

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, June 25, 2019

6:00 p.m. - Work Session

7:00 p.m. – Regular Session

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at **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.

AGENDA

6:00 p.m. - Work Session

1. Golf course update – Mr. Brock Hill p. 3
2. Victim services/prosecution update – Mr. Clinton Drake

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment - If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Approve minutes of previous meeting held on June 11, 2019 p. 5
4. Council Reports
5. Consider approval of weekly expenditures > \$1,000 paid June 3 & 10, 2019 p. 13
6. Consider authorization of the FY 2019 Landfill Fund to Recycling Fund transfer and any further budget amendments required – Mr. Galen Rasmussen p. 17
 - a. Public Hearing
 - b. Action
7. Consider approval of the bid from All Star Striping for road striping in the amount of \$96,828 – Mr. Charles Benson p. 19
8. Consider approval of the bid from Roadtec to purchase a Goodfellow RX-300 48” cold planer in the amount of \$383,596 – Mr. Charles Benson p. 21
9. Consider approval of payment to Prime Machine Inc. in the amount of \$33,113 for the emergency repair of the Echo Hydroelectric project turbine – Mr. Allen Johnson p. 23
10. Consider approval of the not-to-exceed amount of \$350,000 for ECI Engineering services needed to upgrade the Northwest Substation– Mr. Allen Johnson p. 25
11. Consider approval of the not-to-exceed cost of \$35,000 for ECI engineering services for the Feeder 575 rebuild along 3100 South from Orchard Drive to 400 East – Mr. Allen Johnson p. 27
12. Consider approval of the appointment of Sharon Spratley to the Planning Commission and Dave Badham to the Administrative Committee – Mr. Clinton Drake p. 29
13. Consider approval of Amendment No. 2 to the Court Lease Agreement for Second District Court – Mr. Clinton Drake p. 31
14. Consider approval of the Guaranteed Maximum Price of \$7,184,110 from Ascent Construction for the City Hall Remodel Project – Mr. Lloyd Cheney p. 35
15. Adjourn


City Recorder

City Council Staff Report



Subject: Golf Course Update

Author: Brock Hill

Department: Golf Course

Date: 25 June 2019

Background

Bountiful Ridge Golf Course has been listed and ranked as one of the best courses in Davis County and Northern Utah. The staff at Bountiful Ridge is dedicated to the long time established values of personalized customer service, sustainable and consistent maintenance practices, and well trained and engaged employees.

In August 2018, we suffered a setback when the greens were sprayed with a chemical intended to regulate plant growth. Within a couple days of the application it was apparent that the chemical was miss-applied and damage to 16 of the 19 greens was the result.

Analysis

Immediate action was taken to remedy the situation. Greens were heavily irrigated to help flush the chemical down through the root profile, greens were reseeded after 10 days of letting the chemical dissipate, and collars and other affected areas were removed and resodded. Also, new chemical mixing and spraying procedures have been put in place to act as checks and balances to prevent any further misapplications. In addition, the green fee rate was reduced to \$35.00 starting in September. Regular informative updates were sent out to the men's and women's association, to keep them apprised of the progress being made, and marketing efforts were put in place to retain scheduled tournaments and encourage regular daily play to continue. We went into the winter with 75% of the greens in good shape and the expectation that spring would bring new turf growth on the greens and healthy consistent collars.

Spring 2019 has been a wet one. Fortunately this has helped the conditions of the course to improve at a more rapid pace than anticipated. Normal maintenance operations, including mowing, fertilizing, and yes even chemical applications have continued and the staff is working hard to bring the course back to its full playable condition Bountiful Ridge is known for. Currently, the greens are 98% healed with 100% of the collars grown-in and playing consistently. Also, we have started our bunker renovation project. Bunkers on holes 10, 11, 12, and 9 have been completed. A total of 7 bunkers have had the sand removed, drainage added, edges recut and resodded, and new sand placed. The results have been well received by patrons and resulted in better more consistent bunker play. Lastly, we are back to our full green fee rate of \$46.00 for 18 holes. This includes a cart.

Department Review

The review was completed by the Parks and Golf Departments

Recommendation

For information only

Attachments

None

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

Minutes of the
BOUNTIFUL CITY COUNCIL

June 11, 2019 – 6:00 p.m.

Present: Mayor Randy Lewis
Councilmembers Kate Bradshaw, Kendalyn Harris, Richard Higginson,
John Marc Knight, Chris Simonsen
City Manager Gary Hill
Assistant City Manager Galen Rasmussen
City Attorney Clinton Drake
City Engineer Lloyd Cheney
Police Chief Tom Ross
Finance Director Tyson Beck
BCL&P Accountant Jay Christensen
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.

23
24
25
26
27

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

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

28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

CITY HALL REMODEL UPDATE – MR. LLOYD CHENEY

Mr. Cheney, City Engineer, presented the latest cost estimates for the City Hall remodel project to the Council. Despite having received two previous estimates during the design phase of the project that coincided with one with the other, bids have now been received for the construction that are coming in over the estimates. This cost increase is due to a mix of recent political activity, an increase in the cost of steel, scarcity of labor and various other factors. This leaves a deficit of \$623,301. Mr. Cheney said he has worked with the contractor and the architect to develop a list of items that could be value engineered in order to decrease that deficit. Some items include reduced landscaping, modified wall and ceiling finishes, modified HVAC system, modified security/data system, modified plumbing system, and substituted light fixtures. The total value of doing those modifications would be \$261,376. This still leaves a deficit of \$361,925. The City has the funds to cover the deficit if needed and approved.

The Council was asked to give direction about what they wished to do moving forward with this project. The overall consensus among the Councilmembers was to continue with the project as originally designed. They want to have City Hall be a functional and beautiful building for years to come, and do not want to cut corners in a way that will deter from the functionality or esthetic. Being that the design has been tasteful and not extravagant from the beginning, they felt it should be kept the same.

The work session of the City Council was adjourned at 6:52 p.m.

1
2
3 **Regular Meeting – 7:00 p.m.**
4 **South Davis Metro Fire Station Conference Room**

5 Mayor Lewis called the meeting to order at 7:00 p.m. and welcomed those in attendance. Mr.
6 Ron Mortensen led the Pledge of Allegiance and Mr. Mike Mayfield, First Counselor in the Bountiful
7 Central Stake Presidency, offered a prayer.
8

9 **PUBLIC COMMENT**

10 The public comment section was opened at 7:01 pm.
11

12 Jane Joy (The Joy Foundation) stood and thanked the Council for all of their support over the
13 years. They had another successful Chalk Art Festival last month and she is grateful for how the City
14 keeps Main Street looking so beautiful, and for the wonderful community we have here.

15 Tim Gregory (1131 E 300 N) stood to state his issue with the holes left in the road after recent
16 construction projects near his home. There are many large trenches that have sunken down since
17 being filled and are now a safety hazard. He wonders what the protocol is for the City to inspect the
18 construction work that is done and to have the contractor come back to fix their work. He would like
19 to see some action taken to fix the problem.

