



BOUNTIFUL CITY COUNCIL

Tuesday, October 13th, 2026

6:30 p.m. – Work Session

7:00 p.m. - Regular Session

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

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

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

AGENDA

6:30 p.m. – Work Session

1. Davis Links Overview – Mr. Gary Hill 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 city of residency, 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 September 8th and 22nd, 2026 pg. 5
4. BCYC Report
5. Council reports
6. Consider approval of:
 - a. Expenditures greater than \$1,000 paid on September 16th, 23rd, and 30th, 2026 pg. 21
 - b. August Financial Reports pg. 25
7. Consider approval of the purchase of pump and motor installation services at Viewmont Well from Widdison Well Services in the total amount of \$24,252 – Mr. Kraig Christensen pg. 41
8. Consider approval of the purchase of 16 laptop computers and docking stations from Baycom in the total amount of \$85,920 – Mr. Greg Martin pg. 43
9. Consider approval of Resolution 2026-14, amending the terms of the interfund loan between the Capital Projects Fund and the Fiber Fund – Mr. Tyson Beck pg. 45
10. Public hearing concerning the vacation of a public right-of-way on Bountiful Boulevard – Mr. Gary Hill
 - a. Consider approval of Resolution 2026-15, authorizing the vacation of a street right-of-way on Bountiful Boulevard – Mr. Lloyd Cheney pg. 51
 - b. Consider approval of Resolution 2026-16, authorizing the purchase and sale contract for the sale of an approximately 0.235-acre parcel to Keller Family Properties, LLC, in the total amount of \$140,000 – Mr. Gary Hill pg. 59
11. Adjourn


City Recorder

City Council Staff Report



Subject: Davis Links Overview - Davis County Health Department

Author: Gary Hill

Department: Administration

Date: Date of City Council Meeting

Background

The Davis County Health Department will attend the October 13, 2026 City Council Work Session to provide an overview of **Davis Links**, a countywide community-connector network designed to improve awareness of and access to health, human services, and community resources throughout Davis County. Davis Links was developed as part of the Community Health Improvement Plan (CHIP) and operates in partnership with the Davis County Health Department, Davis County Human Services Cabinet, Davis4Health, community organizations, and other local partners.

Davis Links helps connect residents with resources related to basic needs, housing, food security, transportation, physical and mental health, financial stability, education, family support, legal assistance, recreation, and crisis services. The platform is intended to serve residents seeking assistance, service providers seeking to coordinate resources, and community organizations working to improve access to care and support services.

Residents can search for resources through the Davis Links website at davislinks.org, which allows users to locate services by topic and ZIP code. The network also partners with 211 Utah to provide additional assistance for individuals who prefer to speak with someone directly when seeking resources.

Analysis

During the Work Session, representatives from the Davis County Health Department will provide an overview of the Davis Links network, discuss partnerships with community organizations and local governments, and share information regarding community utilization of the platform.

The presentation is informational in nature and is intended to familiarize the City Council with a resource that may help residents identify and access community services that are already available throughout Davis County.

Department Review

This report was prepared by the City Manager

Significant Impacts

None

Recommendation

This item is for information only

Attachments

None

Minutes of the
BOUNTIFUL CITY COUNCIL
September 8, 2026 – 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	Kate Bradshaw
	Councilmembers	Mille Segura Bahr, Dan Bell, Beth Child, Richard Higginson, Matt Murri
	City Manager	Gary Hill
	Asst City Manager	Tyson Beck
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Recording Secretary	Maranda Hilton

Mayor Bradshaw called the meeting to order at 6:03 pm and welcomed those in attendance.

**SOUTH DAVIS GREENWAY FEASIBILITY STUDY UPDATE – MR. FRANCISCO
ASTORGA**

Mr. Francisco Astorga introduced Mr. Brent Crowther from the consulting firm Kimley-Horn and explained that the contract with Kimley-Horn is ending. The South Davis Greenway Feasibility Study is complete, and the other participating cities, Farmington, North Salt Lake, and Centerville, have accepted the study.

Mr. Crowther presented the main findings of the study, including the proposed alignment through Bountiful, and explained that the greenway will be 10.8 miles in total, extending from North Salt Lake to Farmington. He explained that it is hoped the greenway project will be funded through the Utah Trail Network, which will be selecting projects next spring, as well as through other potential funding sources. He also explained the proposed phasing of the project, with the Farmington and North Salt Lake segments proposed to be completed first, followed by the Centerville and Bountiful segments. Mr. Crowther explained that Bountiful's acceptance of the study would demonstrate its support for the project and will be necessary to secure grant funding, but would not imply a financial commitment.

Councilmember Bahr asked how many power poles would be impacted by the proposed alignment. Mr. Crowther said he was not sure of the exact number but estimated there would be approximately fifteen poles. Mr. Cheney said the team worked diligently to minimize impacts on the transmission lines, but there are a few locations where impacts could not be avoided.

1 Councilmember Bell raised concerns about how the creation of the greenway would increase
2 the City's annual costs for infrastructure maintenance, and the 76 driveways being affected by this
3 alignment, and said he would like to look at the alignment very seriously because once the project is
4 underway it will be very hard to make any changes. He expressed his hesitance to formally accept the
5 study because it would mean Bountiful fully supports every detail in this plan, when he feels it needs
6 careful consideration. Mr. Crowther said acceptance of the study does imply that Bountiful would
7 like to seek funding for the project, and that Councilmember Bell was right, once North Salt Lake and
8 Farmington begin construction it will be very hard to shift the alignment. He added, though, that there
9 is still quite a lot of time and opportunity for design changes to be made at this point.

10 Councilmember Bell said he would like to know what the City's real costs are going to be.

11 Councilmember Higginson said it does not seem that Bountiful has much say over our
12 alignment if the cities to the north and south of us complete their segments. Mr. Crowther said he was
13 right, but that the width and cross-section design could be changed.

14 Mayor Bradshaw explained that the committee looked at a few different alignments and
15 weighed the pros and cons of each one.

16 Councilmember Higginson said he would like to make sure that adequate community
17 outreach is done to communicate with and receive input from everyone who will be affected by this
18 greenway alignment, to have a better understanding of all the consequences before they move
19 forward.

20 Mayor Bradshaw thanked everyone for their contributions to the discussion and said this item
21 would be brought back at the September 22 Council meeting.

22
23 **SOFTWARE FOR PARKS AND RECREATION RESERVATION DISCUSSION – MR.**
24 **TYSON BECK**

25 Mr. Tyson Beck explained that he was seeking direction from the Council about whether the
26 City should invest in reservation software that would allow people to reserve park pavilions online.
27 He said he would also like to know if the Council thought any reservation policy changes or pricing
28 structure changes were needed.

29 Mr. Beck explained that the current process for reserving a park pavilion requires individuals
30 to come to City Hall, complete a physical form, and pay in person. They must also either call or come
31 in person to obtain information regarding pavilion availability. He explained that this process is
32 inconvenient, so Staff looked into software options that would allow individuals to view availability
33 and complete the reservation process entirely online.

34 Bountiful's current package with CivicPlus, which hosts the City's website, does not include
35 reservation software, so that service would need to be added. Staff also looked into purchasing
36 reservation software from Tyler Technologies, the company currently used by the City for cashiering
37 and financial reporting software. Both software packages would provide more functionality than the
38 City currently needs and could potentially be used in the future to reserve booths at the farmers'
39 market and sports fields.

40 Mr. Beck explained that the City processes approximately 450 to 500 reservations each year
41 and collects between \$18,000 and \$20,000 in fees, which is not a significant source of revenue for the
42 City. He reviewed the pros and cons of both software packages and said that Staff recommends
43 purchasing the software from Tyler Technologies. He asked the Council if they had any questions
44 and how they felt about spending money to make this upgrade. He explained that this would be an
45 unbudgeted expense for FY2027 and would likely require a budget amendment.

Councilmember Bell asked if Mr. Beck thought reservation software would increase the number of reservations we have each year. Mr. Beck said he thought it would increase it, but only marginally.

Mr. Beck asked if the Council still favored different pricing for residents and non-residents. They said they did, and Councilmember Bahr asked if reservations could be opened sooner for residents as well. Mr. Beck said they did not explore that functionality when they demoed the software, but that he could look into it.

The work session ended at 6:57 pm.

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

Present:	Mayor	Kate Bradshaw
	Councilmembers	Mille Segura Bahr, Dan Bell, Beth Child, Richard Higginson, Matt Murri
	City Manager	Gary Hill
	Asst City Manager	Tyson Beck
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Power Director	Allen Johnson
	Operations Supt.	Jess Pearce
	Elect. Engineer	Luke Veigel
	Recording Secretary	Maranda Hilton

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Bradshaw called the meeting to order at 7:01 pm and welcomed those in attendance. Ms. Karen Higginson led the Pledge of Allegiance and Ms. Hannah Richardson offered a prayer.

PUBLIC COMMENT

The time for public comment was opened at 7:04 pm.

Ms. Suzanne Bryson (resident) shared that there have been eight pet deaths in her neighborhood this year, including her cat, and she said that DWR has confirmed that coyotes are responsible for many of them. She urged the Council to please work with the DWR, the County or a wildlife removal company to take care of this growing problem.

Ms. Beverly Stachowiak (resident) also expressed her concern with the coyote problem, sharing that her cat was recently killed as well. She said she is now afraid to let her young son play outside and asked for the City's help in solving this issue.

Mr. Gary Johnson (resident) said he was in favor of the City upgrading to software that will allow residents to reserve park pavilions online.

Ms. Sage Besaw (Midway) explained that she is a case worker for the constituents of

Rep. Celeste Malloy, helping people navigate and resolve issues dealing with federal agencies. She encouraged anyone needing help to find more information on Rep. Malloy's website.

