: 200 North & Main Street Parking Generation Statement

SF. Within the Land Uses in the *Parking Generation Manual*, there are also different settings/locations depending on where the development is located. There are Urban/Suburban settings to Dense Multi-use Urban settings. Depending if the development is located near rail transit or not, there are also different calculations. For purposes of this Mixed-Use Development, the General Urban/Suburban settings and not near rail transit were used. Refer to the appendix of this statement for the full description and parking generation research from the *ITE Parking Generation Manual*. Table 1 illustrates the number of parking stalls needed for this development using the average rates from the manual.

Table 1 – Parking Generation for Mixed-Use Development

| ITE Land Use Code | Land Use Description | Size | Weekday Ave. Rate | Parking Stalls | Saturday Ave. Rate | Parking Stalls | Sunday Ave. Rate | Parking Stalls |
|-------------------|----------------------|----------|-------------------|----------------|--------------------|----------------|------------------|----------------|
| 220 | Multifamily Units | 21 DU | 1.21 | 26 | 1.31 | 28 | 1.66 | 35 |
| 712 | Small Office | 2,438 SF | 2.56 | 7 | - | - | - | - |

As can be seen in Table 1, the number of parking stalls needed for this Mixed-Use Development varies from a typical weekday (Monday – Friday) to a typical Saturday and Sunday. The proposed Mixed-Use Development will need 33 parking stalls during a typical weekday, 28 stalls on a typical Saturday and 35 stalls on a typical Sunday. These calculations are assuming full occupancy of both the Commercial/Retail and the Residential units. The proposed layout of the site plan as seen in Figure 2, shows that there is a total of 45 parking stalls planned for this development. This is more than the calculated number of stalls per the *ITE Parking Generation Manual* under the worst-case scenario, which would be on a Sunday with 35 parking stalls.

The *ITE Parking Generation Manual* also provides the “Percent of Weekday Peak Parking Demand” tables. These table provide an average percentage of the number of stalls that are used throughout the day based on that land use. These tables can be found in the appendix of this Statement. The peak demand for parking for a Commercial/Retail land use is typically between the 8:00am to 5:00pm hours. Where the peak demand for parking for a Multifamily Housing (Low-Rise) is between 6:00pm to 7:00am, which is opposite from the Commercial/Retail land use. This shows that many of the parking stalls within the proposed development can be shared between the two land uses, even though there are sufficient stalls provided if they were on the same peak times. Table 2

Reference: 200 North & Main Street Parking Generation Statement

illustrates the parking demand percentages and number of stalls needed for different times of the day based on the parking generation numbers from the *ITE Parking Generation Manual*.

Table 2 – Weekday Parking Demand Percentages based on ITE

| Hour Beginning | ITE Land use: 220: (%) | Parking Stalls | ITE Land Use 712: (%) | Parking Stalls | Total Parking Stalls |
|-----------------|------------------------|----------------|-----------------------|----------------|----------------------|
| 12:00-4:00 a.m. | 100% | 26 | 0% | 0 | 26 |
| 5:00 a.m. | 97% | 25 | 0% | 0 | 25 |
| 6:00 a.m. | 90% | 23 | 0% | 0 | 23 |
| 7:00 a.m. | 77% | 20 | 0% | 0 | 20 |
| 8:00 a.m. | 56% | 15 | 27% | 2 | 17 |
| 9:00 a.m. | 45% | 12 | 69% | 5 | 17 |
| 10:00 a.m. | 40% | 10 | 88% | 6 | 16 |
| 11:00 a.m. | 37% | 10 | 100% | 7 | 17 |
| 12:00 p.m. | 36% | 9 | 81% | 6 | 15 |
| 1:00 p.m. | 36% | 9 | 81% | 6 | 15 |
| 2:00 p.m. | 37% | 10 | 84% | 6 | 16 |
| 3:00 p.m. | 43% | 11 | 86% | 6 | 17 |
| 4:00 p.m. | 45% | 12 | 92% | 6 | 18 |
| 5:00 p.m. | 55% | 14 | 85% | 6 | 20 |
| 6:00 p.m. | 66% | 17 | 4% | 0 | 17 |
| 7:00 p.m. | 73% | 19 | 0% | 0 | 19 |
| 8:00 p.m. | 77% | 20 | 0% | 0 | 20 |
| 9:00 p.m. | 86% | 22 | 0% | 0 | 22 |
| 10:00 p.m. | 92% | 24 | 0% | 0 | 24 |
| 11:00 p.m. | 97% | 25 | 0% | 0 | 25 |

According to the Bountiful City Land Use Ordinances, Chapter 18 Off-street Parking Ord. 2018-13, section 14-18-107 provides the required parking spaces within the City for various land uses. Multiple Family Dwellings is broken out as follows:

- 1 bedroom requires 1.5 spaces per unit and 0.25 visitor spaces per unit.

Reference: 200 North & Main Street Parking Generation Statement

- 2 bedrooms requires 2.0 spaces per unit and 0.25 visitor spaces per unit.
- 3 or more bedrooms requires 2.5 spaces per unit and 0.25 spaces per unit.
- Offices not Providing Customer Services of Sales on Premises one (1) parking space for each 300 square feet of floor area.

Using these numbers from the City's ordinances, the number of parking stalls required for two (2) Studio units, eight (8) 1-bedroom units, and eleven (11) 2-bedroom units would be 42 parking stalls. The number of parking stalls required for the 2,438 Commercial/Retail space would be 9 parking stalls. In grand total there would be 51 parking stalls. When using the "Percent of Weekday Peak Parking Demand" tables from the *ITE Parking Generations Manuals*, the number of parking stalls that would be needed per hour based on the City Land Use Ordinance for parking is illustrated in Table 3. It provides the percentages for each land use at every hour of the day. ITE Land Use 220 being the residential units and Land Use 712 being the commercial/retail units. The parking stall demand totals were calculated with the 51 total parking stalls previously found based off of the Bountiful City Land Use Ordinances. The peak demand for parking for a multifamily residential land use is between the hours of 6:00pm to 7:00am, where the peak demand for commercial/retail is between the hours of 8:00am to 5:00pm. The calculated totals for each of the land uses percentages (shown in Table 3) do not exceed 45 at any point of the peak demand times. These calculations were also done with (1) parking space for each 200 square feet of floor area and came to the same conclusions. The amount of commercial parking stalls would have been increased to 13 and bringing the total amount to 55. Using the same percentages as found in Table 3, the total demand of each land use did not exceed 45 parking stalls.

Reference: 200 North & Main Street Parking Generation Statement

Table 3 – Weekday Parking Demand Percentages

| Hour Beginning | ITE Land use: 220: (%) | Parking Stalls | ITE Land Use 712: (%) | Parking Stalls | Total Parking Stalls |
|-----------------|------------------------|----------------|-----------------------|----------------|----------------------|
| 12:00-4:00 a.m. | 100% | 42 | 0% | 0 | 42 |
| 5:00 a.m. | 97% | 41 | 0% | 0 | 41 |
| 6:00 a.m. | 90% | 38 | 0% | 0 | 38 |
| 7:00 a.m. | 77% | 32 | 0% | 0 | 32 |
| 8:00 a.m. | 56% | 24 | 27% | 2 | 26 |
| 9:00 a.m. | 45% | 19 | 69% | 6 | 25 |
| 10:00 a.m. | 40% | 17 | 88% | 8 | 25 |
| 11:00 a.m. | 37% | 16 | 100% | 9 | 25 |
| 12:00 p.m. | 36% | 15 | 81% | 7 | 22 |
| 1:00 p.m. | 36% | 15 | 81% | 7 | 22 |
| 2:00 p.m. | 37% | 16 | 84% | 8 | 24 |
| 3:00 p.m. | 43% | 18 | 86% | 8 | 26 |
| 4:00 p.m. | 45% | 19 | 92% | 8 | 27 |
| 5:00 p.m. | 55% | 23 | 85% | 8 | 31 |
| 6:00 p.m. | 66% | 28 | 4% | 0 | 28 |
| 7:00 p.m. | 73% | 31 | 0% | 0 | 31 |
| 8:00 p.m. | 77% | 32 | 0% | 0 | 32 |
| 9:00 p.m. | 86% | 36 | 0% | 0 | 36 |
| 10:00 p.m. | 92% | 39 | 0% | 0 | 39 |
| 11:00 p.m. | 97% | 41 | 0% | 0 | 41 |

CONCLUSION

Based on the provided site plan, the Mixed-Use Development will consist of 21 multifamily residential units and 2,438 SF of Commercial/Retail space. The proposed layout of the development will provide for 45 parking stalls on site. Using the *ITE Parking Generation Manual*, the calculated number of parking stalls for these land uses will range from 33 parking stalls during a typical weekday, 28 stalls on a typical Saturday and 35 stalls on a typical Sunday. The proposed site plan will provide more parking stalls than are recommended by the *ITE Parking Generation Manual*. These calculated numbers are

Reference: 200 North & Main Street Parking Generation Statement

assuming both land uses, multifamily and commercial/retail, are using 100% of the recommended number of parking stalls at the same time.

As can be seen in the Percent of Peak Parking Demand tables from the ITE Parking Generation Manual, these two land uses will not overlap with their peak demands for parking on typical weekday. The peak demand for parking for a multifamily residential land use is between the hours of 6:00pm to 7:00am, where the peak demand for commercial/retail is between the hours of 8:00am to 5:00pm.

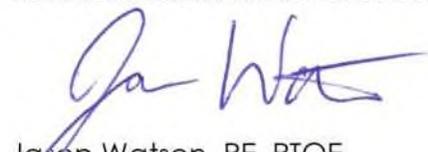
Using the Parking Generation calculations from the City Ordinances will require 51 parking stalls if both land uses are using 100% of their required stalls. Using the percentages from the Peak Parking Demand tables from the *ITE Parking Generation Manual*, during a typical day, the highest number of parking stalls needed would be 42 stalls, which is still less than the 45 stalls provided by the site plan.

Therefore, it is concluded that proposed site plan for the Mixed-Use Development on 200 North and Main Street in Bountiful will provide adequate number of parking stalls, 45, compared to the number of parking stalls calculated per the *ITE Parking Generation Manual* and also from the calculations using the City's Ordinances along with the Peak Parking Demand Percentage Tables.

Please feel free to contact me with any questions or comments.

Sincerely,

FOCUS ENGINEERING & SURVEYING, LLC



Jason Watson, PE, PTOE
Transportation Department Manager
801.352.0075
jwatson@focusutah.com



Land Use: 220 Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with one or two levels (floors) of residence. Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand (1) on a weekday (10 study sites) and a Saturday (11 study sites) in a general urban/suburban setting and (2) on a weekday (three study sites) and a Saturday (three study sites) in a dense multi-use urban setting.

| Hour Beginning | Percent of Peak Parking Demand | | | |
|-----------------|--------------------------------|----------|-----------------------|----------|
| | General Urban/Suburban | | Dense Multi-Use Urban | |
| | Weekday | Saturday | Weekday | Saturday |
| 12:00–4:00 a.m. | 100 | 93 | 86 | 100 |
| 5:00 a.m. | 97 | 100 | 100 | 94 |
| 6:00 a.m. | 90 | 98 | 94 | 91 |
| 7:00 a.m. | 77 | 96 | 81 | 85 |
| 8:00 a.m. | 56 | 92 | 58 | 79 |
| 9:00 a.m. | 45 | 80 | 56 | 76 |
| 10:00 a.m. | 40 | 78 | 53 | 71 |
| 11:00 a.m. | 37 | 71 | 58 | 74 |
| 12:00 p.m. | 36 | 68 | 56 | 68 |
| 1:00 p.m. | 36 | 66 | 53 | 68 |
| 2:00 p.m. | 37 | 65 | 47 | 68 |
| 3:00 p.m. | 43 | 68 | 56 | 56 |
| 4:00 p.m. | 45 | 70 | 53 | 59 |
| 5:00 p.m. | 55 | 73 | 61 | 53 |
| 6:00 p.m. | 66 | 77 | 81 | 50 |
| 7:00 p.m. | 73 | 81 | 67 | 56 |
| 8:00 p.m. | 77 | 82 | 61 | 65 |
| 9:00 p.m. | 86 | 86 | 64 | 74 |
| 10:00 p.m. | 92 | 87 | 75 | 85 |
| 11:00 p.m. | 97 | 92 | 86 | 91 |

Multifamily Housing (Low-Rise) (220)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 11:00 p.m. - 6:00 a.m.