20 Mr. Lloyd Cheney, City Engineer, presented information regarding this problem, stating that
21 he had just recently sent a letter to the contractor responsible for the poorly filled holes, formally
22 notifying them of the condition and that they must fix the problem without additional cost to the City.
23 Mr. Cheney expects to hear back from them by the end of the week.
24

25 The public comment section was closed at 7:07 pm.
26

27 **APPROVE MINUTES OF PREVIOUS MEETING HELD MAY 28, 2019**

28 Councilwoman Harris made a motion to approve the minutes as printed and Councilman
29 Higginson seconded the motion. The motion passed with councilmembers Bradshaw, Harris,
30 Higginson, Knight and Simonsen voting “aye”.
31

32 **COUNCIL REPORTS**

33 Councilman Higginson did not have a report.

34 Councilman Knight did not have a report.

35 Councilwoman Bradshaw reported that the new Bountiful Dog Park will have its grand
36 opening on Tuesday, June 25 at 5:00 p.m.

37 Councilman Simonsen reported that this weekend is the Coats for Kids Car Show. He invited
38 everyone to come and participate. It is held downtown on Friday and Saturday and all money raised
39 goes to help give coats to kids. He thanked the City for their coordinated efforts to help make this
40 service project possible each year.

41 Councilwoman Harris did not have a report.

42 **BCYC REPORT**

43 Councilwoman Harris presented that the BCYC is going strong with its new leadership in
44 place and they have a lot of service projects lined up including volunteering at the Coats for Kids Car
45 Show.
46

1 **CONSIDER APPROVAL OF:**

2 a. **Weekly Expenditures >\$1,000 paid May 20 & 27, 2019**

3 b. **April 2019 Financial Report**

4 Councilman Higginson made a motion to approve the weekly expenditures and the April
5 financial report and Councilwoman Bradshaw seconded the motion. The motion passed with
6 councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

7
8 **GFOA AWARDS FOR BUDGET AND CAFR TO BOUNTIFUL CITY – MR. GALEN**
9 **RASMUSSEN**

10 Mr. Rasmussen presented to the Council that the City has received two financial awards
11 again this year. The Government Finance Officers Association (GFOA) awarded the City a
12 Certificate of Achievement for Excellence in Financial Reporting for the FY2018 Comprehensive
13 Annual Financial Report (CAFR) and a Distinguished Budget Award for the FY2018-2019 Operating
14 and Capital Budget. The GFOA mentioned special recognition to the efforts of Tyson Beck, Finance
15 Director, and David Burgoyne, Assistant Finance Director for preparation of the CAFR and Gary
16 Hill, City Manager, and Galen Rasmussen, Assistant City Manager, for preparation of the Budget
17 document. These are very prestigious awards given to government organizations that have excelled in
18 the areas of financial transparency and communication, among other things. Bountiful City is proud
19 to have received the Certificate of Achievement consecutively since 1981 and the Distinguished
20 Budget Award consecutively since 2016.

21
22 **CONSIDERATION OF FY 2019 AMENDED BUDGET AND FY 2020 BUDGET – MR.**
23 **GALEN RASMUSSEN**

24 Mr. Rasmussen presented the FY2020 tentative budget to the Council. He summarized the
25 budget process which began in January with preliminary projections and will be finalized in August.
26 Key points of interest for the FY2020 budget include a possible property tax increase, a 2% Cost of
27 Living Adjustment for City employees, and a medical insurance renewal rate of 4% for City
28 employees. He detailed the revenues and expenditures for each City department, explaining that
29 revenues and expenditures are balanced as required by law.

30 At the special request of the Council, he went over the Recreation, Arts and Parks (RAP) tax
31 allotments granted for the FY2020 budget to each of the five applicants. He showed a chart that
32 displayed how much money the applicants requested and how much was then granted. He explained
33 that the subcommittee appointed to allocate the RAP tax grants this year decided to not allocate the
34 entire 11% available.

35 Councilwoman Harris asked the Council to consider allocating the entire amount available in
36 order to fund and help more projects that do good things in our community.

37 Councilwoman Harris made a motion to fully fund all of the applicants and to have any deficit
38 in available funds be taken from the BDAC’s request. There was no second on the motion, but further
39 discussion was warranted, so Councilwoman Harris withdrew the motion in order to discuss it with
40 the Council.

41 The Council discussed why the subcommittee decided not to allocate all of the money this
42 year and what happens to the balance left in the fund if not allocated. They heard from
43 Councilwoman Bradshaw who chaired the subcommittee responsible for making the decision and
44 from Mr. Rasmussen who also sat on the committee.

45 Councilman Knight made a motion to leave the RAP tax allocations as the subcommittee
46 decided them to be and Councilman Simonsen seconded the motion.

1 The Council discussed the matter further, with Councilwoman Harris asking for support from
2 the Council to grant the entire available funds to the organizations who applied for it this year, and
3 the Mayor voicing his support that we should not save it for later use.

4 The Mayor then called for a vote on the motion. The motion passed with Councilmembers
5 Bradshaw, Higginson, Knight and Simonsen voting “aye” and Councilmember Harris voting, “nay”.

6
7 **a. Public Hearing on the Transfer of Funds from Light & Power Fund to General Fund**

8 Mr. Rasmussen explained that the City is required by law to discuss transfers and also
9 Administrative Service Reimbursements. The transfer of money from the Power Fund to the
10 General Fund has been noticed in the May utility bills and also on the City website and the
11 Public Notice website. A transfer of 10% of metered sales from the Light & Power Fund
12 equates to \$2.49M going into the General Fund for use on services provided to the City such
13 as Police, Fire, and street maintenance and snowplowing. Using this money for essential
14 services keeps Bountiful property tax rates to about half of what they would otherwise be.

15 The Administrative Service Reimbursement collects money from the Enterprise
16 Funds (Recycling, Storm Water, Water, Power, Golf, Landfill, Sanitation, Cemetery, and
17 RDA) to pay for services the City provides to them, including payroll and employee benefits,
18 accounting, budgeting, IT, legal and insurance work, engineering and planning, building
19 maintenance, utility billing and customer service. For FY2020 the total amount will be
20 \$1.42M.

21 The Mayor thanked Mr. Rasmussen for his presentation and opened the public hearing
22 at 7:51 p.m.

23 Frank Long (572 W 2900 S) stood and stated that he is concerned that the yearly
24 transfer from the Power Fund to the General Fund was not practicing good budgeting
25 principles and wasn't a transparent thing for the City to do. He is also concerned that we are
26 building our yearly budget to be underfunded and then relying on the transfer to get us
27 through the year. Mr. Rasmussen addressed the issue of transparency noting that the
28 Administrative Reimbursement is shown in the budget, as part of the public hearing and is
29 based on an annual study.

30 Michelle Wise (2812 S Southview Cir) stood and asked about how people with solar
31 panels on their homes are contributing to the transfer that is paying for services like police
32 and streets, etc. Do they end up contributing less than someone who uses more power and
33 thus pays the power company more? Mr. Hill addressed the question and noted that the rate
34 structure was designed to address the concerns noted by Ms. Wise.

35 The Mayor closed the public hearing at 8:04 p.m.

36
37 **b. Public Hearing on the Transfer of funds from the Landfill Fund to the Recycling**
38 **Fund**

39 Mr. Rasmussen explained that the transfer of funds from the Landfill Fund to the
40 Recycling Fund will be used to subsidize recycling operations costs and avoid fee increases to
41 residents while the recycling industry stabilizes after difficult global conditions have affected
42 it. Keeping recycling costs low will help lengthen the life of Bountiful City's landfill as more
43 recyclable materials are kept out of it, so the City feels it is in the City's best interest to
44 subsidize recycling costs until the market recovers. A total of \$240,485 will be transferred in
45 FY2020.