The time for public comment was closed at 7:12 pm.

CONSIDER APPROVAL OF THE MINUTES OF THE PREVIOUS MEETINGS HELD ON AUGUST 11TH AND 25TH, 2026

Councilmember Bell explained that he wished to make some changes to the minutes from both meeting dates and read what they were.

Councilmember Higginson added that London Plane trees are different from Sycamore trees and asked that "plain" be corrected to "plane." Mayor Bradshaw clarified whether Councilmember Higginson would like to remove the words "large sycamores" from the minutes. He answered that he was alright with those words staying but would like to have the spelling corrected.

Councilmember Bell made a motion to approve the minutes with the changes as presented by himself and Councilmember Higginson. Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting "aye."

BCYC REPORT

Mr. Johnny Alley (BCYC Mayor) reported that the BCYC had a wonderful induction night and has since held a "get-to-know-you" meeting on September 1st. They will hold a general planning meeting on September 15th and participate in the annual graffiti clean-up at the "B" on October 6th.

COUNCIL REPORTS

Mayor Bradshaw announced that September is Suicide Prevention Month, and explained that residents will see the firefighters wearing the same shirts she and the Council were wearing that evening, and she encouraged anyone experiencing a mental health crisis to call "9-8-8" and take advantage of the resources offered through the crisis helpline.

Councilmember Higginson announced that the Bountiful Historical Commission needs some volunteers to help them with end-of-season yard care and asked any interested parties to please reach out to him.

Councilmember Murri reported that the BCYC is all set, and he remarked that it is a great group of youth who are serving this year. He reported that the BCYC is going to take the City Council agendas and vote on them and see how they align with the real Council on each issue.

Councilmember Child reported that there is a Planning Conference at the Davis Conference Center this week. She thanked Mr. Richard Watson and everyone who helped put on the Toast benefit concert which had over 1,000 people in attendance. She announced that CERT training will begin next Thursday.

Councilmember Bahr did not have a report.

Councilmember Bell reported that the interlocal pool agreement between the Recreation District and the School District has been approved by the School District, which is wonderful. Now the Recreation District will have the opportunity to approve it at their next Board meeting.

CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID AUGUST 19TH AND 26TH, 2026

Councilmember Higginson made a motion to approve the expenditures as presented, and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bahr, Bell,

1 Child, Higginson, and Murri voting “aye.”

2
3 **RECOGNIZE LAKEVIEW FOR ITS 50TH ANNIVERSARY – MAYOR KATE BRADSHAW**

4 Mayor Bradshaw explained that Lakeview Hospital is celebrating its 50th anniversary on
5 September 17th this year, it opened its doors in 1976, and she commended them for the level of
6 service they have provided to our community since day-one. She presented Mr. Troy Wood, CEO of
7 Lakeview, with a certificate of recognition.

8 Mr. Wood thanked the mayor for the recognition and said the hospital strives to offer the level
9 of service they would want their closest loved ones to receive. He explained that Lakeview has been
10 busy, constantly making changes to be better and boasts a five-star rating with Medicare/Medicaid
11 services and has been in the Top 100 Hospitals list for the past nine of ten years. He gratefully
12 accepted the recognition on behalf of the 600 employees that serve beside him at Lakeview and
13 thanked the mayor for the time she has served on their board.

14
15 **CONSIDER APPROVAL OF SOFTWARE FOR PARKS AND RECREATION**
16 **RESERVATIONS – MR. TYSON BECK**

17 Mayor Bradshaw asked if anyone had more questions on this topic for Mr. Beck after his
18 presentation during the work session.

19 Councilmember Higginson asked Mr. Beck which software would allow them to differentiate
20 half- and full-day rentals. Mr. Beck answered that both of the software packages have that capability.

21 Councilmember Bell asked Mr. Beck if he thought the reservation software would potentially
22 increase the number of reservations being booked. Mr. Beck answered that said he believed it could
23 increase the bookings, but not by a large amount.

24 Councilmember Bell asked how much of the \$45,009 Tyler Technologies Implementation fee
25 they would actually end up paying for. Mr. Beck said that the representatives from Tyler estimated
26 Bountiful City paying about half of that fee.

27 Councilmember Bahr said she would like to have a policy that allows Bountiful residents to
28 reserve pavilions before non-residents, and that she supported the staff recommendation to purchase
29 the reservation software package from Tyler Technologies.

30 Councilmember Child agreed Councilmember Bahr’s request and voiced her support for the
31 package from Tyler Technologies. She asked Mr. Beck if this expense will come out of the Parks
32 budget or the IT Budget. Mr. Beck said that staff was still deciding that.

33 Councilmember Murri asked if the Tyler Technologies software would integrate well with the
34 website. Mr. Beck said yes, the City currently uses Tyler Technologies software for many operations
35 and it integrates very well with the website.

36 Councilmember Murri asked if the sport leagues that use our fields will have to now pay fees
37 to reserve them. Mr. Gary Hill answered that staff does not plan to change the field reservation policy
38 or open it up to the public at this time, but the Council could discuss that at a later date if they would
39 like to make any changes.

40 Councilmember Higginson made a motion to approve the purchase of reservation software
41 from Tyler Technologies as presented and Councilmember Bahr seconded the motion. The motion
42 passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”

43
44 **CONSIDER APPROVAL OF THE ADDITIONAL \$43,300 FOR ECI TO PROVIDE**
45 **ENGINEERING SERVICES FOR THE UDOT I-15 RECONSTRUCTION PROJECT, IN**
46 **THE TOTAL AMOUNT OF \$207,000 – MR. ALLEN JOHNSON**

1 Mr. Allen Johnson explained that more poles than originally anticipated will need to be
2 relocated as part of the UDOT I-15 expansion project. UDOT will reimburse Bountiful for the
3 additional expense for engineering services, and the final budget will be amended to reflect both the
4 increased expenses and the reimbursement. He added that he will likely need to bring additional
5 items before the Council as the project continues to evolve.

6 Councilmember Bell made a motion to approve the additional \$43,300 for ECI to provide
7 engineering services. Councilmember Child seconded the motion. The motion passed with
8 Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”
9

10 **CONSIDER APPROVAL OF THE BID FROM TAPP FOR TRANSMISSION STEEL POLES**
11 **FOR THE UDOT I-15 RECONSTRUCTION PROJECT, IN THE TOTAL AMOUNT OF**
12 **\$138,016 – MR. ALLEN JOHNSON**

13 Mr. Johnson explained that this is also for the I-15 expansion project. He said that these steel
14 poles will not be delivered until October of 2027, but UDOT was comfortable with that timeline.

15 Councilmember Bahr made a motion to approve the bid from TAPP in the amount of
16 \$138,016 and Councilmember Murri seconded the motion. The motion passed with Councilmembers
17 Bahr, Bell, Child, Higginson, and Murri voting “aye.”
18

19 **CONSIDER APPROVAL OF THE PURCHASE OF POWER POLES FROM STELLA-**
20 **JONES, IN THE TOTAL AMOUNT OF \$33,612 – MR. ALLEN JOHNSON**

21 Mr. Johnson explained that these poles are needed for the rebuild project that will run along
22 500 West from Performance Honda to 2600 South. He explained that these poles are heavier than the
23 backyard poles but are still butt-treated and are available from a single source, Stella-Jones.

24 Councilmember Child made a motion to approve the purchase of the poles from Stella-Jones
25 in the amount of \$33,612. Councilmember Bahr seconded the motion. The motion passed with
26 Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”
27

28 **CONSIDER APPROVAL OF THE PURCHASE OF PMH-9 PAD-MOUNTED**
29 **SWITCHGEAR, ALONG WITH THE NECESSARY FUSE HOLDERS, FROM IRBY, IN**
30 **THE TOTAL AMOUNT OF \$27,500 – MR. ALLEN JOHNSON**

31 Mr. Johnson explained that this switch can will replace one that failed on an excessively hot
32 day in July. He said even though many people were without power, his staff was able to get power
33 back on within 3.5 hours. He added that this item will take one year to arrive and go into inventory
34 once it gets here.

35 Councilmember Bahr made a motion to approve the purchase of a PMH-9 pad-mounted
36 switchgear and necessary fuse-holders from Irby, and Councilmember Higginson seconded the
37 motion. The motion passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting
38 “aye.”
39

40 **CONSIDER APPROVAL OF SECURING AND CLEANING UP THE DAMAGED POLES**
41 **ON THE ECHO LINE – MR. ALLEN JOHNSON**

42 Mr. Johnson explained that the wildfire destroyed 88 power poles along the Echo Hydro
43 transmission line, and the resulting debris needs to be cleaned up to make the area safe for people to
44 enter and reseed the area. Staff reached out to three contractors, took them to the site to assess the
45 extent of the project and the terrain, and requested bids. Pricing was received earlier that day and was
46 therefore not included in the staff report. Staff recommends accepting the low bid from High Country

1 Inc. in the amount of \$235,618. He explained that this was not a budgeted item and will most likely
2 cause the project to exceed the budget.

3 Mayor Bradshaw thanked Mr. Johnson for the update and asked if any FEMA funds might be
4 available to assist with the cleanup or other expenses related to the fire. Mr. Johnson said he still had
5 not received any information regarding FEMA funds but would continue to monitor the situation.

6 Councilmember Bell said it seems to him that Bountiful does not have much of a choice but to
7 clean up the site quickly due to pressure coming from the State, and that we might be held liable if we
8 do not. Mr. Johnson confirmed that, yes, Bountiful would probably be held liable to some extent for
9 any injuries or damages from the debris or flooding that happens if they keep the State from being
10 able to reseed in a timely manner.