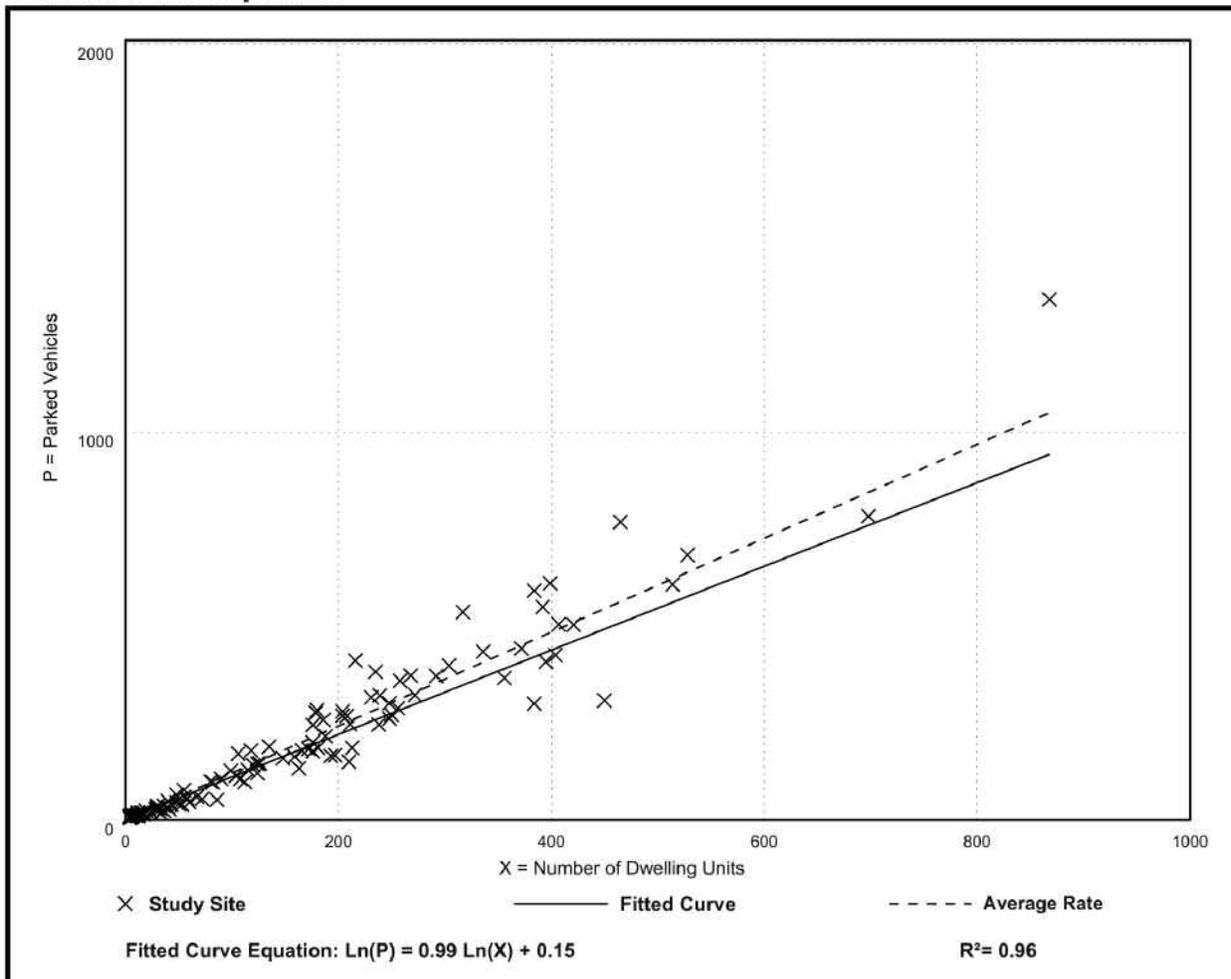
Number of Studies: 119

Avg. Num. of Dwelling Units: 156

Peak Period Parking Demand per Dwelling Unit

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|--------------|----------------|------------------------|-------------------------|--|
| 1.21 | 0.58 - 2.50 | 1.03 / 1.52 | 1.16 - 1.26 | 0.27 (22%) |

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Peak Period Parking Demand vs: Dwelling Units

On a: Saturday

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 11:00 p.m. - 7:00 a.m.

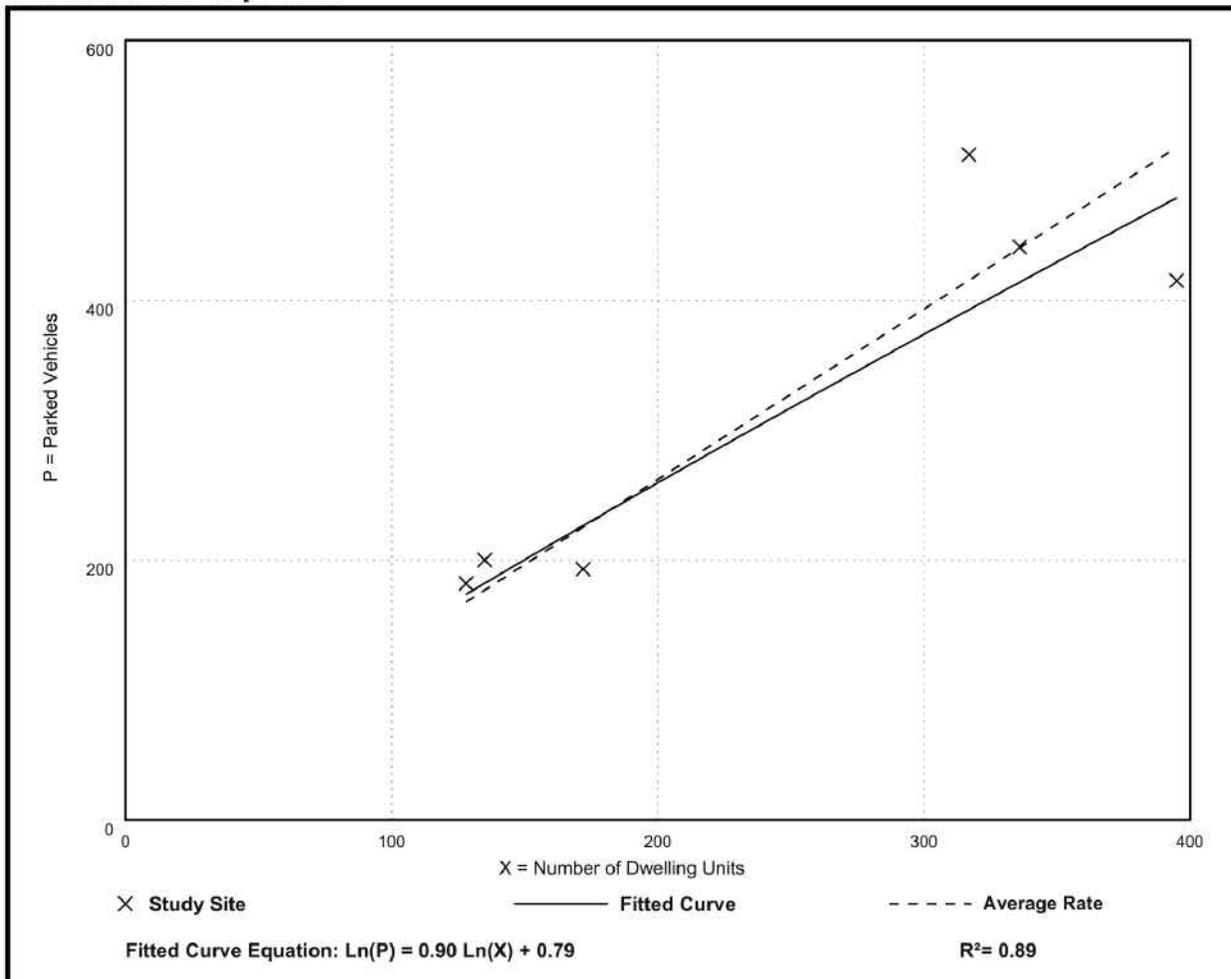
Number of Studies: 6

Avg. Num. of Dwelling Units: 247

Peak Period Parking Demand per Dwelling Unit

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|--------------|----------------|------------------------|-------------------------|--|
| 1.31 | 1.05 - 1.62 | 1.18 / 1.61 | *** | 0.23 (18%) |

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Peak Period Parking Demand vs: Dwelling Units

On a: **Sunday**

Setting/Location: **General Urban/Suburban (no nearby rail transit)**

Peak Period of Parking Demand: 11:00 p.m. - 7:00 a.m.

Number of Studies: 1

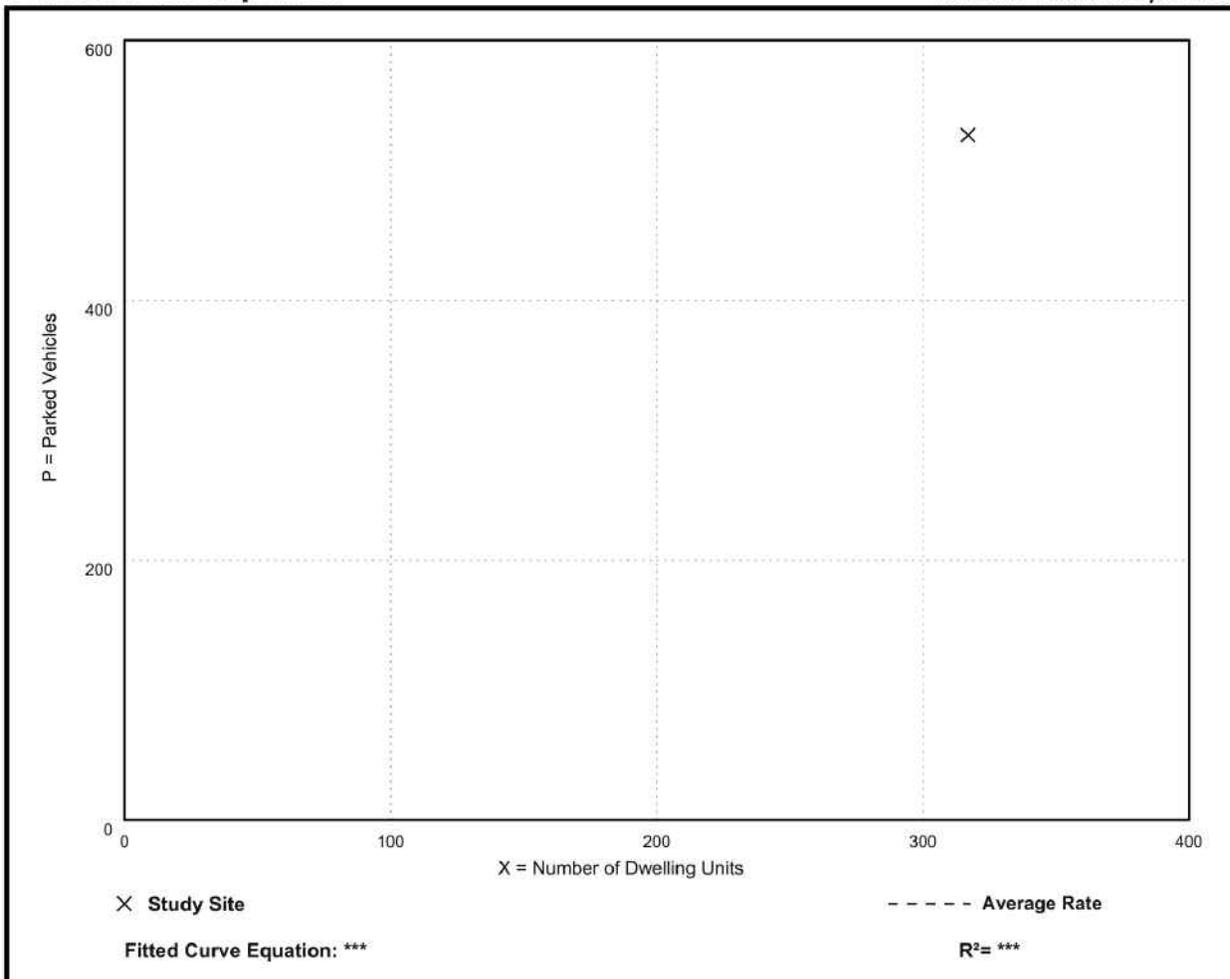
Avg. Num. of Dwelling Units: 317

Peak Period Parking Demand per Dwelling Unit

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|--------------|----------------|------------------------|-------------------------|--|
| 1.66 | 1.66 - 1.66 | *** / *** | *** | *** (***) |

Data Plot and Equation

Caution – Small Sample Size



Land Use: 712 Small Office Building

Description

A small office building typically houses a single tenant and is less than or equal to 5,000 gross square feet in size. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. General office building (Land Use 710) is a related use.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 16 study sites in a general urban/suburban setting and one study site in a dense multi-use urban setting.

| Hour Beginning | Percent of Weekday Peak Parking Demand | |
|-----------------|--|-----------------------|
| | General Urban/Suburban | Dense Multi-Use Urban |
| 12:00–4:00 a.m. | – | – |
| 5:00 a.m. | – | – |
| 6:00 a.m. | – | – |
| 7:00 a.m. | 0 | 8 |
| 8:00 a.m. | 27 | 17 |
| 9:00 a.m. | 69 | 17 |
| 10:00 a.m. | 88 | 75 |
| 11:00 a.m. | 100 | 67 |
| 12:00 p.m. | 81 | 75 |
| 1:00 p.m. | 81 | 75 |
| 2:00 p.m. | 84 | 92 |
| 3:00 p.m. | 86 | 100 |
| 4:00 p.m. | 92 | 67 |
| 5:00 p.m. | 85 | 83 |
| 6:00 p.m. | 4 | 50 |
| 7:00 p.m. | 0 | 0 |
| 8:00 p.m. | – | – |
| 9:00 p.m. | – | – |
| 10:00 p.m. | – | – |
| 11:00 p.m. | – | – |

Small Office Building (712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 a.m. - 5:00 p.m.