1 Mr. Gary Hill, City Manager, explained more about the global recycling market and
2 why it has recently driven costs up, but it is hopeful that it will recover in the next few years.
3 We are lucky that we have a healthy balance in our Landfill Fund so that we can afford to
4 subsidize in this way.

5
6 The Mayor opened the public hearing at 8:11 p.m.

7 Ron Mortensen (Bountiful) said he thought it would be very helpful to have the City
8 put out a fact sheet about what effect this transfer has on the Landfill Fund and if this transfer
9 will eventually affect landfill fees. He also wished to know the effectiveness of the current
10 recycling program. What percentage of material put in our bins actually gets recycled and
11 how much gets put into another landfill? He asked how long the City anticipated needing to
12 make this transfer until the market recovers – if it would be two years or five year or longer.

13 The Mayor closed the public hearing at 8:16 p.m.

14
15 **c. Public Hearing on FY 2019 Amended Budget and FY 2020 Tentative Budget**

16 Mr. Rasmussen went over the amendments that are needed for the current year budget
17 before it is closed. He also explained that the FY2020 budget will be for \$74,508,847 in net
18 revenues and expenses including the transfers approved tonight.

19
20 The Mayor opened the public hearing at 8:20 p.m.

21 Ron Mortensen (Bountiful) asked about the Council possibly raising the property tax
22 rate for next year's budget. He does not feel they should do so.

23 Mr. Gary Hill took the time to explain that the Council wishes to examine the property
24 tax rate every year as a rule, which by law requires that they hold a Truth-in-Taxation hearing
25 about a possible increase. It does not mean they wish to raise rates, but that they wish to have
26 a hearing in order to have a transparent discussion about it.

27 The Mayor closed the public hearing at 8:24 p.m.

28
29 **d. Set the date and time for a Truth in Taxation Public Hearing as Tuesday, August 13,**
30 **2019 at the regular City Council meeting at 7:00 p.m.**

31 Mr. Rasmussen explained the role that property taxes play in Bountiful including
32 helping to fund our police, fire, street and parks. It does not grow naturally with the
33 economy, so it is important for the Council to reevaluate it periodically to make sure it
34 maintains its buying power. The Council has expressed its wish to review the tax rate
35 annually with a Truth-in--Taxation hearing.

36 The Council discussed whether or not they should hold a Truth-in-Taxation hearing
37 this year. It seems to be causing confusion and alarm among the residents, and they do not
38 want people to think they are raising taxes when they are not. However, they also hope
39 that if they hold the hearing every year, the residents will come to expect it and it will lose
40 its negative stigma.

41 After discussion it was realized that the proposed date for the hearing, August 13,
42 2019, conflicts with the primary election for the City. Mr. Rasmussen stated he will have
43 to talk to the County and bring this back to the Council once he gets another date
44 approved.

45 Councilman Knight made a motion to cancel the Truth-in-Taxation hearing for
46 FY2020 and Councilman Higginson seconded the motion contingent on holding a

1 specially noticed discussion about property taxes instead. The motion was amended by
2 Councilman Knight. The motion passed with Councilmembers Bradshaw, Harris,
3 Higginson, Knight and Simonsen voting “aye”.

4
5 **e. Consideration of Ordinance 2019-03, adopting budgets, approving fees and related**
6 **policies, and adopting compensation schedules**

7 Councilman Higginson made a motion to approve the amendments to the FY2019 budget as
8 presented, to approve the FY2020 budget as presented, to cancel the Truth-in-Taxation hearing, and
9 to adopt the Ordinance 2019-03 and Councilwoman Bradshaw seconded the motion. After advice
10 from Staff Councilman Higginson amended the motion to delete the word “tentative” from the
11 Ordinance, to include the budget adjustment for the City Hall project that was discussed in the work
12 session totaling \$624,000, and to include the Certified Tax Rate of 0.000814 and Councilwoman
13 Bradshaw again seconded the motion. The motion passed with councilmembers Bradshaw, Harris,
14 Higginson, Knight and Simonsen voting “aye”.

15
16 **CONSIDER APPROVAL OF THE FINAL ACCEPTANCE OF THE EAST ORCHARD**
17 **SUBDIVISION AND RELEASE THE DEVELOPER OF ANY FURTHER OBLIGATION –**
18 **MR. LLOYD CHENEY**

19 Mr. Cheney presented the East Orchard subdivision for final acceptance. The City has
20 inspected the subdivision and finds the improvements acceptable and with the vote of the Council
21 will assume responsibility for all future improvements and release the developer from any
22 obligations.

23 Councilman Higginson made a motion to approve final acceptance of the subdivision and
24 Councilman Simonsen seconded the motion. The motion passed with councilmembers Bradshaw,
25 Harris, Higginson, Knight and Simonsen voting “aye”.

26
27 **CONSIDER APPROVAL OF THE FINAL SITE PLAN FOR A BUILDING**
28 **CONSTRUCTION MATERIAL/OFFICE WITHOUT OUTSIDE STORAGE FOR JIM**
29 **MILLER PLUMBING AND HEATING LOCATED AT 220 W CENTER STREET – MR.**
30 **CLINTON DRAKE**

31 Mr. Drake presented the final site plan for the Miller Plumbing project. The plan has not
32 changed since the Council approved the preliminary plan a few weeks ago, so the Planning
33 Commission recommends final site plan approval with all redline corrections.

34 Councilwoman Harris made a motion to approve final site plan and Councilman Higginson
35 seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson, Knight
36 and Simonsen voting “aye”.

37
38 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL SITE PLAN REVIEW**
39 **APPROVAL FOR THE BOUNTIFUL FAMILY SEARCH CENTER LOCATED AT 1579 N.**
40 **MAIN STREET – MR. CLINTON DRAKE**

41 Mr. Drake presented the Council with the site plan for a 10,000 square foot Family Search
42 building that will house classrooms, conference rooms, and consultation study areas. It will be a
43 resource for individuals, families and groups who are doing research on family history. It meets all
44 setback and parking requirements. It is exciting to have this beautiful building serving the residents of
45 Bountiful for years to come.

1 Councilman Higginson made a motion to approve the preliminary and final site plan review
2 and Councilwoman Harris seconded the motion. The motion passed with councilmembers Bradshaw,
3 Harris, Higginson, Knight and Simonsen voting “aye”.

4
5 **CONSIDER APPROVAL OF THE SOUTH BRANCH OF THE DAVIS COUNTY LIBRARY**
6 **AS BOUNTIFUL CITY’S POLLING LOCATION AND OTHER LOCATIONS IN DAVIS**
7 **COUNTY AS VOTE CENTERS FOR THE 2019 MUNICIPAL ELECTION(S) – MR. GARY**
8 **HILL**

9 Mr. Hill presented for adoption the polling location to the Council as is required every
10 election year. The South Branch of the Davis Library is the proposed polling location in Bountiful
11 this year, with the rest of the voting taking place through the mail. Bountiful residents would also be
12 authorized to vote at any polling location in Davis County.

13 Councilman Higginson made a motion to approve City polling locations and vote centers as
14 presented and Councilwoman Harris seconded the motion. The motion passed with councilmembers
15 Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

16
17 **ADJOURN TO AN RDA MEETING WITH A SEPARATE AGENDA**

18 Councilman Higginson made a motion to adjourn the regular City Council meeting to an
19 RDA meeting with a separate agenda and Councilwoman Bradshaw seconded the motion. The
20 motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting
21 “aye”.