11 Councilmember Higginson asked if any of the damaged parts of the Echo transmission line
12 will be salvageable. Mr. Johnson said it will not.

13 Councilmember Higginson asked if High Country Inc will have salvage rights to any of the
14 lines. Mr. Johnson said High Country will take care of all the insulators, poles and everything else,
15 but they will return the conductors to Bountiful power for salvage.

16 Councilmember Bell made a motion to approve the bid from High Country Inc in the amount
17 of \$235,618 for Echo Line clean-up and Councilmember Higginson seconded the motion. The motion
18 passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”

19 Councilmember Higginson asked the mayor if Mr. Johnson could provide an update on the
20 status of Lake Powell. Mr. Johnson explained that Lake Powell is only 25 feet above “deadpool”
21 which is the point that water can no longer be released from the dam to flow downstream into the
22 Colorado River. He said significant effort is being made to keep Lake Powell from reaching deadpool
23 status with multiple states working together to keep water in Lake Powell, e.g. draining water from
24 Flaming Gorge and from other small reservoirs. He said he is hopeful that the forecasted “Super El
25 Nino” will come and fill our reservoirs in a safe way this winter.

26
27 **CONSIDER APPROVAL OF THE PROPOSAL FROM JARED STRANG FOR THE**
28 **RETAINING WALL CONTRACT AT MAPLE RIDGE, AT THE UNIT PRICES NOTED IN**
29 **THE BID TABULATION – MR. LLOYD CHENEY**

30 Mr. Cheney explained that a similar issue to what happened on Mueller Park Rd. last year is
31 now happening on Maple Ridge Dr. and staff feel that the same solution, a gabion-style retaining
32 wall, will fix the problem. He said that staff received 14 bids for this project and that pricing came in
33 better than expected, which was nice. Staff recommend accepting the low bid from Jared Strang. Mr.
34 Cheney said that the City has not used Jared Strang before, but staff feel confident they have the
35 necessary experience to do this job well. The Engineering staff will also be supervising the work to
36 make sure it is up to standard.

37 Councilmember Higginson asked when the work will commence, and Mr. Cheney said it will
38 hopefully be happening this fall. Councilmember Murri said he is happy to see this issue being taken
39 care of so soon.

40 Councilmember Murri made a motion to approve the proposal from Jared Strang for a
41 retaining wall and Councilmember Higginson seconded the motion. The motion passed with
42 Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”

43
44 **ADJOURN**

45 Mayor Bradshaw noted the attendance of County Commissioner Kendalyn Harris (former
46 mayor of Bountiful) and thanked her for joining them this evening.

1 Councilmember Higginson made a motion to adjourn the meeting and Councilmember Child
2 seconded the motion. The motion passed with Councilmembers Bahr, Bell, Child, Higginson, and
3 Murri voting “aye.”
4

5 The meeting was adjourned at 8:03 pm.

Mayor Kate Bradshaw

City Recorder

Minutes of the
BOUNTIFUL CITY COUNCIL
September 22, 2026 – 6:00 p.m.

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

Present:	Mayor	Kate Bradshaw
	Councilmembers	Mille Segura Bahr, Dan Bell, Beth Child, Richard Higginson, Matt Murri
	City Manager	Gary Hill
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	David Burgoyne
	Chief of Police	Edward Biehler
	Police Lieutenant	Michael Sheldon
	Recording Secretary	Maranda Hilton

Mayor Bradshaw called the meeting to order at 6:01 pm and welcomed those in attendance.

PUBLIC SAFETY INVESTIGATION METHODOLOGY DISCUSSION – CHIEF EDWARD BIEHLER

Chief Ed Biehler gave a presentation about the use of license plate readers (LPR's) by the Bountiful Police Department. He explained that the Police Department owns and operates three mounted LPR's in Bountiful and does not have any vehicles equipped with LPR's. He explained that State law allows municipalities to use LPR's for four reasons: active criminal investigations, outstanding warrants, missing persons cases, and stolen vehicles cases. Bountiful PD decided to limit its usage of LPR's from the very beginning, only using them in open investigations. In addition to that self-imposed restrictions, Bountiful PD only allows 13 employees access to the system, runs a semi-annual audit of its usage, only retains images for 90 days, does not use the "hot list" alert feature, and only allows data to be shared with other agencies who have a memorandum of understanding (MOU) in place. He explained that the use of the LPR system has helped officers be more efficient in their investigations, and has been mostly used for solving thefts, burglaries, hit-and-run's, vehicle related crimes, missing persons cases, child abductions, and other investigations where vehicle information may assist them. He added that all uses of the LPR system must be connected to an active investigation number and all use is logged and reviewed by a supervisor.

Chief Biehler explained that Bountiful PD does participate in data sharing with other Motorola users, who must all sign up and agree to follow certain rules. Those agencies are responsible for monitoring their own employees, but Bountiful is able to audit other agencies now, and can stop sharing if concerns arise. Utah State classifies misuse of the system as a Class B

1 Misdemeanor. He also specified that Bountiful PD uses Motorola and Avigilon, but does not use
2 Flock, which means none of their data is shared with Flock or Flock users.

3 Chief Biehler gave two examples of when the LPR system helped them with an investigation;
4 one time it saved them hundreds of hours of investigative time tracking down the suspect of an
5 aggravated robbery, and another time it helped them find the suspect of motorcycle theft and link
6 them to another theft.

7 Chief Biehler said that Bountiful owns the three LPR's outright and did not receive grant
8 money to purchase them.

9 Councilmember Higginson said after receiving this information about how Bountiful PD is
10 using and restricting its use of LPR's, he feels very comfortable with their current policies and
11 thanked the Chief for his intention decisions.

12 Councilmember Bahr agreed and asked if the 90-day retention policy automatically deleted
13 the images or if it had to be done manually. Chief Biehler said it happens automatically at midnight
14 on day 90, and as far as he knows, the data is unrecoverable after that.

15 Councilmember Murri asked if the agencies we share data with are able to keep the data
16 longer than 90 days. Chief Biehler said yes, anything that is downloaded or printed can be kept
17 indefinitely, but he said he does not see a purpose in collecting data for the sake of collecting data.

18 Councilmember Child asked if federal agencies would need to sign an MOU to gain access to
19 our system. Chief Biehler said Bountiful PD would not give a different agency access but would
20 likely run the system on their behalf if needed. He added that this has never happened before.

21 Councilmember Child said, after seeing what the system looks like and what data is available,
22 she feels comfortable as well.

23 Councilmember Bell asked if Chief Biehler knew what systems our neighboring cities use,
24 Flock, Motorola, or Avigilon. Chief Biehler answered that most of the cities nearest us use Flock, but
25 the State is split almost 50/50 between Motorola and Flock.

26 Councilmember Bell said he thinks having a more restrictive policy is wise, but asked why
27 the Bountiful PD's operational policy does not match the official policy. Chief Biehler said there may
28 come a time that the PD wants to use the policy as it is written, for example, they do not currently see
29 a reason to activate the hot list feature, but in the future, there might be a good reason to. He does not
30 want to restrict their ability to use it in certain circumstances. Councilmember Bell acknowledged the
31 legitimacy of that reasoning but said he feels the discrepancies between the 9-month and 3-month
32 retention limits, and the use of the vehicular LPR's are things he might like to see reviewed, just for
33 clarity's sake. Chief Biehler agreed and said he was more than willing to discuss potential changes.

34 Mayor Bradshaw said that the State legislature has been very engaged with this topic lately as
35 well, so it may be wise to wait and see what they decide to do in January before we try to solidify our
36 policy. She thanked Chief Biehler for taking the time to discuss this tonight and inform them on this
37 topic. Chief Biehler said he was happy to talk to anyone who had questions for him after the meeting.

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39 The work session ended at 6:50 pm.
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Regular Meeting – 7:00 p.m.
City Council Chambers

Present: Mayor Kate Bradshaw
Councilmembers Mille Segura Bahr, Dan Bell, Beth Child, Richard
Higginson, Matt Murri
City Manager Gary Hill
City Attorney Brad Jeppsen
City Engineer Lloyd Cheney
Planning Director Francsico Astorga
Finance Director David Burgoyne
Power Director Allen Johnson
Electrical Engineer Luke Veigel
Operations Supt. Jess Pearce
Chief of Police Edward Biehler
Police Lieutenant Michael Sheldon
Recording Secretary Maranda Hilton

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Bradshaw called the meeting to order at 7:00 pm and welcomed those in attendance. Ms. Lucy Payne led the Pledge of Allegiance and Mr. Scott Payne offered a thought about service.

PUBLIC COMMENT

The time for public comment was opened at 7:07 pm.

Mr. Brett Millburn (Centerville) introduced himself as a candidate for County Commissioner.

Mr. Ben Sorenson (resident) asked if the Council would consider keeping the field lights on from 8 pm to 10 pm at Tolman Park on Tuesday evenings for the duration of the calendar year. He explained that he is part of a community football league that plays there at that time.

Mr. Luke Stewart (resident) asked the Council if they would consider rehabilitating the basketball courts at Tolman Park, and adding lights, now that the new skate park has been built.

Mr. Kevin Harcourt (resident) shared his concern that the use of license plate readers (LPR's) is contributing to a police state of Orwellian scope, stating there have been hundreds of court cases across the country where data was misused by officers, and asked if the City was prepared for the civil lawsuits that will come as a result of them continuing their use.

Mr. Edward Bartling (resident) said he took offence to the Council only listening to one side of the argument concerning LPR's, and shared his concern about data breaches, and the amount of money being spent to purchase and maintain the cameras. He asked the Council to discontinue their use and give the people back their constitutional rights and put that money back into the budget.

The time for public comment was closed at 7:16 pm.

COUNCIL REPORTS

Councilmember Higginson did not have a report.