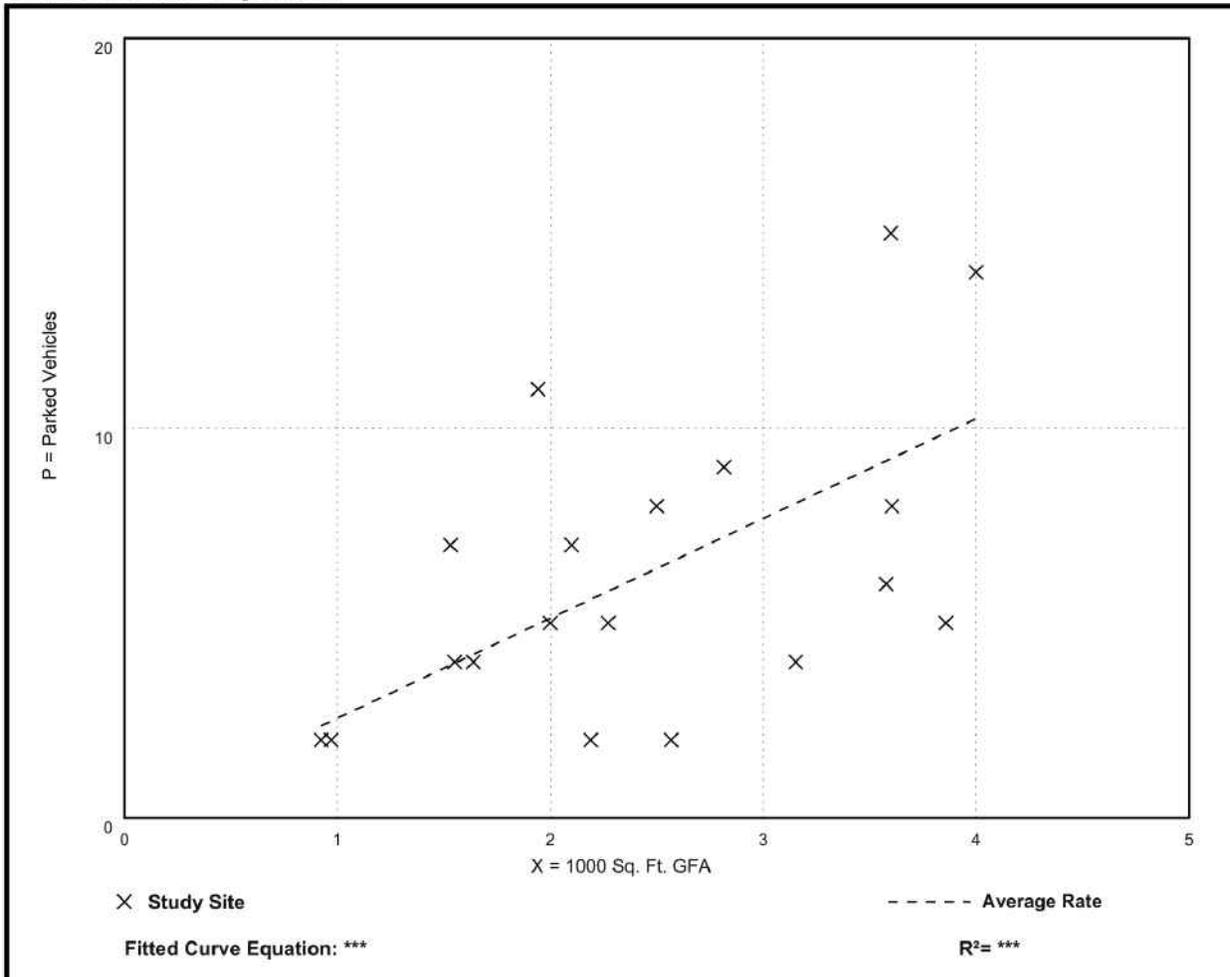
Number of Studies: 19

Avg. 1000 Sq. Ft. GFA: 2.5

Peak Period Parking Demand per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|--------------|----------------|------------------------|-------------------------|--|
| 2.56 | 0.78 - 5.66 | 2.12 / 4.17 | *** | 1.26 (49%) |

Data Plot and Equation



Building A (Mixed Use)
Office: 1,111 SF

Residential:
2 studios & 2 one-
bedroom apartments

200 North & Main Street Site Plan

Building C (Residential)
3 two-bedroom townhomes

Building E (Residential)
3 two-bedroom townhomes

Building B (Mixed Use)
Office: 1,327 SF

Residential:
6 one bedroom &
2 two-bedroom apartments

Building D (Residential)
3 two-bedroom townhomes





City Council Staff Report

Subject: Preliminary and Final Architectural and Site Plan Review for the Construction of a Credit Union Branch Office
Author: Curtis Poole, Assistant City Planner
Address: 260 North 500 West
Date: April 14, 2020



Background

The Applicant, Deseret First Credit Union, requests Preliminary and Final Architectural Site Plan approval for the construction of a new credit union branch office at 260 North 500 West, which is a permitted use in the C-H (Heavy Commercial) Zone.

The Applicant is proposing to construct a new branch office at this location. The property is located on the City's western boundary and is entirely bordered by the C-H (Heavy Commercial) Zone with the exception of the property to the north (Bountiful Manor Condominiums) which is in the RM-25 (Multiple Family Residential) Zone. The Lowe's development is to the west across 500 West.

Analysis

The Planning Commission reviewed the Applicant's proposal at its April 7, 2020 meeting and has forwarded a positive recommendation of approval to the City Council. The proposed development will be located on a 1.03 acre property. The Applicant will remove all currently existing buildings on the property and replace with a new structure, parking and landscaping features. The site currently has two drive approaches from 500 West and the Applicant proposes to remove the approach on the north and replace with curb, gutter and sidewalk; and will continue to maintain use of the approach on the south. As 500 West is a UDOT facility the Applicant will need to obtain necessary approvals, permits and inspections from UDOT on the remaining drive approach and to work in the right-of-way. The Applicant will provide these approvals to the City.

The structure proposed by the Applicant will be one level and shows a mix of brick and metal composite material in grey and beige tones. The southwest corner of the building will feature large glass panels which will give views into the lobby and offices from the exterior. The primary entrance to the building will be from the south and will feature a prominent brick and glass articulation. The Applicant has provided vertical and horizontal elements to provide relief from large flat walls.

The Applicant is showing landscaping which far exceeds the fifteen (15) percent standard required by Code. In addition to the landscaping surrounding the building and parking areas the Applicant will provide a large open grass area on the east side of the property which will be continuously maintained. The Applicant indicates this area could become a future development which would require an amended site plan to be reviewed by the

Planning Commission and City Council. Existing fencing on the north and south of the property will be removed and replaced by the Applicant.

The Landscape Plan submitted by the Applicant shows they will provide five (5) additional trees; however, they are not indicating any trees adjacent to 500 West as required by Code. The Applicant indicated they wanted to maintain an open street frontage for building security and further noted they could not plant trees on the Bountiful Light and Power ten (10) foot utility easement. The Planning Commission reviewed the Code and discussed options with the Applicant, as the Code provides some flexibility with substituting the type of tree used for street trees. The Commission and Applicant agreed that the Applicant would provide the required number of street trees, with the ability to substitute tree types, and provide sufficient spacing to avoid clearview site lines and clustering of trees. The added conditional of approval by the Commission indicated the Applicant would work with Staff to determine the appropriate tree type of the four (4) street trees which need to be planted between the building and 500 West.

The Parking Plan submitted by the Applicant meets the standards of the Code including ADA required parking. To the east of the principal structure the Applicant is proposing two drive-through lanes with vehicular cueing meeting the standards of the Code. The driveway on the south will run through the property and connect to the property immediately adjacent to the east.

Storm water will be collected and detained on site and the Applicant will need to sign a Storm Drain Maintenance Agreement and provide a Stormwater Pollution Prevention Plan (SWPP) to the City as the site exceeds one (1) acre. Culinary water and sewer connections will be provided by existing lines in 500 West. Garbage collection will take place to the east of the drive-through lanes and the dumpster will be contained behind a site obscuring wall. The Photometric Plan shows lighting will not spill onto adjacent properties or 500 West. The Applicant will continue to work with Bountiful Light and Power on connections to the site.

Department Review

This proposal has been reviewed by the Engineering, Planning, Power and Police Departments and by the Fire Marshall.

Significant Impacts

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation systems. The conditions of approval are designed to mitigate other impacts anticipated by the development.

Recommendation

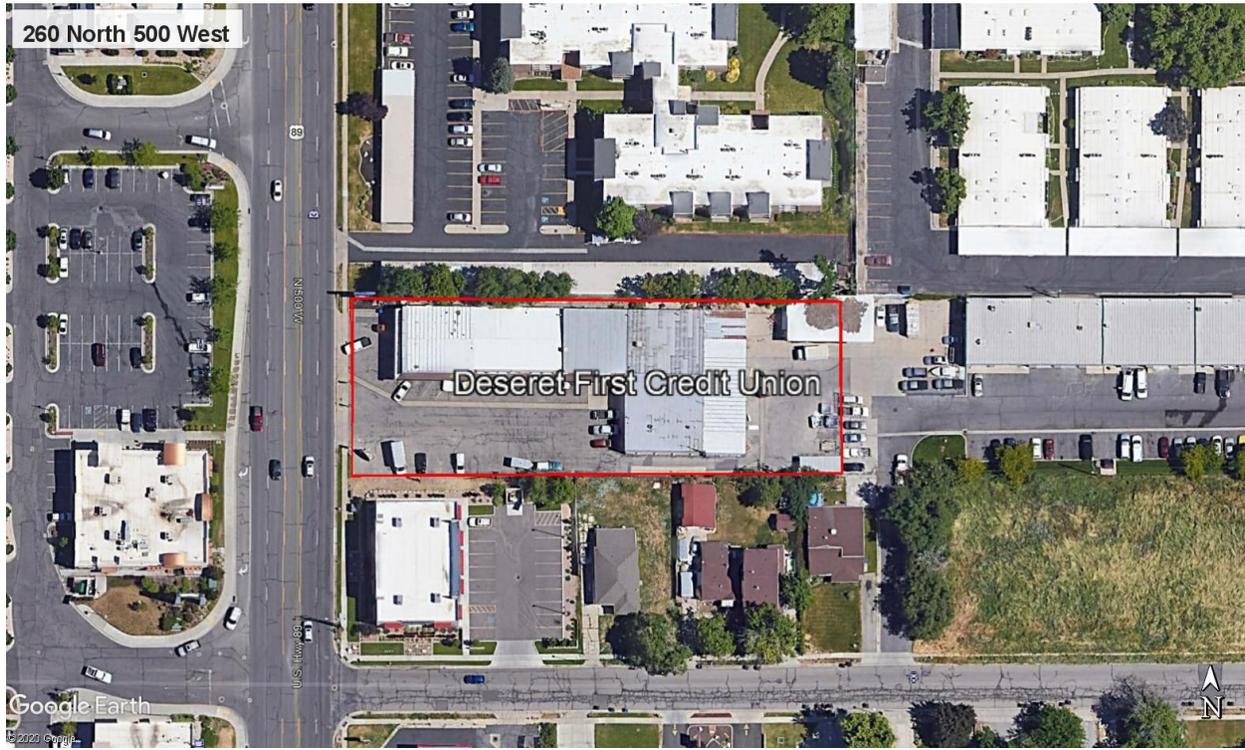
The Planning Commission forwards a recommendation of approval to the City Council for the Preliminary and Final Architectural and Site Plan Review for the proposed credit union branch office subject to the following conditions:

1. Complete any and all redline corrections.
2. All damaged curb, gutter and sidewalk along 500 West shall be replaced.
3. Receive UDOT approvals and permits for the drive approach and to work in the UDOT right-of-way.
4. Provide a SWPP and resolve any issues or concerns regarding storm water retention to the satisfaction of the City Engineer.
5. Four (4) "street trees" shall be required between the building at 500 West. Each tree shall be a minimum of two (2) inch caliper. The Planning Director may allow a substitution in tree type if it is found the proposed trees are similar in size, growth pattern, durability, desirability and impact as a tree contained on the approved tree list.
6. Apply separately for signage, including temporary signs, meeting the standards of the Code to be reviewed by Staff.
7. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
8. Sign a Public Improvement Development Agreement.