22
23
24 The regular session of City Council was adjourned at 8:58 pm.

Mayor Randy Lewis

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
June 3 & 10, 2019

Author: Tyson Beck, Finance Director

Department: Finance

Date: June 25, 2019



Background

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

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

Analysis

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

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000 paid June 3 & 10, 2019.

Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid June 3, 2019

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
10884	A KLEAN SOLUTION	Bldg & Grnd Suppl & Maint	104510 426000	3,200.00	209319	131	Pickleball Courts Backer rod where needed & Caulk
10883	AL'S NURSERY	Bldg & Grnd Suppl & Maint	104510 426000	3,805.00	209322	10549	Wave Petunia
1212	ASPLUNDH TREE EXPERT	Distribution	535300 448632	3,556.44	209325	63R12219	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Distribution	535300 448632	5,268.80	209325	64G21719	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Distribution	535300 448632	5,268.80	209325	64G21819	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Distribution	535300 448632	6,123.42	209325	63R12319	Tree Trimming
1233	AUTOMOTIVE SPECIALTY	Bldg & Grnd Suppl & Maint	104410 426000	1,476.50	209326	28982	Misc.Auto Parts & Service
1393	BTS LANDSCAPING PROD	Contract Equipment	575700 462400	22,142.50	209334	112981	Green Waste Grinding for Landfill
1602	CDW GOVERNMENT, INC.	Terminal Maint & Queries	104210 425500	1,864.89	209338	SCP4715	CATSE Network Cable for P.D. Dept.
1602	CDW GOVERNMENT, INC.	Bldg & Grnd Suppl & Maint	104160 426000	2,095.29	209338	SCK4090	Microsoft Surface Pro w/accessories for Park Dept
5604	COBRA PUMA GOLF, INC	Items Purchased - Resale	555500 448240	1,028.23	209341	G1712512	Men's Golf Wear
2350	GREEN SOURCE, L.L.C.	Bldg & Grnd Suppl & Maint	104510 426000	2,900.00	209356	15653	Turf Treatment
2523	HONNEN EQUIPMENT COM	Equip Supplies & Maint	104410 425000	1,132.72	209363	1056962	Parts
2719	JMR CONSTRUCTION INC	Distribution	535300 448632	2,084.25	209367	06032019	Construction Completed in May 2019
2719	JMR CONSTRUCTION INC	Storm Drain Maintenance	494900 441250	6,010.40	209367	06032019	Construction Completed in May 2019
2719	JMR CONSTRUCTION INC	Special Projects	838300 426100	9,253.63	209367	06032019A	Work Completed in May 2019 for Dog Park Concrete
2719	JMR CONSTRUCTION INC	Concrete Repairs	104410 473400	10,856.70	209367	06032019	Construction Completed in May 2019
2983	M & M ASPHALT SERVIC	Bldg & Grnd Suppl & Maint	595900 426000	8,031.95	209372	I19177	Asphalt Slurry
8404	MAIN STREET INVESTME	Buildings	454110 472100	8,779.50	209373	06032019	Monthly Rent for July 2019 for Temp City Hall
3431	PAUL'S SALES & SERVI	Equip Supplies & Maint	555500 425000	1,498.00	209381	25720	Auto Parts
3458	PETERBILT OF UTAH, I	Equip Supplies & Maint	104410 425000	1,296.42	209382	802995	Parts
5553	PURCELL TIRE AND SER	Equip Supplies & Maint	585800 425000	1,015.80	209388	2883400	Garbage Truck Tires
3835	SALT LAKE WHOLESALE	Public Safety Supplies	104210 445100	7,520.98	209393	54023	Police holsters and clip pouches
3875	SEMI SERVICE INC	Equip Supplies & Maint	104410 425000	2,752.94	209396	W 126266	Misc.Truck Parts
4051	STATE OF UTAH	Miscellaneous Expense	104110 461000	1,200.00	209404	1951000197	Urban Deer
4217	TITLEIST	Items Purchased - Resale	555500 448240	1,391.31	209408	907468591	Golf Gloves
4229	TOM RANDALL DIST. CO	Equip Supplies & Maint	595900 425000	1,079.16	209409	0291024	Fuel
10881	USAA CASUALTY INSURA	Liability Claims/Deductible	636300 451150	7,079.67	209414	05302019	Reimbursed claim accident from Parks
4574	WHEELER MACHINERY CO	Operating Supplies	515100 448000	1,007.06	209424	MS0000019742	Saw Blades
7732	WINGFOOT CORP	Bldg & Grnd Suppl & Maint	104210 426000	1,895.00	209425	103040	Janitorial Cleaning for May 2019
TOTAL:				\$ 132,615.36			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid June 10, 2019**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
8666	ACCUSHAPE INC	Public Safety Supplies	104210 445100	1,020.00	209429	376534	Police Vests
8666	ACCUSHAPE INC	Public Safety Supplies	104210 445100	2,245.00	209429	376583	Police Vest
5368	ACE DISPOSAL INCORPO	Recycling Collectn Service	484800 431550	35,000.96	209430	06012019	Recycling Fees for May 2019
1105	ALTEC INDUSTRIES, IN	Vehicles	535300 448635	2,141.94	209439	50414831	#5046 Repair
1164	ANIXTER, INC.	Distribution	535300 448632	1,576.80	209440	4240853-00	15KV T-Body
1201	ASCENT CONSTRUCTION	Buildings	454110 472100	2,600.00	209442	1825 BCH-PC2	City Hall Remodel Preconstruction Fees
1211	ASPHALT MATERIALS IN	Road Matl Patch/ Class C	104410 441200	1,136.00	209443	86831	Road Patching
5499	BIG T RECREATION	Special Projects	838300 426100	2,600.00	209448	3753	Dog Park Playground Mulch
1507	BURT BROTHERS TIRE I	Service & Parts	104210 425430	1,060.24	209456	1030010131	Tires & Service
1507	BURT BROTHERS TIRE I	Service & Parts	104210 425430	7,436.64	209456	1030010134	Tires & Service
1580	CARR PRINTING COMPAN	Bldg & Grnd Suppl & Maint	595900 426000	1,010.00	209459	72907	Ownership Certificates
1599	CGG-HOWELLS	Buildings	454210 472100	3,228.49	209461	68782	Vehicle Parts & Supplies & Accessories
1716	CMT ENGINEERING LABO	Special Projects	737300 426100	1,716.70	209467	79709	Project # 012346 Bountiful Plaza
1720	CODALE ELECTRIC SUPP	Plant Equipment Repairs	535300 448614	4,932.49	209468	S6631419.001	Software Update & Support
1767	CONTEMPORARY IMAGE P	Uniforms	535300 445202	6,515.00	209470	36123	Bountiful Power Pants & Hoodies
5281	DOMINION ENERGY UTAH	Utilities	104210 427000	1,416.07	209477	06012019A	Acct # 3401140000
2055	ELECTRICAL CONSULTAN	Profess & Tech Services	535300 431000	5,240.96	209480	81856	Project #BCP-013 // Arc Flash Risk Assessment
2126	FAIRBANKS SCALES	Bldg & Grnd Suppl & Maint	575700 426000	1,455.00	209482	1451403	Scale Maintenance
2141	FARWEST LINE SPECIAL	Uniforms	535300 445202	1,440.00	209483	280789	Work Gloves, Knives & Rulers
2223	FREEDOM TRUCK & TRAI	Equip Supplies & Maint	104410 425000	1,205.12	209488	186193	Steering Gear
2309	GNB INDUSTRIAL POWER	Plant Equipment Repairs	535300 448614	21,528.05	209491	24241342	2 Battery Banks for Titan Generators
9023	GOSE, RAYMOND & KATS	Liability Claims/Deductible	636300 451150	2,600.58	209492	06042019	Claim on Power damage to property
5513	HILL, BROCK	Liability Claims/Deductible	636300 451150	1,780.78	209497	06122019	Parks- Claim
2501	HOGAN & ASSOCIATES C	Special Projects	737300 426100	386,428.00	209498	5	Project Bountful Downtown Plaza
2501	HOGAN & ASSOCIATES C	Special Projects	737300 426100	493,130.00	209498	4	Project Bountful Downtown Plaza
6959	JANI-KING OF SALT LA	Office & Warehouse	535300 424002	1,775.00	209509	SLC06190075	Custodial Service for June 2019
10821	KLEINFELDER, INC	Improv Other Than Bldgs	454110 473100	6,696.62	209517	001242066	City Hall Remodel
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	1,646.58	209518	3747	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	2,182.83	209518	3749	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	2,185.95	209518	3701	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	3,277.95	209518	3709	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	4,370.34	209518	3728	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	4,372.68	209518	3715	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	5,458.83	209518	3693	Patching
8137	LAKEVIEW ASPHALT PRO	Road Materials - Overlay	104410 473200	11,472.63	209518	3784	Overlay
8137	LAKEVIEW ASPHALT PRO	Road Materials - Overlay	104410 473200	11,776.44	209518	3763	Paving
8137	LAKEVIEW ASPHALT PRO	Road Materials - Overlay	104410 473200	12,012.00	209518	3776	Paving
8137	LAKEVIEW ASPHALT PRO	Road Materials - Overlay	104410 473200	15,845.70	209518	3781	Overlay
2886	LAKEVIEW ROCK PRODUC	Street Opening Expense	515100 461300	2,974.02	209519	370250	Road Base
3235	NAPA AUTO PARTS	Operating Supplies	104410 448000	1,018.22	209528	4445-00-063411	Auto Parts
3293	NICKERSON CO INC	Contingency	515100 466000	19,118.00	209532	J20761	Pump Repair Emergency
3293	NICKERSON CO INC	Wells	515100 472130	58,260.00	209532	J20764	Pump Repair Approved by Council
3791	RUSH TRUCK CENTER-SA	Equip Supplies & Maint	104410 425000	1,620.00	209549	3015103435	Fuel Tank
3791	RUSH TRUCK CENTER-SA	Equip Supplies & Maint	104410 425000	1,700.00	209549	3015282477	Fuel Tank
4051	STATE OF UTAH	Street Signs	104410 441300	5,476.00	209558	04162019	Powder Coat Upgrade for New Signal at US-89
4126	SYMBOLARTS	Office Supplies	104210 424000	3,995.00	209561	0263010	Police Badge
4171	THATCHER COMPANY	Operating Supplies	515100 448000	1,950.29	209562	1470126	T-Chlor Treatment Plant
4217	TITLEIST	Items Purchased - Resale	555500 448240	4,241.41	209565	907597183	Golf Balls
4229	TOM RANDALL DIST. CO	Equip Supplies & Maint	104410 425000	1,417.50	209566	0291796	Bulk Oil
4229	TOM RANDALL DIST. CO	Equip Supplies & Maint	104410 425000	21,986.00	209566	0291613	Bulk Oil
9927	UTAH DEPARTMENT OF P	State Retirement & 401 K	104210 413040	3,610.00	209573	06032019	2019 Local Public Safety Trust Fund Contribution
4450	VERIZON WIRELESS	Communication Equip Maint	104210 425200	1,440.36	209578	9830691420	Acct # 771440923-00001
4450	VERIZON WIRELESS	Telephone Expense	515100 428000	2,070.16	209578	9831186734	Acct # 442080322-00001
4815	WESTERN STATES CIRCU	Substation	535300 448639	3,950.00	209581	2092-19RA	Cutler Hammer Rebuild Breakers
TOTAL:				\$ 1,208,345.33			