Councilmember Murri shared his appreciation for both the Sewer District and the Mosquito

1 Abatement District and the expertise of the people who oversee them. He shared his excitement to be
2 serving with he students n the BCYC this year and lauded their enthusiasm to serve the community.

3 Councilmember Child reported that the 9/11 Day of Service was a success, with many people
4 showing up to help clean up Creekside Park and the Veterans Park, and that they collected over
5 42,000 lbs. of food for the food pantry. She announced that the Emergency Preparation Fair will be
6 Saturday, September 6th from 9 am to 4 pm.

7 Councilmember Bahr did not have a report. She thanked all the youth that were attending the
8 meeting and encouraged them to make local community involvement part of their lives moving
9 forward.

10 Councilmember Bell did not have a report.

11 Mayor Bradshaw announced that Mill Creek Jr. High recently celebrated its 60th anniversary
12 and received a National PTA School of Excellence award for creating a welcoming and inclusive
13 community. She reported that the Fire District Board met the previous evening and discussed changes
14 to the Administration Committee and the interlocal agreement between Davis County and Weber
15 County. She reported that State law has made changes to EMT relicensure that will take effect on
16 October 1, and that implementing the changes will be a significant undertaking. She also noted that
17 there are several issues on the Utah League of Cities and Towns' radar for the upcoming legislative
18 session and encouraged anyone interested in learning more to reach out to her.

19
20 **CONSIDER APPROVAL OF:**

21 **A. EXPENDITURES GREATER THAN \$1,000 PAID ON SEPTEMBER 2ND & 9TH, 2026**

22 **B. JULY 2026 FINANCIAL REPORT**

23 Councilmember Bahr made a motion to approve the expenditures and the July financial report
24 and Councilmember Child seconded the motion. The motion passed with Councilmembers Bahr,
25 Bell, Child, Higginson, and Murri voting "aye."
26

27 **RECOGNIZE JOHN COOK AS A RECIPIENT OF THE JUSTSERVE & AMERICA 250**
28 **HEART OF SERVICE MEDALLIONS FOR HIS DEDICATED SERVICE WITH THE BCYC**

29 Mr. John Cook, BCYC Advisor, was awarded the JustServe & America250 Heart of Service
30 Medallion by Annette and Mike Marsden.

31 Ms. Taylor Cook read the bio she wrote when she nominated John for the award, explaining
32 his desire to serve his community, how he inspires the youth around him and how he helps them feel
33 valued and capable of making a difference.

34 Mr. Marsden explained how the America250 celebration launched the largest year of service
35 in the United States and the Heart of Service Medallion seeks to honor extraordinary volunteers who
36 are strengthening their communities, inspiring others and leaving a meaningful impact through their
37 service.

38 Councilmember Murri said he is so grateful to be neighbors with Mr. Cook, and that he has
39 watched him be an example to the youth around him, consistently showing up, and making them feel
40 special and heard.

41 Mayor Bradshaw thanked Mr. Cook for his service to the community, and added that Ms.
42 Taylor Cook's name could have easily been submitted for this award as well. She thanked them both
43 for how they improve things around them just by showing up to help.
44
45
46

CONSIDER APPROVAL OF THE CONSTRUCTION OF A MODIFIED PEDESTRIAN CROSSING AT THE INTERSECTION OF 400 NORTH AND 200 EAST – MR. LLOYD CHENEY

Mr. Lloyd Cheney explained that staff is requesting approval to modify the pedestrian crossing at 200 East and 400 North. He explained that after extensive conversations with the affected neighbors, they feel they have reached a good solution that will improve safety and still maintain the left turn lane.

Mayor Bradshaw thanked Mr. Cheney for working to resolve residents' concerns and find an alternate way to accomplish the goals of the Traffic Safety Committee. She also thanked the residents who worked with the City and took the time to share their concerns.

Councilmember Bell made a motion to approve the construction of a modified pedestrian crossing at 400 North and 200 East, and Councilmember Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bell, Child, Higgins, and Muri voting "aye."

CONSIDER APPROVAL OF THE ECHO TRANSMISSION LINE OPERATION – MR. ALLEN JOHNSON

Mr. Allen Johnson explained that the City must make a decision regarding the Echo transmission line after a fire on August 7th burned down approximately 6.5 miles and 88 poles of the 46kv line. He explained that the Power Commission discussed two options at their meeting that morning; rebuild the line as it was, or reconnect the line to the nearby PacifiCorp line. He explained the estimated costs associated with each of the options; it will be approximately \$2.8M to rebuild the damaged line, plus an ongoing 200k to 300k each year for maintenance of the line, which is 40 years old. Rebuilding the line will also come with the responsibility of liability in the event of any future fires, as well as a \$12M price tag to rebuild the entirety of the line when it comes time. Connecting the line to the nearby PacifiCorp line will cost \$3.5M, which includes the costs of cleanup of the damaged line, the cost of two years of lost generation from the hydro plant, and all engineering and other fees. The yearly fee for use of their lines would be \$150k.

Mr. Johnson said that staff and the Commission believe it would be prudent for the City move forward with connecting to the PacifiCorp transmission line and remove the rest of the line that goes over the mountain.

Councilmember Higginson reported that every potential option was explored at the Power Commission meeting that morning, including the sale of that generation asset. He said he feels the decision to connect with PacifiCorp is the best move because it will remove the largest liability the City has, and we already pay transmission fees for every other source of power coming into the City, so it's not a big loss.

Councilmember Bell said although the creation of this transmission line was a great and vital idea 40 years ago, times change, and he supports the decision to not rebuild it.

Councilmember Child asked what percentage of our power comes from Echo, and how having the line out of commission for two years will affect costs. Mr. Johnson answered that both hydros come into play to offset our purchases from the Colorado River Storage Project (CRSP) during peak summer power usage, but they only provide about 5-6% of total power resources, and with the drought they only gave about 3% this year. He said that losing that resource for two years will not be devastating, especially when compared to how much money was spent dealing with losses caused by the fire.

1 Councilmember Higginson added that he believes Bountiful may be able to incentivize a
2 shorter timeline to connectivity with our new partner.
3

4 Councilmember Higginson made a motion to immediately begin working with PacifiCorp to
5 get tied into their line, and to remove the old line. Councilmember Murri seconded the motion. The
6 motion passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”
7

8 **CONSIDER APPROVAL OF THE PURCHASE OF ONE 2027 FORD F-550 CHASSIS AND**
9 **ONE 2027 FORD F-350 CHASSIS FROM PERFORMANCE FORD TRUCK COUNTRY IN**
10 **THE TOTAL AMOUNT OF \$134,822 – MR. ALLEN JOHNSON**

11 Mr. Johnson explained that the F-550 will be a double-cab vehicle used for day-to-day crew
12 work, and the F-350 will be a take-home vehicle for the on-call lineman during nights and weekends.
13 The local Performance Ford bid was lower than the State bid, so Staff recommends accepting the low
14 bid from Performance Ford for the two chassis.

15 Councilmember Higginson made a motion to approve the purchase of two trucks from
16 Performance Ford Truck Country and Councilmember Bahr seconded the motion. The motion passed
17 with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”
18

19 **CONSIDER APPROVAL OF THE PURCHASE OF TWO DAKOTA SERVICE BODIES**
20 **FROM MOUNTAIN STATES INDUSTRIAL SERVICES IN THE TOTAL AMOUNT OF**
21 **\$117,899 – MR. ALLEN JOHNSON**

22 Mr. Johnson explained that these are the service bodies for the chassis that were just
23 approved. They are a single source item, because they are made specifically utilities and carry the
24 specialized equipment the crews need to work on the power lines. This purchase is in the budget.

25 Councilmember Bell made a motion to approve the purchase of two Dakota service bodies
26 from Mountain States Industrial and Councilmember Higginson seconded the motion. The motion
27 passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”
28

29 **CONSIDER APPROVAL OF A SYSTEM OVERHAUL BY WEBB INTEGRATION IN THE**
30 **TOTAL AMOUNT OF \$52,074 – MR. GREG MARTIN**

31 Mr. Greg Martin explained that the Audio/Visual (A/V) system in the building has had some
32 ongoing issues and is experiencing some component failures. Staff asked several vendors to look at
33 the system to help them decide whether to repair it or to replace it with updated technology. Staff is
34 recommending that the City contract with Webb Integration for the installation of a new system.

35 Councilmember Bell asked how old the current system is. Mr. Martin said it is 4.5 years old.
36 Councilmember Bell asked why the building already needs a new system. Mr. Martin answered
37 partly because of component failure, and partly because the overall industry has switched to using
38 “A/V over IP”, which is network-based, instead of being hard-lined, like our current system, which
39 creates a single point of failure.

40 Councilmember Bell asked how this new system will change things. Mr. Martin answered that
41 it will function. He also added that this update will include all the conference and multi-purpose
42 rooms in the building, not just the council chambers, as they have all had issues with the current
43 system. This new system will also add a camera in the chambers that face the speaker at the lectern.

44 Councilmember Bahr made a motion to approve the system overhaul by Webb Integration and
45 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bahr, Bell,
46 Child, Higginson, and Murri voting “aye.”

CONSIDER APPROVAL OF ORDINANCE 2026-08, A LAND USE CODE TEXT AMENDMENT RELATIONG TO DETACHED ACCESSORY DWELLING UNITS – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga explained that, to comply with State code, changes to the City Code regarding Detached Accessory Dwelling Units (ADUs) were warranted. These changes would move approval of detached ADUs from the Administrative Committee to Staff, expressly state that existing accessory structures may be converted into detached ADUs, and establish policies regarding privacy based on the rear and side setbacks of the accessory structure. He added that the Planning Commission discussed increasing the maximum square footage of detached ADUs but ultimately did not decide to make a change.

