BOUNTIFUL CITY COUNCIL

Tuesday, November 26th, 2024

6:00 p.m. – Work Session

7:00 p.m. - Regular Session

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

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

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

AGENDA

6:00 p.m. – Work Session

1. General Plan Discussion– Mr. Francisco Astorga — pg. 3

7:00 p.m. – Regular Meeting

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Consider approval of the minutes of the previous meetings held on October 22nd, November 12th (Finance Committee), and November 12th (City Council), 2024. — pg. 33
4. Council reports
5. Consider approval of expenditures greater than $1,000 paid on November 6th and 13th, 2024 — pg. 49
6. Consider approval of Ordinance 2024-08 regarding reauthorizing the RAP Tax for another ten-year period beginning April 1, 2026. – Mr. Galen Rasmussen — pg. 53
7. Consider approval of Resolution #2024-11 regarding a Power Sales Contract for a Base Load Power Plant with Utah Associated Municipal Power Systems – Mr. Allen Johnson — pg. 59
8. Consider approval of Resolution #2024-12 regarding a Power Sales Contract for a Peaking Plant with Utah Associated Municipal Power Systems – Mr. Allen Johnson — pg. 67
9. Consider approval of the purchase of an Actuator from Atsco Sales & Service in the total amount of $20,236 –Mr. Allen Johnson — pg. 75
10. Consider approval of the purchase of a Northwest Substation Battery Bank from Concentric Battery System in the total amount of $42,172 – Mr. Allen Johnson — pg. 77
11. Consider approval of the purchase of a Northwest Substation Group Operated Switch from Carson Sales in the total amount of $111,755 – Mr. Allen Johnson — pg. 79
12. Consider approval of the purchase of a Northwest Substation Voltage Transformer Purchase from Carson Sales in the total amount of $45,733 – Mr. Allen Johnson — pg. 81
13. Closed Session – Mr. Bradley Jeppsen
14. Adjourn

Sophia Ward

City Recorder

City Council
Staff Report

Subject: Work Session General Plan Direction: Existing Conditions Report
Author: Francisco Astorga, AICP, Planning Director
Date: November 26, 2024

Background
The City Council has been having work session discussions during 2024 to review the current comprehensive general plan update. The updated general plan, Bountiful by Design, is intended to provide the City with guidance in decision-making over the next 20 years. On October 22, 2024, the City Council held a work session discussion to review the drafted Existing Conditions Report.

Analysis
Included with this staff report is a draft of the Economic Element of the General Plan. The draft, created by Logan Simpson Design, is based on an Existing Economic Conditions study completed by Zions Public Finance in October 2022. Staff will take time during the work session on November 26 to discuss the assumptions and findings of the study and compare them with staff's experience with city revenues and operations.

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

Significant Impacts
None.

Recommendation
Staff requests that the Council provide input regarding the drafted Economic Element.

Attachments
1. Draft of the general plan Economic Element
2. Zions Public Finance Existing Economic Conditions study (October 2022)

Economic Element

Introduction

Bountiful's economy reflects its suburban community character. The City has a relatively large workforce that primarily commutes to other communities for work; however, there is also a sizable number of workers who travel to Bountiful for work, presenting an opportunity to capture pass-through revenue.

State Requirements Overview

The State of Utah allows Cities to include an Economic element into a general plan per Utah Code 10-9a-403. This element may include economic development plans, related studies such as retail, employment and market studies, and a review of municipal revenue sources and expenditures.

Context

Employment and Major Industries

Bountiful has over 1,300 individual employers in the City. Medical providers are Bountiful's largest industry which includes Lakeview Hospital and Western Peaks Specialty Hospital (South Davis Community Hospital). Other significant key institutions include Davis School District, Bountiful City Municipal, and Smith's Marketplace.

Bountiful has more than 32,000 people over 16 years of age, 65%[1] of whom are in the labor force. The unemployment rate is 2.3%[2] which is lower than Utah's 3.6%[3]. 1,637 of employed Bountiful residents work within the City while 14,411 employed residents work outside of the City. 7,837 people travel to Bountiful for work[4].

Most of Bountiful's workforce leaves the City for work, with over half going to Salt Lake County. 29% remain in Davis County. Bountiful's employers attract over half of its workers from within Davis County, but also approximately 25% of workers come from Salt Lake County and 9 % from Weber County.

[1] This is considered individuals, age 16 years or older, who are employed or who are unemployed and seeking employment.
[2] Source: US Census Bureau, 2020 ACS 5-Year Estimates
[3] Source: Bureau of Labor Statistics
[4] Source: Zions Public Finance

Figure 1 Bountiful Job Counts by Where Workers Live as a Percentage of Total (Source: US Census Bureau 2020 ACS 5-Year Estimates)

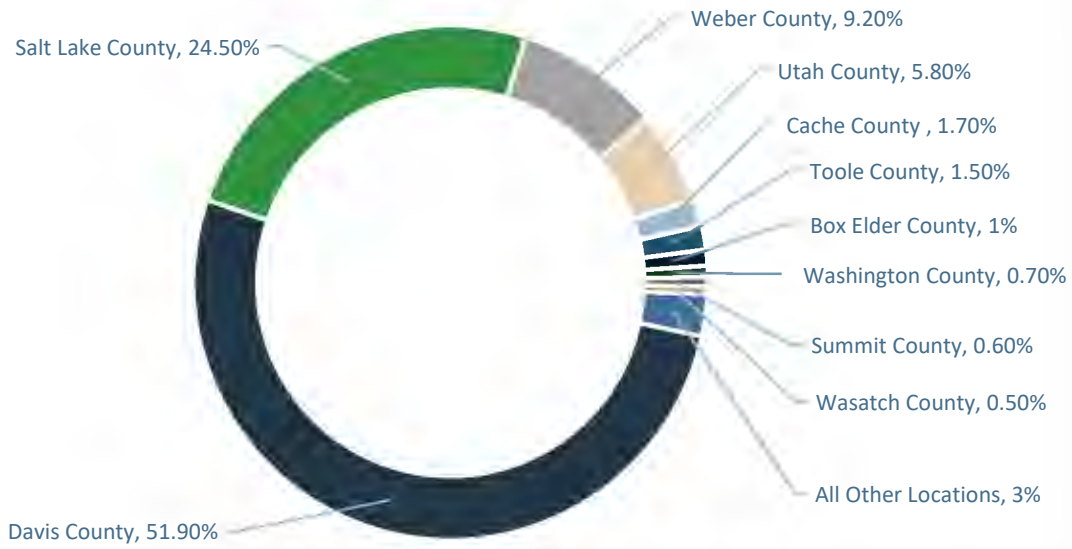


Figure 2 Where Workers are Employed as a Percentage of Total (Source: US Census Bureau 2020 ACS 5-Year Estimates)

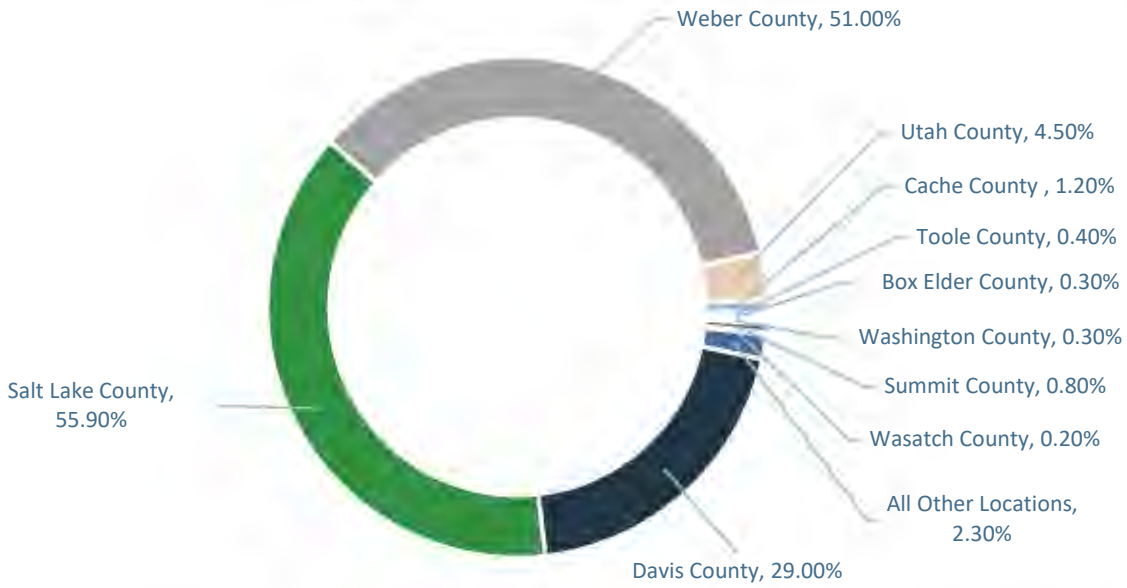


Figure 3 Industry for Civilian Employed Population (Source: US Census Bureau, American Community Survey, 2020: ACS 5-Year Estimates)

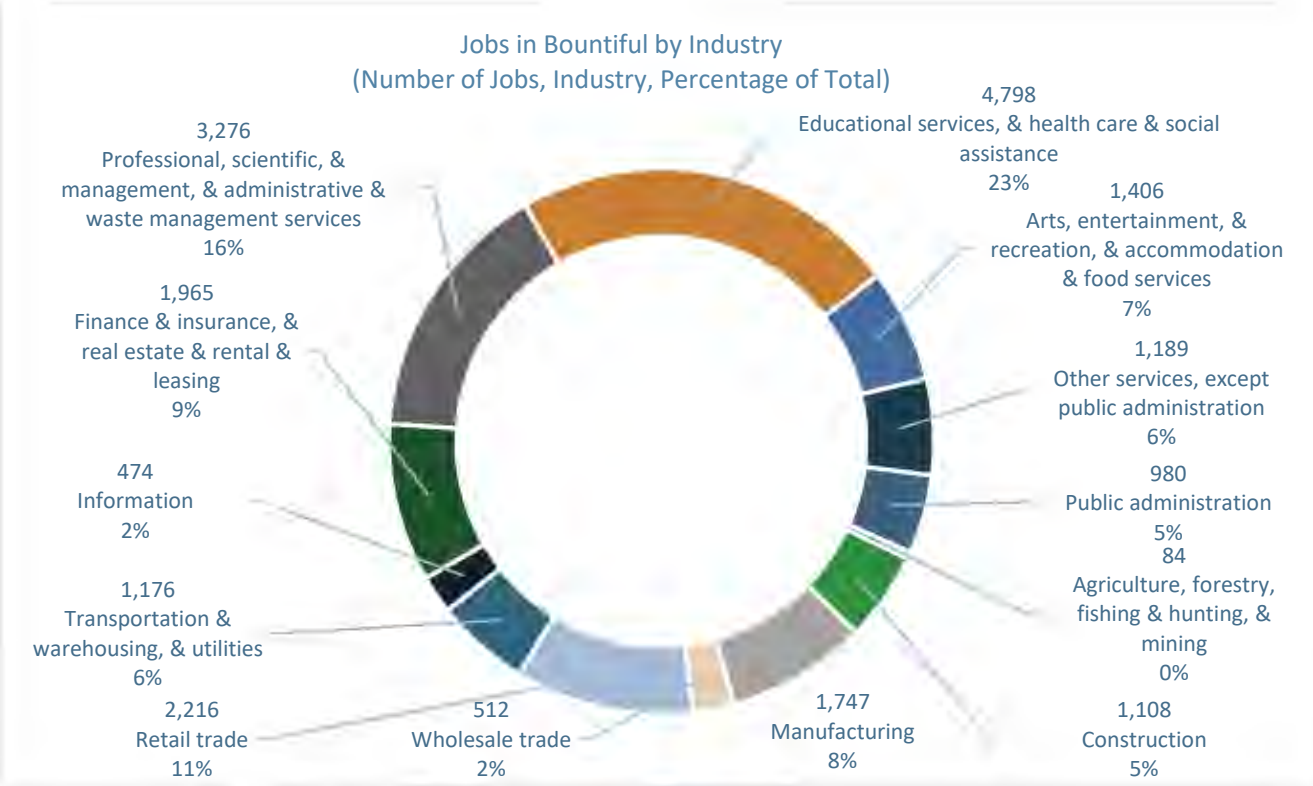


Figure 4 Occupations as a percentage of total (Source: US Census Bureau 2020 ACS 5-Year Estimates)

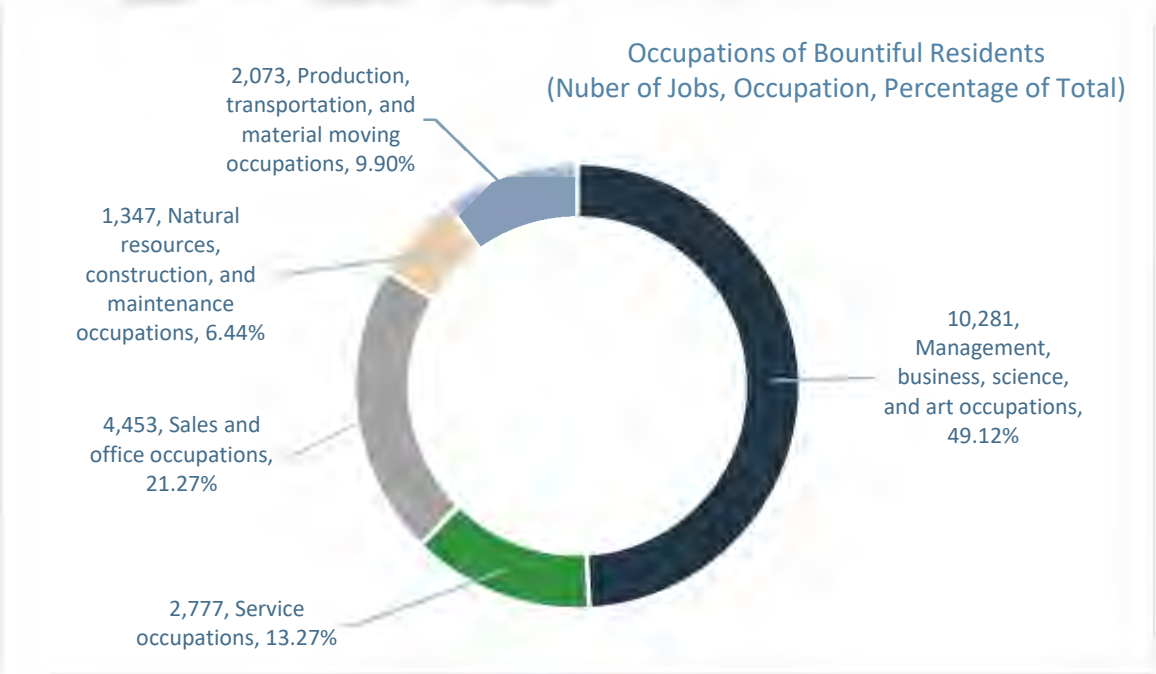


Table 1 Top Employers in Bountiful (Source: Department of Workforce Services, Firm Find, Zions Public Finance)

Firm Name	Address	Ownership	Employees
Bountiful City	765 S Main Street	Public	250 – 499
Lakeview Hospital	630 E Medical Drive	Private	250 – 499
Smith's Marketplace	555 S 200 W	Private	250 – 499
South Davis Recreation District	550 N 200 W	Public	250 – 499
Western Peaks Specialty Hospital	481 S 400 E	Private	250 – 499
Bountiful Health Center	390 N Main Street	Private	100 – 249
Bountiful High School	395 S Orchard Drive	Public	100 – 249
OCD & Anxiety Treatment Center	1459 Main Street	Private	100 – 249
One Call Locators	577 W 1350 S	Private	100 – 249
Performance Ford Lincoln Bountiful	1800 S Main Street	Private	100 – 249
South Davis Metro Fire Agency	255 S 100 W	Public	100 – 249
Stout Development	1113 S 500 W	Private	100 – 249
Viewmont High School	120 W 1000 N	Public	100 – 249
Youth Health Associates, Inc.	2299 N 200 W	Private	100 – 249

Revenues

Bountiful City currently operates multiple governmental-type and business-type funds, including the General Fund, Redevelopment Agency, Bountiful Light and Power, and a Water Fund. From 2016 to 2021, the City's governmental type revenue grew from $20,833,655 to $25,968,679 for an overall growth of 25%. Over the same period, expenditures grew 59% from $19,436,554 in 2016 to $30,943,280 in 2021.[5] Although this is a significant growth, this is not a result in just operational costs. Much of this growth comes from increased capital expenditures which comes from reserves the City has, largely from how the City set aside and account for large amounts of the sales tax revenue they receive on an annual basis.

Sales tax is the most important revenue source for the City when looking at the governmental funds. It accounts for over 51% of the total revenue. Franchise taxes are the next largest contributor to these funds at 22%. Property taxes make up 16% of the total revenue and approximately 7% comes from property tax increment to the City's Redevelopment Agency.

Because sales tax is the primary source of revenue for the governmental funds, the City could be at risk for revenue swings during times of recession. This is particularly true when looking at public safety costs, which have risen by 13% between 2016 and 2021.[6] Public safety alone accounts for almost 98% of the City's total annual sales tax revenue.

When measuring revenues collected on a per capita basis, Bountiful is in the middle of the pack when looking at comparable Cities. Due to the varied reporting measures, and variation with revenue types, the numbers included in Figure 6 only look at the property tax per capita, sales & use tax per capita, and the total General Fund revenues per capita. Bountiful finds itself in the middle when compared to other Cities with regards to the revenue it collects per capita. It is fourth in property tax collected per capita, and fifth in sales tax collected per capita. However, Bountiful reports a large portion of its sales tax

[5] Source: Bountiful City, Zions Public Finance, Inc.
[6] Source: Bountiful City, Zions Public Finance, Inc.

collection in the Capital Projects Fund, so it would not appear in the General Fund and be a part of the general government operations.

Figure 5 Governmental Funds Revenue by Percent of Total (Source: Bountiful City, Zions Public Finance Inc.)

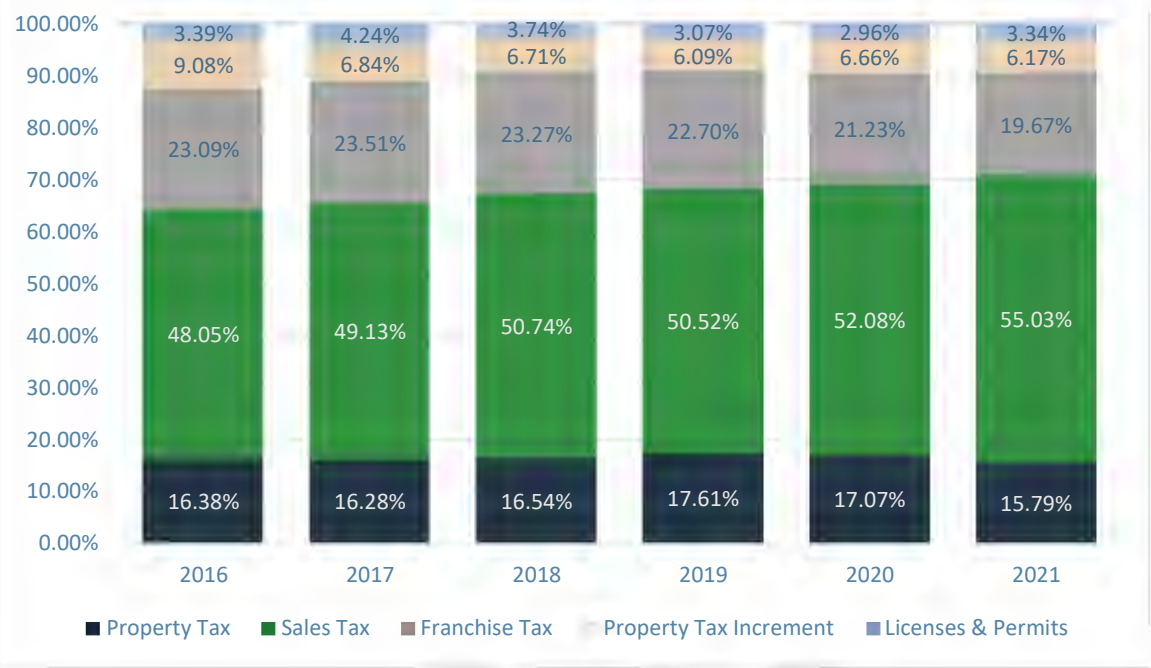
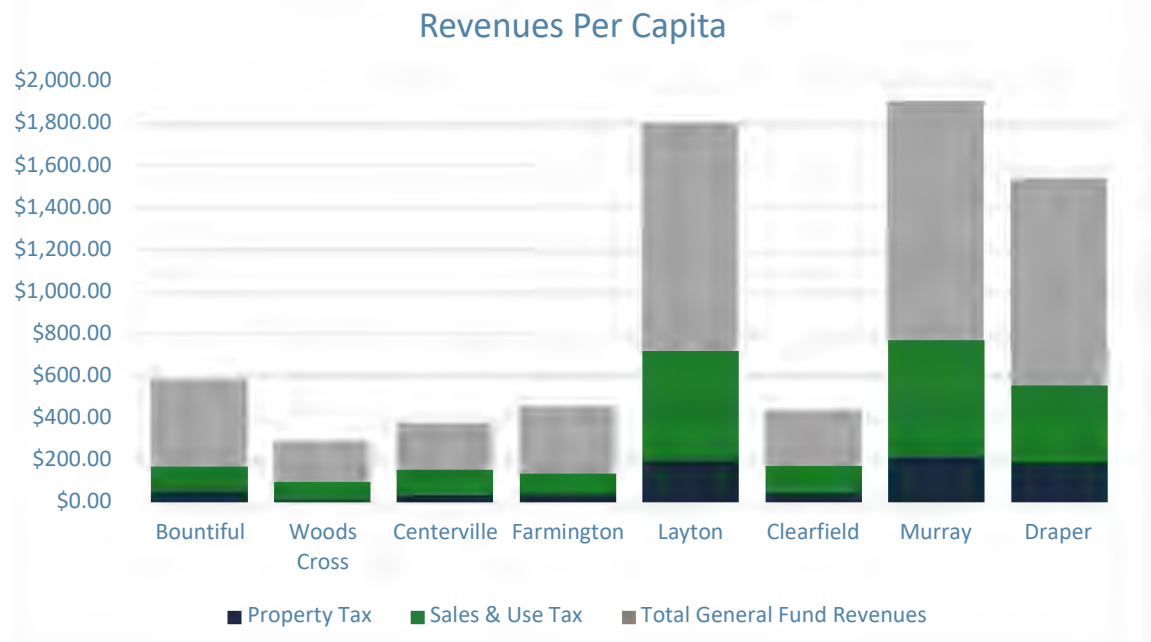


Figure 6 Revenues Per Capita (Source: Individual Cities, Zions Public Finance, Inc.)