City Council Staff Report

Subject: Public Hearing – FY2019 Landfill Fund to Recycling Fund Transfer
Author: Galen D. Rasmussen, Assistant City Manager
Department: Executive
Date: June 25, 2019



Background

Bountiful has budgeted for the transfer of funds from the Landfill Fund to the Recycling Fund to subsidize operations and avoid user fee increases to customers during a period of difficult global recycling market conditions. In Fiscal Year 2018-2019, the transfer represents \$120,000 (8.7% of total budgeted expenditures) in the Landfill Fund.

On June 11th a budget amendment was adopted in the amount of \$120,000 in the Landfill Fund to recognize transfers to be made from the Landfill Fund to the Recycling Fund. State law requires a notice to be sent to all utility customers to alert them to transfers from utility funds to other funds of the entity including a description of the magnitude of the transfers in dollar and percentage terms. The notice must also provide details on the date, time and place for a public hearing which was to be June 25, 2019 at 7:00 p.m. at Station 81, South Davis Metro Fire, 255 South 100 West, Bountiful.

Analysis

Utility customer notices were mailed and/or emailed to customers during the latter part of May and through June to provide the information required in state law as stated above. A public hearing is now required to allow the public an opportunity to comment on the transfer from the Landfill Fund to the Recycling Fund in the amount of \$120,000. As stated before, a budget amendment in the amount of \$120,000 was adopted on June 11th as part of the budget hearing process at that meeting. Further amendments will be proposed for adoption only if needed following the public hearing.

Department Review

The budget transfer, June 11th budget amendment ordinance, and this staff report have been reviewed and approved by the City Manager and City Attorney. Review of the contemplated transfers was also made by the Streets and Sanitation Director and Finance Director.

Recommendation

It is recommended that the Mayor and City Council hold a public hearing to allow comments on transfers from the Landfill Fund to the Recycling Fund in the Fiscal Year 2018-2019 Budget and then to consider authorization for any further budget amendments required following the public hearing.

Significant Impacts

Utah Code Section 10-6-135.5 requires notice of transfers and public hearings for adoption.

Attachments

None

City Council Staff Report



Subject: Road Striping
Author: Charles Benson
Department: Street Department
Date: June 25, 2019

Background

Each year the Street Department reviews and coordinates road striping with our road maintenance schedule and any road marking changes needed. This last year has seen significant price increases in raw materials for paint. This has made it necessary to go out for bid. In order to complete the striping before school begins in August, we are asking for early approval so the striping can start at the beginning of the new budget year.

Analysis

We requested 3 bids from:

All Star Striping	\$ 96,828.28
Interstate Barricades	\$105,780.14
Straight Stripe	Declined to bid

After reviewing the bids All Star Striping met bid specifications and is low bid.

Department Review

This report has been reviewed by the Street Department Director and the City Manager

Significant Impacts

Bids came back \$10,000 higher than forecasted for the FY2020 budget. Staff will prioritize expenses in this account to accommodate the price increase.

Recommendation

Staff recommends the approval of the road striping bid to be awarded to All Star Striping in the amount of \$ 96,828.28.