Attachments

1. Aerial Photo
2. Bountiful City Land Use Code Sections
3. Site and Utility Plans
4. Building Rendering and Elevations
5. Landscaping Plan

Aerial Photo



Bountiful Land Use Code Sections

14-16-109

TYPES AND LOCATION OF LANDSCAPING

With the exception of a single-family or a two-family dwelling on an individual lot, the landscaping on a lot or parcel shall meet the following criteria:

- A. *Each tree shall be planted and staked in accordance with the Standard Tree Planting Detail of this Title.*
- B. *The first ten (10) feet of yard setback adjacent to any street shall be landscaped, except for approved driveways, walkways, and utility service areas.*
- C. *Street trees shall be required along each street and any reverse frontage conditions. Each tree shall be a minimum two (2) inch caliper and shall be planted at a minimum spacing of one (1) tree for every thirty-five (35) lineal feet of street frontage or fraction thereof over twenty (20) feet.*
- D. *In addition to required street trees, each lot or parcel shall include the following:*
 1. *At least one (1) ornamental tree of at least one (1) inch caliper, and/or one (1) screening tree of at least two (2) inch caliper, for each*
 - a. *Five hundred (500) square feet of required landscaping in commercial developments that are two (2.0) acres or larger, or*
 - b. *Seven hundred fifty (750) square feet of required landscaping in all multifamily developments and all commercial developments that are less than 2.0 acres in size; and*
 2. *At least one (1) shrub, minimum five (5) gallon, for each two hundred (200) square feet of required landscaping.*
 3. *Up to half of the required shrubs may be substituted for trees on a ten to one (10 to 1) basis.*

4. *Screening trees as indicated in the Tree Selection List of this Chapter shall be planted at thirty (30) foot intervals inside property lines of each multi-family, commercial, institutional, or industrial use located within twenty (20) feet of a single-family residential development or zone.*

14-16-117

TREE SELECTION LIST

The following trees in Table 14-16-117a shall be approved for use in areas of landscaping regulated by this Title. As new tree varieties are continuously being developed, the City recognizes that it is not possible for this list to contain every derivation or subspecies of tree available. Therefore, the land use authority may allow a substitution if it is found that the proposed tree is similar in size, growth pattern, durability, desirability and impact as a tree contained in the approved list.

1

3

4

5



DESERET FIRST CREDIT UNION BOUNTIFUL BRANCH

260 N 500 W
BOUNTIFUL, UT 84010
MARCH 12, 2020



| MARK | REVISION | DATE |
|------|----------|------|
| | | |
| | | |
| | | |

INDEX OF DRAWINGS

CIVIL

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- C101 NOTES & LEGEND
- C200 TOPOGRAPHIC SURVEY
- C300 DEMOLITION PLAN
- C400 SITE PLAN
- C500 GRADING PLAN
- C600 UTILITY PLAN
- C900 SITE DETAILS
- C910 UDOT DETAILS
- C920 STORM DRAIN DETAILS

LANDSCAPE

- L101 LANDSCAPE PLAN
- L102 IRRIGATION PLAN
- L501 LANDSCAPE DETAILS
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ARCHITECTURAL

- AS101 ARCHITECTURAL SITE PLAN
- AS501 ARCHITECTURAL SITE DETAILS
- AS502 ARCHITECTURAL SITE DETAILS
- AS503 ARCHITECTURAL SITE DETAILS
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS
- A203 PRESENTATION PERSPECTIVES
- A204 PRESENTATION PERSPECTIVES

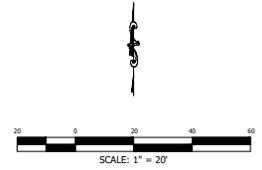
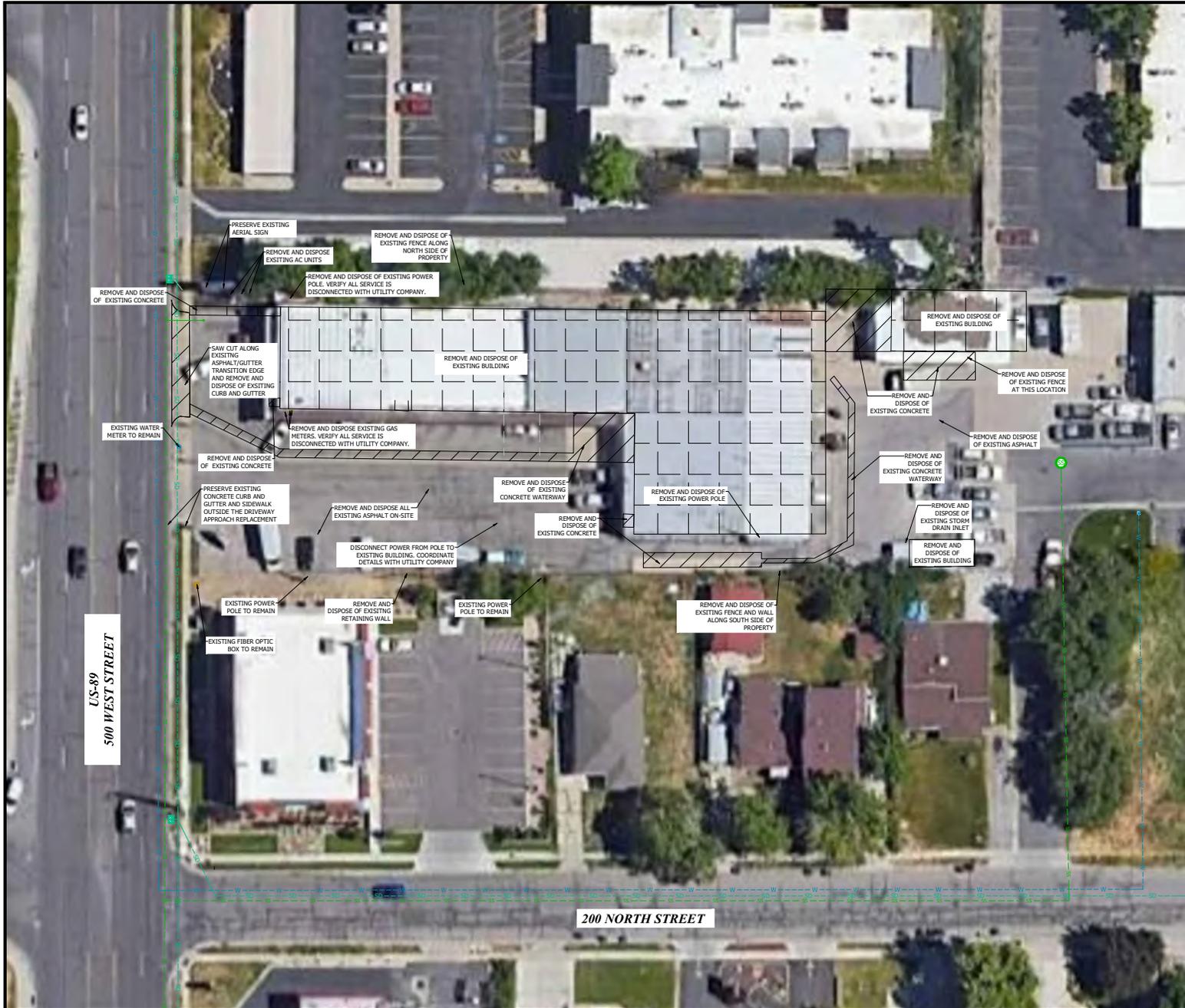
ELECTRICAL

- ES101 ELECTRICAL SITE PLAN
- ES102 SITE PHOTOMETRIC PLAN
- ES501 SITE ELECTRICAL DETAILS
- ES601 EXTERIOR LIGHTING SCHEDULES
- ES602 EXTERIOR LIGHTING CUT SHEETS
- ES603 EXTERIOR LIGHTING CUT SHEETS

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|--|--|---|
|  CURTIS MINER ARCHITECTURE | 233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: 801.769.3000 email@curtisminer.com | DATE: MARCH 12, 2020 PROJECT #: 20-007 PROJ. MAN.: JSJ CHECKED BY: CMJ |
| | <small>THIS DRAWING IS ONE OF THE PROJECT'S CURTIS MINER ARCHITECTURE HAS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF CURTIS MINER ARCHITECTURE, LLC</small> | |
| PROJECT: DESERET FIRST CREDIT UNION BOUNTIFUL BRANCH 260 N 500 W BOUNTIFUL, UT 84010 | | SHEET: CVR |
| SHEET DESCRIPTION: COVER SHEET | | |

NOT FOR CONSTRUCTION



1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com



Client: Deseret First Credit Union
 Contact: Spencer Park
 Phone #: 801-456-7161
 Address: 3999 W. Parkway Blvd.
 West Valley City, UT
 84220
 Email: spencerpark@dfcu.com

BOUNTIFUL DESERET FIRST CREDIT UNION

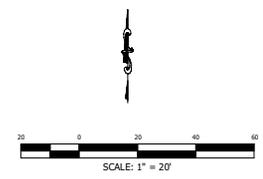
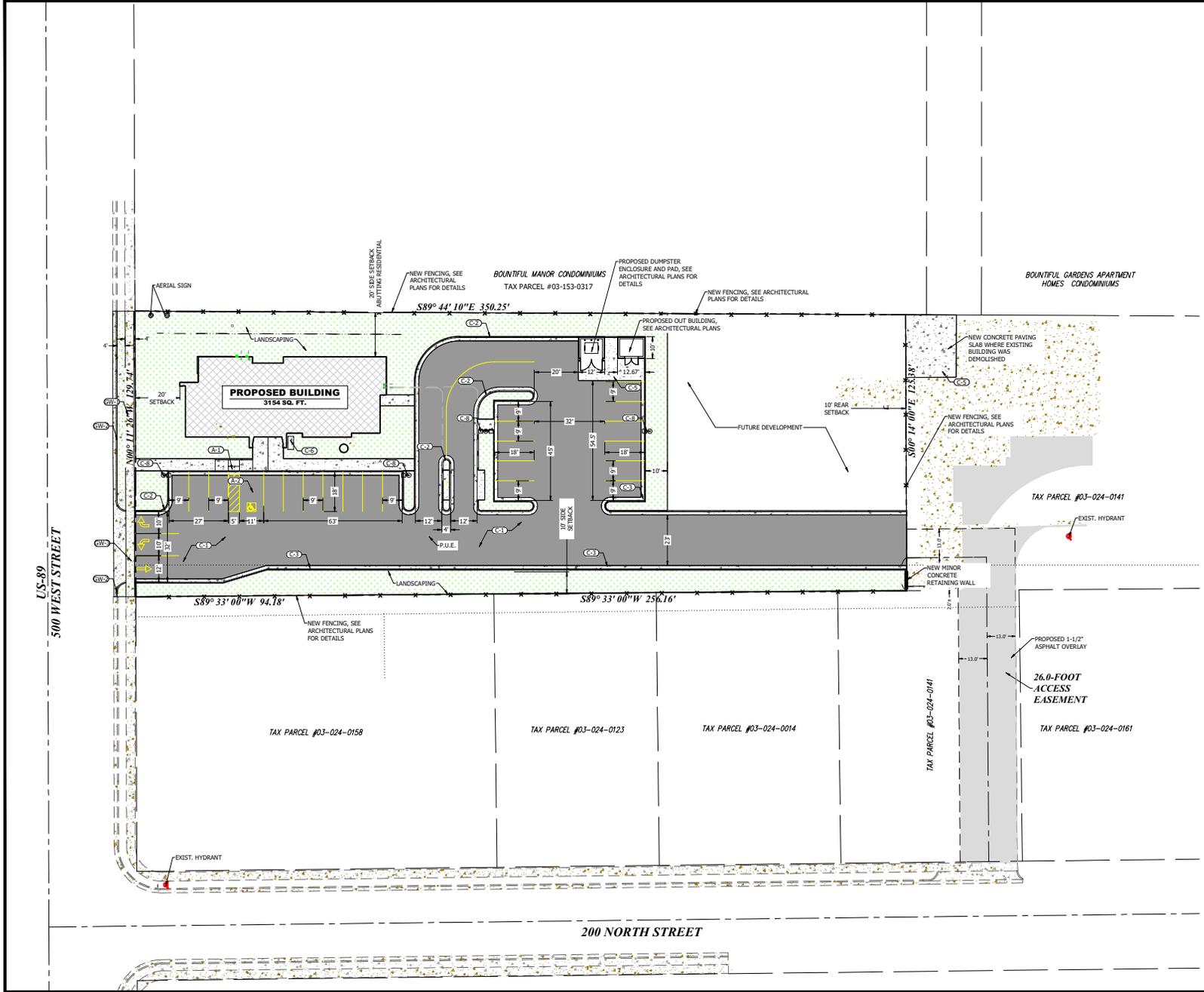
260 NORTH 500 WEST
 TAX MAP ARCEL # 00-02-005
 LOCATED IN THE SW 1/4 OF SECTION 31, T.4. R.3. S.1. & 2. E.M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