Sales Tax Leakage

A sales gap analysis was conducted by Zions Public Finance Inc. to estimate the amount and type of purchases being made by Bountiful residents outside of Bountiful. Hence, the term “leakage” reflects

sales that are lost to other communities. The table below identifies areas of strength (i.e., where Bountiful is a regional provider of goods and services) which are shown with positive numbers in the Leakage column and numbers higher than 100 percent in the Capture Rate column. Where Bountiful residents are leaving the community to make their purchases elsewhere, the estimated amount of lost purchases in the Leakage column is shown as a negative number and with a capture rate that is less than 100 percent within the Capture Rate column.

Table 2 2021 Sales Tax Leakage (Source: Utah State Tax Commission, ZPFI)

NAICS Code Categories	2021 Leakage	2021 Capture Rate
Motor Vehicle and Parts Dealers	$72,459,783	146.66%
Personal and Laundry Services	$1,213,559	118.90%
Food and Beverage Stores	$920,479	100.97%
Electronics and Appliance Stores	$874,100	103.64%
Health and Personal Care Stores	$96,900	100.85%
Museums, Historical Sites, and Similar Institutions	-$1,125,537	0.45%
Performing Arts, Spectator Sports, and Related Industries	-$1,830,570	3.92%
Amusement, Gambling, and Recreation Industries	-$4,870,547	81.37%
Repair and Maintenance	-$8,919,344	38.10%
Furniture and Home Furnishings Stores	-$15,566,934	36.32%
Sporting Goods, Hobby, Book, and Music Stores	-$15,779,918	39.51%
Gasoline Stations	-$16,679,138	36.90%
Miscellaneous Store Retailers	-$20,960,051	45.49%
Clothing and Clothing Accessories Stores	-$23,364,404	40.07%
Nonstore Retailers	-$23,840,309	78.34%
Accommodation	-$40,490,442	2.45%
Food Services and Drinking Places	-$56,392,158	45.56%
Building Material and Garden Equipment and Supplies Dealers	-$92,723,769	6.03%
Nonstore Retailers	-$23,840,309	78.34%
General Merchandise Stores	-$130,525,028	6.86%
Total	**-$377,503,327**	**61.62%**

Overall, Bountiful has a total capture rate of close to 62 percent of resident sales, reflecting the bedroom community nature of the city compared to regional centers like Salt Lake.

Leakage is shown in the following retail categories, which are areas of opportunity for future retail development within the City:

- General Merchandise Store
- Building Material and Garden Equipment and Supplies Dealers
- Accommodation
- Museums, Historical Sites, and Similar Institutions
- Performing Arts, Spectator Sports, and Related Industries

The capture rate of 62% indicates that the City has opportunities to realize more sales tax generation based on what is expected for the community to be able to create. The five categories listed above are merely areas of potential growth and not the only areas of focus.

Table 3 Retail Sales Capture Rates, 2021 (Source: Utah State Tax Commission, ZPFI)

NAICS Code Categories	Bountiful	Woods Cross	Centerville	Farmington	Layton	Clearfield
Motor Vehicle and Parts Dealers	147%	629%	67%	57%	107%	40%
Furniture and Home Furnishings Stores	36%	117%	32%	29%	276%	4%
Electronics and Appliance Stores	104%	98%	57%	195%	55%	38%
Build. Material, Garden Equip. and Supplies Dealers	6%	106%	369%	7%	143%	24%
Food and Beverage Stores	101%	270%	53%	159%	93%	34%
Health and Personal Care Stores	101%	73%	39%	165%	128%	34%
Gasoline Stations	37%	31%	78%	42%	53%	194%
Clothing and Clothing Accessories Stores	40%	36%	27%	492%	107%	57%
Sporting Goods, Hobby, Music and Book Stores	40%	110%	107%	268%	101%	28%
General Merchandise Stores	7%	15%	252%	11%	148%	7%
Miscellaneous Store Retailers	45%	220%	92%	52%	111%	99%
Nonstore Retailers	78%	108%	73%	112%	90%	110%
Arts, Entertainment and Recreation	32%	2%	7%	1,032%	43%	22%
Accommodation	2%	64%	1%	32%	36%	6%
Food Services and Drinking Places	46%	117%	112%	107%	131%	75%
Other Services-Except Public Administration	89%	673%	215%	56%	72%	104%
Total	**62%**	**207%**	**128%**	**109%**	**112%**	**51%**

Based on this analysis, except for Clearfield, Bountiful is performing relatively worse than surrounding communities in sales tax capture. This is most likely due to the proximity of each City to I-15. Although Bountiful is adjacent to I-15, the direct access to the freeway is greater in other communities, and most of these other cities have more of a mix of zoning uses, allowing for greater amounts of retail.

On a per capita basis, Bountiful captures fewer retail sales than surrounding communities. This highlights certain areas where the community is oversaturated with certain sales tax categories. For example, because of the number of vehicle sales, Woods Cross City sees $17,991 per capita in motor vehicle parts & dealers, when the average in Utah is only $2,934. This indicates that Woods Cross City is a major regional hub for these types of sales.

Bountiful City does better than the Utah average in motor vehicle parts & dealers per capita as well as food & beverage stores per capita.

Table 4 Retail Sales Comparison (Source: Utah State Tax Commission, ZPFI)

City	Motor Vehicle Parts & Dealers/Per Capita	General Merchandise Stores/Per Capita	Food Services & Drinking Places/Per Capita	Food & Beverage Stores/Per Capita	Gasoline Stations/Per Capita	Building Material, Garden Equip. & Supplies/Per Capita
Bountiful	$4,856	$331	$1,219	$2,085	$219	$130
Woods Cross	$17,991	$391	$2,225	$4,694	$153	$1,932
Centerville	$2,566	$8,665	$2,846	$1,239	$503	$8,944
Farmington	$1,864	$319	$2,345	$3,195	$234	$156
Layton	$3,205	$3,994	$2,614	$1,695	$268	$2,271
Clearfield	$928	$152	$1,161	$482	$766	$349
Davis County	$2,928	$2,514	$1,612	$1,571	$474	$1,487
Utah	$2,934	$2,648	$1,957	$1,785	$499	$1,864

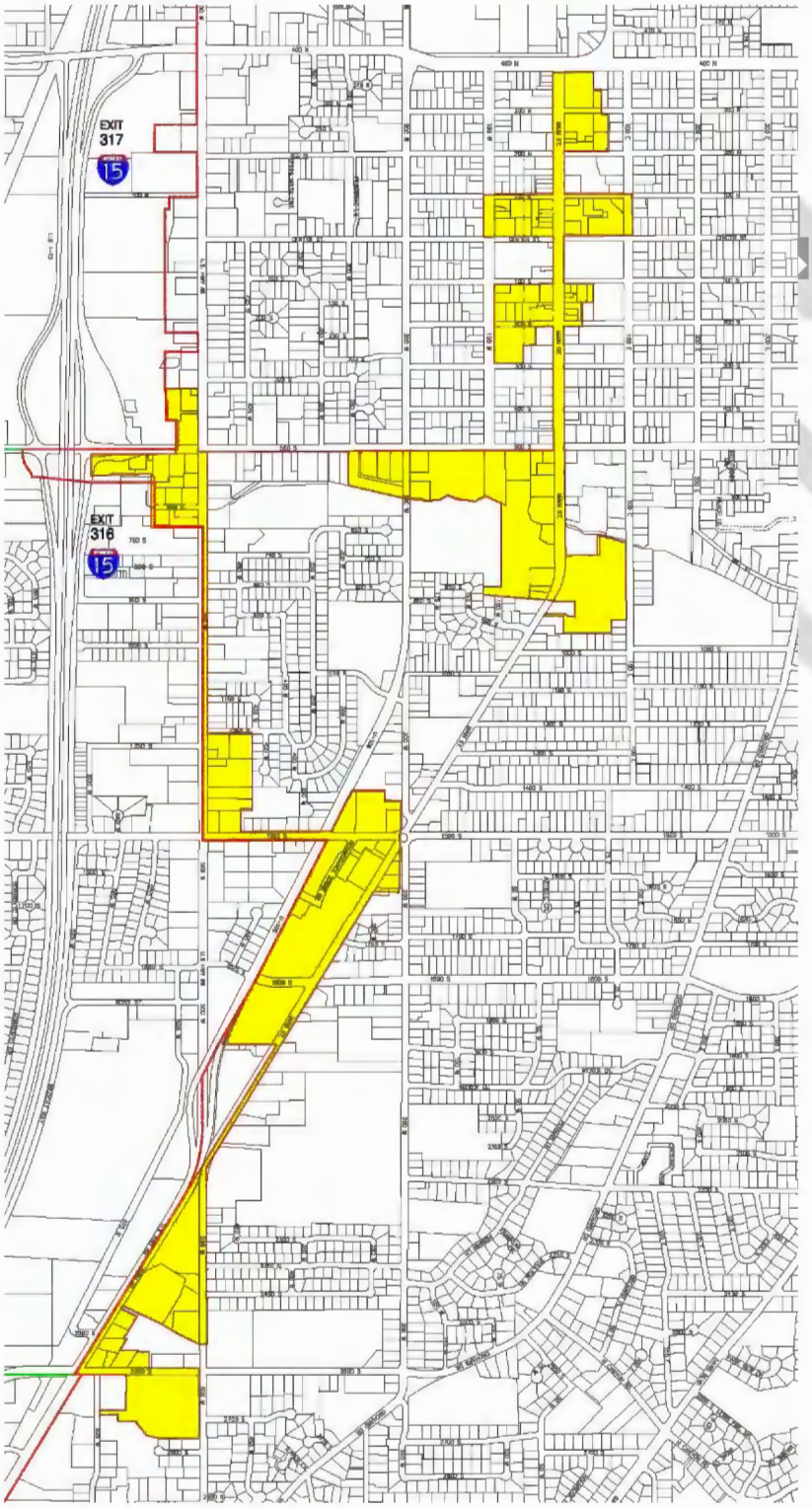
Overall, Bountiful City experiences only $13,182 in sales per capita.

Figure 7 Sales Tax Per Capita, 2017 (Source: Utah State Tax Commission, ZPFI)

Bountiful City Redevelopment Agency (RDA)

The Redevelopment Agency (RDA) of Bountiful City is a separate agency authorized under State Law Title 17C. The purpose of this agency is to facilitate redevelopment efforts in designated areas and to administer projects/programs to assist in economic development, community development, and renewing urban areas. The RDA assists in redevelopment efforts by encouraging private and public

investment in previously developed areas that are underutilized and/or blighted. The RDA covers portions of key commercial areas in the City including Main Street, 500 South, 500 West, Highway 89, and The Renaissance Towne Center (formerly known as the Five Points Area). The RDA funds improvements through property tax increment (the differential between current property taxes generated in the project area compared to property taxes generated in the project area before new development).



Major roles and critical functions include administering the Economic and Business Enhancement Revolving Loan Program; working with the City Manager to allocate and plan future RDA funds towards various infrastructure projects; preparing Staff recommendations for the RDA Board of Directors' review and consideration; developing, coordinating, and managing redevelopment activities and programs; and the revitalization of historic Main Street Plat A.

The RDA has continued to provide assistance and support towards the redevelopment efforts of Renaissance Towne Centre. The RDA has also focused on Main Street vibrancy by participating in the property acquisition and rehabilitation of a new Main Street restaurant located at 135 South Main Street.

Figure 8 Bountiful City RDA Areas 2012 (Source: Bountiful City)

Strategy

This Plan is intended to strengthen Bountiful's ability to generate sales tax revenue, while also providing other opportunities for economic

strength through increasing property value in commercial areas. The land use strategy in this plan calls for strengthening and reinvigorating commercial corridors at various levels of intensity. The most intense commercial development centers around 500 West and Highway 89. Mid intensity commercial corridors include 500 South and 200 West. Low intensity commercial areas include corridors and nodes along Main Street and Orchard Drive. The areas of North Main and South Main Street are called for mixed uses that can support a future high frequency transportation line. Bountiful's downtown area is identified as a unique place type that can support a wide variety of commercial, restaurant, entertainment, and residential uses. The intent of the land use strategy is to allow for the needed infill development and redevelopment to allow for additional economic growth and retail sales tax revenue within the City.

In addition to the land use strategy, one of the themes in the Plan is "*A Business-Friendly Community That Serves the Community with a Variety of Locally Focused Services, Shopping and Entertainment Options*." This theme is focused on providing balanced shopping options and things to do for residents in a way that is unique to Bountiful. Most importantly, it includes building Bountiful's reputation as a great place to do business. The goals and strategies in the plan further detail specific approaches to how Bountiful will strengthen and build up its economy in the future. These include a variety of projects from catalyst projects, regulatory reform, building partnerships with the business community, and more focused utilization of existing assets.

Related goals and strategies

The following goals and strategies are included in the plan and showcase Bountiful's efforts to further economic development in the future:

Category	Description
Guiding Principle	**A Welcoming Community For Everyone.**
Goal 1	**Support development of diverse housing choices.**
Action	Analyze development review processes and consider streamlining.
Guiding Principle	**A Business-Friendly Community That Serves the Community with A Variety of Locally Focused Services, Shopping and Entertainment Options.**
Goal 2	**Spark investment and development in downtown through strategic infrastructure improvements.**
Action	Continue using RDA funds to provide infrastructure in the Downtown area.
Action	Analyze opportunities in the Downtown area to encourage vibrant uses, such as retail and restaurants, as well as anchor developments.
Action	Analyze the effects of non-sales tax producing uses within Commercial areas to protect the City's sales tax base.
Goal 2	**Encourage the growth of high-quality local businesses through economic development of entry corridors and other commercial nodes**
Action	Consider attracting businesses in the accommodations and entertainment, and general merchandise categories.
Action	Create database of potential development or redevelopment sites.
Goal 3	**Encourage land use regulations that support business opportunities and reduce barriers to commercial development.**
Action	Analyze parking requirements in the Downtown area for retail and restaurant uses. Ensure parking is adequate but not overabundant. Ensure

	residential parking does not negatively impact business parking. Encourage the sharing of parking.
Action	Revise the permitted, conditional, and prohibited uses within the non-residential areas and consider flexibility for adaptive reuse for vibrant uses.
Guiding Principle	**An Efficient and Resilient Community with Effective Utilities and Robust Services.**
Goal 1	**Maximize the resiliency and fiscal sustainability of community services and utilities.**
Action	Analyze utility capacity in areas better suited for redevelopment and infill.
Guiding Principle	**A Friendly Community with Lively Community Events, And Neighborly Connections.**
Goal 1	**Invest in public spaces such as Main Street and City parks where the community can gather.**
Action	Continue to use RDA and other funding to encourage community gathering.
Action	Continue to implement beautification activities.
Goal 2	**Enhance community identity by improving the appeal of key urban spaces.**
Action	Identify and improve pedestrian experiences along Main Street.
Action	Explore a façade rehabilitation program.
Goal 3	**Support events that bolster community identity, belonging, and build social capital.**
Action	Support groups and organizations that host community events.
Action	Provide clear guidelines for community and business requests to implement temporary street closures.

Attachment 2

Bountiful General Plan

Existing Economic Conditions

October 2022

ZIONS PUBLIC FINANCE, INC.

Economic Development Summary

Bountiful City is in the southeastern portion of Davis County and is located about 10 miles north of Salt Lake City. This City of approximately 46,000 people is about thirteen and a half miles in area. The City is primarily a bedroom community, with most of the City's labor pool commuting out to other communities for work. Bountiful City is primarily a mix of residential and commercial zoning, with a few other smaller uses. The City does well with retail sales but has a possibility to capture additional sales tax revenue. This may require redevelopment as the City does not have an availability of open land.

The City has a relatively large workforce that primarily commutes out to other communities for work. There is a sizable number of workers who travel to Bountiful for work, presenting an opportunity to capture more of this pass-through revenue with workers traveling to or from work.

A large portion of the City's governmental revenues comes from sales tax. This presents potential areas of weakness as sales taxes can be very volatile with the market. It would be in the cities best interest to explore opportunities to increase their property tax revenue, with higher value projects, to stabilize that revenue source for the future.

Major Institutions, Industries, and Market Areas

Major Institutions

Principal Firms

The Department of Workforce Services reports over 1,300 individual firms located within Bountiful City. These run from the large employers such as Bountiful City, Lakeview Hospital, and Smith's Marketplace to sole proprietor businesses. The following are the top employers located in the City:

TABLE 1: TOP EMPLOYERS

Firm Name	Address	Ownership	Employees
Bountiful City	765 S Main Street	Public	250 – 499
Lakeview Hospital	630 E Medical Drive	Private	250 – 499
Smith's Marketplace	555 S 200 W	Private	250 – 499
South Davis Recreation District	550 N 200 W	Public	250 – 499
Western Peaks Specialty Hospital	481 S 400 E	Private	250 – 499
Bountiful Health Center	390 N Main Street	Private	100 – 249
Bountiful High School	395 S Orchard Drive	Public	100 – 249
OCD & Anxiety Treatment Center	1459 Main Street	Private	100 – 249
One Call Locators	577 W 1350 S	Private	100 – 249
Performance Ford Lincoln Bountiful	1800 S Main Street	Private	100 – 249
South Davis Metro Fire Agency	255 S 100 W	Public	100 – 249
Stout Development	1113 S 500 W	Private	100 – 249
Viewmont High School	120 W 1000 N	Public	100 – 249
Youth Health Associates, Inc.	2299 N 200 W	Private	100 – 249

Source: Department of Workforce Services, Firm Find

Within the top employers, there are a mix of public and private employers, and a mix of industry types. When looking at private employers, the City has strong employment from medical and retail employers. This is generally consistent with the overall employment within the City when looking at many of the smaller employers in the area. Additionally, there are a few service-based firms in the City that provide such services as auto repair, accounting, general home repair, and dance training.