Attachments

None (bids are available for review if desired)

City Council Staff Report



Subject: Road Cold Planer / Mill
Author: Charles Benson
Department: Street Department
Date: June 25, 2019

Background

Bountiful City is one of the last few cities to pave their own roads. The key to improving the road system is in the preparation before the new surface is installed. This cold planer will improve our road edge preparation quality and when necessary mill the full width of the road. It will also reduce our current milling time from days to hours.

Analysis

Staff requested bids from:

Roadtec (Goodfellow) RX-300 48" New	\$460,736
Roadtec (Goodfellow) RX-300 48" Demo (40 hours)	\$383,596
Cat (Wheeler) PM-312 48" New	\$390,945
Wirtgen (Honnen) W120CFI 48" New	\$505,000

After reviewing the bids Roadtec (Goodfellow) RX-300 48" Demo is low bid. This will fit the needs of Bountiful City's Street maintenance program.

Department Review

This report has been reviewed by the Street Department Director and the City Manager

Significant Impacts

No impact. This bid is below budgeted amount.

Recommendation

Staff recommends the approval of the Roadtec (Goodfellow) RX-300 48" Demo (40 hours) bid in the amount of \$383,596

Attachments

None (bids are available for review if desired)

City Council Staff Report



Subject: Echo Hydroelectric Project Emergency Turbine Repair
Author: Allen Ray Johnson
Department: Light & Power
Date: June 25, 2019

Background

There are three Francis turbines at our Echo Hydroelectric plant. Units #1 and #2 are rated at 1,750 kilowatts and Unit #3 is rated at 1,000 kilowatts. Unit #1 has more hours of operation than the other units and we have been experiencing some problems with the wicket gates on this unit. Prime Machine Inc. is located in Salt Lake City and they have experience with maintaining and rebuilding these turbines. We have asked them to open up the turbine to inspect it and determine what the problem was. They have completed the initial inspection and have identified several problems which we will not be able to repair until after the summer irrigation season is over and we can dewater the penstock for an extended period of time.

Analysis

The total cost to mobilize their crew and equipment, dismantle, inspection, reassembly and demobilize is \$33,113. This expenditure was authorized by the City Manager due to its time-sensitive nature. Staff now seeks Council's approval.

Department Review

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

Significant Impacts

This will be paid for out of account 535300-448627, Echo Hydro. We will need to plan on doing a complete inspection on all of the turbines in October so that they are ready to run for the summer of 2020.

Recommendation

Staff recommends the approval of the payment of \$33,113 to Prime Machine Inc.

This item will be discussed at the Power Commission meeting Tuesday morning, June 25, 2019, and we will bring their recommendation to the City Council meeting that night.

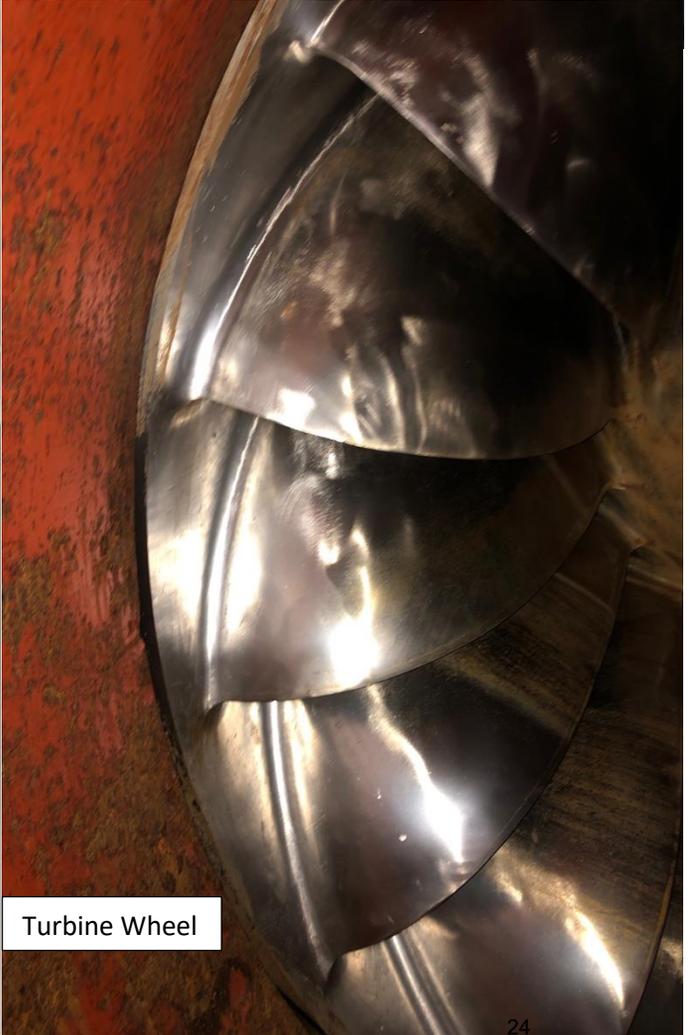
Attachments

Turbine Pictures



Physical Size

Crack on Turbine wheel



Turbine Wheel

City Council Staff Report



Subject: ECI Northwest Substation Engineering Services
Author: Allen Ray Johnson
Department: Light & Power
Date: June 25, 2019

Background

Our Northwest substation is located directly east of the Viewmont High School football field. It was initially built in 1971-72 and is the oldest substation on our system. The equipment in this substation has reached the end of its useful life and there are several system reliability issues which need to be upgraded. We have identified in our 2020 budget funds to begin the engineering and specification process to completely rebuild of this substation. In order to meet the schedule, we will need to order the long lead items such as the transformer later this fall or early in 2020 and go out to bid for a General Contractor in the summer of 2020. Our schedule is to take the substation out of service in the fall of 2020 to completely demolish and rebuild the substation so it can be back in service for the summer load by May 2021. We have requested a cost estimate from Electrical Consultants Inc. (ECI) to assist us with the Engineering Consulting services for this project. They have worked with us on several other projects including the rebuild of our Southwest Substation in 2015-16, and most recently with the rebuild of our 138 Substation which was completed this spring. We have a very good working relationship with them and have been pleased with the past services they have provided for us.

Analysis

The total project cost is estimated to be \$4,000,000. We have budgeted \$1,500,000 in the 2019-20 budget year. ECI has provided a not to exceed cost estimate of \$350,000 to complete the Engineering Services as requested for this project.

Department Review

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

Significant Impacts

The engineering cost for this project will be paid for out of the account 535300-474790, Northwest Substation.

Recommendation

Staff recommends the approval of the ECI not to exceed cost of \$350,000 for the requested Engineering Services.

This item will be discussed at the Power Commission meeting Tuesday morning, June 25, 2019, and we will bring their recommendation to the City Council meeting that night.

Attachments

Substation Pictures



City Council Staff Report



Subject: ECI 3100 South Engineering Services
Author: Allen Ray Johnson
Department: Light & Power
Date: June 25, 2019

Background

We have identified in our 2019-20 budget to rebuild the line which runs along 3100 South from Orchard Drive to 400 East. This is part of our long-term plan to upgrade the feeders for capacity and dependability. We are planning on installing several new steel self-supporting structures on this line to support the larger capacity conductors. We are planning on having the design work so we can order the required long lead materials and equipment and hire a contractor to complete this work in this fall. We have a very good working relationship with ECI and we have been pleased with the past services they have provided for us.

Analysis

We have budgeted \$550,000 in the 2019-20 budget year. ECI has provided a not to exceed cost estimate of \$35,000 to complete the Engineering Services as requested for this project.