| DATE | REVISION | DATE |
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DRAWN: SB
 APPROVED: LKM

PROJECT #: 18-0001
 PLAN SET: 18A1001.dwg

C300
 DEMOLITION PLAN



SYMBOL LEGEND

- (C1) PRIVATE ASPHALT & BASE PER DETAIL, SHEET C90
- (C2) PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C90
- (C3) PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C90
- (C4) PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C90
- (C5) PRIVATE CONCRETE PAVING SLAB PER DETAIL, SHEET C90
- (C6) BIKE RACK, PER DETAIL, SHEET C90
- (C7) LIGHT POLE, SEE ELECTRICAL PLANS
- (A1) ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL, SEE LANDSCAPING PLAN
- (A2) ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL, SEE LANDSCAPING PLAN
- (C8) CONCRETE SIDEWALK REPLACEMENT PER UDOT STANDARD DRAWING GW-3A, SECTION A-A, SHEET C910
- (C9) CONCRETE CURB AND GUTTER REPLACEMENT PER UDOT STANDARD DRAWING GW-2A, TYPE B1, SHEET C910
- (C10) CONCRETE DRIVE APPROACH PER UDOT STANDARD DRAWING GW-21, SHEET C910

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

CURRENT DEVELOPMENT AREA TABULATION

| | SQ. FT. | Acres | % |
|--------------|---------|-------|---------|
| BUILDING | 3,154 | 0.07 | 10.17% |
| IMPROVEMENTS | 10,200 | 0.23 | 32.44% |
| LANDSCAPE | 11,592 | 0.27 | 37.39% |
| TOTAL | 31,005 | 0.71 | 100.00% |

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
 MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
 MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
 A CLEAR 60" TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
 MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
 MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
 MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com

Entellus



Client: Deeser First Credit Union
 Contact: Spencer Park
 Phone #: 801-456-7161
 Address: 3999 W. Parkway Blvd
 West Valley City, UT 84220
 Email: spencer.park@dfcu.com

BOUNTIFUL DESERET FIRST CREDIT UNION

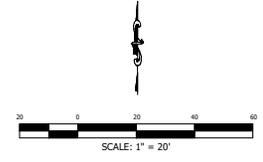
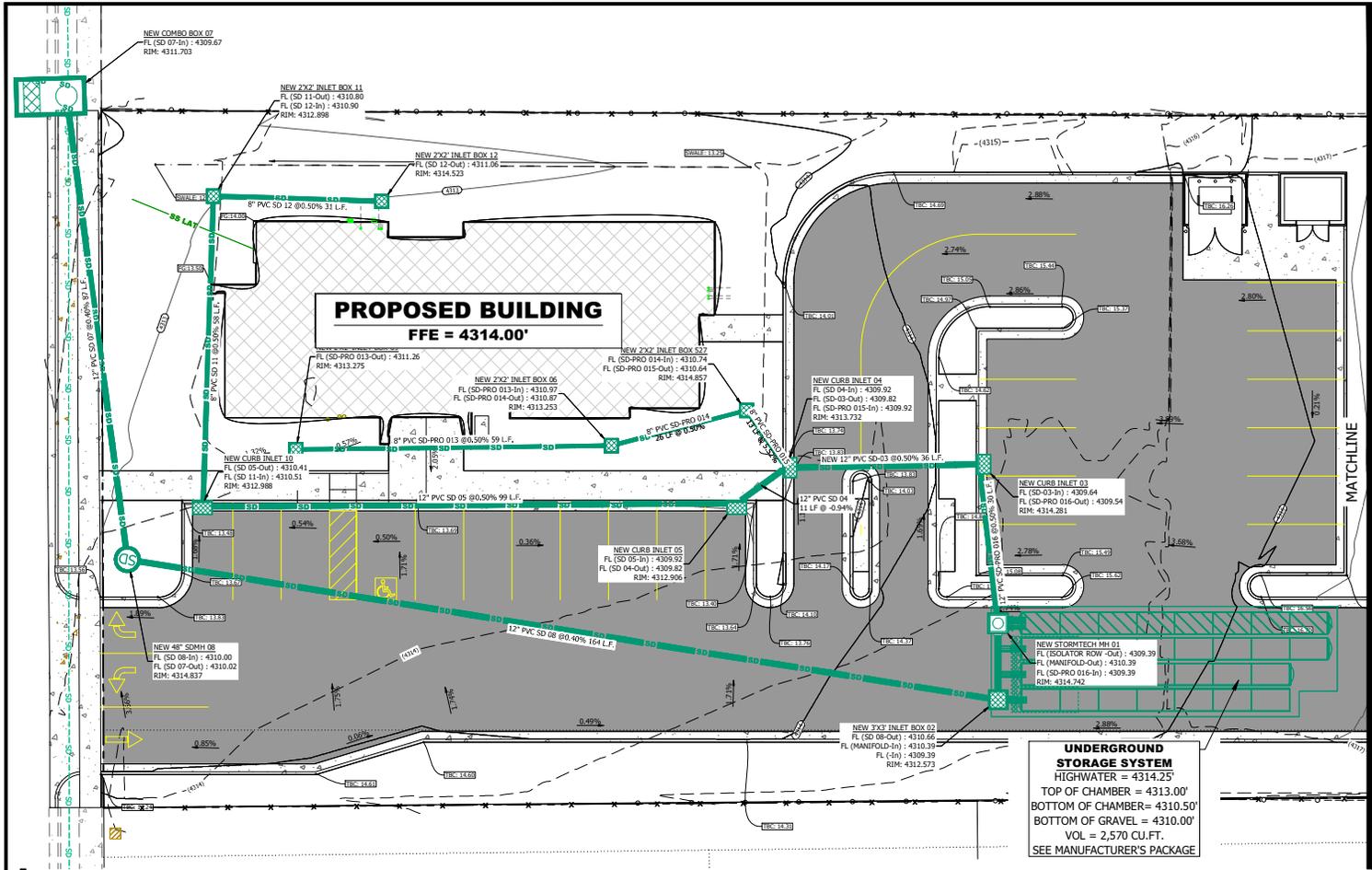
2600 NORTH 500 WEST
 TAX PARCEL #03-024-0165
 LOCATED IN THE SW 1/4 OF SECTION 31, T.4. N., R.3. E., S.1 & 2 R.A.M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINATOR APPROVAL DATE:

| DATE | COMMENTS | REVISION | DATE |
|------|----------|----------|------|
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APPROVED: **LKM**
 PROJECT: **1841001**
 PLAN SET: **1841001.dwg**

C400
 SITE PLAN



DRAINAGE CALCULATIONS 12-24-20

| Area Analysis | | | |
|---------------------------------|---------------|-------------|-------------|
| Area | sq. ft. | Acres | C |
| Building | 3,154 | 0.07 | 0.85 |
| Improvements | 16,260 | 0.37 | 0.90 |
| Landscape | 11,592 | 0.27 | 0.15 |
| Future Development-Improvements | 2,880 | 0.07 | 0.90 |
| Future Development-Landscape | 10,795 | 0.25 | 0.15 |
| Total | 44,680 | 1.03 | 0.52 |

100 Year Detention Analysis

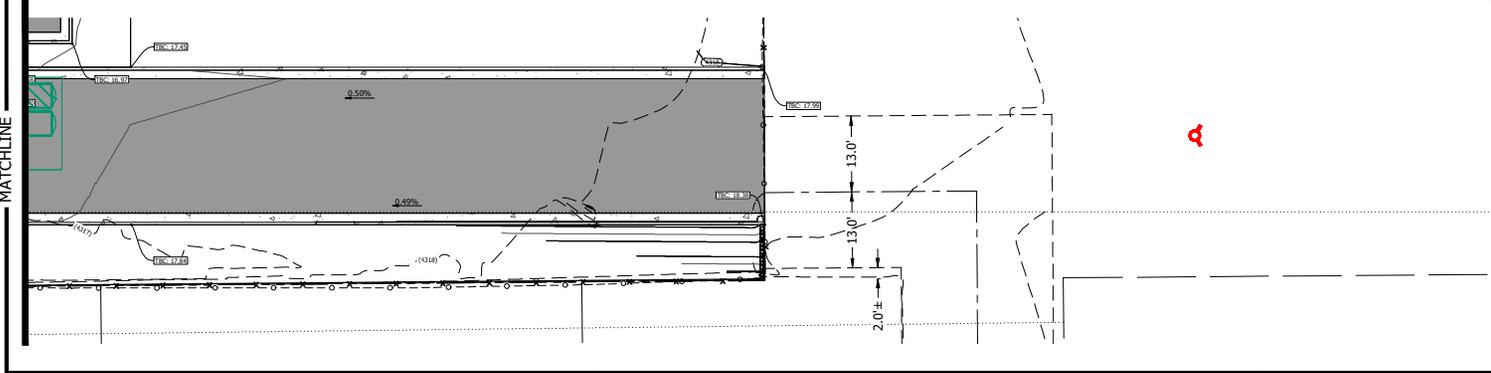
NOAA Precipitation Frequency Data Server
 Latitude: 40.8920° Longitude: -111.8919°

| Time (min.) | 1 | Runoff R3 | Allowable Runoff R3 | Infiltration R3 | Storage R3 |
|---------------------------|-------|-----------|---------------------|-----------------|--------------|
| 5 | 6,700 | 1,074 | 62 | 6 | 1,006 |
| 10 | 5,100 | 1,634 | 123 | 13 | 1,499 |
| 15 | 4,220 | 2,038 | 185 | 19 | 1,825 |
| 30 | 2,840 | 2,730 | 369 | 38 | 2,323 |
| 60 | 1,760 | 3,384 | 739 | 75 | 2,570 |
| 120 | 0,967 | 3,834 | 1,477 | 150 | 2,207 |
| 180 | 0,688 | 3,968 | 2,216 | 225 | 1,528 |
| 360 | 0,372 | 4,291 | 4,431 | 450 | 0 |
| 720 | 0,222 | 5,122 | 6,862 | 900 | 0 |
| 1440 | 0,128 | 5,907 | 17,724 | 1,800 | 0 |
| Required Detention | | | | | 2,570 |

Orifice Sizing

| | | |
|---------------------|----------|-----|
| Highwater Elevation | 4,312.50 | ft |
| Orifice Elevation | 4,310.61 | ft |
| Flow | 0.21 | cfs |
| Orifice Size | 2.34 | in. |

UNDERGROUND STORAGE SYSTEM
 HIGHWATER = 4314.25'
 TOP OF CHAMBER = 4313.00'
 BOTTOM OF CHAMBER = 4310.50'
 VOL = 2,570 CU.FT.
 SEE MANUFACTURER'S PACKAGE



ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
 MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

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 MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