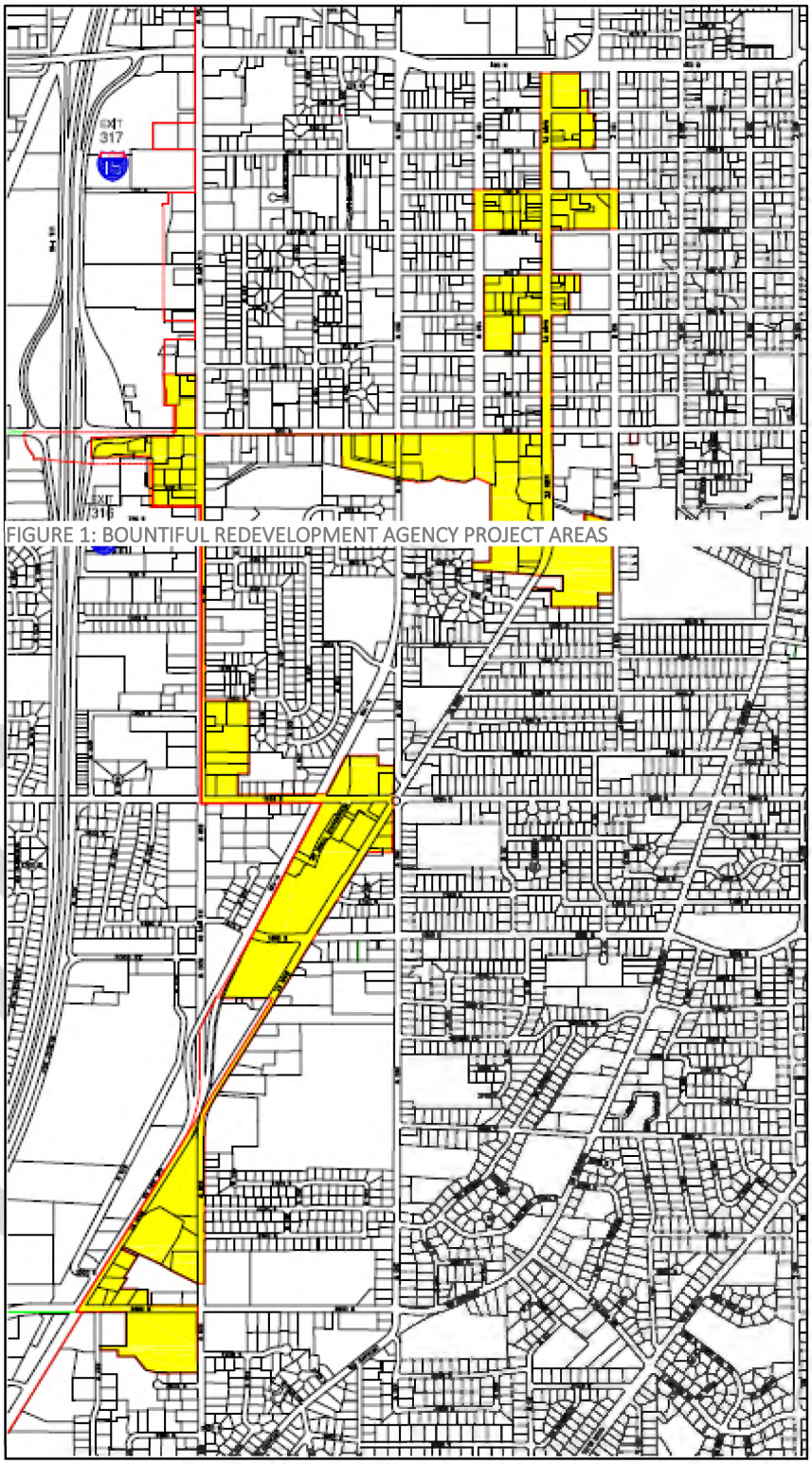


FIGURE 1: BOUNTIFUL REDEVELOPMENT AGENCY PROJECT AREAS

Key Institutions

In Bountiful City, there are several key institutions that play a large economic role in the community. Among these are Lakeview Hospital, Western Peaks, Specialty Hospital, South Davis Community Hospital, Davis School District, and Smith's Marketplace.

Industries

The key industries currently in the area are medical providers and retailers. Specifically, the best performing retail sectors for the City are motor vehicle and parts dealers, electronics and appliance stores, and food and beverage stores.[1]

Market Areas

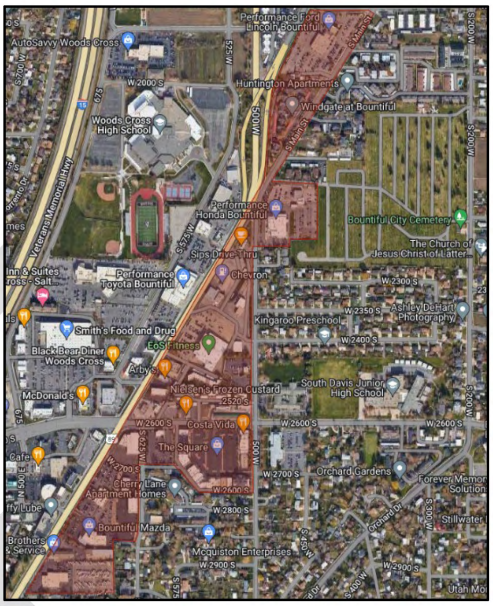
Currently, Bountiful City has a mix of residential and commercial zones throughout the City. There are four main areas in the City that see most of its commercial development: 500 W, 500 S & 200 W, and the Downtown area. The City operates a redevelopment agency

[1] Based on 2021 retail sales

that currently has project areas that cover much of these main corridors. In 2021, the City approved a new key market area (Renaissance Towne Center) that will be a crucial component to the City for future development.

Highway 89

FIGURE 2: HIGHWAY 89 MARKET AREA

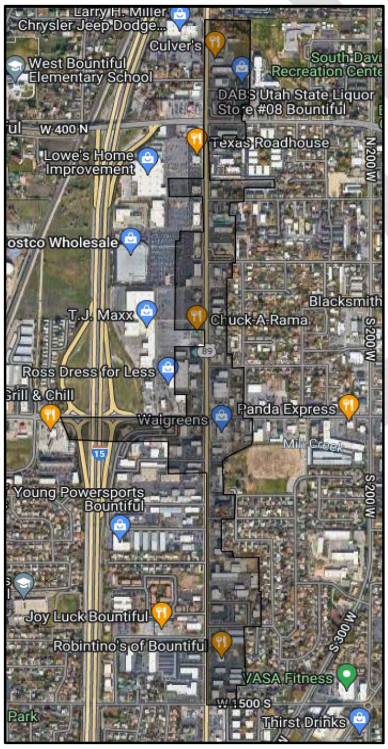


This commercial center runs along Highway 89 at the southern edge of Bountiful City and runs up to 1800 South. Bordering Woods Cross to the west, this area contains businesses such as Performance Ford Lincoln Bountiful, Bountiful Mazda, Burt Brothers Tire & Service, Truck World, Costa Vida, Quick Quack Car Wash, and EōS Fitness.

This area is primarily built out, with only approximately 0.14 acres on the Quick Quack Car Wash parcel (Parcel ID 060950245) that is unfinished. As the car wash owns this property, it is unlikely to be used for any other purpose.

As there are several auto related uses in this area, this market area is a crucial development node for the City, as auto related uses account for one of the best performing sales tax categories for the City. Due to its proximity to both Woods Cross and I-15, there is likely a fair amount of pass-through traffic with residents from other areas patronizing these businesses. This area for is zoned for Heavy Commercial, which is intended for uses that involve heavy automobile or truck traffic and are more regional in nature. The zone also allows for light manufacturing, office/warehouse buildings, and outside storage yards.

FIGURE 3: 500 WEST MARKET AREA



500 W

This commercial Center runs along the western border of Bountiful, adjacent to Woods Cross and I-15. Business in this area are mostly general retail establishments or restaurants. Some of these businesses are Culver's, Mattress Firm, Five Guys, Big O Tires, and Walgreens.

Although this area is adjacent to I-15, the City has very little actual frontage contained with the City limits.

The area is primarily built out, with approximately four and a half acres of unbuilt land around the Culver's location at the very north of this market area. There is the possibility of adding a few additional commercial businesses in this area. Holbrook Creek runs directly through one of the parcels in that area, making development difficult, or even impossible on one of those parcels.

Due to its proximity to both Woods Cross and I-15, there is likely a fair amount of pass-through traffic with residents from other areas patronizing these businesses. This area is zoned for heavy commercial.

500 S & 200 W

This commercial center is adjacent to several other commercial nodes but has a little different character than the others. In this center, the City has a few midbox stores, such as C-A-L Ranch Stores and Downeast Home and Clothing. In addition, the City's main grocery store, Smith's Marketplace, is in this area.

FIGURE 4: 500 S & 200 W MARKET AREA

This area performs well with respects to sales tax generation, due to food and beverage stores accounting for one of the Cities best performing sales tax categories. Therefore, this is an important revenue generating zone for the City.

In this area, there is one 0.5-acre lot that is undeveloped, or under private ownership. It could be used for a future commercial use. Bountiful City also owns around one acre of land adjacent to its Bountiful City Light & Power building on 200 West. Depending on the needs of the City, this could be an opportunity for future development. In this area, there could be potential for future redevelopment into other forms of development to meet the City's future needs.

Downtown

At the heart of Bountiful City, lies its downtown. This area encompasses part or all of eighteen City blocks and is home to several smaller commercial establishments and several public or institutional uses. Some of these users are Twirl Dress Boutique, Mountain View Pharmacy, JC Park, the Bountiful Tabernacle, Blacksmith Ice Cream Co, and the United States Postal Service.

FIGURE 5: DOWNTOWN MARKET AREA

Many of these properties in the downtown area are older buildings with a lower assessed value, compared to other commercial areas within the City. This provides the opportunity to explore redevelopment as an opportunity to provide a greater value to the City, while allowing for new uses to come into the area.

The City has a special downtown zoning category in use for this area. The zone aims to allow downtown to develop in a manner that attracts people to the area and maintains the original feel of the development, while recognizing that it will not be the main economic driver for the City or the area. This still provides a unique economic opportunity to create a destination hub that has amenities to draw people to the downtown area with both shopping and entertainment opportunities.

Renaissance Towne Center

In 2019, the Bountiful City Council approved a rezone for property located between 400 W and Main Street called Renaissance Towne Center. This approximately fifteen-and-a-half acres of land had been vacant for almost 20 years, generating no value to the City and it was rezoned for a mixed-use residential zone. The plan for the area, which was adopted in 2021, contemplated a mix of higher-density residential uses, along with retail and office uses.

FIGURE 6: RENAISSANCE TOWN CENTER MARKET AREA

This is one of the last remaining development opportunities for the City and it presents an interesting and valuable opportunity. The developer is planning on a potential of 294,930 square feet of commercial/office uses and 382,787 square feet of residential use. Both present an opportunity for Bountiful City to attract additional jobs to the City, but also with additional sales tax revenue.

Currently, there are a few sales tax generating businesses at the northern end of the property. These would remain where they are but receive the additional patronage of the residences in the area. Additionally, Main Street is planned to have a future bus rapid transit (BRT) lined developed by UDOT, which would enhance the desirability of this area and possibly bring in workers or shoppers from other communities to this area.

FIGURE 7: RENAISSANCE TOWNE CENTER DEVELOPMENT PLAN

Workforce & Employment

Workforce

The 2020 American Community Survey reports that Bountiful City has a population 16 years and over of just over 32,000. Of this total, 66.5% are in the labor force[2] and approximately 21,000 of those individuals are employed. Overall, the City has an unemployment rate of 2.3%. That workforce is spread across a wide range of industries.

TABLE 2: INDUSTRY FOR THE CIVILIAN EMPLOYED POPULATION

Industry	Total	Percent of Total
Agriculture, forestry, fishing and hunting, and mining	84	0.40%
Construction	1,108	5.29%
Manufacturing	1,747	8.35%
Wholesale trade	512	2.45%
Retail trade	2,216	10.59%
Transportation and warehousing, and utilities	1,176	5.62%
Information	474	2.26%
Finance and insurance, and real estate and rental and leasing	1,965	9.39%
Professional, scientific, and management, and administrative and waste management services	3,276	15.65%
Educational services, and health care and social assistance	4,798	22.92%
Arts, entertainment, and recreation, and accommodation and food services	1,406	6.72%
Other services, except public administration	1,189	5.68%
Public administration	980	4.68%
Total	**20,931**	**100.00%**

Source: US Census Bureau, American Community Survey, 2020: ACS 5-Year Estimates

The top industries Bountiful City residents are employed in area, educational services, health care and social assistance (22.92%), professional, scientific, management, and administrative services (15.65%), and retail trade (10.59%). This includes residents who work in Bountiful City and those who work in other communities.

Bountiful City residents also are employed in a wide range of occupations within their various industries. The top three categories for residents are management, business, science, and art occupations (49.12%), sales and office occupations (21.27%), and service occupations (13.27%). The following table summarizes the occupations of the employed workforce of Bountiful City.

TABLE 3: OCCUPATION FOR THE CIVILIAN EMPLOYED POPULATION

[2] This is considered individuals, age 16 years or older, who are employed or who are unemployed and seeking employment.

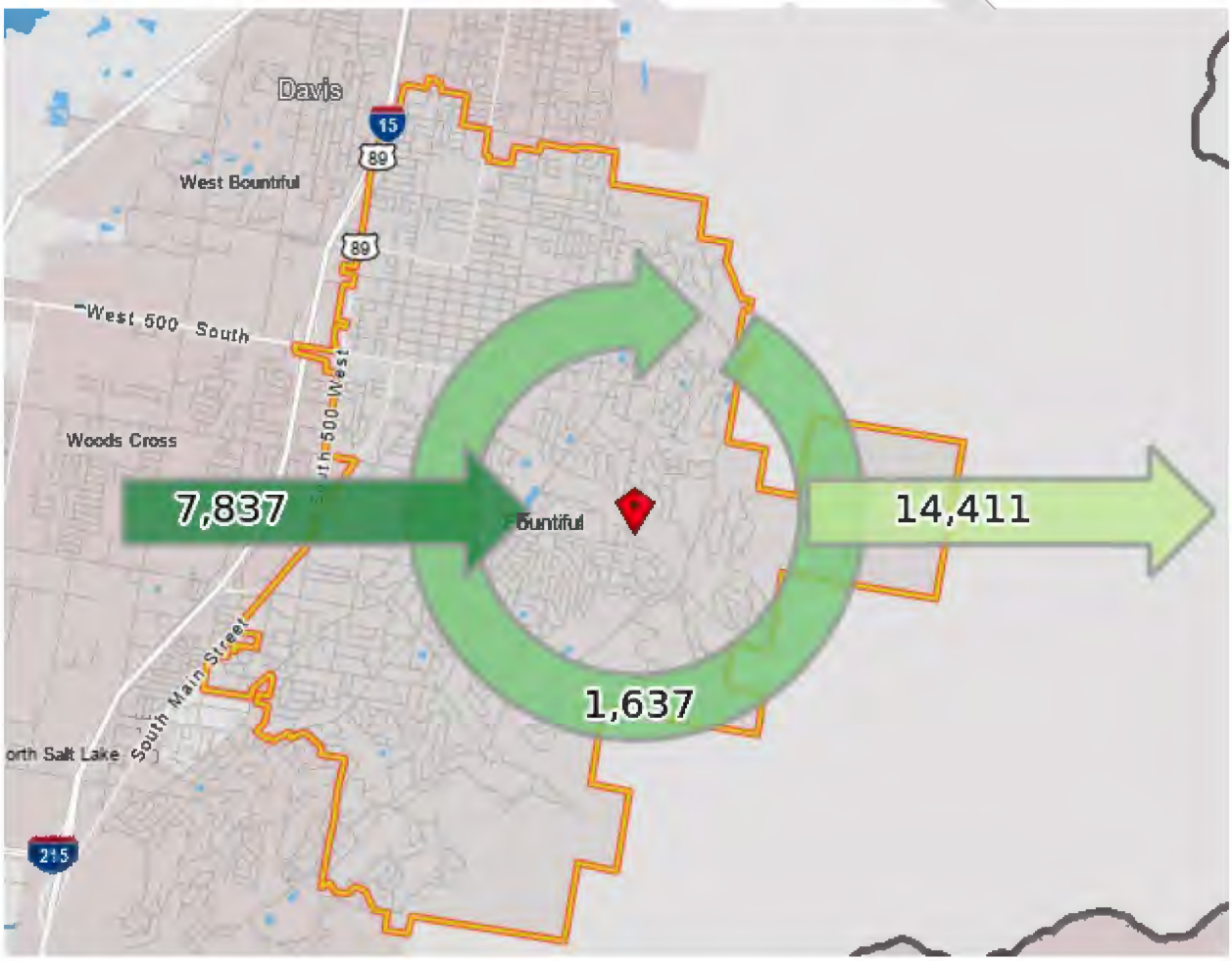
Occupation	Total	Percent of Total
Management, business, science, and art occupations	10,281	49.12%
Service occupations	2,777	13.27%
Sales and office occupations	4,453	21.27%
Natural resources, construction, and maintenance occupations	1,347	6.44%
Production, transportation, and material moving occupations	2,073	9.90%
Total	**20,931**	**100.00%**

Source: US Census Bureau, American Community Survey, 2020: ACS 5-Year Estimates

Labor Flows

Bountiful City does not contain all the jobs for their workforce, and many residents must travel elsewhere to work. The following figure summarizes the labor flows for Bountiful City.[3]

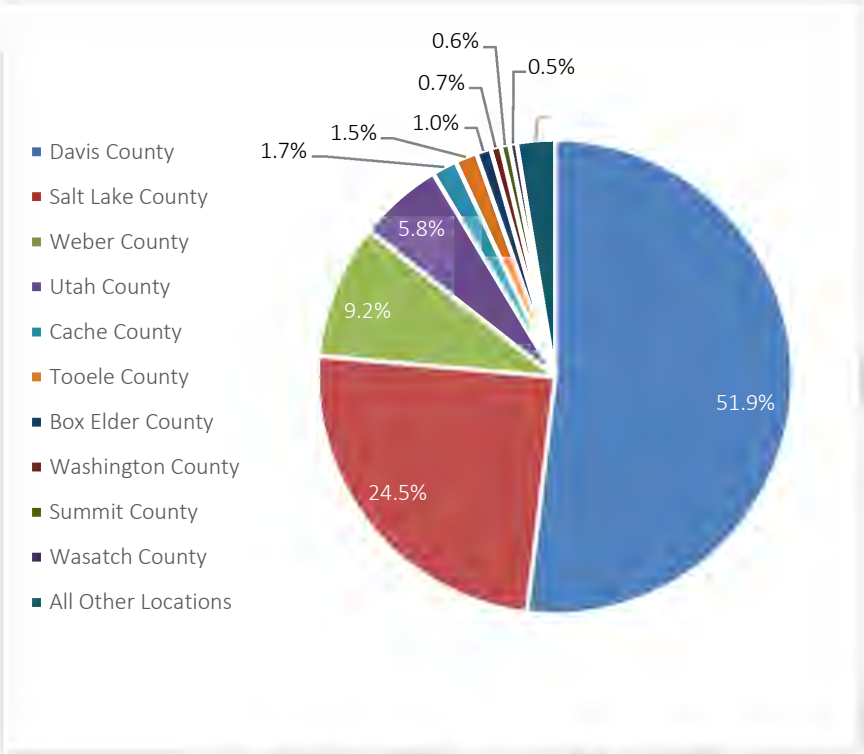
FIGURE 8: LABOR FLOWS, 2019



[3] Labor flow shows the number of people traveling to Bountiful City to work, the number of people who live and work in Bountiful City, and the number of Bountiful City residents who travel out of the City to work.

Most Bountiful City's workforce travels outside of the City for their employment. The following figure shows the top locations (by county) where those who work in Bountiful City live.

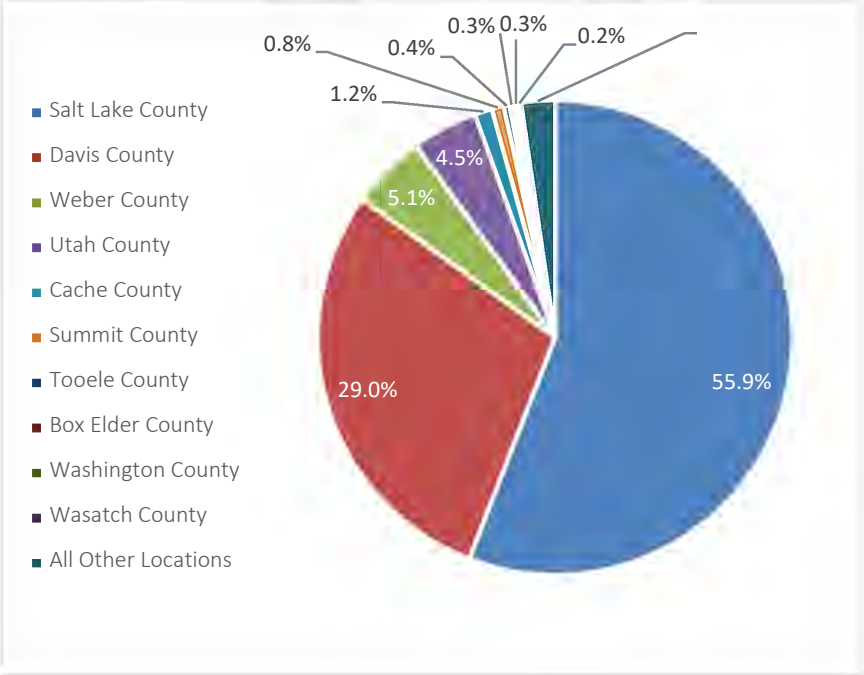
FIGURE 9: JOB COUNTS BY COUNTY WHERE WORKERS LIVE



Over half of the people who work in Bountiful City, live in Davis County, with Salt Lake County the next most popular. The people who are traveling into Bountiful City for employment are an important group because they will often patronize Bountiful City businesses, thus strengthening the "capture rate" of these businesses.