Department Review

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

Significant Impacts

The engineering cost for this project will be paid for out of the account 535300-47820, Feeder 575 Rebuild.

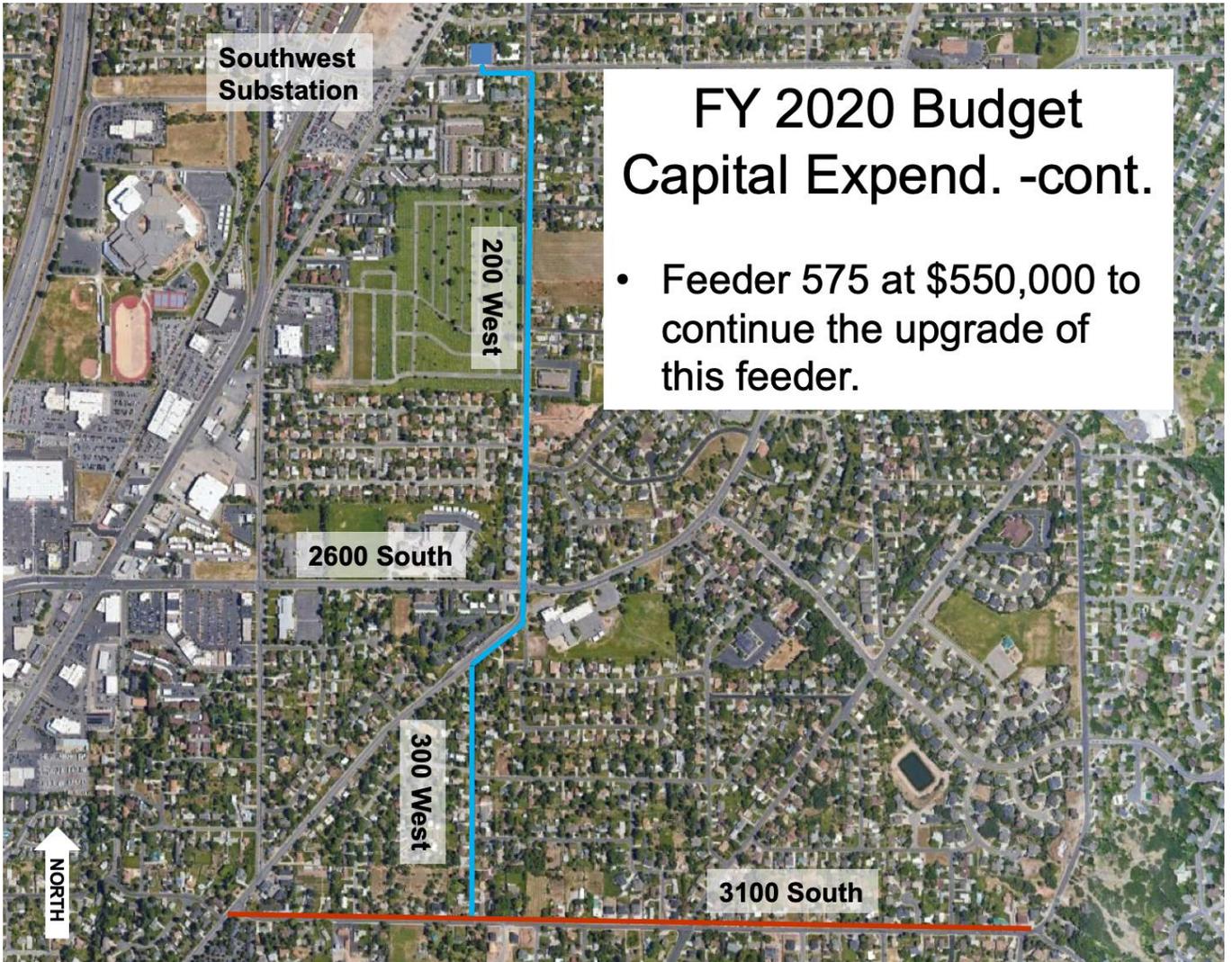
Recommendation

Staff recommends the approval of the ECI not to exceed cost of \$35,000 for the requested Engineering Services.

This item will be discussed at the Power Commission meeting Tuesday morning, June 25, 2019, and we will bring their recommendation to the City Council meeting that night.

Attachments

Project Pictures



FY 2020 Budget Capital Expend. -cont.

- Feeder 575 at \$550,000 to continue the upgrade of this feeder.

City Council Staff Report

Subject: Reappointment to Planning Commission and Administrative Committee

Author: Clint Drake, City Attorney

Department: Planning

Date: June 25, 2019



Background

The Planning Commission is made up of seven individuals, one of whom is a City Council member. The appointees, other than the City Council member, serve for a period of four years, at the end of which they need to be reappointed or replaced. The Administrative Committee consists of three members and an alternate. One member and the alternate are citizen representatives. The appointees serve for a period of two years. The zoning ordinance specifies that Planning Commission and Administrative Committee terms expire on July 1st.

Two Planning Commissioner terms will expire this month. They will need to be reappointed or replaced.

Thomas Smith was appointed to the Planning Commission in July 2003 and has recently resigned from his position on the Planning Commission after 16 years. Tom has been a respected and valued member of the Commission. We are grateful for his service and will miss him. Staff will work with the Mayor to find someone to propose.

Sharon Spratley was appointed to the Planning Commission in November 2012. Her current term will expire on July 1, 2019 and has indicated that she would like to continue to serve on the Planning Commission.

The citizen representative term on the Administrative Committee will also expire this month.

Dave Badham was appointed to the Administrative Committee in November 2005. He has also served on the Planning Commission from 2007-2017. Mr. Badham's term will expire on July 1, 2019 and has indicated he would like to continue to serve on the Administrative Committee. As noted earlier, the Administrative Committee also consists of an alternate member. At this time, Staff does not have a recommendation for this position. Staff will work with the Mayor to find someone to propose.

Analysis

Sharon Spratley and Dave Badham have served well as Planning Commission and Administrative Committee members.

Department Review

This re-appointment was reviewed by the City Manager and Mayor Lewis.

Recommendation

Staff recommends approval for the reappointment of Sharon Spratley as a member of the Planning Commission serving for a four-year term, ending on July 1, 2023 and the reappointment of Dave Badham as a member of the Administrative Committee serving for a two-year term, ending on July 1, 2021.

Significant Impacts

None

Attachments

None

City Council Staff Report



Subject: Amendment to Court Lease Agreement
Author: Clinton Drake
Department: Legal
Date: June 25, 2019

Background

The Administrative Office of the Courts on behalf of the Second District Court has leased the second floor of the Bountiful Police Building (approximately 24,804 square feet) from the City since June 5, 1996. The current lease expires on June 30, 2019.

Analysis

The Second District Court has been a great member of our community and provides a valuable service to the public. Approving the lease extension will benefit the City and its citizens for years to come. The term of the extension will be for 8 years at which time the lease will run from month to month or an additional extension/amendment is agreed upon. For years the rent payment amount has not changed. As part of the proposed Amendment, the rent amount will increase taking into account current market rates and inflation over the last twenty plus years. If approved, moving forward the amount of the rent payment to be paid by the Courts will increase by 2% each year (July 1).

Department Review

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

Significant Impacts

None of the proposed changes create significant impacts.

Recommendation

It is recommended that the City Council approve Amendment No. 2 to the Court Lease Agreement.