Councilmember Higginson asked why the Commission did not increase the maximum square footage. Mr. Astorga answered that they felt they did not have enough information that they needed, and instead asked staff to research it for a future discussion.

Councilmember Child made a motion to approve Ordinance 2026-08 and Councilmember Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”

CONSIDER APPROVAL OF ORDINANCE 2026-09, THE PLANNING COMMISSION CODE AND RULES OF ORDER AND PROCEDURE – MR. FRANCISCO ASTORGA

Mr. Astorga explained that to be in compliance with State code, Bountiful needed to make a few changes to its code regarding how the Planning Commission operates. Staff, alongside the Planning Commission, made the decision to update the rules of order for the commission as well. The Planning Commission met in August to review the changes and then held a public hearing on September 15th. Mr. Astorga explained the proposed changes; the mayor can no longer remove a commissioner without cause, the words “protected deliberations” were added, and reasons for conflicts and recusals were clarified, along with some cleaning up of the language and fixing typographical errors.

Councilmember Child thanked Mr. Astorga and his staff and the Planning Commission for the care they took, simplifying the updating of the code to make it better.

Councilmember Higginson said he is grateful to have Councilmember Child serving on the Planning Commission and keeping the two bodies connected.

Councilmember Child made a motion to approve Ordinance 2026-09 and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”

ADJOURN

Councilmember Bahr made a motion to adjourn the meeting and Councilmember Child seconded the motion. The motion passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”

The meeting was adjourned at 8:11 pm.

Mayor Kate Bradshaw

City Recorder

PENDING

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
September 16, 23, & 30, 2026

Author: David Burgoyne, Finance Director

Department: Finance

Date: October 13, 2026



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 September 16, 23 & 30, 2026.

Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid September 16, 2026

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
5499	BIG T RECREATION	Parks	104510 426000	Bldg & Grnd Suppl & Maint	4,500.00	252972 7603		Wood fiber for playground safety surfacing
9416	C&C CONTRACTORS INC	Parks	454510 473100	Improv Other Than Bldgs	28,800.00	252973 3196		Clean pressure wash and resurface for tennis court
1540	CACHE VALLEY ELECTRI	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	393,894.00	252975 12-353123		NW Sub - App #4
14651	CREATIVES TRAILS, INC	Trails	454550 473103	Improv. Other Than Bldg-Grants	4,800.00	252983 09112026		Bountiful 2026 Trails Project
1826	CUMMINS ROCKY MOUNTA	Streets	104410 426000	Equip Supplies & Maint	2,257.29	252985 60-260919256		Misc. Parts/Supplies - Cust # 466117
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	12,191.28	252987 76677		Tree Trimming
11484	EAST PENN MANUFAC	Streets	104410 425000	Equip Supplies & Maint	1,346.47	252988 260869927		DEKA Datedcoded - Cust # 570600167
5281	ENBRIDGE GAS UTAH	Light & Power	53 213100	Accounts Payable	77,979.38	252990 09012026A		Account # 6056810000
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist System Repair & Maint	2,002.96	252991 1294465-2		Misc. Parts/Supplies - Cust # 48108
2329	GORDON'S COPYPRINT	Legislative	104110 422000	Public Notices	1,409.00	252993 50279		Bountiful Newsletter copies
16400	HBME, LLC	Finance	104140 431100	Legal And Auditing Fees	1,799.54	252996 32525		Audit Planning/ Procedures for year end 6/30/2026
16400	HBME, LLC	Light & Power	535300 431100	Legal And Auditing Fees	2,106.34	252996 32525		Audit Planning/ Procedures for year end 6/30/2026
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	19,969.92	253000 31270		Meter Items
2607	INTERMOUNTAIN BOBCAT	Streets	104410 425000	Equip Supplies & Maint	2,100.47	253002 P39258		Misc. Parts/Supplies - Acct # BOUNT006
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,836.00	253008 17291		Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	6,598.80	253008 17266		Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	8,144.28	253008 17278		Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	8,713.44	253008 17318		Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	15,998.04	253008 17254		Paving - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	16,635.78	253008 17340		Paving - Cust # BOUN02610
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	1,476.96	253009 449020_		Road Base - Cust # BCTY07399
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	3,820.90	253009 449150		Road Base - Cust # BCTY07399
16395	METHODS CONSULTING	Streets	454410 473500	Road Reconstruction	21,863.65	253013 1622		Road Base - Cust # BCTY07399
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist System Repair & Maint	4,117.21	253014 5108174376.001		Davis Blvd. Bridge Rehab
10820	PEAK ASPHALT, LLC	Streets	104410 473200	Road Materials - Overlay	2,524.05	253040 90028870		Misc. Parts/Supplies - Cust # 18498
15056	RDO EQUIPMENT CO.	Landfill Operations	585820 425000	Equip Supplies & Maint	1,190.40	253046 P74313R2		Paving - Cust # 1003321
4026	STAKER & PARSONS	Parks	104510 426000	Bldg & Grnd Suppl & Maint	8,793.61	253055 6926373		Misc. Parts/Supplies - Acct # 61110002
4087	STREAMLINE SUPPLY	Streets	104410 473200	Road Materials - Overlay	1,243.06	253057 241982		Baseball Diamond Sand - Cust # 200357
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	3,147.12	253061 9000099114		Misc. Parts/Supplies
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	1,507.45	253062 0424027		Golf Balls - Acct # 1000011067
4229	TOM RANDALL DIST. CO	Golf Course	555500 425100	Special Equip Maintenance	3,249.11	253062 0422730		Bulk Oil - Acct # 000275
4273	TURE EQUIPMENT CO	Golf Course	555500 425000	Equip Supplies & Maint	1,249.28	253064 3045215-00		Fuel - Acct # 000276
4360	UTAH CORRECTIONAL IN	Engineering	104450 431000	Profess & Tech Services	2,385.66	253066 RE277E000565		Misc. Parts/Supplies - Cust # 2144
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	327,750.00	253068 CONBF-033		Misc. Parts/Supplies - Acct # VC0000181428
TOTAL: 997,725.45					327,750.00			August 2026 Fiber network connection fees

Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid September 23, 2026

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1447	BP ENERGY COMPANY	Light & Power	53 213100	Accounts Payable	99,448.38	253083	21877330	Natural Gas
16399	CENTERLINE DEVELOPM	Streets	104410 473210	Road Reconstruction & Repair	7,965.00	253088	8988986	50 West Reconstruction
1826	CUMMINS ROCKY MOUNTA	Streets	104410 425000	Equip Supplies & Maint	2,257.29	253091	60-260919693	Misc. Parts/Supplies - Cust # 466117
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	9,431.36	253093	76679	Tree Trimming
16401	DIESEL LAPTOPS	Landfill Operations	585820 429200	Computer Software	12,409.00	253095	50183773	Diag Tool for Landfill
5281	ENBRIDGE GAS UTAH	Water	515100 461000	Miscellaneous Expense	1,826.95	253099	263248630IvivaPo	Gas Leak Repair for - Acct # 737106
2102	ESI ENGINEERING INC	Engineering	104450 431000	Profess & Tech Services	4,800.00	253100	122253	Mill Creek floodpain development permit
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	1,355.00	253108	275333	Turf Supplies
15574	ISLAND VIEW PLUMBING	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,216.90	253115	4354	Service Call & Labor
16404	KILGORE	Charge For Services-Proprietar	517000 371110	Metered Water Sales	1,545.00	253117	09112026	Refund hydrant meter rental deposit less fees
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,312.20	253119	17374	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,506.60	253119	17360	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	11,334.60	253119	17420	Paving - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	14,392.08	253119	17406	Paving - Cust # BOUN02610
3200	MOUNTAIN WEST TRUCK	Streets	104410 425000	Equip Supplies & Maint	2,660.96	253128	XA101135716-01	Misc. Parts/Supplies - Cust # 11558
3271	NETWIZE	Legislative	104110 429300	Computer Hardware	4,806.99	253131	27450	Town Square Wifi
3365	OLD DOMINION BRUSH	Landfill Operations	585820 425000	Equip Supplies & Maint	4,112.45	253136	10122520	Misc. Parts/Supplies - Acct # 33165188
3657	RAY QUINNEY & NEBEKE	Liability Insurance	636300 431000	Profess & Tech Services	3,198.00	253157	851861	Legal for Okerinasai, LLC and Lawrence Barusch
3812	SAFETY SUPPLY & SIGN	Streets	104410 441300	Street Signs	2,804.16	253165	199406	Road Signs - Cust ID 00330
3938	SKM INC.	Water	515100 431000	Profess & Tech Services	3,407.50	253167	33987	Engineering for SCADA
4045	STATE FIRE	Light & Power	535300 448614	Power Plant Equipment Repairs	1,200.00	253170	12699219	Co2 System Inspo
4131	T-MOBILE	Police	104210 428000	Internet & Telephone Expense	1,708.94	253174	992894616-36	Account # 992894616
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	41,086.40	253175	0423977	Fuel - Acct # 000275
4229	TOM RANDALL DIST. CO	Golf Course	555500 425000	Equip Supplies & Maint	4,933.93	253175	0423854	Fuel - Acct # 000276
4273	TURE EQUIPMENT CO	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	2,773.75	253176	3045426-00	Turf Supplies - Cust # 2144
5000	U.S. BANK CORPORATE	Legal	104120 421000	Books Subscr & Mmbrshp	1,016.45	253177	09102026BH	ChatGPT, APRA conf - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Government Buildings	104160 425000	Equip Supplies & Maint	1,699.99	253177	09102026BH	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	1,777.24	253177	09102026DG	NTOA Conf & Supplies- Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	2,813.79	253177	09102026CJ	SWAT Training - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Streets	104410 425000	Equip Supplies & Maint	1,535.54	253177	09102026JE	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 425000	Equip Supplies & Maint	3,585.63	253177	09102026BH	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,621.24	253177	09102026BH	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Planning	104610 423000	Travel & Training	1,288.20	253177	09102026FA	APA Conference - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Water	515100 426000	Bldg & Grnd Suppl & Maint	1,468.00	253177	09102026GW	Boots& floor repair - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Light & Power	535300 429300	Computer Hardware	2,259.67	253177	09102026AJ	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Light & Power	535300 448631	Hydro Transmission	1,084.35	253177	09102026AJ	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	2,103.95	253180	6152371511	Account # 371517689-00001
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,995.00	253187	26-01227	Janitorial Cleaning Services
TOTAL:					269,742.49			

Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid September 30, 2026

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
15944	ASTEC	Streets	104410 425000	Equip Supplies & Maint	1,401.98	253191	10113735	Filters for Paver
13077	AVID TRAILS	Trails	454550 473103	Improv. Other Than Bldg-Grants	1,161.60	253192	BRTC26-01	Avid Trails Construction
11636	BLACK FOREST PAVING	Streets	454410 473500	Road Reconstruction	316,293.89	253193	09302026	Reconstruction thru Sept. 2026- App #3
1447	BP ENERGY COMPANY	Light & Power	53 213100	Accounts Payable	105,766.13	253194	21879683	Natural Gas - Contract # 23191
1540	CACHE VALLEY ELECTRI	Light & Power	535300 448631	Hydro Transmission	227,608.56	253195	12-356509	Insul. / Arm Replace
1716	CMT ENGINEERING LABO	Light & Power	535300 474730	CIP 03 Trans Sys UDOT Trans	15,400.00	253201	27265	UDOT Transmission
14651	CREATIVE TRAILS, INC	Trails	454550 473103	Improv. Other Than Bldg-Grants	4,520.00	253204	09292026	Trails redesign and flagging for Sept. 2026
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,789.20	253209	76680	Tree Trimming
2055	ELECTRICAL CONSULTAN	Light & Power	535300 474730	CIP 03 Trans Sys UDOT Trans	5,126.50	253211	150741	UDOT Transmission
8756	IRBY ELECTRICAL DIST	Light & Power	535300 445201	Safety Equipment	1,491.51	253222	5014705603.001	Glove Testing
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,569.78	253223	17562	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	2,289.06	253223	17506	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	4,588.38	253223	17438	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	16,619.58	253223	17546	Paving - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	17,389.08	253223	17536	Paving - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	19,695.42	253223	17493	Paving - Cust # BOUN02610
2931	LES OLSON COMPANY	Engineering	104450 425000	Equip Supplies & Maint	22,708.62	253223	17480	Paving
16395	METHODS CONSULTING	Streets	454410 473500	Road Reconstruction	1,408.88	253226	50200413681	Tires/Service - Cust ID 502-15098
16327	MILLCREEK TILE & STO	Streets	104410 473400	Concrete Repairs	15,007.63	253229	1677	Davis Blvd Bridge Rehab
3271	NETWIZE	Computer Maintenance	616100 429200	Computer Software	4,397.29	253232	5221	Bountiful Main St. Paver Repairs
6148	PLANT, CHRISTENSEN &	Liability Insurance	636300 431000	Profess & Tech Services	30,415.85	253236	27498	Office 365 Software License
5553	PURCELL TIRE AND SER	Light & Power	535300 448635	Vehicles	6,353.70	253241	99091	Boulter v. Bountiful City
5553	PURCELL TIRE AND SER	Refuse Collection Operations	585800 425000	Equip Supplies & Maint	1,148.88	253242	280153977	Tires
3885	SERVPRO OF BOUNTIFUL	Liability Insurance	636300 451150	Liability Claims/Deductible	5,981.28	253242	280155206	Tires for Sanitation Trucks
16167	TAYLOR ELECTRIC	Streets	104410 473400	Concrete Repairs	6,500.64	253247	460525	Mold Remediation Services
16167	TAYLOR ELECTRIC	Storm Water	494900 441260	Wtrway Replacement-Concrete Rpr	24,708.47	253256	09242026	Storm Water Maintenance
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	19,606.23	253256	09242026	Storm Water Maintenance
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	2,098.08	253259	9000311490	Golf Balls - Acct# 1000011067
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	1,857.80	253260	0424844	Bulk Oil - Acct # 000275
4341	UTAH ASSOCIATED MUNI	Light & Power	53 213130	UAMPS Accrual	47,377.30	253260	0424662	Fuel - Acct # 000275
TOTAL:					2,324,002.77	253263	09252026	Aug. 2026 payment for Power Resource
					3,266,284.09			

City Council Staff Report

Subject: August 2026 Financial Reports
Author: David Burgoyne, Finance Director
Department: Finance
Date: October 13, 2026



Background

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

Analysis

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period. Additional revenue and expense graphs are provided that give comparative data for FY2027 through August as compared to the past three fiscal year periods through that same timeframe.

The FY2027 budget portion of these reports is the originally adopted FY2027 budget approved by the City Council in June of 2026.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

Financial information to aid in legislative and operational decision making.