Interestingly, there are workers who decide to work in Bountiful City who come from counties as far away as Washington County. Many of the nearby Counties are represented, demonstrating the attractiveness of Bountiful City as an employment destination. The next figure shows the locations, by County, where Bountiful City residents work. Salt Lake County sees nearly 55.9% of Bountiful City's outgoing workforce, with 29% staying with Davis County itself.

FIGURE 10: JOB COUNTS BY COUNTY WHERE WORKERS ARE EMPLOYED



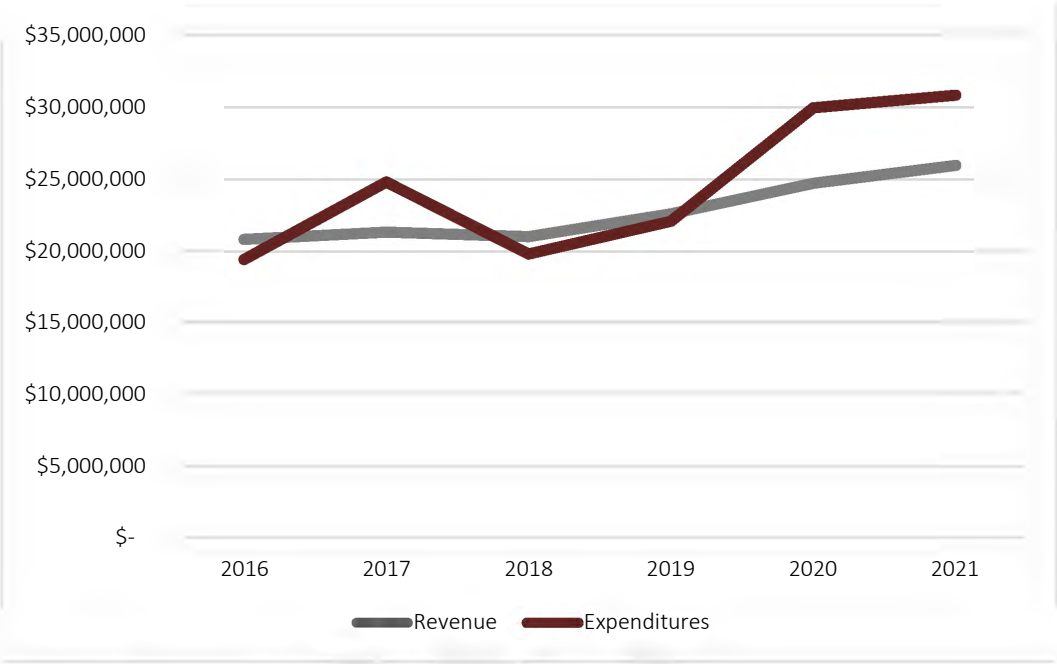
There may be opportunities for Bountiful City to attract businesses to the area that employ these classes of workers. While there are not many opportunities for large employers to enter Bountiful City, with redevelopment, there may be more opportunities to attract some office uses, or businesses that allow for remote work, thus helping to keep more of the Bountiful workforce at home in Bountiful.

City Revenues & Expenditures

Cities need to plan for fiscal sustainability and for steady cash flows during the ups and downs of different economic cycles. Property taxes remain relatively constant while sales taxes are more subject to economic swings. Bountiful City currently operates multiple governmental-type and business-type funds, including the General Fund, Redevelopment Agency, Bountiful Light and Power, and a Water Fund.

Governmental Type

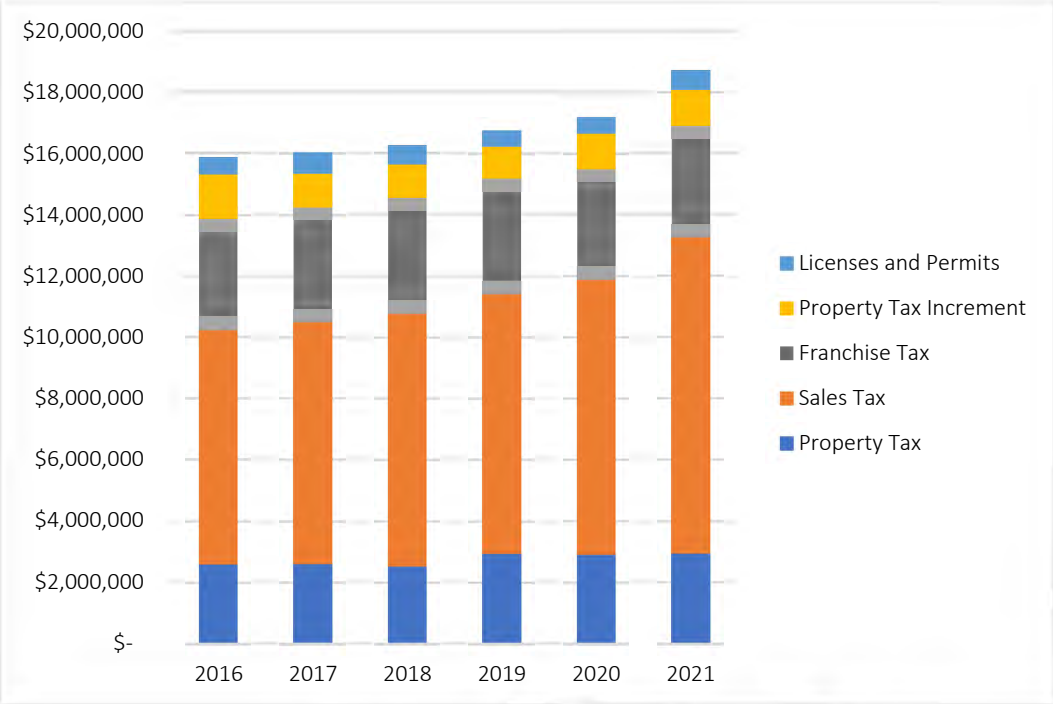
FIGURE 11: GOVERNMENTAL FUNDS REVENUE AND EXPENDITURES OVER TIME



Source: Bountiful City, ZPFI

From 2016 to 2021, the City's governmental type revenue grew from $20,833,655 to $25,968,679 for an overall growth of 25%. Over the same period, expenditures grew 59% from $19,436,554 in 2016 to $30,943,280 in 2021. Although this is a significant growth, this is not a result in just operational costs. Much of this growth comes from increased capital expenditures which comes from reserves the City has, largely from how they set aside and account for large amounts of the sales tax revenue they receive on an annual basis.

FIGURE 12: GOVERNMENTAL FUNDS REVENUES BY CATEGORY



Source: Bountiful City, ZPFI

Sales tax is the most important revenue source for the City when looking at the governmental funds. It accounts for over 51% of the total revenue for the governmental funds. Franchise taxes are the next largest contributor to these funds, with 22% coming from these taxes. Property taxes make up 16% of the total revenue, and approximately 7% comes from property tax increment to the City's Redevelopment Agency

TABLE 4: GOVERNMENTAL FUNDS REVENUE BY PERCENT OF TOTAL

	2016	2017	2018	2019	2020	2021	Average
Property Tax	16.38%	16.28%	16.54%	17.61%	17.07%	15.79%	**16.44%**
Sales Tax	48.05%	49.13%	50.74%	50.52%	52.08%	55.03%	**50.93%**
Franchise Tax	23.09%	23.51%	23.27%	22.70%	21.23%	19.67%	**22.25%**
Property Tax Increment	9.08%	6.84%	6.71%	6.09%	6.66%	6.17%	**6.93%**
Licenses & Permits	3.39%	4.24%	3.74%	3.07%	2.96%	3.34%	**3.46%**

Source: Bountiful City, ZPFI

Because sales tax is the primary source of revenue for the governmental funds, the City could be at risk for revenue swings during times of recession. This is particularly true when looking at public safety costs, which have risen by 13% between 2016 and 2021.

TABLE 5: PUBLIC SAFETY COSTS OVER TIME

2016	2017	2018	2019	2020	2021
$8,946,888	$8,935,881	$8,846,095	$9,517,509	$9,660,827	$10,079,173

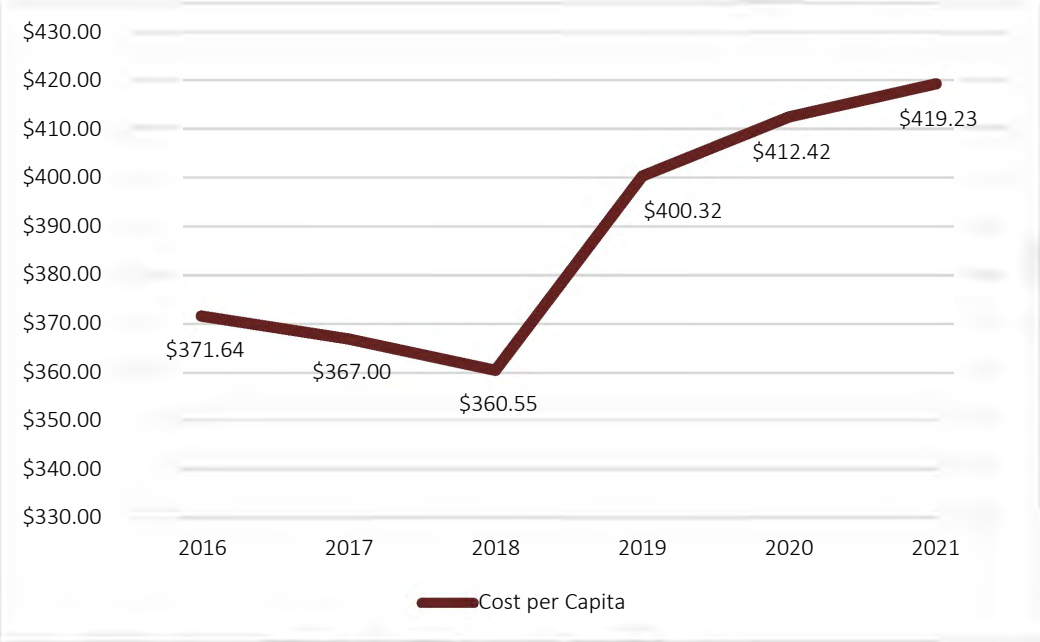
Source: Bountiful City, ZPFI

Public safety alone accounts for almost 98% of the City's total annual sales tax revenue, which does not all come to the General Fund. This presents an opportunity to the City to strengthen other revenue sources as it is able, particularly with the more stable property tax. This can be done through raising property tax rates, or by diversifying the property type to create more high property value developments.

Cost of Government per Capita

An important measure to examine is the cost of government per capita, to determine if a government is a good value relative to the revenue it is generating. This is done by taking the basic unit of government services, the General Fund, relative to the population of a City.

FIGURE 13: BOUNTIFUL GENERAL FUND COST PER CAPITA OVER TIME



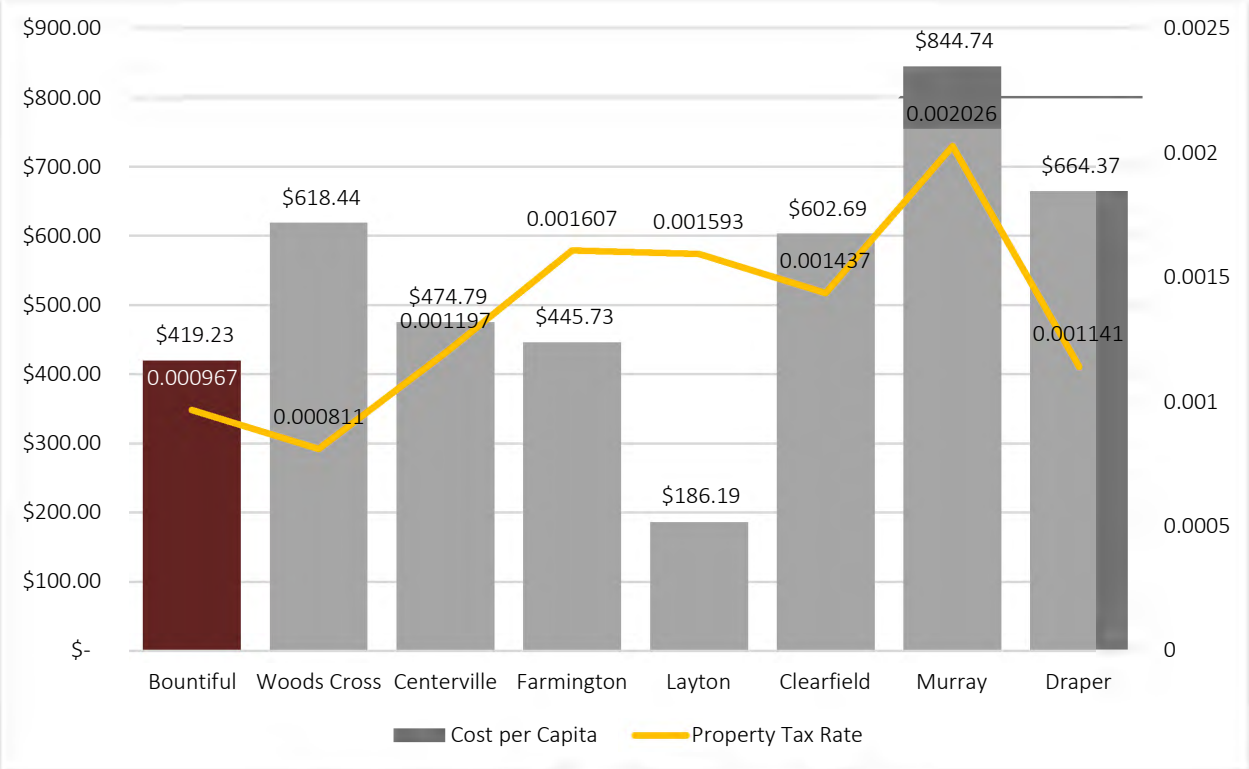
Source: Bountiful City, ZPFI

Between 2016 and 2021, Bountiful City had a cost per capita of $388.53 to provide basic governmental services to each of its residents. The cost per capita grew by 12.8% over that time.

To better understand if that is a good value, or a poor value, it is important to look at how that relates to similar municipalities. However, this is not a perfect comparison because each municipality will provide different services within their General Fund and there will be variations with how certain expenditures are reported. Despite this, it is still instructive to see how one community compares to another based on the size of the city and the complexity of the government services provided.

The comparison group for this study was Woods Cross, Centerville, Farmington, Layton, Clearfield, Murray, and Draper.

FIGURE 14: COST PER CAPITA COMPARISON



Source: Individual Cities ACFR, ZPFI

Based on this comparison, Bountiful had the second lowest cost per capita in the comparison group, and the second lowest direct property tax rate. This indicates that the City is providing a good value to its residents, compared to the amount of its expenditures.

Another interesting measure is the revenues a government collects per capita. This can highlight a strength or weakness. Due to the varied reporting measures, and variation with revenue types, this report only looks at the property tax per capita, sales & use tax per capita, and the total General Fund revenues per capita.

TABLE 6: REVENUES PER CAPITA

	Bountiful	Woods Cross	Centerville	Farmington	Layton	Clearfield	Murray	Draper
Property Tax	$62.88	$20.27	$40.65	$45.32	$207.47	$51.39	$222.38	$195.20
Sales & Use Tax	$113.19	$85.28	$120.75	$99.83	$517.15	$129.85	$555.12	$366.87
Total General Fund Revenues	**$409.62**	**$191.11**	**$218.06**	**$316.48**	**$1,080.84**	**$261.10**	**$1,130.03**	**$978.32**

Source: Individual Cities ACFR, ZPFI

Bountiful finds itself in the middle of the pack with regards to the revenue it collects per capita. It is fourth in property tax collected per capita, and fifth in sales tax collected per capita. However, Bountiful reports a large portion of its sales tax collection in the Capital Projects fund, so it would not appear in the General Fund and be a part of the general government operations.

Sales Tax Leakage

A sales gap analysis is conducted to estimate the amount and type of purchases being made by Bountiful residents outside of Bountiful. Hence, the term "leakage" reflects sales that are lost to other communities. The analysis consists of first calculating the "average" expenditures made, per capita or per household, in the State of Utah in various retail categories using the North American Industry Classification System Codes (NAICS codes) as recorded by the Utah State Tax Commission. Total sales in Bountiful, by NAICS code category, are then divided by the total population and compared to average per capita sales in the State of Utah. Where Bountiful residents show higher purchases in NAICS code categories, it is assumed that Bountiful captures additional consumers from the larger regional area for these types of purchases. Where purchases per capita are lower in Bountiful than in the State of Utah in purchases in NAICS code categories, it is assumed that Bountiful residents are leaving the community to make these types of purchases elsewhere.

The table below identifies areas of strength (i.e., where Bountiful is a regional provider of goods and services) which are shown with positive numbers in the Leakage column and numbers higher than 100 percent in the Capture Rate column. Where Bountiful residents are leaving the community to make their purchases elsewhere, the estimated amount of lost purchases in the Leakage column is shown as a negative number and with a capture rate that is less than 100 percent within the Capture Rate column.

TABLE 7: BOUNTIFUL SALES TAX LEAKAGE, 2021

NAICS Code Categories	2021 Leakage	2021 Capture Rate
Motor Vehicle and Parts Dealers	$72,459,783	146.66%
Personal and Laundry Services	$1,213,559	118.90%
Food and Beverage Stores	$920,479	100.97%
Electronics and Appliance Stores	$874,100	103.64%
Health and Personal Care Stores	$96,900	100.85%
Museums, Historical Sites, and Similar Institutions	-$1,125,537	0.45%
Performing Arts, Spectator Sports, and Related Industries	-$1,830,570	3.92%
Amusement, Gambling, and Recreation Industries	-$4,870,547	81.37%
Repair and Maintenance	-$8,919,344	38.10%
Furniture and Home Furnishings Stores	-$15,566,934	36.32%
Sporting Goods, Hobby, Book, and Music Stores	-$15,779,918	39.51%
Gasoline Stations	-$16,679,138	36.90%
Miscellaneous Store Retailers	-$20,960,051	45.49%
Clothing and Clothing Accessories Stores	-$23,364,404	40.07%
Nonstore Retailers	-$23,840,309	78.34%
Accommodation	-$40,490,442	2.45%
Food Services and Drinking Places	-$56,392,158	45.56%
Building Material and Garden Equipment and Supplies Dealers	-$92,723,769	6.03%

General Merchandise Stores	-$130,525,028	6.86%
Total	**-$377,503,327**	**61.62%**

Source: Utah State Tax Commission, ZPFI

Overall, Bountiful reflects a total capture rate of close to 62 percent of resident sales, indicating that the City is capturing somewhat less than its "fair share" of retail sales compared to other communities.

Significant leakage is shown in the following retail categories, which are areas of opportunity for future retail development within the City:

- General Merchandise Store
- Building Material and Garden Equipment and Supplies Dealers
- Accommodation
- Museums, Historical Sites, and Similar Institutions
- Performing Arts, Spectator Sports, and Related Industries

The capture rate of 62% indicates that the City has opportunities to realize more sales tax generation based on what is expected for the community to be able to create. The five categories listed above are merely areas of weakness and not the only areas of focus.

Competitive Market Leakage Analysis

It is also instructive to examine other cities to compare how one City performs to others. An analysis was performed to compare Bountiful to five nearby Cities: Woods Cross, Centerville, Farmington, Layton, and Clearfield.

TABLE 8: RETAIL SALES CAPTURE RATES, 2021

NAICS Code Categories	Bountiful	Woods Cross	Centerville	Farmington	Layton	Clearfield
Motor Vehicle and Parts Dealers	147%	629%	67%	57%	107%	40%
Furniture and Home Furnishings Stores	36%	117%	32%	29%	276%	4%
Electronics and Appliance Stores	104%	98%	57%	195%	55%	38%
Build. Material, Garden Equip. and Supplies Dealers	6%	106%	369%	7%	143%	24%
Food and Beverage Stores	101%	270%	53%	159%	93%	34%
Health and Personal Care Stores	101%	73%	39%	165%	128%	34%
Gasoline Stations	37%	31%	78%	42%	53%	194%
Clothing and Clothing Accessories Stores	40%	36%	27%	492%	107%	57%
Sporting Goods, Hobby, Music and Book Stores	40%	110%	107%	268%	101%	28%
General Merchandise Stores	7%	15%	252%	11%	148%	7%
Miscellaneous Store Retailers	45%	220%	92%	52%	111%	99%
Nonstore Retailers	78%	108%	73%	112%	90%	110%
Arts, Entertainment and Recreation	32%	2%	7%	1,032%	43%	22%

Accommodation	2%	64%	1%	32%	36%	6%
Food Services and Drinking Places	46%	117%	112%	107%	131%	75%
Other Services-Except Public Administration	89%	673%	215%	56%	72%	104%
Total	**62%**	**207%**	**128%**	**109%**	**112%**	**51%**

Source: Utah State Tax Commission, ZPFI

Based on this analysis, except for Clearfield, Bountiful is performing relatively worse than surrounding communities in sales tax capture. This is most likely due to the proximity of each City to I-15. Although Bountiful is adjacent to I-15 in part of the City, the direct access to the interstate is located in other communities, and most of these other cities have more of a mix of zoning uses, allowing for greater amounts of retail.