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LEVEL LANDING / EXTERIOR DOOR LANDING:
 A CLEAR 60" TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
 MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMP:
 MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com



Client: Desert First Credit Union
 Contact: Spencer Park
 Phone #: 801.456.7161
 Address: 3999 W. Parkway Blvd
 West Valley City, UT 84120
 Email: spencer.park@dfcu.com

BOUNTIFUL DESERET FIRST CREDIT UNION

260 NORTH 500 WEST
 TAXP-ARCEL 16-02-005
 LOCATED IN THE SW 1/4 OF SECTION 31, T.4. N., R.3. E., S.1. R. & M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

| DATE | REVISION | DATE | REVISION |
|------|----------|------|----------|
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APPROVED: **LKM**
 PROJECT: **181801**
 PLAN SET: **181801.dwg**

C500
 GRADING PLAN

| △ MARK | REVISION | DATE |
|--------|----------|------|
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SHEET NOTES

1. FINISHED GRADE. SEE CIVIL.
2. STRUCTURAL FOOTINGS AND FOUNDATION WALLS. SEE STRUCTURAL.
3. PREFINISHED ALUMINUM STOREFRONT DOOR SYSTEM. COLOR: CLEAR ANODIZED. SEE SHEET A101 AND A601.
4. PREFINISHED ALUMINUM WINDOW SYSTEM. COLOR: CLEAR ANODIZED. SEE SHEET A101 AND A601.
5. PRE-FINISHED METAL PARAPET CAP. SEE DETAIL XXXXXX.
6. ALUMINUM COMPOSITE MATERIAL (ACM) PARAPET CAP. SEE DETAIL XXXXXX.
7. EXTERIOR WALL LIGHT. SEE ELECTRICAL.
8. CAST NICKEL BRONZE DOWNSPOUT NOZZLE WITH ANCHOR FLANGE. SEE DETAIL C8A201.
9. SIGNAGE (TO BE DETERMINED). PROVIDED AND INSTALLED BY OWNER. CONTRACTOR TO PROVIDE POWER AND BACKING AS REQUIRED.
10. POWER METER. COORDINATE ALL DETAILS WITH UTILITY COMPANY.
11. GAS METER. COORDINATE ALL DETAILS WITH UTILITY COMPANY.

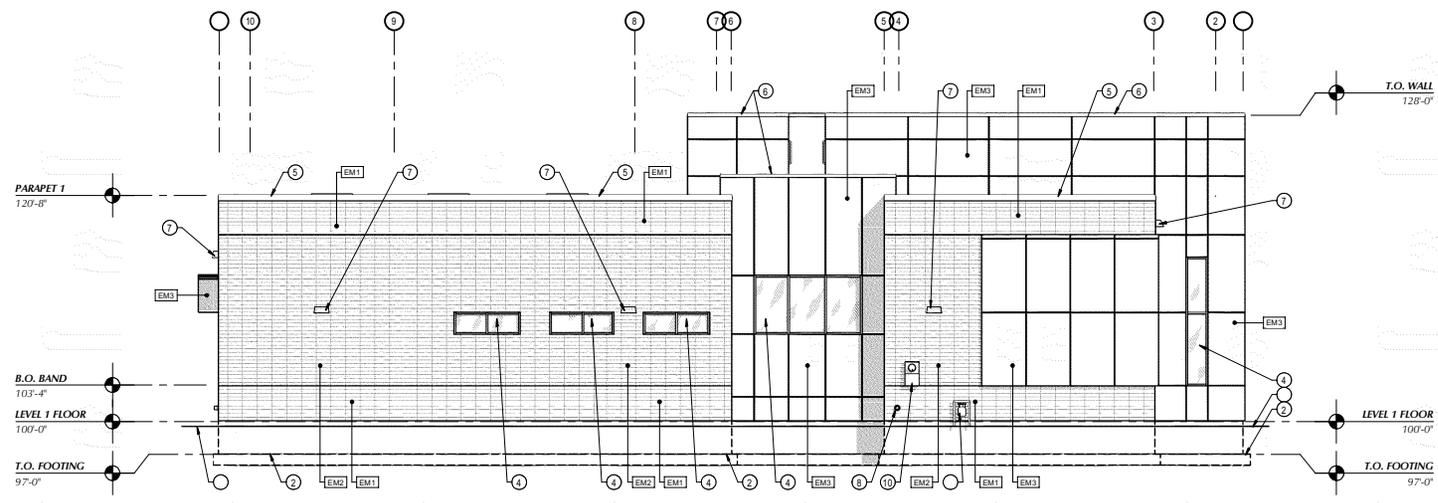
EXTERIOR MATERIAL LEGEND

- EM1** BRICK VENEER SYSTEM - COLOR #1 (LIGHTER) EMPEROR SIZE (4"x16" NOMINAL) - INTERSTATE BRICK COLOR: TUMBLEVEED.
- EM2** BRICK VENEER SYSTEM - COLOR #2 (DARKER) EMPEROR SIZE (4"x16" NOMINAL) - INTERSTATE BRICK COLOR: SMOKEY MOUNTAIN.
- EM3** ALUMINUM COMPOSITE MATERIAL (ACM) SYSTEM - SYSTEM SHALL BE A 4 MM NOMINAL 2" DEEP ROUF AND RETURN SYSTEM WITH DRY JOINTS/ REVEALS. SEE ELEVATIONS FOR LOCATIONS. MANUFACTURER: ALPOLIC, COLOR: MTLIC PEW FEWTER.
- EM4** TILE VENEER SYSTEM - MANUFACTURER: DAL'TILE. LINE: SADDLE BROOK, COLOR: WALNUT CREEK, SIZE: 6" X 36". INSTALL IN RUNNING BOND PATTERN IN THIRDS.

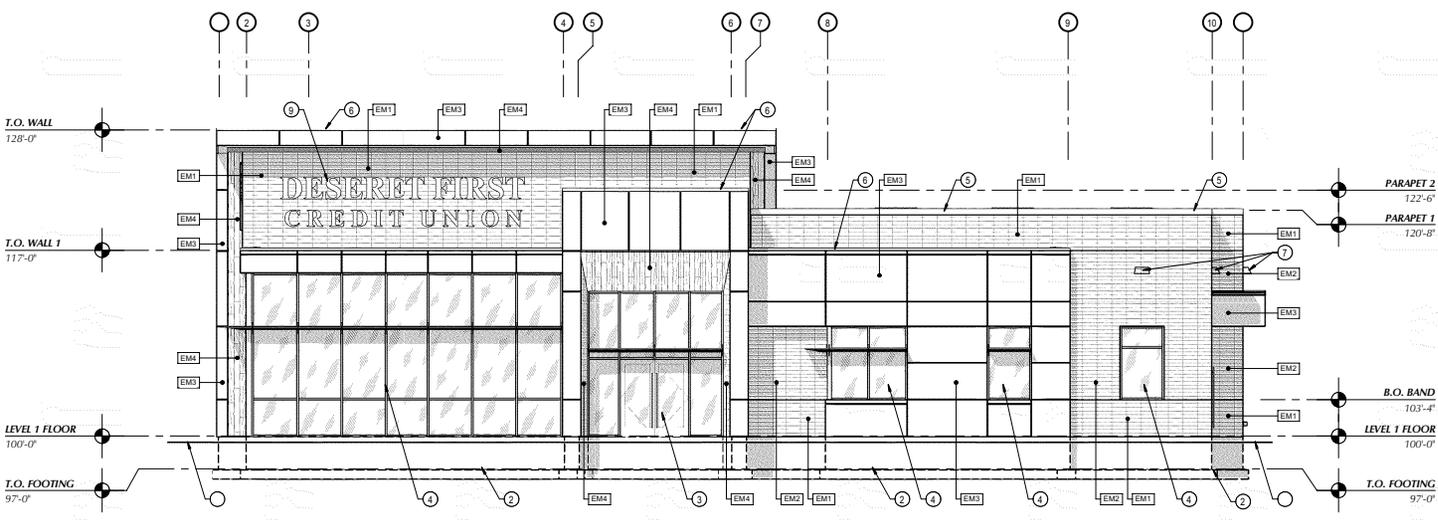
GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
- C. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL BELOW GRADE. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- D. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
- F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
- G. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
- H. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.
- I.

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| <p>333 SOUTH PLEASANT GROVE BLVD. SLOTT #105 PLEASANT GROVE, UTAH 84062 PHONE: 801.769.3000 cm@curtisminer.com</p> | DATE: MARCH 12, 2020 PROJECT #: 20-007 PROJ. MAN.: JSJ CHECKED BY: CMM |
| | PROJECT: DESERET FIRST CREDIT UNION BOUNTIFUL BRANCH 260 N 500 W BOUNTIFUL, UT 84010 |
| SHEET: A201 | |



B2 NORTH ELEVATION
A201 | SCALE: 3/16" = 1'-0"



D2 SOUTH ELEVATION
A201 | SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

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SHEET NOTES

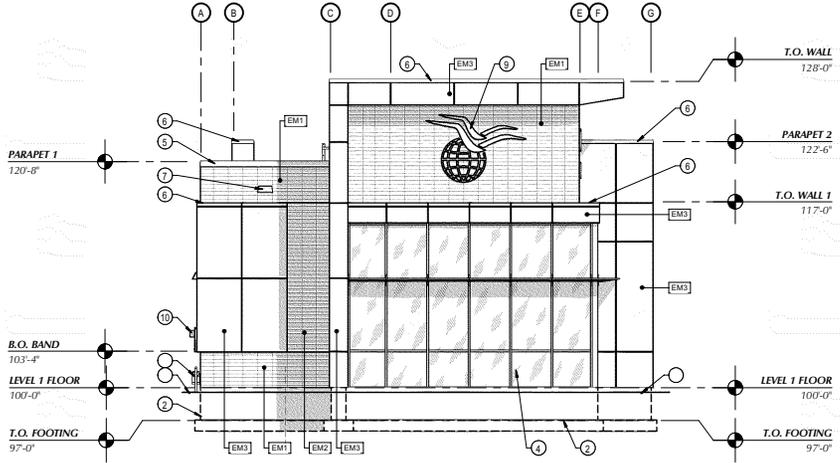
1. FINISHED GRADE. SEE CIVIL.
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3. PREFINISHED ALUMINUM STOREFRONT DOOR SYSTEM. COLOR: CLEAR ANODIZED. SEE SHEET A101 AND A601.
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8. CAST NICKEL BRONZE DOWNSPOUT NOZZLE WITH ANCHOR FLANGE. SEE DETAIL C08A201.
9. SIGNAGE (TO BE DETERMINED). PROVIDED AND INSTALLED BY OWNER. CONTRACTOR TO PROVIDE POWER AND BACKING AS REQUIRED.
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11. GAS METER. COORDINATE ALL DETAILS WITH UTILITY COMPANY.

EXTERIOR MATERIAL LEGEND

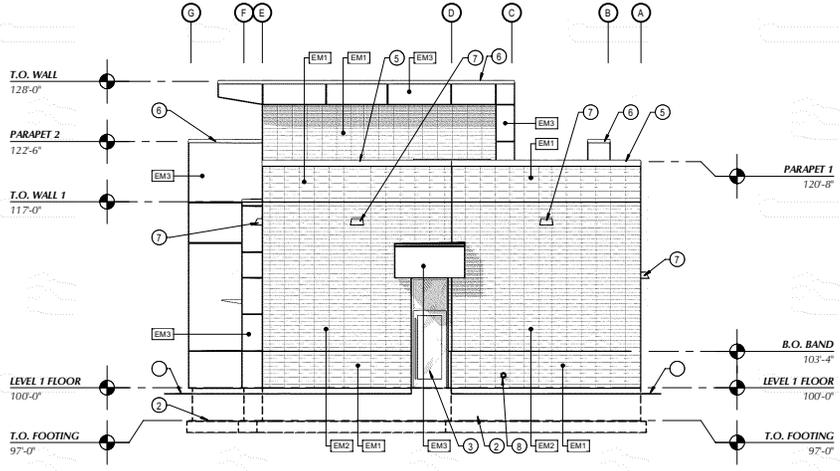
- EM1** BRICK VENEER SYSTEM - COLOR #1 (LIGHTER) EMPEROR SIZE (4"x16" NOMINAL) - INTERSTATE BRICK COLOR: TUMBLEWEED.
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- EM4** TILE VENEER SYSTEM - MANUFACTURER: DAL TILE. LINE: SADDLE BROOK, COLOR: WALNUT CREEK. SIZE: 6" X 36". INSTALL IN RUNNING BOND PATTERN IN THIRDS.