Attachments

Amendment to Lease Agreement (Contract No. 97-1397)

**STATE OF UTAH
ADMINISTRATIVE OFFICE OF THE COURTS
CONTRACT NO. 97-1397
AMENDMENT NO. 2**

TO BE ATTACHED TO AND MADE A PART OF the above numbered contract by and between the City of Bountiful, 790 South 100 East, Bountiful, Utah; hereinafter called “LESSOR,” and the Utah State Courts, Administrative Office of the Courts for and in behalf of the Second District Courts, hereinafter called “LESSEE.”

W I T N E S S E T H

THAT WHEREAS, LESSOR and LESSEE have heretofore entered into that certain Lease Agreement (Contract No. 97-1397) for 24,804 square feet located at 805 South Main, Bountiful, Utah, which contract commenced June 5, 1996 and currently expires June 30, 2019; and

WHEREAS, LESSOR and LESSEE have agreed to extend the term of the Contract through June 30, 2027; and

WHEREAS, LESSOR and LESSEE have agreed to modify the rental schedule to reflect the change in rent; and

NOW THEREFORE, for and in consideration of the mutual covenants, conditions, and agreements herein contained, and other good and valuable considerations, it is covenanted and agreed between the parties that the aforesaid Lease Agreement be modified and amended as follows:

SECTION 1. CONTRACT TERM

- a. LESSOR and LESSEE hereby agree to modify the term of this Contract which commenced on June 5, 1996 and expires on June 30, 2019, to continue through June 30, 2027.
- b. LESSOR and LESSEE hereby agree the Sublease shall continue thereafter on a month to month rental basis if option to renew is not exercised by LESSEE as provided for in Section 2 of this Amendment No. 2. The Contract will remain in full force and effect on a month to month basis until terminated by either party by giving ninety (90) days advance written notice to the other party.

SECTION 2. OPTION TO RENEW

- a. LESSOR covenants with LESSEE that LESSOR may agree to extend or renew this agreement beyond June 30, 2027, upon such terms and conditions as are mutually agreeable.

Exhibit "A"

Rent schedule					
Lease Year		Payment Date	Quarterly Rent Payments*	Annual O&M Payments	Total Annual Payments
1	FY 2020	Jul-19	\$ 37,000.00	Included	\$ 148,000.00
		Oct-19	\$ 37,000.00	Included	
		Jan-20	\$ 37,000.00	Included	
		Apr-20	\$ 37,000.00	Included	
2	FY 2021	Jul-20	\$ 37,740.00	Included	\$ 150,960.00
		Oct-20	\$ 37,740.00	Included	
		Jan-21	\$ 37,740.00	Included	
		Apr-21	\$ 37,740.00	Included	
3	FY 2022	Jul-21	\$ 38,494.80	Included	\$ 153,979.20
		Oct-21	\$ 38,494.80	Included	
		Jan-22	\$ 38,494.80	Included	
		Apr-22	\$ 38,494.80	Included	
4	FY 2023	Jul-22	\$ 39,264.70	Included	\$ 157,058.78
		Oct-22	\$ 39,264.70	Included	
		Jan-23	\$ 39,264.70	Included	
		Apr-23	\$ 39,264.70	Included	
5	FY 2024	Jul-23	\$ 40,049.99	Included	\$ 160,199.96
		Oct-23	\$ 40,049.99	Included	
		Jan-24	\$ 40,049.99	Included	
		Apr-24	\$ 40,049.99	Included	
6	FY 2025	Jul-24	\$ 40,850.99	Included	\$ 163,403.96
		Oct-24	\$ 40,850.99	Included	
		Jan-25	\$ 40,850.99	Included	
		Apr-25	\$ 40,850.99	Included	
7	FY 2026	Jul-25	\$ 41,668.01	Included	\$ 166,672.04
		Oct-25	\$ 41,668.01	Included	
		Jan-26	\$ 41,668.01	Included	
		Apr-26	\$ 41,668.01	Included	
8	FY 2027	Jul-26	\$ 42,501.37	Included	\$ 170,005.48
		Oct-26	\$ 42,501.37	Included	
		Jan-27	\$ 42,501.37	Included	
		Apr-27	\$ 42,501.37	Included	
TOTAL			\$ 1,270,279.42		\$ 1,270,279.42

*The rent rate is reset annually with a 2% escalation

City Council Staff Report

Subject: City Hall Remodel
Guaranteed Maximum Price (GMP)
Author: City Engineer
Department: Engineering
Date: June 25, 2019



Background

In November of last year, Ascent Construction was selected to act as the Construction Manager/General Contractor (CM/GC) for the project to remodel City Hall. Since that time, they have worked with the design team of JRCA (the architect) and City Staff to develop the design, provide estimates of construction costs and conducting the bidding process for the work. Now that the bidding process is complete and the construction costs are known, it is an appropriate time to approve the Guaranteed Maximum Price (GMP) for the project. This will allow Ascent to begin signing contracts with subcontractors, and secure the quoted pricing obtained in the bidding process.

Analysis

The CM/GC contract is awarded in two parts: the first being the selection of the CM/GC and the establishment of the project management fees; and the second when the final construction costs for the project has been determined. GMP has been calculated based on the fees established earlier this year, current design documents, subcontractor bids, and an assigned allowance for contingency funding. **The GMP as proposed is \$7,184,110.00. Of this amount, \$6,743,550.00 is allocated to the actual construction costs. The remainder (\$440,560.00) represents the “soft costs” or fees for Ascent’s services.** It is important to note that the GMP total also includes a contingency of \$290,361.00 (approximately 4.4% of the construction costs) which can be used for unforeseen conditions during construction.

In an effort to manage costs, the design team will continue to evaluate alternate construction methods and materials for specific elements in City Hall. Only after review and concurrence by the design team will adjustments to the scope of work and pricing changes be made to reflect the actual costs for specific adjustments. In the event that an accepted adjusted cost exceeds the current pricing (or allowance), the design team may choose to allocate funds from the construction contingency to make up the difference. Any savings realized by an adjustment would be allocated back into the project contingency. Regardless of any budgetary adjustments, the final value of the GMP will remain as proposed, and the unspent contingency allowance will remain in the Capital Projects Fund.

Department Review

This proposal has been reviewed by the City Manager and the City Engineer/Public Works Director.

Recommendation

I recommend that the Council accept the Guaranteed Maximum Price of **\$7,184,110.00** from Ascent Construction for the City Hall Remodel Project.

Significant Impacts

Funding for the project is included in Legislative Capital Projects Budget.

Attachments

Summary of GMP breakdown:



Bountiful City Hall Remodel

Post Bid GMP

June 13, 2019

Gross Building Area: 33,069 SF



Item	Quantity	Unit	Rate	Budget	Notes
Div 1	12			\$ 143,700	Ascent Construction Monthly Cost
Div 2-32	33,069	\$	195.14	\$ 6,453,189	
Sub Total:			\$ 199.49	\$ 6,596,889	Ascent Construction Revised GMP (6-12-2019)
Pricing Variables					
Inflation Factor			0.00%	\$ -	Anticipate Q2 2019 Bidding
Design Contingency			0.00%	\$ -	
GC Fees			4.50%	\$ 296,860	
Construction Sub Total:		\$	208.47	\$ 6,893,749	
Construction Contingency			4.40%	\$ 290,361	Fixed Amount
Construction Budget Total:		\$	217.25	\$ 7,184,110	Proposed GMP