Additionally, per capita, Bountiful is capturing few retail sales than surrounding communities. This highlights certain areas where one community is over-saturated with certain sales tax categories. For example, because of the number of vehicle sales, Woods Cross sees $17,991 per capita in motor vehicle parts & dealers per capita, when the average in Utah is only $2,934. This indicates that Woods Cross is a major regional hub for these types of sales.

Bountiful City does better than the Utah average in motor vehicle parts & dealers per capita as well as food & beverage stores per capita.

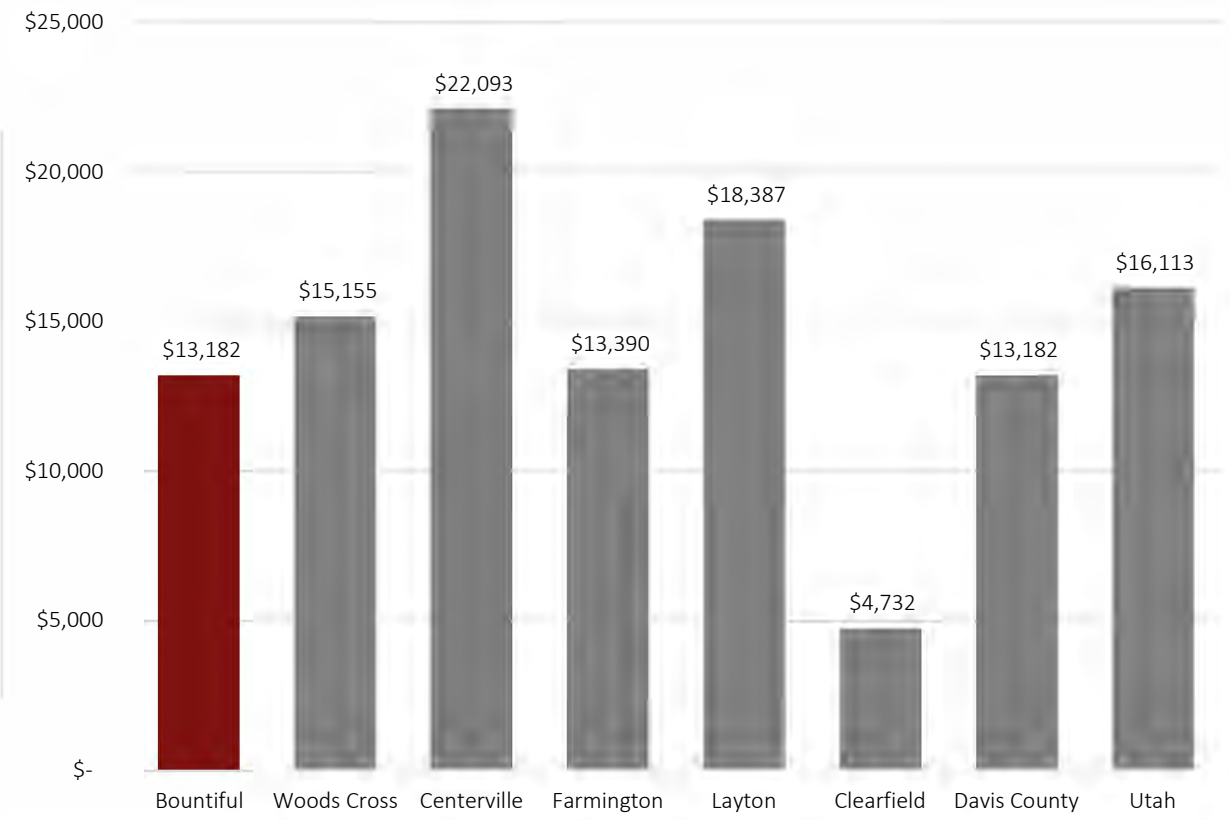
TABLE 9: BOUNTIFUL RETAIL SALES COMPARISON

City	Motor Vehicle & Parts Dealers/Per Capita	General Merchandise Stores/Per Capita	Food Services & Drinking Places/Per Capita	Food & Beverage Stores/Per Capita	Gasoline Stations/Per Capita	Building Material, Garden Equip. & Supplies/Per Capita
Bountiful	$4,856	$331	$1,219	$2,085	$219	$130
Woods Cross	$17,991	$391	$2,225	$4,694	$153	$1,932
Centerville	$2,566	$8,665	$2,846	$1,239	$503	$8,944
Farmington	$1,864	$319	$2,345	$3,195	$234	$156
Layton	$3,205	$3,994	$2,614	$1,695	$268	$2,271
Clearfield	$928	$152	$1,161	$482	$766	$349
Davis County	$2,928	$2,514	$1,612	$1,571	$474	$1,487
Utah	$2,934	$2,648	$1,957	$1,785	$499	$1,864

Source: Utah State Tax Commission, ZPFI

Overall, Bountiful City experiences only $13,182 in sales per capita, which is only lower than Clearfield in the comparison group.

FIGURE 15: SALES TAX PER CAPITA, 2017



Source: Utah State Tax Commission, ZPFI

Minutes of the
BOUNTIFUL CITY COUNCIL
October 22, 2024 – 6:00 p.m.

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

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

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Beth Child, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	Asst. City Manager	Galen Rasmussen
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	Asst. Planner	DeAnne Morgan
	Asst. City Engineer	Todd Christensen
	Streets Director	Charles Benson
	Parks Director	Brock Hill
	City Recorder	Shawna Andrus
	Recording Secretary	Maranda Hilton

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

TRAIL NAMING DISCUSSION – MS. AMBER CORBRIDGE

Ms. Amber Corbridge presented the Trails Advisory Committees trail naming suggestions to the Council for approval. She explained that the committee suggests changing the name "Summerwood Sunset Trail" to "Sunset Trail" and changing "Bring It Home" to "Hornet". The Council accepted these suggestions.

The Council then discussed the naming of Trail 304/305, a new downhill trail in Mueller Park Canyon. After some discussion, the Council felt the name "Bell & Co." best honored the vision and hard work of Mr. Jesse Bell and the group of volunteers who dedicated many hours and resources bringing these new trails to fruition. Ms. Cami Bell, the widow of Mr. Bell, was given a few moments to speak and agreed that "Bell & Co." would be a very fitting name.

GENERAL PLAN UPDATE – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga led a discussion continuing the work of reviewing the comprehensive general plan update, focused on the existing conditions section of the plan. The Councilmembers offered suggestions for editing the document to increase clarity and add beneficial details to the existing conditions section. Mr. Astorga took note of their suggested amendments and thanked them for their thoughts, saying he would make those changes and bring it back to the Council for review at a later date.

The meeting ended at 7:00 pm.

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

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Beth Child, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	Asst. City Manager	Galen Rasmussen
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Power Director	Allen Johnson
	Streets Director	Charles Benson
	Senior Planner	Amber Corbridge
	Asst. Planner	DeAnne Morgan
	City Recorder	Shawna Andrus
	Recording Secretary	Maranda Hilton

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 7:03 pm and welcomed those in attendance. Mr. Bryan Potts led the Pledge of Allegiance and Mr. Dave Halladay, Bountiful East Stake, offered a prayer.

PUBLIC COMMENT

The public comment section was opened at 7:07 pm.

No comments were made.

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

CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD OCTOBER 8, 2024

Councilmember Bradshaw made a motion to approve the minutes of a previous meeting held October 8, 2024, and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw,Higginson, Murri, and Price-Huish voting “aye.”

COUNCIL REPORTS

Councilmember Bradshaw reported that the BDAC is using their RAP Tax grant to fund a new strategic plan and they will be looking for feedback from the community as part of that process. She also reported that the South Davis Recreation District will begin their preparations to adopt a new budget, and they will hopefully have more insights into program viability since implementing their new accounting system that will help them navigate next year’s budget.

Councilmember Higginson did not have a report, but welcomed the newest Councilmember, Ms. Beth Child, to the Council.

PENDING

Councilmember Murri reported that the Bountiful Community Service Council had an important discussion about volunteerism and how to get the younger generations involved and ready to take over positions of service in the community as the older generation retires.

Councilmember Price-Huish welcomed Councilmember Child to the Council and also reported that the BCYC will hold the annual Pumpkin Patch activity at North Canyon Park on October 26th at 11 am. She reported that there is a lot going on in the world of power resources and some opportunities and challenges lie ahead for Bountiful City regarding that industry. She also gave a report about Bountiful's opportunity to become a designated "Get Healthy Utah" city and what the application process and eligibility requirements look like for that. The Council agreed to talk more about it at a work session and that they were interested in knowing more about it and possibly pursuing it.

Mayor Harris reported that the new Fire Chief, Greg Stewart, had been sworn in.

Councilmember Child did not have a report.

CONSIDER APPROVAL OF:

a. EXPENDITURES GREATER THAN $1,000 PAID OCTOBER 2 & 9, 2024

b. AUGUST 2024 FINANCIAL REPORT

Councilmember Bradshaw made a motion to approve the expenditures paid October 2 & 9, 2024, and the August 2024 financial report. Councilmember Murri seconded the motion. The motion passed with Councilmembers BradshawHigginson, Murri, and Price-Huish voting "aye."

SWEARING IN OF NEW COUNCILMEMBER BETH CHILD – MS. SHAWNA ANDRUS

Mayor Harris welcomed Ms. Beth Child to the Council and expressed her excitement about Ms. Child's service there. She invited City Recorder, Ms. Shawna Andrus, to do the swearing-in, and invited Beth's husband to join them.

Ms. Shawna Andrus performed the swearing-in ceremony.

Councilmember Child expressed her gratitude for the opportunity to serve on the Council and to work with the other members of the Council and the City staff. She said that she is excited to serve where she feels she can truly make a difference, here in her community, by voting about things that affect the lives of Bountiful residents every single day.

CONSIDER APPROVAL OF ORDINANCE 2024-07 AMENDING CHAPTER 4 SINGLE-FAMILY RESIDENTIAL, PERMITTED, CONDITIONAL AND PROHIBITED USES §14-4-103 OF THE LAND USE CODE – MS. AMBER CORBRIDGE

Ms. Amber Corbridge explained that this amendment would affect the Use Table in the single-family residential zone portion of the Code. The uses are labeled as Permitted (P), Conditional (C), or Prohibited (N). The applicant is asking that two new conditional uses be added to the table; Funeral Home or Mortuary, and Public or Private Assembly. Staff recommends that a definition of "Funeral Home or Mortuary" be included in the Code to help clarify the meaning of the proposed amendment if it is approved. Staff also suggests the uses be limited to parcels that are at least 3 acres and have a minimum setback of 75 ft from the property line.

After some discussion, the Council agreed that they were fine adding "Funeral Home or Mortuary" to the Use Table, but wanted to talk more about how to mitigate the negative impacts that an assembly venue might create on the community via extra traffic, noise, lights, etc. The Council decided to approve the addition of Funeral Home and Mortuary to the Use Table but to not add Public or Private Assembly at this time.

Councilmember Price-Huish suggested the discussion be continued to a future work session and Councilmember Higginson said he felt it is important for the Councilmembers to think about what kind of conditions would make them comfortable adding assembly venues to the Use Table.

Councilmember Higginson made a motion to approve Ordinance 2024-07 as it pertained to the addition of "Funeral Homes and Mortuaries" to the Use-Table, but to exclude "Public and Private Assembly" from the Use Table. Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

Mr. Gary Hill suggested that staff could present possible ideas about if and how this use exists in other cities' codes at the upcoming work session. The Council and Mayor liked that idea.

CONSIDER APPROVAL OF A LOT LINE ADJUSTMENT AT 1785 SOUTH 1450 EAST AND 1501 EAST MUELLER PARK ROAD – MS. DEANNE MORGAN

Ms. Deanna Morgan explained that this lot line adjustment sits between two lots in the R-3 zone, and would result in 960 sf being taken from Lot 604 and given to Lot 2. The owners of Lot 2 have done landscaping in that area and this adjustment will clean up the encroachment. The Planning Commission approved this item at their last meeting and forwarded a positive recommendation to the Council.

Councilmember Higginson asked if the easement would remain in the same location. Ms. Morgan answered that it will stay in the same location.

Councilmember Bradshaw made a motion to approve the lot line adjustment and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

PUBLIC HEARING AND PRESENTATION ON THE RAP TAX REAUTHORIZATION – MR. GALEN RASMUSSEN

Mr. Galen Rasmussen explained that the Council approved an opportunity to put the reauthorization of the RAP Tax on the November 5th ballot back in June. As required by state law, a public hearing on the matter must be held prior to the election. An information pamphlet was also sent out in the mail. Mr. Rasmussen explained that the RAP Tax allots $0.01 of every $10,00 in purchases made within Bountiful City and puts it in a fund that can be used for parks, recreation and arts organizations or events. This tax has been in place since 2007 and is set to expire in 2026 if not reauthorized. Staff estimates it will generate $750,000 each year or $7.5M over the next ten years.

A. PUBLIC HEARING

8:18pm

None

8:18 pm

CONSIDER APPROVAL OF THE PURCHASE OF A 2025 FORD F-550 4X4 DIESEL CREW CAB AND CHASSIS FROM PERFORMANCE FORD TRUCK COUNTRY IN THE TOTAL AMOUNT OF $70,917 – MR. ALLEN JOHNSON

Mr. Allen Johnson explained that this purchase is for a cab and chassis for a truck used by the line crews on a day-to-day basis. The state bid was higher than the bid from Performance Ford, so staff recommends going with the low bid.

Mayor Harris asked if Performance Ford had access to the state bid pricing. Mr. Johnosn said he believes they can look it up, yes.

Councilmember Murri made a motion to approve the purchase of the 2025 Ford F-550 and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PURCHASE OF A 2025 FORD F-550 4X4 DIESEL REGULAR CAB AND CHASSIS FROM PERFORMANCE FORD COUNTRY IN THE TOTAL AMOUNT OF $67,447 – MR. ALLEN JOHNSON

Mr. Johnson explained that this purchase is for a dump truck, and the dump bed purchase was approved at a prior meeting. This truck is not assigned to a specific crew, but will go where it is needed, and get used almost every day.

Councilmember Higginson made a motion to approve the purchase of the 2025 Ford F-550 and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PURCHASE OF A 2025 FORD XLT 4X4 SUV FROM PERFORMANCE FORD TRUCK COUNTRY IN THE TOTAL AMOUNT OF $43,097 – MR. ALLEN JOHNSON

Mr. Johnson explained that this purchase will be for management use and will be replacing a 2008 vehicle. Once again, Performance Ford beat the state bid and staff recommends going with the low bid.

Councilmember Price-Huish made a motion to approve the purchase of a 2025 Ford XLT SUV and Councilmember Bradshaw seconded the motion with that condition. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PURCHASE OF A 500 KVA TRANSFORMER FROM IRBY IN THE AMOUNT OF $33,335 – MR. ALLEN JOHNSON

Mr. Johnosn explained that this is a larger-sized transformer that will replace the current one at the former site of Pizza Pie Café to help service a new office building development at that location. He said staff recommends going with the higher bid that has half the delivery time of the low bid.

Councilmember Higginson asked what happens to old transformers. Mr. Johnson said they will be put back to use if they still have some life left in them, or drained and recycled if not.

Councilmember Higginson made a motion to approve the purchase of the transformer and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF A METAL-CLAD SWITCHGEAR FROM POWELL ELECTRIC SYSTEMS, INC. IN THE AMOUNT OF $782,437 – MR. ALLEN JOHNSON

Mr. Johnson explained that this metal-clad switchgear is for the Northwest substation located by Viewmont High School. Staff is in the process of purchasing and collecting all the necessary parts for a total replacement project next year.

Councilmember Bradshaw asked what how the "12/18" warranty compared to the "60" warranty and what they each meant. Mr. Johnson explained that the 12/18 warranty ends either 18 months after you take delivery or 12 months after you energize it, versus a 60-month warranty that lasts 60 months.

Councilmember Price Huish asked what kind of life expectancy this switchgear has. Mr. Johnson said he expects it to last between 15 and 20 years.

Councilmember Bradshaw made a motion to approve the purchase of the switchgear and Councilmember Child seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF A POWER TRANSFORMER FROM VIRGINIA TRANSFORMER CORPORATION IN THE AMOUNT OF $1,504,520 – MR. ALLEN JOHNSON

Mr. Johnson explained that this is another part being acquired for the NW substation overhaul. This is a bigger transformer than what is currently there, so it will add capacity to the site, handling three feeders instead of two. He said that staff recommends accepting the bid from Virginia Transformer Company, who had the low bid and is also conveniently located in Pocatello, Idaho. He added that they might be able to get the delivery time down to 60 weeks, which would be much better for the timeline of this project.

Councilmember Child made a motion to approve the purchase of a power transformer and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF AN ADDITIONAL $45,990 FOR ADDITIONAL BORING FROM BIG IRON DRILLING IN THE TOTAL APPROVED AMOUNT OF $298,420 – MR. ALLEN JOHNSON

Mr. Johnson explained that staff would like to add two more projects into the current directional boring contract the City has with Big Iron Drilling. One project is an issue they found with a primary wire that was direct-buried and needs conduit around it. The other project is to fix some streetlights. The extra funds will be taken from the distribution and streetlight budget.

Councilmember Price-Huish made a motion to approve an additional $45,990 for directional boring and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

ADJOURN

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

The regular session was adjourned at 8:37 pm.

_____

Mayor Kendalyn Harris

_____

City Recorder

PENDING

Minutes of the
BOUNTIFUL CITY FINANCE COMMITTEE
November 12, 2024 – 5:00 p.m.

Present:	Mayor	Kendalyn Harris
	Councilmember	Matt Murri
		Richard Higginson (via Zoom)
		Beth Child (via Zoom)
		Cecilee Price-Huish
		Kate Bradshaw

Department Directors/Staff:

Assistant City Manager	Galen Rasmussen
Finance Director	Tyson Beck
Assistant Finance Director	David Burgoyne
Treasurer	Hunter Stone

Official notice of the City Council Meeting was given by posting an agenda at the City Hall locations (795 South Main Street) and on the Bountiful City Website and the Utah Public Notice Website.

5:00 p.m.
City Hall Council Conference Room

Mayor Kendalyn Harris chaired this committee and opened the meeting at 5:02 p.m.

REVIEW OF THE FISCAL YEAR 2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) – MR. TYSON BECK

Tyson Beck, Finance Director, began by stating that the ACFR and independent financial audit for the fiscal year 2024 were complete.

Mr. Beck then reviewed with the committee the financial results for fiscal year 2024. This included a review of the sources of City revenues and the associated uses of those funds. Additionally, each of the City's operating fund's net income or loss as well as their equity positions. The cash and investment balances of the City were also reviewed.

It was noted that the General Fund and Fiber funds had fairly significant net losses during the year. Reasons for each of those losses were discussed.

The financial review also covered some of the Management's Discussion and Analysis section of the ACFR. That section compares and contrasts the statements of net position and revenues/expenses from fiscal year 2023 to fiscal year 2024.

The Mayor and various City Council members asked clarifying questions.

REVIEW OF THE FISCAL YEAR 2024 INDEPENDENT FINANCIAL STATEMENT AUDIT

Gary Keddington, audit partner with Keddington & Christensen, LLC, discussed the process and results of the fiscal year 2024 financial statement audit. He discussed that they are issuing an unmodified (clean) audit opinion on the financial statements prepared by the city. The audit did not identify any internal control related findings or recommendations.

Mr. Keddington then discussed two findings related to the State Auditor's State Compliance guide that independent auditors are required to use as part of the financial statement audit.

The Finance Committee meeting was adjourned at 5:52 p.m.

_____
Mayor Kendalyn Harris

_____
City Recorder

PENDING

Minutes of the
BOUNTIFUL CITY COUNCIL
November 12, 2024 – 6:00 p.m.

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

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

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Beth Child, Richard Higginson (via Zoom), Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill (via Zoom)
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	City Recorder	Sophia Ward
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton
Excused:		

Mayor Harris called the meeting to order at 6:06 pm and welcomed those in attendance.

GRAVEL PARKING STANDARDS – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga explained that he would lead a discussion about the code concerning acceptable materials for parking areas. The code currently is somewhat vague, saying "said spaces shall be paved with asphalt, concrete, or similar material…". Planning and Engineering staff have not historically interpreted gravel to be a "similar material", but staff feels it could be permissible with the following considerations: landscaping and parking areas should be differentiated (no dual uses allowed), requiring a buffer zone between the gravel and the street, and maintain necessary "clear view" areas.