Recommendation

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

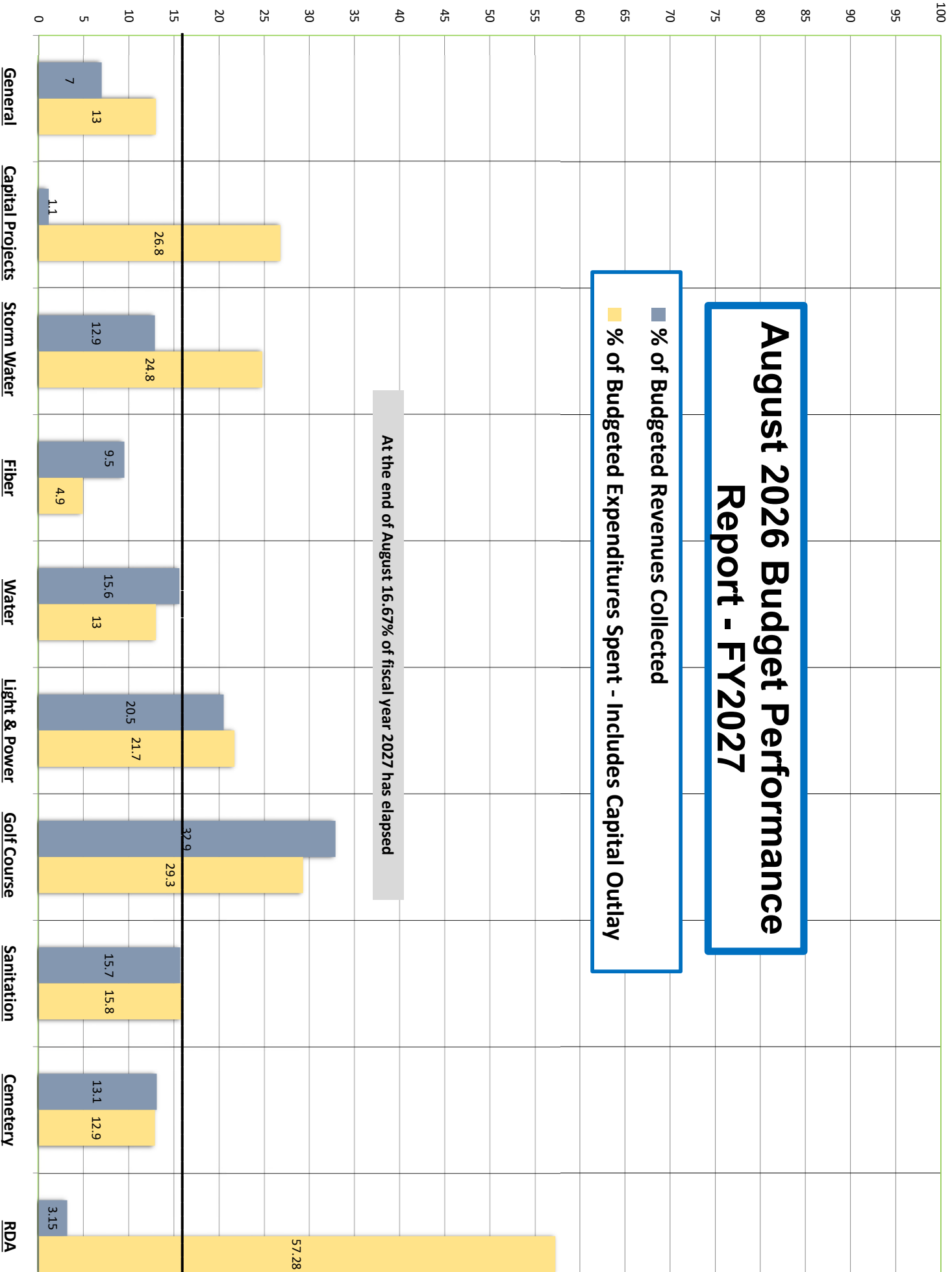
Attachments

- August 2026 Revenue & Expense Reports – Fiscal 2027 YTD

August 2026 Budget Performance Report - FY2027

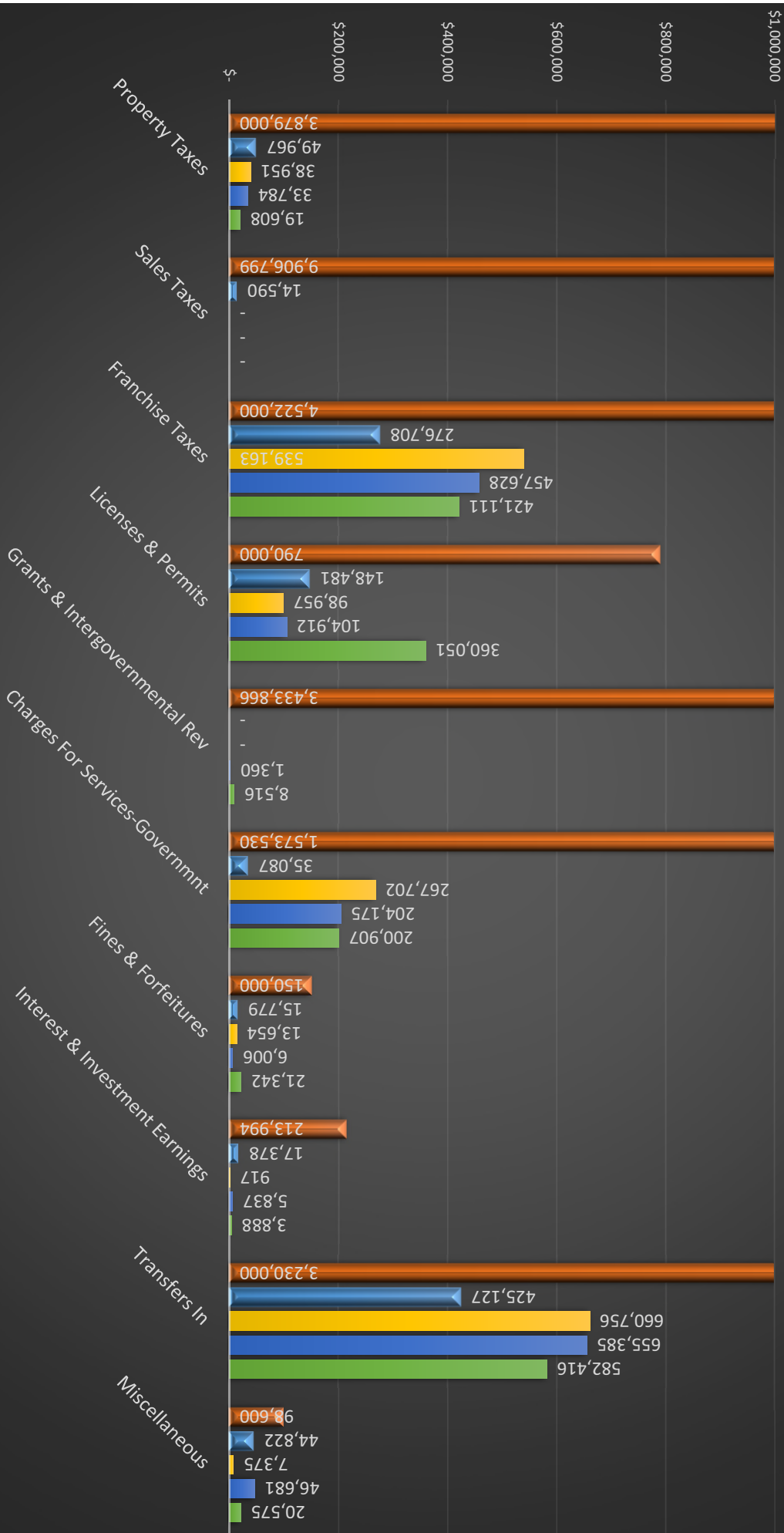
■ % of Budgeted Revenues Collected
 ■ % of Budgeted Expenditures Spent - Includes Capital Outlay

At the end of August 16.67% of fiscal year 2027 has elapsed

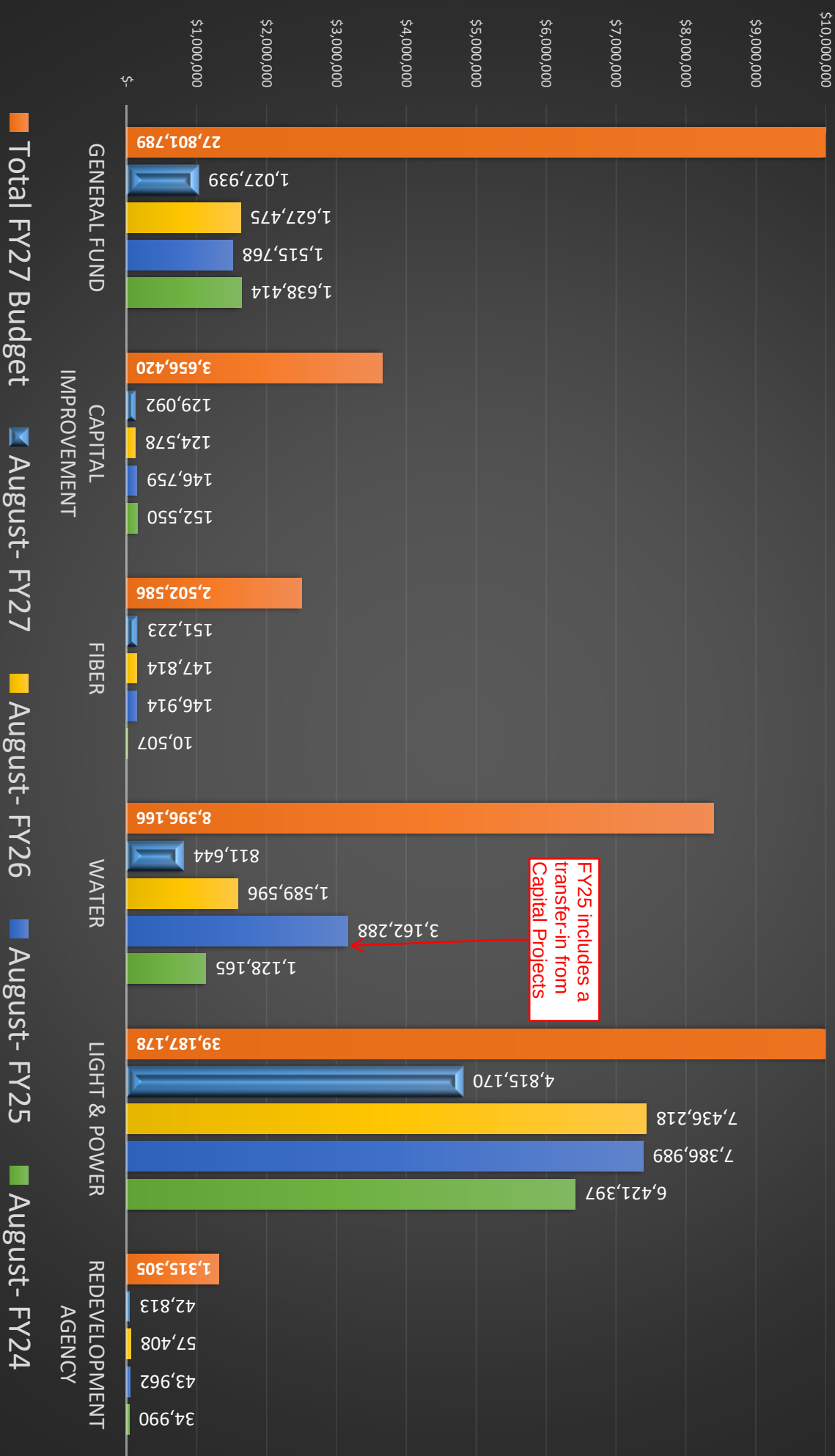


General Fund Detailed Revenues - August 2026 YTD Revenues (Fiscal Year 2027) Compared to Budget and also the Revenues of the Same Timeframe of the Past Three Fiscal Years

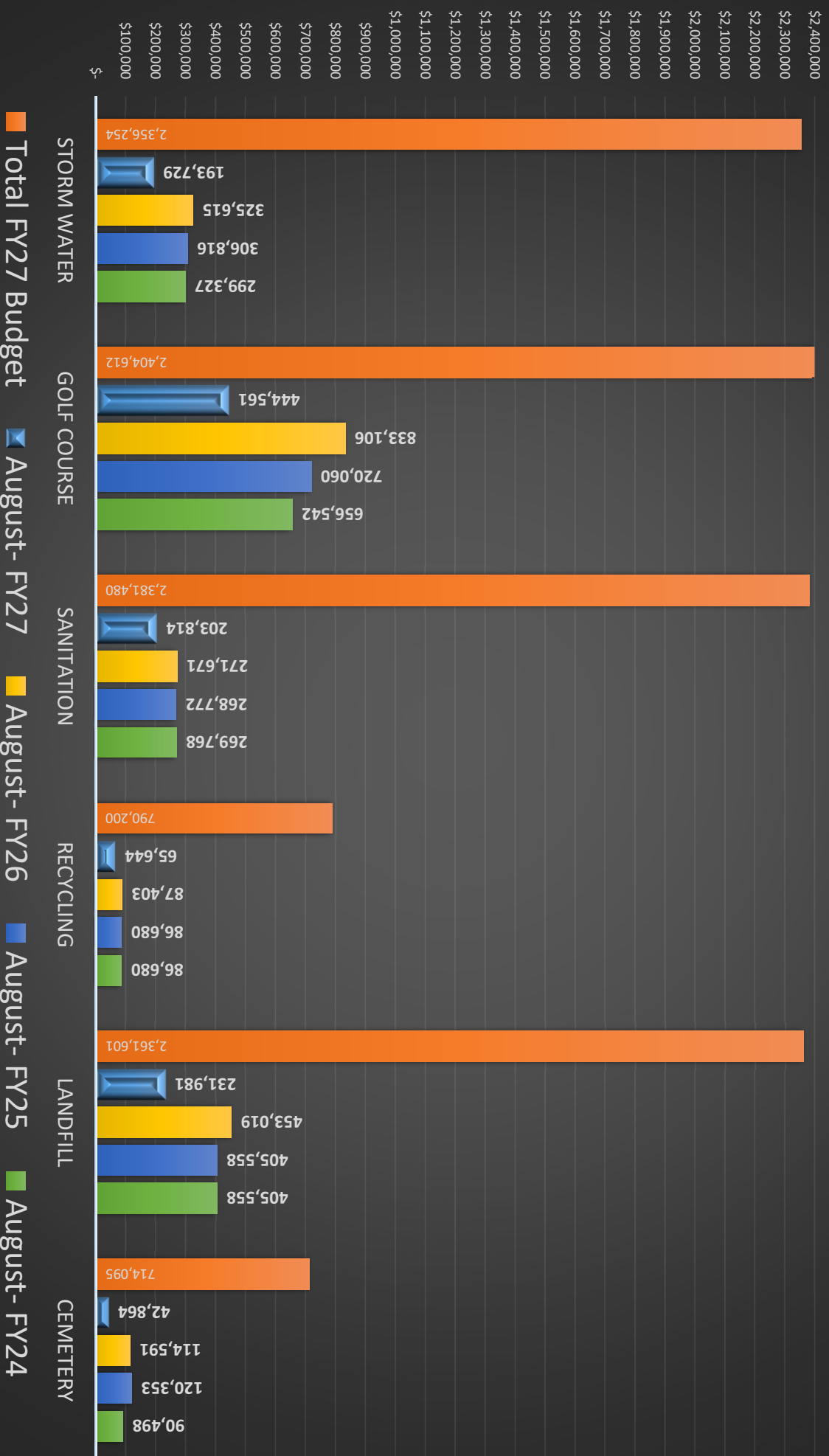
■ Total FY27 Budget
 ■ August- FY27
 ■ August- FY26
 ■ August- FY25
 ■ August- FY24