GENERAL NOTES

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- E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
- F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
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- I. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.



B3 WEST ELEVATION
A202 | SCALE: 3/16" = 1'-0"



D3 EAST ELEVATION
A202 | SCALE: 3/16" = 1'-0"

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|---|---|
| <p>333 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: 801.769.3000 email@cmastah.com</p> | <p>DATE: MARCH 12, 2020 PROJECT #: 20-007 PROJ. MAN.: JSJ CHECKED BY: CMJ</p> |
| | <p>PROJECT: DESERT FIRST CREDIT UNION BOUNTIFUL BRANCH 260 N 500 W BOUNTIFUL, UT 84010</p> |
| <p>SHEET DESCRIPTION: EXTERIOR ELEVATIONS</p> | <p>SHEET: A202</p> |

NOT FOR CONSTRUCTION

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|  CURTIS MINER ARCHITECTURE | 233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: 801.769.3000 cma@cmaia.com | DATE: MARCH 12, 2020 PROJECT #: 20-007 PROJ. MAN.: JSJ CHECKED BY: CMM |
| | <small>ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE AND IS THE PROPERTY OF CURTIS MINER ARCHITECTURE, INC.</small> | |
| PROJECT: DESERET FIRST CREDIT UNION BOUNTIFUL BRANCH 260 N 500 W BOUNTIFUL, UT 84010 | | SHEET: A203 |
| SHEET DESCRIPTION: PRESENTATION PERSPECTIVES | | |

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|  | 233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: 801.769.3000 cma@curtismin.com | DATE: MARCH 12, 2020 PROJECT #: 20-007 PROJ. MAN.: JSJ CHECKED BY: CMM |
| | <small> ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CURTIS MINER ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT FOR REPRODUCTION WITHOUT WRITTEN CONSENT FROM CURTIS MINER ARCHITECTURE, LLC. </small> | |
| PROJECT: DESERET FIRST CREDIT UNION BOUNTIFUL BRANCH 260 N 500 W BOUNTIFUL, UT 84010 | | |
| SHEET DESCRIPTION: PRESENTATION PERSPECTIVES | | SHEET: A204 |

NOT FOR CONSTRUCTION

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GENERAL SHEET NOTES

SHEET KEYNOTES

KEY PLAN:

| | |
|--|---|
| | DATE: _____ Issue Date PROJECT # Project Number PROJ. MAN. _____ CHECKED BY: _____ |
| | PHONE: 811-781-0000 www.cmaarch.com |

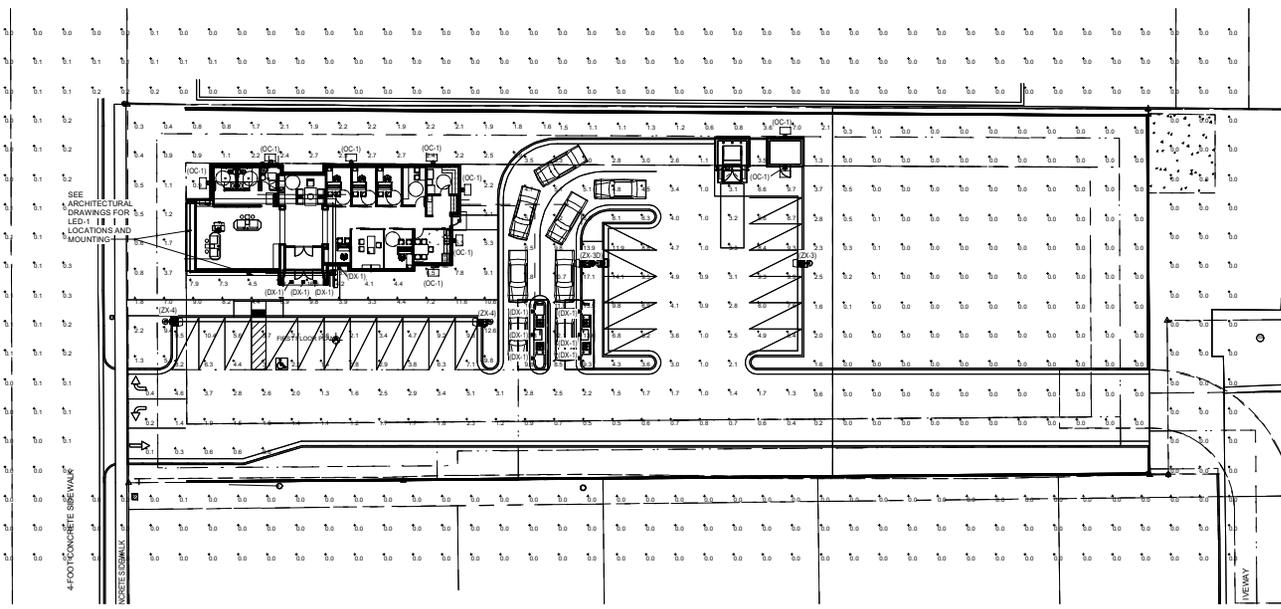
PROJECT: **DFCU BOUNTIFUL BRANCH**
Enter address here

SHEET DESCRIPTION: **SITE PHOTOMETRY PLAN** SHEET: **ES102**

| REV | DATE | BY | APP | DESCRIPTION | DATE |
|-----|------------|-----|-----|------------------|------------|
| 1 | 05/11/2023 | DFC | DFC | FOR CONSTRUCTION | 05/11/2023 |
| 2 | 05/11/2023 | DFC | DFC | FOR CONSTRUCTION | 05/11/2023 |
| 3 | 05/11/2023 | DFC | DFC | FOR CONSTRUCTION | 05/11/2023 |
| 4 | 05/11/2023 | DFC | DFC | FOR CONSTRUCTION | 05/11/2023 |

| REVISION | DATE | BY | APP | DESCRIPTION | DATE |
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| 1 | 05/11/2023 | DFC | DFC | FOR CONSTRUCTION | 05/11/2023 |
| 2 | 05/11/2023 | DFC | DFC | FOR CONSTRUCTION | 05/11/2023 |
| 3 | 05/11/2023 | DFC | DFC | FOR CONSTRUCTION | 05/11/2023 |
| 4 | 05/11/2023 | DFC | DFC | FOR CONSTRUCTION | 05/11/2023 |

2 SITE PHOTOMETRY SCHEDULES
SCALE: 1/8" = 1'-0"



1 DFCU SITE PHOTOMETRY PLAN
SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION

City Council Staff Report

Subject: Davis County Animal Control Contract
Author: Chief Ross/Clint Drake
Department: Police Department
Date: April 14, 2020



Background

In 2016, Bountiful City and Davis County entered into an Interlocal Cooperation Agreement for Animal Services. Attached to this report is Amendment No. 4 to the Interlocal Cooperation Agreement for Animal Services setting the rates for calendar year 2020. The City's obligation for service calls, based on 2019's Usage Rate is \$111,950.74. The City's obligation to the County for wild nuisance animal pickup and/or euthanization calls, based on 2019 Usage Rates is \$7,210.00. The City's obligation to the County for the Capital Projects Fund regarding the shelter, based on 2019 Usage rates is \$5,530.26 for a yearly total of \$124,691.

Analysis

The Interlocal Agreement entered into in May of 2016 outlined a plan to address ongoing operating and capital costs of Animal Control through a 50% City/50% County cost sharing plan after applying Animal Control revenues. Each city's cost share is based on an average of two years of animal control call volume in each city. The agreement also identifies plans for accumulating an Animal Control capital fund of \$562,000 over a five year period. The county and each city will each fund the capital reserve in a 50/50 cost sharing plan in annual assessments of 20% of the amount needed to complete funding of the \$562,000 fund balance within the five year period. This Amendment No. 4 to the Interlocal Agreement is in line with the agreement reached in 2016.

Department Review

This report, along with the attached Amendment No. 4 to the Interlocal Cooperation Agreement, has been reviewed and comes with the concurrence of the Police Chief and City Manager..

Significant Impacts

Costs for Animal Control Services increased \$16,363 from the 2019 assessed rates.

Recommendation

Staff recommends City Council approval of the attached Amendment No. 4 to the Interlocal Cooperation Agreement for Animal Control Services from Davis County with grant of authority for the Mayor, City Recorder and City Attorney to sign on behalf of the City.

Attachments

Bountiful City and Davis County Amendment No. 4 to the Interlocal Cooperation Agreement for 2020.

Resolution 2020-03



Animal Care of Davis County

1422 East 600 North – Fruit Heights, Utah 84037
Telephone: (801) 444-2200 – TDD: (801) 451-3228 – Fax: (801) 444-2212

Date: February 5, 2020
To: Gary Hill, City Manager City of Bountiful
From: Rhett Nicks, Director Animal Care of Davis County
RE: 2019 Animal Care and Control Contracts

Mr. Hill,

Enclosed you will find your city's statistics for 2019, two (2) contracts for 2020, and a self-addressed envelope. If you would like to have an original signed contract returned to your office please see to it that both contracts are signed by your designated party and returned to the shelter. Contracts will be presented to the Davis County Commission during the last regularly scheduled Commission meeting in May 2020. Contracts received after this date will be presented to the Commission at the convenience of the Director.

This past year saw a 12.98% increase in owner surrenders and a 16.77% increase in strays as well as a 2.09% increase in wildlife interaction (6.3% increase in wildlife calls). In addition the field moved to a 7 day a week operation and expanded its operational hours to 07:00 to 20:00 weekdays and 08:30 to 17:00 weekends. For the 5 busiest months, the shelter averaged approximately 20% of its staff out on medical leave or administrative leave. This generated the need to refocus field staff on priority calls. Because of this, there were significant decreases in our ability to provide extra patrols, license follow ups, and middle home quarantine checks. The department intended to refocus on priority calls and seek other means for compliance with licenses and quarantine checks over a 2 year period. The shortage of staff due to illness/injury has accelerated our plans.

2019 Highlights:

- Investigation of a severe injury to a child by two dogs
 - No charges, but this case made national media and consumed a significant amount of the departments' resources for almost 3 months
- Confiscation and subsequent guilty plea for 18 cattle repeatedly at large in a high traffic area
 - This took approximately 3 months and cost between \$6000 and \$9000
- Investigated 50 abandon swine for malnourishment, repeated at large, and causing a vehicular accident (subsequent compliance and the swine removed from the county)
- Bites over all dropped by 5.84%, however bite follow ups and increased investigation to determine if an animal was dangerous, increased by 12.04%
- Two investigations ending in the abatement of 2 dogs due to wellness/cruelty issues
- Answered 2,312 wildlife calls at 1110 address, 48% of calls from addresses with 3 service calls or more, 3 locations with 50+ service calls for wildlife
- Participated in 23 community events from parades to adoption days



Animal Care of Davis County

1422 East 600 North – Fruit Heights, Utah 84037

Telephone: (801) 444-2200 – TDD: (801) 451-3228 – Fax: (801) 444-2212

Animal Care of Davis County's goals for 2020 are,

- Continued improvements in efficiencies with a focus on length of stay
- Increasing the general health of the animal population
- Continue increasing the participation of the community by expanding volunteer and foster programs
- Hold a Davis County specific adoption event
- Continue collaboration and planning efforts with the shelter stake holders and cities to build the shelters awareness and role in the community.

As you are aware this year is the final amendment on our five year contract that sunsets on December 31st, 2020. I look forward to working with the cities as we renegotiate a new contract addressing the shelter's needs, growth and necessary improvements. As Davis County moves into the next decade we are committed to providing professional animal care with unsurpassed service to those whom we serve. We will continue working with our advisory board and look forward to meeting and working with all of the cities throughout the year.

If you have any questions please do not hesitate to contact me.

A handwritten signature in blue ink that reads "Rhett Nicks".