Mr. Lloyd Cheney explained some to the pro's and con's of allowing gravel as a parking area material, saying that gravel requires more maintenance than asphalt and cement, it is considered a pollutant if introduced into the water collection system, the expansion of driveways often results in vehicles causing damage to the curb and gutter directly in front of that area, and gravel tens to migrate onto sidewalks and pavement causing hazards for neighbors and pedestrians. However, if thoughtfully used, gravel can be a great, less expensive solution for parking areas. Mr. Cheney said crushed stone or decomposed granite is a great solution that does not have displacement issues like rounded gravel does.

Councilmember Higginson said he knows this issue affects a lot of residents and thanked staff for preparing the information. He asked if gravel on a property would count as part of the percentage of impervious material allowed on the lot. Mr. Astorga answered that gravel would not count as impervious material.

Councilmember Bradshaw said she feels many residents already have a hard time following the current landscaping code concerning gravel and wondered if adding gravel in this part of the code would only make the burden of enforcement more difficult. Mr. Astorga agreed that it would have the potential to increase the number of code violation complaints.

Councilmember Price-Huish said she thinks they need to add clarification to the current code, whether they allow gravel, so that residents can easily find the information and not accidentally have a code violation. She said they should define what "similar materials" are. Mr. Astorga agreed that adding clarity, whether or not they allow gravel, would be a good idea.

Mr. Astorga explained what proposals the staff came up with, for keeping the clear view areas intact and keeping a 10 ft setback from the property line, etc.

Mayor Harris said those proposals made sense to her, to help keep the storm water system clear and as a safety measure. She asked the Council if they wanted to keep exploring the possibility of allowing gravel in the code or not.

After some discussion, Councilmembers Higginson, Price-Huish and Child all said they would like to consider allowing gravel in the code, either behind the front yard setback, or perhaps 10' behind the property line. Councilmember Murri said he would consider the 10' setback proposal. Councilmember Bradshaw said she was reluctant to want to allow gravel as a parking area option because she finds it rarely stays in its intended location. She was supportive of adding clarity to the language in the code.

The work session ended at 7:01 pm.

PENDING

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

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Beth Child, Richard Higginson (via Zoom), Matt Murri, Cecilee Price-Huish
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Finance Director	Tyson Beck
	Asst. Finance Director	David Burgoyne
	City Recorder	Sophia Ward
	Streets Director	Charles Benson
	Power Operations Super.	Jess Pearce
	Parks Director	Brock Hill
	Police Chief	Ed Biehler
	Recording Secretary	Maranda Hilton
Excused:	City Manager	Gary Hill
	Planning Director	Francisco Astorga

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 7:05 pm and welcomed those in attendance. Mr. Breyden Jorgensen led the Pledge of Allegiance and Ms. Sara Weston, Bountiful South Stake, offered a prayer.

PUBLIC COMMENT

The public comment period was opened at 7:07 pm.

Mr. Richard Watson () proposed that a tree be planted in 4th North Park in honor of former Councilmember Jesse Bell. He also announced that the annual Christmas concert will be on December 18th at Woods Cross High School and asked the Council to please help spread the word. Tickets are available to purchase online or at City Hall.

Ms. Christy Martindale (854 E Center Street) explained that she and her husband put in interlocking rock on their property, which they do not park vehicles on, choosing a permeable material so that drainage during rainstorms would not flood their home. She said her correspondence with the Planning Department had been confusing, with them telling her the case was closed and then that it was reopened a short time later, without any explanation.

Mr. Scott Martindale (854 E Center Street) said that his property has 9 feet of interlocking rock installed, which is not gravel, and that Mr. Francisco declined his invitation to come see it, simply telling him he could not park on gravel. He said he feels this is not in violation of the code, it is just a neighbor who does not like the aesthetic of the rock and wants it removed. He also said if this goes to the City Prosecutor it will result in him being charged with a Class C Misdemeanor, which would jeopardize his career as a deputy sheriff in Salt Lake, which is very offensive to him.

Mr. Gary Davis (2814 South 500 West) suggested paving stones as a good alternative to paved surfaces. He also asked why Bountiful does not have a Compliance Official. He asked why

PENDING

computers are replaced so frequently (every 5-7 years) at the City. He thanked, in advance, everyone who will help make this winter safer for everyone (plow drivers and salters, police, fire and power company employees).

Ms. Lise Tuttle (Center Street) said she lives above the Martindale's and thinks a clarification is absolutely needed in the code, but that "similar paved material" would preclude any materials that provide better drainage from being allowed. She thinks interlocking rock that stays in place would be a great thing to include in the code. Cement and asphalt lead to lots of water runoff that flood homes and pollute the water system.

Ms. Julie Lindsay () said she felt the Martindale's were being targeted unfairly, and if the City was going to prosecute them for having gravel, then it should open a case against every other property in Bountiful doing the same thing.

The public comment period was closed at 7:18 pm.

CONSIDER APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS HELD OCTOBER 16, 2024

Councilmember Murri made a motion to approve the minutes from October 16, 2024, and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."

COUNCIL REPORTS

Councilmember Higginson did not have a report.

Councilmember Murri reported that Santa will be visiting the Bountiful History Museum on December 9, 11, 16 & 18 from 4 to 7 pm. The event is free.

Councilmember Price-Huish reported that a tree lighting ceremony will be held at the post office (20 S Main Street) on November 25th from 6 to 8 pm. The Mainstreet Merchants are hosting the event, and it will have hot chocolate and Santa will be there.

Councilmember Child encouraged everyone to attend and support the Vocalocity Christmas concert and reported that there is a new member of the Bountiful Community Service Council.

Councilmember Bradshaw reminded the Council that the BDAC is working on a strategic plan and will be reaching out to Councilmembers and community members for input on that. The BDAC is also preparing for their annual Gingerbread Festival and Winter Art Market which will take place in early December. Also, the South Davis Recreation District is currently working on their annual budget.

Mayor Harris reported that she attended a wonderful Veterans Day event at the Bountiful Veterans Park yesterday and thanked the Veterans Park Foundation Board who worked so hard on it.

BCYC REPORTS

Mr. Steven Thiriot reported that the annual BCYC Pumpkin Patch event was well attended and went smoothly. He reported that upcoming activities will include writing cards for a care center, doing a coaching activity with a group from UVU, and holding their annual white elephant holiday activity.

CONSIDER APPROVAL OF:

A. EXPENDITURES GREATER THAN $1,000 PAID ON OCTOBER 16, 23, & 30, 2024
B. SEPTEMBER 2024 FINANCIAL REPORT

Councilmember Bradshaw made a motion to approve the expenditures paid October 16, 23, & 30, 2024, and the September financial report. Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."

SWEARING IN OF NEW CITY RECORDER, SOPHIA WARD – MR. DAVID BURGOYNE

Ms. Sophia Ward was sworn in as the new Bountiful City Recorder by Mr. David Burgoyne, Assistant Finance Director.

PRESENTATION OF THE FY2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT & INDEPENDENT AUDITOR'S SUPPLEMENTAL REPORTS – MR. TYSON BECK

Mr. Tyson Beck explained that the financial audit has been completed and that he would first present the financial statements and then Mr. Gary Keddington (Keddington & Christensen) would present the audit findings.

Mr. Beck went over the revenue and expenses of the City, saying that the City is in good financial standing, and explaining that the noticeable increase in "cash and investments" was due to unspent bond funds for the fiber project. He went through the reserve policy for each fund and explained that every fund was meeting its reserve requirements except the Fiber and Golf funds. The Fiber fund is not expected to meet its reserve requirement until the fiber network has been operational for a while and the Golf course had quite a few capital improvement projects in the last year that impacted its fund balance. He explained this deficit will instigate the 5-year replenishment policy which requires visiting the Golf budget and finding ways to increase revenue and cut expenses.

Mr. Gary Keddington said that the auditors gave an "unmodified opinion" of the financial statements which means they are materially correct. The auditors also investigated all internal controls and found they were sufficient to achieve good outcomes. Next, the auditors were required by State law to investigate budgetary fund balances, restricted taxes, government fees, fund transfers, tax revenue recognition and open and public meetings training. He explained that the audit produced two findings: first, a violation of the state code requiring fund balances to be net positive, and second, a violation of budgetary compliance in the liability and insurance fund. The Fiber fund currently has a negative balance, which will likely not be rectified for a couple of years, once it begins collecting more subscription revenue. Until then, it is technically in violation of state code. Additionally, the budget for liability and insurance claims made a payment that put it over budget at the end of the fiscal year, which happens because the budget is, by nature, an estimate. Lastly, Mr. Keddington disclosed there were two journal entries that had errors in calculations that amounted to reserves needing to be adjusted and a contract not being accounted for as a liability. Overall, the audit was very successful and showed that Bountiful is doing a good job complying with the required accounting principles.

Mayor Harris thanked Mr. Beck and Mr. Keddington for their informative and helpful reports and for their work keeping Bountiful in good financial standing.

CONSIDER APPROVAL OF THE PURCHASE OF 125 LED POST-TOP FIXTURES FROM ANIXTER IN THE TOTAL AMOUNT OF $51,177.00 – MR. JESS PEARCE

Mr. Jess Pearce explained that the Power Commission and staff are requesting the approval to purchase 125 post-top light fixtures. He explained that these fixtures are used in the underground-fed lines in residential neighborhoods. There are approximately 1,000 of these throughout town. These will be used to upgrade the old high-pressure sodium fixtures, cutting energy use from 150 watts to 73 watts and decreasing maintenance costs. He added that these fixtures are a single source item because they are the only fixture that has a multi-voltage range and can be installed anywhere on the system, which decreases how much inventory is needed at any given moment.

Councilmember Price-Huish made a motion to approve the purchase of the 125 fixtures and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE SHOP WELL REHABILITATION CONTRACT TO WIDDISON WELL SERVICES IN THE TOTAL AMOUNT OF $67,402.00 – MR. JERRY WILSON

Mr. Lloyd Cheney, on behalf of the Water Department, explained that the Shop Well, an integral part of our water system that runs nearly year-round, is in need of repair. The casing that houses the pump and motor have deteriorated and has caused a steep decrease in output. The pump and motor are also having wear issues, so staff recommend replacing the pump and motor set and purchasing a new column pipe for the well. Staff moved forward with getting quotes and reserving a place with Widdison Well Services due to the urgency of getting this well back online and is asking the Council for their approval at this time.

Councilmember Price-Huish asked how certain staff is that this repair will restore the functionality and flow of the well back to what it was. Mr. Cheney said they feel very certain it will produce at the same level as before.

Councilmember Murri made a motion to approve the contract with Widdison and Councilmember Child seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PURCHASE OF THE AVIGILON ACCESS CONTROL SYSTEM FROM COMPUTECH IN THE AMOUNT OF $45,961.00 – MR. GREG MARTIN

Mr. Greg Martin explained that the access control system utilized at City Hall and at the Public Safety building is no longer supported, so staff researched other systems that could replace the current one. Staff found that Avigilon makes a system that would integrate with the cameras already installed and recommends purchasing that system from CompuTech, a local Bountiful business. CompuTech offered the City a discount because they do not specialize in security systems, but working with City staff, they have been able to figure it out and staff feels reassured it will work out well. Staff also has a lot of knowledge about the system and will help with the installation.

Councilmember Bradshaw made a motion to approve the purchase of the Avigilon system from CompuTech and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PURCHASE OF 35 DESKTOP COMPUTERS AND MONITORS FROM DELL DIRECT IN THE TOTAL AMOUNT OF $55,161.00 – MR. GREG

MARTIN

Mr. Martin explained that staff works diligently to maintain the computer systems at the City and it has always been a balancing act to extend the life of the computers as much as possible without increasing employee downtime when computers start to require more maintenance. The City believes its current replacement schedule of every 5-7 years has been useful. The old computers also qualify for a buyback if they have any useful life left in them which saves the City money.

Councilmember Price-Huish made a motion to approve the purchase of 35 desktop computers and Councilmember Child seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PURCHASE OF A NEW JOHN DEERE PROGATOR 2020A UTILITY VEHICLE FROM STOTZ EQUIPMENT IN THE TOTAL AMOUNT OF $41,338.67 – MR. BROCK HILL

Mr. Brock Hill explained that as the cemetery becomes fuller, working between the existing headstones to excavate and do maintenance work has become more difficult. A vehicle that can handle a heavy load while being narrow enough to fit between graves is essential. Staff are requesting to purchase a John Deere ProGator 202A utility vehicle from Stotz equipment for this purpose. These vehicles are hard to source, so staff feel fortunate they have found one to purchase. This purchase has been budgeted for.

Councilmember Bradshaw made a motion to approve the purchase of the utility vehicle and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE ENTERING INTO AN AGREEMENT WITH WASTE MANAGEMENT FOR THE PROCESSING OF RECYCLABLE MATERIALS COLLECTED BY BOUNTIFUL CITY – MR. CHARLES BENSON

Mr. Charles Benson explained that the City's contract with Rocky Mountain for recycling services is expiring and there is no option for renewing, so staff sent out an RFP and received three responses. After evaluating the responses, staff feel Waste Management will offer the best service and value and ask for approval to enter into a contract with them.

Councilmember Price-Huish thanked Mr. Benson for explaining how the pricing and the processing of the recyclables works and asked if he thought the public could benefit from more education about how to properly prepare their recyclables for processing.

Mr. Benson said yes that it would be helpful and save the City money if residents were better at preparing their recycling, and that Waste Management offers a program to help with education.

Councilmember Child made a motion to approve the agreement with Waste Management and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."

ADJOURN

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

The meeting was adjourned at 8:26 pm.

_____
Mayor Kendalyn Harris

_____
City Recorder

PENDING

City Council Staff Report

Subject: Expenditures for Invoices > $1,000 paid November 6 & 13, 2024
Author: Tyson Beck, Finance Director
Department: Finance
Date: November 26, 2024

Background

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

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

Analysis

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

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding $1,000, paid November 6 & 13, 2024.

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid November 6, 2024

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT		ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
1105	ALTEC INDUSTRIES, IN	Light & Power	535300	448635	Vehicles	1,032.76	242453	51529548	Testing - Cust # 98370
1105	ALTEC INDUSTRIES, IN	Light & Power	535300	448635	Vehicles	1,185.87	242453	51529584	Inspection - Cust # 98370
1105	ALTEC INDUSTRIES, IN	Light & Power	535300	448635	Vehicles	1,380.77	242453	51529533	Inspection - Cust # 98370
1220	AT&T MOBILITY	Streets	104410	428000	Internet & Telephone Expense	1,006.28	242455	X10282024	Account # 287314361186
9982	DIAMOND TREE EXPERTS	Light & Power	535300	448632	Distribution	11,669.60	242472	76530	Tree Trimming
14161	EQUINOX ENGINEERING	Landfill Operations	585820	473100	Improv Other Than Bldgs	10,262.50	242480	123.01.01	Project # UT-123-01 Bountiful City Landfill Pond
2104	ESRI-ENVIRONMENTAL S	Light & Power	535300	429200	Computer Software	17,000.00	242481	94828006	Agreement Fee Software/Maintenance - Cust #596824
2649	IPSA-INTERMOUNTAIN P	Light & Power	535300	423000	Travel & Training	2,000.00	242499	3611	Hotline School
2719	JMR CONSTRUCTION INC	Streets	104410	473210	Road Recondition & Repair	13,980.85	242501	1179	Work completed through October 2024
2719	JMR CONSTRUCTION INC	Streets	104410	473400	Concrete Repairs	36,064.35	242501	1179	Work completed through October 2024
2719	JMR CONSTRUCTION INC	Water	515100	461300	Street Opening Expense	19,375.73	242501	1179	Work completed through October 2024
2719	JMR CONSTRUCTION INC	Light & Power	535300	448632	Distribution	2,527.59	242501	1179	Work completed through October 2024
3924	JOHNSON CONTROLS	Police	104210	426000	Bldg & Grnd Suppl & Maint	13,810.80	242502	1-134538350727	Contract Work/Labor - Cust Acct #1328024
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	1,504.44	242505	13103	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410	473200	Road Materials - Overlay	7,563.78	242505	13127	Paving - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410	473200	Road Materials - Overlay	9,851.22	242505	13118	Paving - Cust # BOUN02610
15716	MGI GOLF, INC	Golf Course	555500	448240	Items Purchased - Resale	1,944.00	242512	SINMGIU124100988	Accessories - Cust # MU01371
3195	MOUNTAINLAND SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	3,848.54	242517	S106460472.002	Misc. Parts/Supplies - Cust #18498
3195	MOUNTAINLAND SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	14,307.93	242517	S106503719.001	Misc. Parts/Supplies - Cust # 18498
3195	MOUNTAINLAND SUPPLY	Golf Course	555500	426100	Special Projects	2,524.51	242517	S106369151.009	Misc. Parts/Supplies - Cust # 18500
15415	PATRIOT CONSTRUCTION	Police	454210	472100	Buildings	6,915.91	242527	6	Bountiful City Police Dept. Remodle
15415	PATRIOT CONSTRUCTION	Police	454210	472100	Buildings	43,360.69	242527	5	Bountiful City Police Dept. Remodle
15715	PAVION CORP	Police	454210	472100	Buildings	12,077.58	242528	PSE-PSI-3160	Intercom work for the remodel - Cust # 70198
5553	PURCELL TIRE AND SER	Refuse Collection Operations	585800	425000	Equip Supplies & Maint	4,371.64	242533	280092430	Tire and Service - Cust # 2801867
15717	SILVERLEAF PARTNERS	Police	454210	472100	Buildings	135,000.00	242543	7713	Bountiful PD Remodel
3938	SKM INC.	Water	515100	431000	Profess & Tech Services	2,848.63	242544	28814	Maintenace - Project # M187
4216	TIRE WORLD	Light & Power	535300	448635	Vehicles	3,444.97	242562	163521	Tires
4229	TOM RANDALL DIST. CO	Golf Course	555500	425100	Special Equip Maintenance	3,081.96	242564	0389044	Fuel - Acct # 000276
4334	USDA-FOREST SERVICE	Light & Power	535300	448627	Echo Hydro Operating Costs	8,945.00	242569	BF041901AF013	Land Use Permit for Echo
4411	UTAH RETIREMENT	Water	515100	413040	State Retirement & 401 K	52,141.00	242571	11042024	per Employment Separation Agreement & Release
15720	YOUNG T/H CO	Police	454210	474500	Machinery & Equipment	26,663.49	242579	13S674	2025 Toyota Camry - VIN #4T1DAACK2SU054456
					TOTAL:	471,692.39			

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid November 13, 2024

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT		ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
1507	BURT BROTHERS TIRE I	Parks	104510	425000	Equip Supplies & Maint	1,478.94	242584	1030139644	Tires and Service - Cust # 134
12287	CITY CREEK CONSTR	Engineering	104450	453100	Interest Expense	1,528.33	242589	11122024	Bond Release for Towns at 400
1744	COMMERCIAL LIGHTING	Police	104210	426000	Bldg & Grnd Suppl & Maint	1,090.74	242593	1071729	Misc. Parts/Supplies - Cust # 0019219
2875	CURTIS BLUE LINE	Police	104210	445100	Public Safety Supplies	1,350.00	242595	INV880824	Hardware Male Panel - Cust # C4197
7562	DAVE'S AUTO CENTER	Golf Course	555500	426100	Special Projects	11,665.14	242596	049012	Motor Repairs on VIN # FKE63642
1889	DAVIS COUNTY GOVERNM	Redevelopment Agency	737300	471100	Land	7,540.34	242597	03-033-0112	Prorated Property Tax for Alphagraphics
15574	ISLAND VIEW PLUMBING	Streets	104410	426000	Bldg & Grnd Suppl & Maint	3,817.87	242610	3825	Plumbing/Repairs for Bountiful City Streets/Parks
15574	ISLAND VIEW PLUMBING	Parks	104510	426000	Bldg & Grnd Suppl & Maint	3,817.88	242610	3825	Plumbing/Repairs for Bountiful City Streets/Parks
6959	JANI-KING OF SALT LA	Light & Power	535300	424002	Office & Warehouse	1,883.10	242611	SLC11240049	November 2024 Janitorial Service - Cust # 065075
4996	K&C CPAS	Finance	104140	431100	Legal And Auditing Fees	13,804.90	242613	5079	Final bill Bountiful City Audit year end 6/30/24
4996	K&C CPAS	Fiber	505000	431100	Legal And Auditing Fees	2,964.32	242613	5079	Final bill Bountiful City Audit year end 6/30/24
4996	K&C CPAS	Water	515100	431100	Legal And Auditing Fees	2,810.88	242613	5079	Final bill Bountiful City Audit year end 6/30/24
4996	K&C CPAS	Light & Power	535300	431100	Legal And Auditing Fees	16,040.44	242613	5079	Final bill Bountiful City Audit year end 6/30/24
4996	K&C CPAS	Landfill Operations	585820	431100	Legal And Auditing Fees	1,161.62	242613	5079	Final bill Bountiful City Audit year end 6/30/24
4996	K&C CPAS	Redevelopment Agency	737300	431100	Legal And Auditing Fees	1,441.28	242613	5079	Final bill Bountiful City Audit year end 6/30/24
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	1,508.22	242614	13144	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	1,512.00	242614	13152	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	1,512.00	242614	13166	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	10,350.18	242614	13136	Patching - Cust # BOUN02610
2886	LAKEVIEW ROCK PRODUC	Water	515100	461300	Street Opening Expense	1,093.12	242615	429038	Road Base - Cust # BCTY07399
2886	LAKEVIEW ROCK PRODUC	Water	515100	461300	Street Opening Expense	2,063.04	242615	429083	Road Base - Cust # BCTY07399
2886	LAKEVIEW ROCK PRODUC	Water	515100	461300	Street Opening Expense	2,737.44	242615	429113	Road Base - Cust # BCTY07399
2886	LAKEVIEW ROCK PRODUC	Water	515100	461300	Street Opening Expense	2,810.08	242615	428723	Road Base - Cust # BCTY07399
8635	LARSEN LARSEN NASH &	Legal	104120	431100	Legal And Auditing Fees	3,465.00	242616	10312024	October 2024 Legal Fees
5550	PARTRIDGE GROUP	Police	104210	432000	Examination & Evaluation	1,200.00	242626	6050	Direct Care Session Therapy
6148	PLANT, CHRISTENSEN &	Liability Insurance	636300	431000	Profess & Tech Services	1,871.40	242628	90274	Boulter v. Bountiful City
6148	PLANT, CHRISTENSEN &	Liability Insurance	636300	431000	Profess & Tech Services	2,161.43	242628	90275	Scott v. Bountiful City
13120	RECYCLE IT	Landfill Operations	585820	448000	Operating Supplies	5,475.00	242631	10512	Mattress Recycling for October 2024
1078	ROADSAFE TRAFFIC	Streets	104410	448000	Operating Supplies	2,512.90	242633	6260	Road Striping for Bountiful City
10586	ROCKY MOUNTAIN RECYC	Recycle Collection Operations	585810	431550	Recycling Processing Fees	9,385.56	242634	NP-176751	Recycling Fees
4229	TOM RANDALL DIST. CO	Streets	104410	425000	Equip Supplies & Maint	20,990.83	242641	0389660	Fuel - Acct # 000275
9364	VISTA OUTDOOR SALES	Golf Course	555500	448240	Items Purchased - Resale	1,761.47	242647	INV1021941	Accessories - Cust # 105485
					TOTAL:	144,805.45			

City Council Staff Report

Subject: Recreation Arts and Parks Tax Ordinance
Author: Galen D. Rasmussen, Assistant City Manager
Department: Executive
Date: November 26, 2024

Background

The existing RAP Tax funding authorization will expire on April 1, 2026. On November 5, 2024 an item was placed on the ballot asking voters if they approve of reauthorizing the existing RAP Tax for another ten-year period. As a result, a majority of voters approved the reauthorization for a ten-year period starting on April 1, 2026.

Analysis

As a result of the voter approved ballot item to reauthorize the RAP Tax effective April 1, 2026, the City Council may now impose that tax by a majority vote of the Council which is formalized with adoption of Ordinance 2024-08. The reauthorized RAP tax would take effect on April 1, 2026 following a 90 day notification period to the State Tax Commission and expiration of the formerly authorized tax.

Department Review

This matter has been reviewed by the City Manager, and City Attorney for concurrence.

Significant Impacts

If not reauthorized, by adoption of Ordinance 2024-08, the RAP Tax will expire on April 1, 2026. This funding source will not be available for future use in supporting parks improvements and other recreational and cultural opportunities.

Recommendation

Staff recommends Council approval of Ordinance 2024-08 reauthorizing the RAP Tax for another ten-year period beginning April 1, 2026. Additionally, Council authorizes staff to notify the Utah State Tax Commission to begin collecting and remitting the tax to Bountiful City effective April 1, 2026.

Attachments

Ordinance 2024-08

BOUNTIFUL

MAYOR
Kendalyn Harris
CITY COUNCIL
Kate Bradshaw
Beth Child
Richard Higginson
Matt Murri
Cecilee Price-Huish
CITY MANAGER
Gary R. Hill

BOUNTIFUL CITY
ORDINANCE NO. 2024-08

An Ordinance imposing and continuing in effect a one-tenth of one percent (0.10%) local sales and use tax (RAP tax) for a ten-year period commencing April 1, 2026, on taxable transactions within Bountiful City to fund parks improvements and other recreational and cultural facilities and organizations, and adopting provisions for the imposition, collection and distribution of this tax.

IT IS THE FINDING OF THE BOUNTIFUL CITY COUNCIL THAT:

1. The City is authorized, in accordance with Utah Code Ann. § 59-12-1402 to impose and renew a local sales and use tax, designated as a "RAP tax," of one-tenth of one percent (0.10%) on qualifying transactions within the City to fund parks, recreational and cultural facilities and organizations in the City or within a geographic area outside the City pursuant to an interlocal agreement; and

2. The City has fulfilled the requirement of Utah Code Ann. § 59-12-1402 to approve a resolution submitting the question of the imposition of the proposed RAP (Recreation, Arts & Parks) Tax to the voters of the City; and

3. At the municipal general election held on November 5, 2024, a majority of the City's registered voters voting on the opinion question voted in favor of imposing the RAP tax; and

4. The City Council now desires to impose the RAP tax approved by the voters.

Now, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF BOUNTIFUL, UTAH, AS FOLLOWS:

SECTION 1. IMPOSITION OF RAP TAX. Pursuant to and in accordance with Utah Code Ann. §59-12-1402, the City Council hereby votes by majority vote of all of its members to impose a RAP Tax. The RAP Tax shall be imposed, collected and distributed in accordance with applicable provisions of State law and the provisions of Chapter 4, Title 12 of the Bountiful City Municipal Code as more particularly set forth herein.

SECTION **2.** RAP TAX PROVISIONS. The Bountiful City Code is hereby amended as follows:

Title 12. Revenue and Taxation.
Chapter 4. RAP (Recreation Arts & Parks)Tax.

12-4-101. Purpose.
12-4-102. Compliance.
12-4-103. Recreational, Arts and Parks (RAP) Tax.
12-4-104. Collection.
12-4-105. Use of Funds.
12-4-106. Distribution of Funds.
12-4-107. Effective Date.

12-4-101. Purpose.

(a) Bountiful City submitted an opinion question to the residents of the City at the municipal general election held on November 6, 2007, providing each voter an opportunity to express an opinion on the imposition of a local sales and use tax of one-tenth of one percent (0.10%) on certain qualifying transactions within the City to fund a performing arts center and other recreational and cultural facilities and organizations within the community. A majority of the City's registered voters voting on the opinion question voted in favor of imposing the RAP Tax. The purpose of this Chapter is to impose the RAP Tax as approved by Bountiful voters and to provide for the collection and distribution of the revenues generated by the RAP Tax.

(b) Bountiful City submitted an opinion question to the residents of the City at the general election held on November 5, 2024, providing each voter an opportunity to express an opinion on whether to continue the imposition of a local sales and use tax on one-tenth of one percent (0.10%) on certain qualifying transactions within the City to fund parks improvements and other recreational and cultural facilities and organizations. A majority of the City's registered voters voting on the ballot proposition voted in favor of continuing the imposition of the RAP Tax. The purpose of this Ordinance is to impose and continue the RAP Tax as approved by Bountiful voters and to provide for the collection and distribution of the revenues generated by the RAP Tax.

12-4-102. Compliance.

It is the intent of the City to comply will all applicable provisions and restrictions set forth in Utah Code Ann. §§ 59-12-1401, et seq., **and other relevant provisions as--amended,** regarding local option sales and use tax to fund recreational and zoological facilities and botanical, cultural and zoological organizations.

12-4-103. Recreation, Arts and Parks (RAP) Tax.

(a) There is hereby levied a local option sales and use tax on qualifying taxable transactions within Bountiful City at the rate of one-tenth of one percent (0.10%). This tax shall be known as the Recreation, Arts and Parks (RAP) Tax. The RAP Tax may be levied for a period of eight (8) years and may be reauthorized at the end of the eight-year period in accordance with applicable provisions of Utah Code Ann. § 59-12-1402, **as amended.**

(b) There is hereby levied a local option sales and use tax on qualifying taxable transactions within Bountiful City at the rate of one-tenth of one percent (0.10%). This tax shall be known as the Recreation, Arts and Parks (RAP) Tax. The RAP Tax shall be levied for a period of ten (10) years commencing April 1, 2026, and may be reauthorized at the end of the ten-year period in accordance with applicable provisions of Utah Code Ann. § 59-12-1402.

12-4-104. Collection.

The RAP Tax shall be administered, collected and enforced in accordance with the procedures set forth in Title 59, Chapter 12, Parts 1 and 2, of the Utah Code Annotated, as amended, regarding Tax Collection and Local Sales and Use Tax Act (excluding Subsections 59-12-205(2) through (7)), and Title 59, Chapter 1, of the same, as amended, regarding General Taxation Policies.

12-4-105. Use of Funds.

The monies generated from the RAP Tax shall be used for financing **parks,** recreational and cultural facilities within the City or within the geographic area of entities that are parties to an interlocal agreement with the City providing for recreational or cultural facilities; for operating expenses of cultural organizations within the City or within the geographic area of entities that are parties to an interlocal agreement with the City providing for the support of cultural organizations; and for any other eligible facilities or organizations provided by law.

12-4-106. Distribution of Funds.

The City may enter into an interlocal agreement with other qualifying entities and distribute the revenues generated by the RAP Tax to participant in the interlocal agreement as provided by law. Any funds generated by the RAP Tax and not distributed by interlocal agreement may be used for qualifying facilities and organizations approved by the City Council.

12-4-107. Effective Date.

(a) Except as otherwise provided by law for billing cycle transactions and catalogue sales, the enactment and imposition of the RAP Tax shall take effect on the first day of the calendar quarter following a ninety (90) day waiting period beginning on the date the Utah State Tax Commission receives notice from the City regarding its creation of the RAP Tax in accordance with Utah Code Ann. § 59-12-1402(5)(b), as amended. Pursuant to such provisions, the Bountiful City RAP Tax shall take effect on April 1, 2008.

(b) The enactment and imposition of the RAP Tax approved in this Ordinance and by the voters of Bountiful City on November 5, 2024, shall take effect on April 1, 2026, and be in effect for a period of ten years.

SECTION **3.** IMPLEMENTATION. Bountiful City staff is authorized and directed to take the actions necessary to implement the imposition and continuation of this RAP tax.

SECTION **4.** SEVERABILITY. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

SECTION **5.** EFFECTIVE DATE. This ordinance shall take effect immediately upon first publication.

Adopted this 26th day of November, 2024.

BOUNTIFUL CITY:

_____

Kendalyn Harris, Mayor

Attest:

_____

Sophia Ward, City Recorder

City Council Staff Report

Subject: Resolution 2024-11 for POWER COUNTY POWER PROJECT POWER SALES CONTRACT with UAMPS
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: November 26, 2024

Background

Bountiful is a member of the Utah Associated Power Systems (UAMPS) with whom we are involved in a variety of current and future power projects. UAMPS is the vehicle that allows us to use PacifiCorp transmission lines and to purchase projects on a larger scale.

UAMPS has identified a need to pursue a variety of new resources for the members to ensure a portfolio to be able to deliver power to the membership on a least cost, least risk basis, and to provide reliable power to meet the members needs now and into the future.

This project will be a joint venture between UAMPS and Utah Municipal Power Association (UMPA)

UAMPS currently has several projects which Bountiful is a member of. This project would be like the other projects where Bountiful would be on the Project Management Committee which would have a vote.

The members through UAMPS are working to develop both a combined cycle plant located in Power County, Idaho and a peaking plant located in Milliard County, Utah. Due to the development costs associated with these projects, UAMPS is pursuing Power Sales Contracts for each of these projects. Developing new power resources has become more expensive on the front end of the development cycle, which is requiring more front-end development expenditures. This increase in upfront development cost requires UAMPS to secure Power Sales Contracts to allow for the financing of the development costs.

To move forward with the transmission interconnection for these two projects, PacifiCorp requires a $5 Million per project transmission deposit. This deposit is expected to be made in early January 2025. Missing this January 2025 opening would delay the project for a year to eighteen months. The transmission deposit represents the largest near-term expenditure, but we still need to begin with engineering costs to derisk the project to develop a Class 3 Cost Estimate for the project.

The project is a 360 MW combined-cycle gas fired turbine that is anticipated to begin commercial operation in 2031. The project is anticipated to be a highly efficient gas turbine with a secondary steam turbine. The project will have a base load operation and be able to ramp up from the base load operational point to the peak output to follow the system load and to adjust for other non-firm resources.

The project management committee for the project has elected to do the following.

1. The Power Sales contract would become effective when it achieves an 85% subscription level.
2. Once the 85% subscription rate has been achieved, a maximum $/MWh will be set for the project. If the maximum $/MWh is exceeded, the Project Management Committee will terminate the project.
3. The Project Management Committee has the ability to downsize the project's size to ensure that the 100% subscription rate is achieved. It would still need to be below the $/MWh to allow for the downsizing.

Analysis

The project is estimated to have a levelized cost of power of $69/MWH in 2024$'s with a 75% load factor. A 40% load factor would be estimated to be $94/MWh. These values are within the future power indices for future power on the market.

A copy of the actual Power Sales Contract has been reviewed by city staff and is available for review but not included with this report due to size.

Staff recommends Bountiful City subscribe for 13 MW from the Idaho combined-cycle project.

Department Review

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

Significant Impacts

We would use this power within the City's current power portfolio. Bountiful currently purchases up to 40 MW of power off of the market to meet demand. Participation in this project will fill a defined need and help hedge the City against future market volatility. Rates will need to be adjusted as needed to cover the wholesale power costs when the plant becomes operational. It's currently estimated that a 10% rate increase will be required if the City participates in both the continuous cycle (Idaho) and peaking (Millard Co.) plants.

The risk of non-participation is that the power to be provided by the peaking plant will need to be purchased at market rates, which are volatile and subject to market forces.

Recommendation

Staff and the Power Commission recommend approval authorizing the Mayor to sign Resolution 2024-11 authorizing and approving the POWER COUNTY POWER PROJECT POWER SALES CONTRACT with UTAH ASSOCIATED MUNICIPAL POWER STSTEMS and Related Matters.

Attachments

Resolution #2024-11
Certificate of Participant

MAYOR
Kendalyn Harris

CITY COUNCIL
Kate Bradshaw
Beth Child
Richard Higginson
Matt Murri
Cecilee Price-Huish

CITY MANAGER
Gary R. Hill

RESOLUTION NO. #2024-11

A RESOLUTION AUTHORIZING AND APPROVING THE POWER COUNTY POWER PROJECT POWER SALES CONTRACT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS.

***** ***** *****

WHEREAS, Bountiful City, Utah (the *"Participant"*) is a member of Utah Associated Municipal Power Systems (*"UAMPS"*) pursuant to the provisions of the Utah Associated Municipal Power Systems Amended and Restated Agreement for Joint and Cooperative Action, as amended (the *"Joint Action Agreement"*);

WHEREAS, one of the purposes of UAMPS under the Joint Action Agreement is the acquisition and construction of electric generating, transmission and related facilities in order to secure reliable, economic sources of electric power and energy for its members;

WHEREAS, UAMPS proposes to acquire and construct a combined cycle natural gas-fired electric generating facility plant known as the "Power County Power Project" (the *"Project"*) to be located at a site in Power County, Idaho, and to sell the capacity and output of the Project pursuant to the Power County Power Project Power Sales Contracts (the *"Power Sales Contracts"*) between UAMPS and the Participants (capitalized terms used and not defined herein have the meanings assigned to them in the Power Sales Contracts);

WHEREAS, the Governing Body has reviewed (or caused to be reviewed on its behalf) certain descriptions and summaries of the Project and the Power Sales Contracts, and representatives of the Participant have participated in discussions and conferences with UAMPS and others regarding the Project and have received from UAMPS all requested information and materials necessary for the decision of the Governing Body to authorize and approve the Power Sales Contract;

WHEREAS, the Participant acknowledges that the obligation of the Participant to make the payments provided for in the Power Sales Contract will be a special obligation of the Participant and an operating expense of the Participant's electric system, payable from the revenues and other available funds of the electric system, and that the Participant shall be unconditionally obligated to make the payments required under the Power Sales Contract whether or not the Project or any portion thereof is acquired, constructed, completed, operable or operating and notwithstanding the suspension, interruption, interference, reduction or curtailment of the output thereof for any reason whatsoever; and

WHEREAS, the Governing Body has reviewed (or caused to be reviewed on its behalf) its current and projected needs for electric power and energy and information with respect to the Project prepared by UAMPS setting forth, among other things, preliminary estimates of the Development Costs, the Cost of Acquisition and Construction, the estimated timeline for the

development and construction of the Project and related matters, and now desires to authorize and approve the Power Sales Contract;

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

Section 1. Approval of Power Sales Contract; Development Share. (a) The Power Sales Contract, in substantially the form attached hereto as *Annex A*, is hereby authorized and approved, and the Mayor is hereby authorized, empowered and directed to execute and deliver the Power Sales Contract on behalf of the Participant, and the City Recorder is hereby authorized, empowered and directed to attest and countersign such execution and to affix the corporate seal of the Participant to the Power Sales Contract, with such changes to the Power Sales Contract from the form attached hereto as *Annex A* as shall be necessary to conform to the Participant's legal status, to complete the form of the Power Sales Contract or to correct any minor irregularities or ambiguities therein and as are approved by the Mayor, her execution thereof to constitute conclusive evidence of such approval.

(b) A Development Share representing 13,000 kW of capacity in the Project is hereby authorized and approved. The Participant acknowledges that (i) its Development Share may be increased to provide for a full allocation of the Project Output and (ii) by virtue of its Development Share, the Participant will have an Entitlement Share with the same amount of Electric Power as its Development Share from and after the Completion of Development through the remaining term of the Power Sales Contract, all as provided in the Power Sales Contract.

Section 2. Participant's Representative. (a) The appointment of Allen Johnson as the Participant's Representative to UAMPS and Gary Hill as alternate Representatives is hereby confirmed.

(b) Such Representative (or, in his or her absence, such alternate(s)) is hereby delegated full authority to (i) approve any appendix to the Pooling Agreement between UAMPS and the Participant that may be necessary or desirable in connection with the utilization of the Participant's Entitlement Share, and (ii) act on all matters that may come before the Project Management Committee established by the Power Sales Contract, and shall be responsible for reporting regularly to the Governing Body regarding the activities of the Project Management Committee.

Section 3. Compliance with Tax Covenants. The Participant agrees in the Power Sales Contract that it will apply all of the electric power and energy acquired under the Power Sales Contract to a Qualified Use and that it will not take or omit to take any action which could adversely affect the Tax Status of any Bond or Bonds theretofore issued or thereafter issuable by UAMPS. In furtherance of that agreement, the Governing Body of the Participant hereby agrees that it will observe and comply with such instructions as may be provided from time to time by UAMPS with respect to the Qualified Use of the electric power and energy acquired under the Power Sales Contract.

Section 4. Further Authority. (a) The Mayor and the City Recorder are hereby authorized, empowered and directed to (i) execute the Certificate of the Participant in substantially

the form attached as EXHIBIT III to the Power Sales Contract and to deliver the same to UAMPS, and (ii) from time thereafter and upon the request of UAMPS, execute the Bring-Down Certificate of the Participant in substantially the form attached as *Exhibit IV* to the Power Sales Contract and to deliver the same to UAMPS.

(b) The Participant's legal counsel is hereby authorized, empowered and directed to (i) execute the Opinion of Counsel to the Participant in substantially the form attached as EXHIBIT V to the Power Sales Contract and to deliver the same to UAMPS, and (ii) from time thereafter and upon the request of UAMPS, execute the Bring-Down Opinion of Counsel to the Participant in substantially the form attached as EXHIBIT VI to the Power Sales Contract and to deliver the same to UAMPS.

Section 5. Miscellaneous; Effective Date. (a) This resolution shall be and remain irrepealable until the expiration or termination of the Power Sales Contract in accordance with its terms.

(b) All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict.

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

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

ADOPTED AND APPROVED on November 26, 2024.

BOUNTIFUL CITY, UTAH

By _____
Mayor Kendayln Harris

ATTEST:

_____
City Recorder

[SEAL]

CERTIFICATE OF PARTICIPANT

STATE OF UTAH)
)
COUNTY OF DAVIS)

The undersigned hereby certify that they are the Mayor and City Recorder of Bountiful City, Utah (the *"Participant"*), a member of Utah Associated Municipal Power Systems (*"UAMPS"*), and that as such they are authorized to execute this Certificate on behalf of the Participant and hereby certify as follows:

1. This Certificate has been executed pursuant to Section 31(f) of the Power County Power Project Power Sales Contract, dated as of December 1, 2024 (the *"Power Sales Contract"*), between the Participant and UAMPS, in connection with the execution and delivery of the Power Sales Contract. Capitalized terms used and not otherwise defined herein have the meanings assigned to them in the Power Sales Contract.