Rhett Nicks
Director, Animal Care of Davis County
rnicks@co.davis.ut.us
801-444-2204



Animal Care of Davis County

1422 East 600 North - Fruit Heights, Utah 84037
 Telephone: (801) 444-2200 - TDD: (801) 451-3228 - Fax: (801) 444-2212

Activity Report for BOUNTIFUL

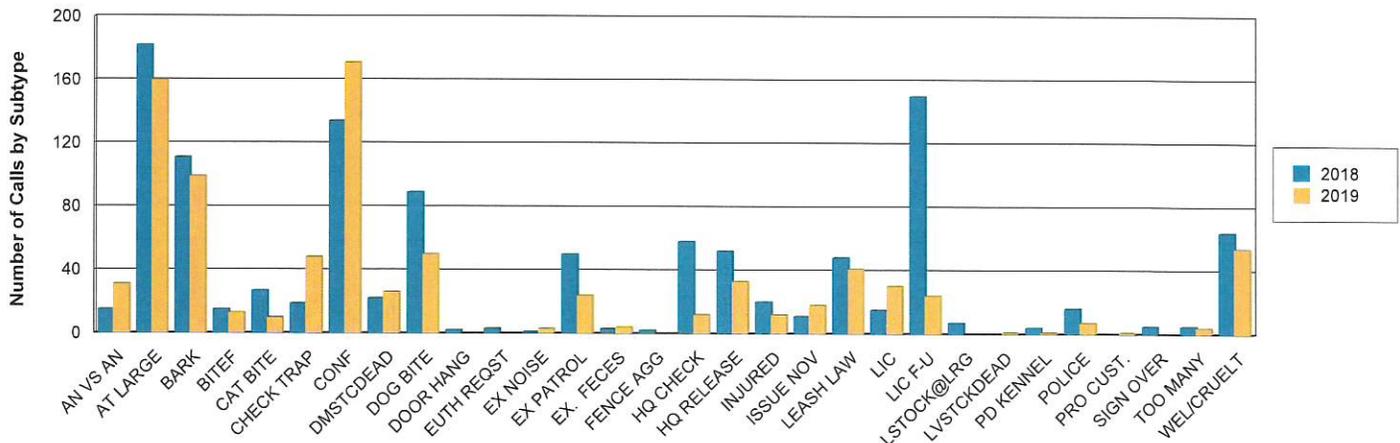
From January 01 to December 31, 2018 compared to 2019

| | 2018 | 2019 |
|--------------|--------------|------------|
| AN VS AN | 15 | 31 |
| AT LARGE | 182 | 160 |
| BARK | 111 | 99 |
| BITEF | 15 | 13 |
| CAT BITE | 27 | 10 |
| CHECK TRAP | 19 | 48 |
| CONF | 134 | 171 |
| DMSTCDEAD | 22 | 26 |
| DOG BITE | 89 | 50 |
| DOOR HANG | 2 | 0 |
| EUTH REQST | 3 | 0 |
| EX NOISE | 1 | 3 |
| EX PATROL | 50 | 24 |
| EX. FECES | 3 | 4 |
| FENCE AGG | 2 | 0 |
| HQ CHECK | 58 | 12 |
| HQ RELEASE | 52 | 33 |
| INJURED | 20 | 12 |
| ISSUE NOV | 11 | 18 |
| LEASH LAW | 48 | 41 |
| LIC | 15 | 30 |
| LIC F-U | 150 | 24 |
| LSTOCK@LRG | 7 | 0 |
| LVSTCKDEAD | 0 | 1 |
| PD KENNEL | 4 | 1 |
| POLICE | 16 | 7 |
| PRO CUST. | 0 | 1 |
| SIGN OVER | 5 | 0 |
| TOO MANY | 5 | 4 |
| WEL/CRUELTY | 64 | 54 |
| Total | 1,130 | 877 |

| | 2018 | 2019 | Total |
|----------|------|------|-------|
| CITATION | 4 | 13 | 17 |
| Total | 4 | 13 | 17 |

Activity Subtype

Year to Year Comparison





Animal Care of Davis County

1422 East 600 North - Fruit Heights, Utah 84037
Telephone: (801) 444-2200 - TDD: (801) 451-3228 - Fax: (801) 444-2212

WILDLIFE LOG FOR BOUNTIFUL

From 01/01/2019 to 12/31/2019

| | |
|------------|-----|
| Total | 280 |
| BAT | 4 |
| BIRD | 9 |
| DEER | 1 |
| DOG | 1 |
| DUCK/GEESE | 1 |
| OTHER | 13 |
| RABBIT | 2 |
| RACCOON | 184 |
| RODENT | 11 |
| SKUNK | 49 |
| SNAKE | 2 |
| SQUIRREL | 3 |

AMENDMENT NO. 4 TO INTERLOCAL COOPERATION AGREEMENT FOR ANIMAL SERVICES

This Amendment No. 4 to Interlocal Cooperation Agreement for Animal Services (this “Amendment No. 4”) is made and entered into as of January 1, 2020, by and between Davis County, a political subdivision of the state of Utah (the “County”), and Bountiful City, a municipal corporation of the state of Utah (the “City”). The County and the City may be collectively referred to as the “Parties” herein.

RECITALS

This Amendment No. 4 is made and entered into by and between the Parties based, in part, upon the following recitals:

- A. In 2016, the Parties entered into an *Interlocal Cooperation Agreement for Animal Services*, which is labeled by the County as Contract No. 2016-229 (the “Agreement”); and
- B. The Parties, through this Amendment No. 4, desire to modify certain terms and/or provisions of the Agreement.

Now, based upon the foregoing, and in consideration of the terms set forth in this Amendment No. 4, the Parties do hereby agree as follows:

- 1. **Exhibit A of the Agreement is replaced in its entirety with the Exhibit A below:**

EXHIBIT A

The City’s 2020 calendar year obligation to the County for service calls, excluding calls for wild nuisance animal pick up and/or euthanization:

| <u>Title/Category</u> | <u>Subtitle/Subcategory</u> | <u>Amount</u> |
|---|-----------------------------|--|
| Budgeted 2020 Expenditures by Davis County for Animal Care and Control: | Personnel: | \$2,207,222.48 |
| | Operating: | \$314,449.00 |
| | Capital Equipment: | \$139,794.00 |
| | Allocations: | + \$134,055.24 |
| | Total Expenditures: | \$2,795,520.72 |
| Projected 2020 Revenues of Davis County Animal Care and Control: | Licenses: | \$220,000.00 |
| | Shelter Fees: | \$180,500.00 |
| | Surgical Fees: | \$48,000.00 |
| | Wildlife Fees: | \$59,173.50 |
| | Donations: | + \$12,500.00 |
| | Total Revenues: | \$520,173.50 |
| Projected 2020 Expenditures Less Projected 2020 Revenues: | | \$2,795,520.72 - \$520,173.50 \$2,275,347.22 |
| Combined Cities’ 50% Obligation: | | \$2,275,347.22 x 50% 1,137,673.61 |
| Average of the City’s Total Billable Calls for 2018 and 2019: | | 1,004.50 |
| Average of Combined Cities’ Total Billable Calls for 2018 and 2019: | | 10,208.00 |
| The City’s 2019 Usage Rate: | | 1,004.50 / 10,208.00 9.84% |
| The City’s 2020 Calendar Year Obligation to the County: | | \$111,950.74 |

The City shall pay the foregoing calendar year obligation to the County on a monthly basis and within thirty calendar days of receipt of a monthly invoice from the County.

The City’s 2020 calendar year obligation to the County for
wild nuisance animal pick up and/or euthanization calls or services:

| Title/Category | Frequency/Amount |
|--|------------------|
| The City’s Wildlife Calls for 2019: | 280 |
| Cost to City for Each Wildlife Call in 2019: | \$25.75 |
| The City’s 2020 Calendar Year Obligation to County for Wildlife Calls: | \$7,210.00 |

The City shall pay its calendar year obligation to the County for wild nuisance animal pick up and/or euthanization calls or services on a monthly basis and within thirty calendar days of receipt of a monthly invoice from the County.

The City’s 2020 calendar year obligation to the County for
the capital projects fund regarding the Shelter:

| Title/Category | Amount |
|--|--------------|
| Total of Capital Projects Fund Regarding the Shelter: | \$562,000.00 |
| Combined Cities’ Portion of the Capital Projects Fund Regarding the Shelter: | \$281,000.00 |
| 2020 Obligation of the Combined Cities: | \$56,200.00 |
| The City’s 2019 Usage Rate: | 9.84% |
| The City’s 2020 Calendar Year Obligation to the County: | \$5,530.26 |

The City shall pay the foregoing calendar year obligation to the County on a monthly basis and within thirty calendar days of receipt of a monthly invoice from the County.

2. **Continuing Effect of the Agreement.** Except to the extent specifically modified by this Amendment No. 4, the terms and conditions of the Agreement shall remain in full force and effect.
3. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, and all such counterparts shall have the same force and effect as original signatures.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment No. 4 to be signed by their duly authorized representatives on the dates indicated below.

| | |
|---|--|
| <p>DAVIS COUNTY</p> <p>By: _____ Chair, Board of Davis County Commissioners Date: _____</p> <p>ATTEST:</p> <p>_____ Davis County Clerk/Auditor Date: _____</p> <p>Reviewed and Approved as to Proper Form and Compliance with Applicable Law:</p> <p>_____ Davis County Attorney's Office Date: _____</p> | <p>BOUNTIFUL CITY</p> <p>By: _____ Mayor Date: _____</p> <p>ATTEST:</p> <p>_____ City Recorder Date: _____</p> <p>Reviewed and Approved as to Proper Form and Compliance with Applicable Law:</p> <p>_____ City Attorney Date: _____</p> |
|---|--|



BOUNTIFUL

BOUNTIFUL CITY, UTAH RESOLUTION NO. 2020-03

MAYOR
Randy C. Lewis

CITY COUNCIL
Millie Segura Bahr
Kate Bradshaw
Kendalyn Harris
Richard Higginson
Chris R. Simonson

CITY MANAGER
Gary R. Hill

A RESOLUTION APPROVING AMENDMENT NUMBER FOUR TO THE 2016 INTERLOCAL COOPERATION AGREEMENT BETWEEN BOUNTIFUL CITY AND DAVIS COUNTY FOR ANIMAL CONTROL SERVICES.

WHEREAS, Utah Code § 11-13-201 et seq. authorizes public agencies and political subdivisions of the State of Utah to enter into mutually advantageous agreements for cooperative projects;

WHEREAS, Bountiful City and Davis County in 2016 entered into a cooperative agreement for Animal Control Services to be provided by Davis County within the limits of Bountiful City;

WHEREAS, the 2016 Agreement provides for an annual review of costs, and this Amendment adjusts the compensation provided for services rendered; and

WHEREAS, this Agreement has been reviewed by the Police Chief, City Manager, and the City Attorney as required by State law.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of Bountiful, Utah, as follows:

Section 1. Amendment to Agreement Approved. The Bountiful City Council hereby accepts and approves the attached Amendment Number Four to Interlocal Cooperation Agreement between Davis County and the City of Bountiful for Animal Control Services.

Section 2. Mayor Authorized to Execute. The Mayor of Bountiful City is authorized to sign and execute the attached Interlocal Cooperation Agreement for and in behalf of the City.

Section 3. Implementation. The City Manager and other City officials are authorized to perform all acts they deem necessary and appropriate to implement the Agreement.

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

APPROVED, PASSED AND ADOPTED BY THE BOUNTIFUL CITY COUNCIL THIS 14TH DAY APRIL, 2020.

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

City Council Staff Report



Subject: Takeover Agreement with Zurich American Insurance Company for the City Hall Remodel Project

Author: Clinton Drake

Dept: Legal

Date: April 14, 2020

Background

In April of 2019 Bountiful City entered into a contract with Ascent Construction, Inc. for the remodel the Bountiful City Hall. The contract required Ascent Construction to retain a surety for payment and performance bonds for the total project amount. For a number of reasons permitted under the contract, Bountiful City has terminated its contract with Ascent Construction and has asked the Surety, Zurich American Insurance Company and Deposit Company of Maryland, to perform under the contract and associated bond documents.

Analysis

Since the termination of Ascent, Staff has reached out to Zurich regarding its intentions for completion of the project. Under the contract documents, the surety may elect to perform in a few different ways. One of these options is the option to “takeover” the project. Zurich indicated it would like to “takeover” the project. In order to do so, the City will need to enter into a takeover agreement with Zurich. The proposed agreement addresses matters such as the scope of work left to be performed, any deficiencies in the completed work to date, obligations and responsibilities of the parties, and a new completion date. A takeover agreement with the Surety is probably the most efficient and cost effective method of completing the City Hall project. At this time, it is unknown what additional costs may be incurred by the City for the completion of the project but Staff is optimistic those costs, if any, will be minimal.

Department Review

This Staff Report was prepared by the City Attorney and reviewed by the City Manager.

Significant Impacts

Entering into an agreement with Zurich will allow the project to move forward as smoothly and efficiently possible with a new completion date.

Recommendation

It is recommended that the City Council approve the Takeover Agreement between Bountiful City and Zurich American Insurance Company for the completion of the City Hall Remodel project.

Attachments

Takeover Agreement