2. The Participant is a municipal corporation, duly created and validly existing under the laws of the State of Utah (the *"State"*), and is governed by a City Council (the *"Governing Body"*).

3. Attached hereto as *Exhibit A* is a true, complete and correct copy of a resolution authorizing the execution and delivery of the Power Sales Contract and related matters (the *"Contract Resolution"*). The Contract Resolution was duly adopted by a majority of the Governing Body present and voting at a public meeting of the Governing Body held on November 26, 2024, at which a quorum was present and acted throughout.

4. The meeting of the Governing Body at which the Contract Resolution was adopted was duly called, noticed and held in conformity with applicable laws of the State and procedural rules of the Governing Body. The Contract Resolution is in full force and effect and has not been amended, modified, repealed or supplemented.

5. The names of the Mayor and the City Recorder authorized to execute and deliver the Power Sales Contract on behalf of the Participant are as follows:

NAME	OFFICE
Kendalyn Harris	Mayor
Sophia Ward	City Recorder

6. (a) No petition was filed with the Participant or any of its officers seeking to refer the Contract Resolution to the electors of the Participant in accordance with the provisions of state law; and (b) no litigation has been instituted, is pending or has been threatened to require a referendum election on the Contract Resolution.

7. The Participant owns and operates an electric utility system (the *"System"*) that distributes and furnishes electric energy to consumers located within the established service area of the System. The Participant will use all of the electric energy from its Entitlement Share in a Qualified Use.

8. The Participant has previously executed the Utah Associated Municipal Power Systems Amended and Restated Agreement for Joint and Cooperative Action dated as of March 20, 2009, and all amendments thereof and supplements thereto (the *"Joint Action Agreement"*) and that certain Power Pooling Agreement (the *"Pooling Agreement"*) between the Participant and UAMPS relating to the power pool administered by UAMPS. The Joint Action Agreement and the Pooling Agreement are each in full force and effect and constitute the legal, valid and binding agreements of the Participant.

9. Allen Johnson has been duly appointed by the Governing Body as the Participant's representative to UAMPS.

10. The representations and warranties of the Participant in Section 30 of the Power Sales Contract are true and correct on and as of the date of this certificate.

11. The Participant acknowledges that the information it provides under Section 31(c) and (d) of the Power Sales Contract may be used by UAMPS in connection with the issuance of Bonds to finance the Development Costs and the Cost of Acquisition and Construction of the Project and to provide necessary information to lenders and other interested parties.

Dated: _____.

BOUNTIFUL CITY, UTAH

By _____
Mayor

By _____
City Recorder

[SEAL]

City Council Staff Report

Subject: Resolution 2024-12 for MILLARD COUNTY POWER PROJECT POWER SALES CONTRACT with UAMPS
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: November 26, 2024

Background

Bountiful is a member of the Utah Associated Power Systems (UAMPS) with whom we are involved in a variety of current and future power projects. UAMPS is the vehicle that allows us to use PacifiCorp transmission lines and to purchase projects on a larger scale.

UAMPS has identified a need to pursue a variety of new resources for the members to ensure a portfolio to be able to deliver power to the membership on a least cost, least risk basis, and to provide reliable power to meet the members needs now and into the future.

UAMPS currently has several projects which Bountiful is a member of. This project would be like the other projects where Bountiful would be on the Project Management Committee which would have a vote.

The members through UAMPS are working to develop both a combined cycle plant located in Power County, Idaho and a peaking plant located in Milliard County, Utah. Due to the development costs associated with these projects, UAMPS is pursuing Power Sales Contracts for each of these projects. Developing new power resources has become more expensive on the front end of the development cycle, which is requiring more front-end development expenditures. This increase in upfront development cost requires UAMPS to secure Power Sales Contracts to allow for the financing of the development costs.

To move forward with the transmission interconnection for these two projects, PacifiCorp requires a $5 Million per project transmission deposit. This deposit is expected to be made in early January 2025. Missing this January 2025 opening would delay the project for a year to eighteen months. The transmission deposit represents the largest near-term expenditure, but we still need to begin with engineering costs to derisk the project to develop a Class 3 Cost Estimate for the project.

The peaking project is a 200 MW fleet of 10-12 Gas-Fired Reciprocal Engines that are anticipated to begin commercial operation in 2029. The project is anticipated to be comprised of internal combustion engines which can be started and stopped as needed. The project will be able to operate on an as needed basis to cover peaks and system shortages as needed. These engines would be able to compliment members intermittent resources.

The project management committee for the project has elected to do the following.

1. The Power Sales contract would become effective when it achieves an 85% subscription level.
2. Once the 85% subscription rate has been achieved, a maximum $/MWh will be set for the project. If the maximum $/MWh is exceeded, the Project Management Committee will terminate the project.
3. The Project Management Committee has the ability to downsize the project's size to ensure that the 100% subscription rate is achieved. It would still need to be below the $/MWh to allow for the downsizing.

Analysis

The project is estimated to have a levelized cost of power of $112/MWH in 2024$'s with a 40% load factor. A 60% load factor would be estimated to be $93/MWh. These values are within the future power indices for future power on the market.

City staff recommends subscribing for 13 MW from the peaking plant.

Department Review

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

Significant Impacts

We would use this power within the City's current power portfolio. Rates will need to be adjusted as needed to cover the wholesale power costs when the plant becomes operational. It's currently estimated that a 10% rate increase will be required if the City participates in both the continuous cycle (Idaho) and peaking (Millard Co.) plants.

The risk of non-participation is that the power to be provided by the peaking plant will need to be purchased at market rates, which are volatile and subject to market forces.

Recommendation

Staff and the Power Commission recommend approval authorizing the Mayor to sign Resolution 2024-12 authorizing and approving the MILLARD COUNTY POWER PROJECT POWER SALES CONTRACT with UTAH ASSOCIATED MUNICIPAL POWER STSTEMS and Related Matters.

Attachments

Resolution #2024-12
Certificate of Participant

MAYOR
Kendalyn Harris

CITY COUNCIL
Kate Bradshaw
Beth Child
Richard Higginson
Matt Murri
Cecilee Price-Huish

CITY MANAGER
Gary R. Hill

RESOLUTION NO. 2024-12

A RESOLUTION AUTHORIZING AND APPROVING THE MILLARD COUNTY POWER PROJECT POWER SALES CONTRACT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS.

***** ***** *****

WHEREAS, Bountiful City, Utah (the *"Participant"*) is a member of Utah Associated Municipal Power Systems (*"UAMPS"*) pursuant to the provisions of the Utah Associated Municipal Power Systems Amended and Restated Agreement for Joint and Cooperative Action, as amended (the *"Joint Action Agreement"*);

WHEREAS, one of the purposes of UAMPS under the Joint Action Agreement is the acquisition and construction of electric generating, transmission and related facilities in order to secure reliable, economic sources of electric power and energy for its members;

WHEREAS, UAMPS proposes to acquire and construct a natural gas-fired electric generating facility consisting of multiple reciprocating internal combustion engines to be known as the "Millard County Power Project" (the *"Project"*) to be located at a site in Millard County, Utah, and to sell the capacity and output of the Project pursuant to the Millard County Power Project Power Sales Contracts (the *"Power Sales Contracts"*) between UAMPS and the Participants (capitalized terms used and not defined herein have the meanings assigned to them in the Power Sales Contracts);

WHEREAS, the Governing Body has reviewed (or caused to be reviewed on its behalf) certain descriptions and summaries of the Project and the Power Sales Contracts, and representatives of the Participant have participated in discussions and conferences with UAMPS and others regarding the Project and have received from UAMPS all requested information and materials necessary for the decision of the Governing Body to authorize and approve the Power Sales Contract;

WHEREAS, the Participant acknowledges that the obligation of the Participant to make the payments provided for in the Power Sales Contract will be a special obligation of the Participant and an operating expense of the Participant's electric system, payable from the revenues and other available funds of the electric system, and that the Participant shall be unconditionally obligated to make the payments required under the Power Sales Contract whether or not the Project or any portion thereof is acquired, constructed, completed, operable or operating and notwithstanding the suspension, interruption, interference, reduction or curtailment of the output thereof for any reason whatsoever; and

WHEREAS, the Governing Body has reviewed (or caused to be reviewed on its behalf) its current and projected needs for electric power and energy and information with respect to the Project prepared by UAMPS setting forth, among other things, preliminary estimates of the

Development Costs, the Cost of Acquisition and Construction, the estimated timeline for the development and construction of the Project and related matters, and now desires to authorize and approve the Power Sales Contract;

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

Section 1. Approval of Power Sales Contract; Development Share. (a) The Power Sales Contract, in substantially the form attached hereto as *Annex A*, is hereby authorized and approved, and the Mayor is hereby authorized, empowered and directed to execute and deliver the Power Sales Contract on behalf of the Participant, and the City Recorder is hereby authorized, empowered and directed to attest and countersign such execution and to affix the corporate seal of the Participant to the Power Sales Contract, with such changes to the Power Sales Contract from the form attached hereto as *Annex A* as shall be necessary to conform to the Participant's legal status, to complete the form of the Power Sales Contract or to correct any minor irregularities or ambiguities therein and as are approved by the Mayor, her execution thereof to constitute conclusive evidence of such approval.

(b) A Development Share representing 13,000 kW of capacity in the Project is hereby authorized and approved. The Participant acknowledges that (i) its Development Share may be increased to provide for a full allocation of the Project Output and (ii) by virtue of its Development Share, the Participant will have an Entitlement Share with the same amount of Electric Power as its Development Share from and after the Completion of Development through the remaining term of the Power Sales Contract, all as provided in the Power Sales Contract.

Section 2. Participant's Representative. (a) The appointment of Allen Johnson as the Participant's Representative to UAMPS and Gary Hill as alternate Representatives is hereby confirmed.

(b) Such Representative (or, in his or her absence, such alternate(s)) is hereby delegated full authority to (i) approve any appendix to the Pooling Agreement between UAMPS and the Participant that may be necessary or desirable in connection with the utilization of the Participant's Entitlement Share, and (ii) act on all matters that may come before the Project Management Committee established by the Power Sales Contract, and shall be responsible for reporting regularly to the Governing Body regarding the activities of the Project Management Committee.

Section 3. Compliance with Tax Covenants. The Participant agrees in the Power Sales Contract that it will apply all of the electric power and energy acquired under the Power Sales Contract to a Qualified Use and that it will not take or omit to take any action which could adversely affect the Tax Status of any Bond or Bonds theretofore issued or thereafter issuable by UAMPS. In furtherance of that agreement, the Governing Body of the Participant hereby agrees that it will observe and comply with such instructions as may be provided from time to time by UAMPS with respect to the Qualified Use of the electric power and energy acquired under the Power Sales Contract.

Section 4. Further Authority. (a) The Mayor and the City Recorder are hereby authorized, empowered and directed to (i) execute the Certificate of the Participant in substantially the form attached as EXHIBIT III to the Power Sales Contract and to deliver the same to UAMPS, and (ii) from time thereafter and upon the request of UAMPS, execute the Bring-Down Certificate of the Participant in substantially the form attached as *Exhibit IV* to the Power Sales Contract and to deliver the same to UAMPS.

(b) The Participant's legal counsel is hereby authorized, empowered and directed to (i) execute the Opinion of Counsel to the Participant in substantially the form attached as EXHIBIT V to the Power Sales Contract and to deliver the same to UAMPS, and (ii) from time thereafter and upon the request of UAMPS, execute the Bring-Down Opinion of Counsel to the Participant in substantially the form attached as EXHIBIT VI to the Power Sales Contract and to deliver the same to UAMPS.

Section 5. Miscellaneous; Effective Date. (a) This resolution shall be and remain irrepealable until the expiration or termination of the Power Sales Contract in accordance with its terms.

(b) All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict.

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

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

ADOPTED AND APPROVED on November 26, 2024.

BOUNTIFUL CITY

By _____
Mayor Kendlyn Harris

ATTEST:

_____
City Recorder

[SEAL]

CERTIFICATE OF PARTICIPANT

STATE OF UTAH)
)
COUNTY OF DAVIS)

The undersigned hereby certify that they are the Mayor and City Recorder of Bountiful City, Utah (the *"Participant"*), a member of Utah Associated Municipal Power Systems (*"UAMPS"*), and that as such they are authorized to execute this Certificate on behalf of the Participant and hereby certify as follows:

1. This Certificate has been executed pursuant to Section 31(f) of the Millard County Power Project Power Sales Contract, dated as of December 1, 2024 (the *"Power Sales Contract"*), between the Participant and UAMPS, in connection with the execution and delivery of the Power Sales Contract. Capitalized terms used and not otherwise defined herein have the meanings assigned to them in the Power Sales Contract.

2. The Participant is a political subdivision, duly created and validly existing under the laws of the State of Utah (the *"State"*), and is governed by a City Council (the *"Governing Body"*).

3. Attached hereto as *Exhibit A* is a true, complete and correct copy of a resolution authorizing the execution and delivery of the Power Sales Contract and related matters (the *"Contract Resolution"*). The Contract Resolution was duly adopted by a majority of the Governing Body present and voting at a public meeting of the Governing Body held on November 26, 2024, at which a quorum was present and acted throughout.

4. The meeting of the Governing Body at which the Contract Resolution was adopted was duly called, noticed and held in conformity with applicable laws of the State and procedural rules of the Governing Body. The Contract Resolution is in full force and effect and has not been amended, modified, repealed or supplemented.

5. The names of the Mayor and the City Recorder authorized to execute and deliver the Power Sales Contract on behalf of the Participant are as follows:

NAME	OFFICE
Kendalyn Harris	Mayor
Sophia Ward	City Recorder

6. (a) No petition was filed with the Participant or any of its officers seeking to refer the Contract Resolution to the electors of the Participant in accordance with the provisions of state law; and (b) no litigation has been instituted, is pending or has been threatened to require a referendum election on the Contract Resolution.

7. The Participant owns and operates an electric utility system (the *"System"*) that distributes and furnishes electric energy to consumers located within the established service area of the System. The Participant will use all of the electric energy from its Entitlement Share in a Qualified Use.

8. The Participant has previously executed the Utah Associated Municipal Power Systems Amended and Restated Agreement for Joint and Cooperative Action dated as of March 20, 2009, and all amendments thereof and supplements thereto (the *"Joint Action Agreement"*) and that certain Power Pooling Agreement (the *"Pooling Agreement"*) between the Participant and UAMPS relating to the power pool administered by UAMPS. The Joint Action Agreement and the Pooling Agreement are each in full force and effect and constitute the legal, valid and binding agreements of the Participant.

9. Allen Johnson has been duly appointed by the Governing Body as the Participant's representative to UAMPS.

10. The representations and warranties of the Participant in Section 30 of the Power Sales Contract are true and correct on and as of the date of this certificate.

11. The Participant acknowledges that the information it provides under Section 31(c) and (d) of the Power Sales Contract may be used by UAMPS in connection with the issuance of Bonds to finance the Development Costs and the Cost of Acquisition and Construction of the Project and to provide necessary information to lenders and other interested parties.

Dated: _____.

BOUNTIFUL CITY, UTAH

By _____
Mayor

By _____
City Recorder

[SEAL]

City Council Staff Report

Subject: PineView Draft Valve Actuator Purchase
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: November 26, 2024

Background
During our end of season equipment inspections at the Pine View hydroelectric power plant, we discovered that the downstream draft valve actuator was broken.

We have received a quote for a new actuator from Atsco Sales & Service for a total cost of $20,236. The actuator is a single source to match up with the existing 72 inch valve and housing.

Analysis
This valve is normally left in the open position and is rarely operated. The plant can be operated with the valve left in the open position. The replacement of the Actuator will be scheduled for fall 2025, when the plant can be offline.

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

Significant Impacts
The Actuator will be purchased from the PineView Hydroelectric maintenance account.

The Actuator delivery schedule is 30 weeks.

Recommendation
Staff recommends the approval of the quote for the Actuator from Atsco Sales & Service for $20,236.

This item will be discussed at the Power Commission meeting Tuesday morning, November 21, 2024, and we will bring their recommendation to the City Council meeting.

Attachments
None

City Council Staff Report

Subject: NW Substation Battery System
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: November 26, 2024

Background

We are planning a complete rebuild of our Northwest Substation which was originally constructed in the early 1970's. It is located to the east of the Viewmont High School football field, with access coming off 1350 North at 63 West, Bountiful, Utah.

This rebuild project is tentatively scheduled to begin in September 2025. We are planning to have the new substation completed and back in service by or before June 2026. If all the equipment and materials needed for the project cannot be received in time to meet this schedule, we may need to postpone the demolition and reschedule the in-service date.

We are in the process of bidding out the long lead items to determine the actual start time for this project.

The new substation will include one Battery System.

Analysis

We sent invitations to bid to four suppliers and have received the following bids.

Local Sales Rep.	Manufacturer	Total Price	Delivery
PPR	**Concentric**	**$42,172**	**12-14 wks**
Anixter	Enersys	$46,490	8-10 wks
**Irby*	*Hoppecke*	*$34,751*	*17-18 wks*

**The Irby Battery System does not meet the specifications due to the charger and the racking system.*

Department Review

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

Significant Impacts

The Battery System will be purchased from the Northwest Substation capital account 535300-474790.

The Battery System delivery schedule is 17-18 weeks, which will meet our proposed construction schedule.

Recommendation

Staff recommends the approval of the lowest bid meeting specifications from PPR for the Concentric Battery System for the sum of $42,172.

This item will be discussed at the Power Commission meeting Tuesday morning, November 21, 2024, and we will bring their recommendation to the City Council meeting.

Attachments

None

City Council Staff Report

Subject: NW Substation Group Operated Switches
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: November 26, 2024

Background

We are planning a complete rebuild of our Northwest Substation which was originally constructed in the early 1970's. It is located to the east of the Viewmont High School football field, with access coming off 1350 North at 63 West, Bountiful, Utah.

This rebuild project is tentatively scheduled to begin in September 2025. We are planning to have the new substation completed and back in service by or before June 2026. If all the equipment and materials needed for the project cannot be received in time to meet this schedule, we may need to postpone the demolition and reschedule the in-service date.

We are in the process of bidding out the long lead items to determine the actual start time for this project.

The new substation will include seven sets of three phase 46kV, Group Operated Switches.

Analysis

We sent invitations to bid to six suppliers and have received the following three bids.

Local Sales Rep.	Manufacturer	Total Price	Delivery
Carlson Sales	**Pascor**	**$111,755**	**32-34 wks**
Roger Strong	Southern States	$118,370	50-52 wks
**Irby*	*Hubbell*	*$76,534*	*54 wks*

**The Irby bid does not meet the specifications because they bid 250 Basic Impulse Level (BIL) vs. 350 BIL which is needed to meet the anticipated fault current at the site.*

Department Review

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

Significant Impacts

The Group Operated Switches will be purchased from the Northwest Substation capital account 535300-47479.

The Group Operated Switches delivery schedule is 32-34 weeks which will meet our proposed construction schedule.

Recommendation

Staff recommends the approval of the lowest acceptable bid for Carlson Sales for the Pascor Group Operated Switches from the sum of $111,755.

This item will be discussed at the Power Commission meeting Tuesday morning, November 21, 2024, and we will bring their recommendation to the City Council meeting.

Attachments

None

City Council Staff Report

Subject: NW Substation Voltage Transformers
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: November 26, 2024

Background

We are planning a complete rebuild of our Northwest Substation which was originally constructed in the early 1970's. It is located to the east of the Viewmont High School football field, with access coming off 1350 North at 63 West, Bountiful, Utah.

This rebuild project is tentatively scheduled to begin in September 2025. We are planning to have the new substation completed and back in service by or before June 2026. If all the equipment and materials needed for the project cannot be received in time to meet this schedule, we may need to postpone the demolition and reschedule the in-service date.

We are in the process of bidding out the long lead items to determine the actual start time for this project.

The new substation will include five Voltage Transformers.

Analysis

We sent invitations to bid to two suppliers and have received the following bids.

Local Sales Rep.	Manufacturer	Total Price	Delivery
Carlson Sales	**GE Vernova**	**$45,733**	**31-33 wks**
Irby	ABB	$69,000	36 wks

Department Review

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

Significant Impacts

The Voltage Transformers will be purchased from the Northwest substation capital account 535300-474790.

The Voltage Transformers delivery schedule is 33 weeks which will meet our proposed construction schedule.

Recommendation

Staff recommends the approval of the low bid from Carlson Sales for the GE Vernova Voltage Transformers for the sum of $45,733.

This item will be discussed at the Power Commission meeting Tuesday morning, November 21, 2024, and we will bring their recommendation to the City Council meeting.

Attachments

None