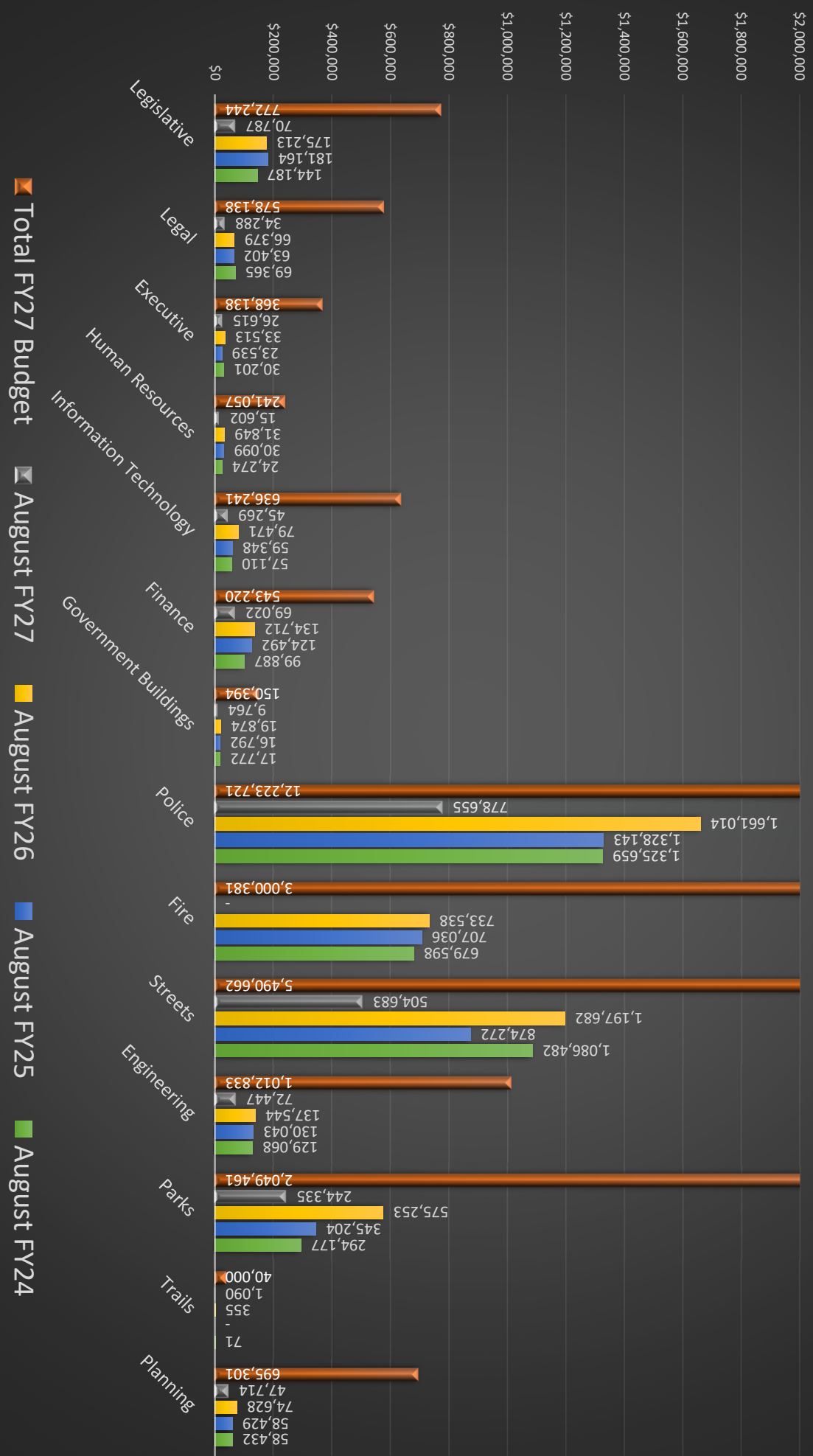
August 2026 YTD Revenues (Fiscal 2027) Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years



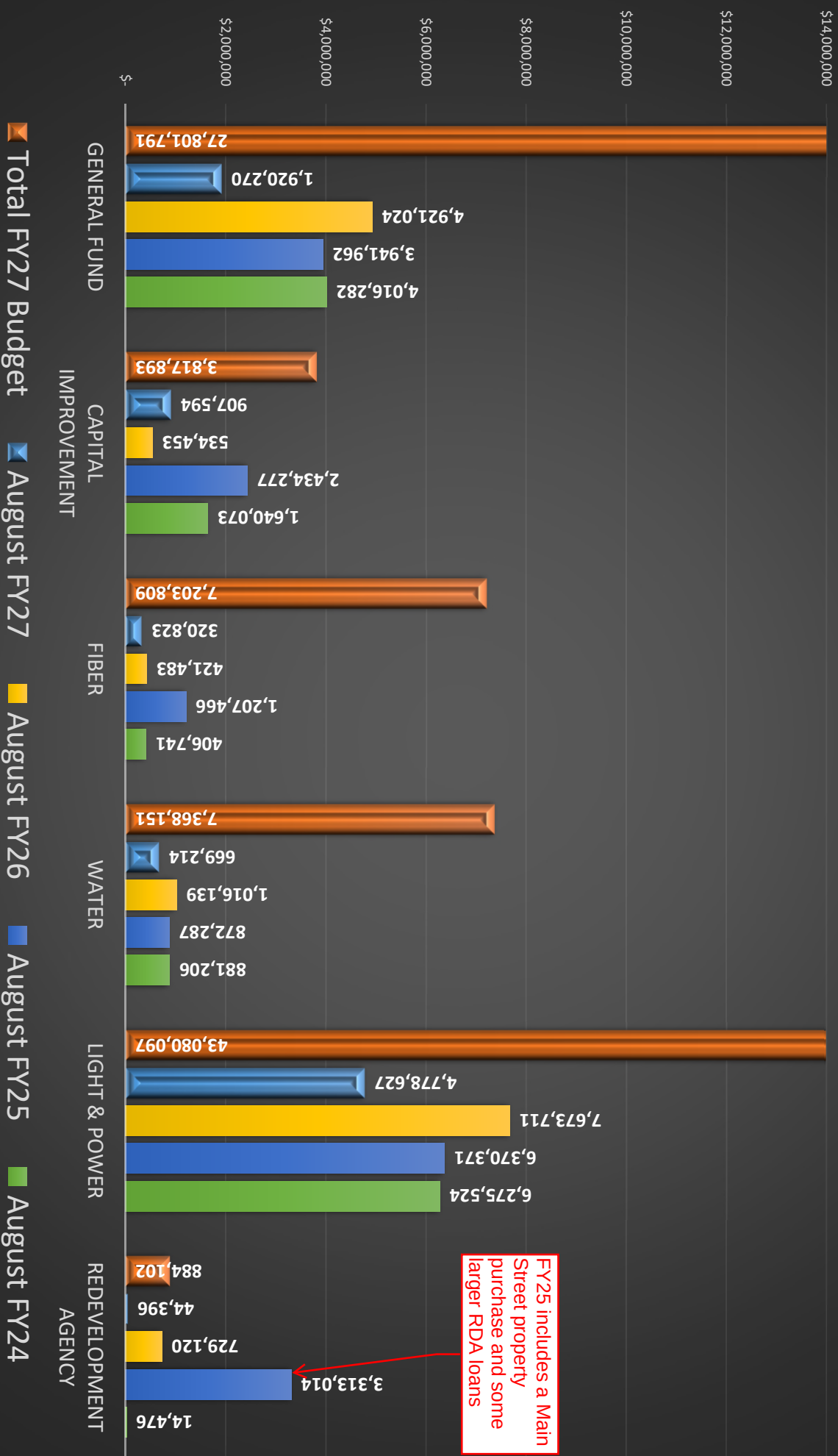
August 2026 (Fiscal 2027) YTD Revenues Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years



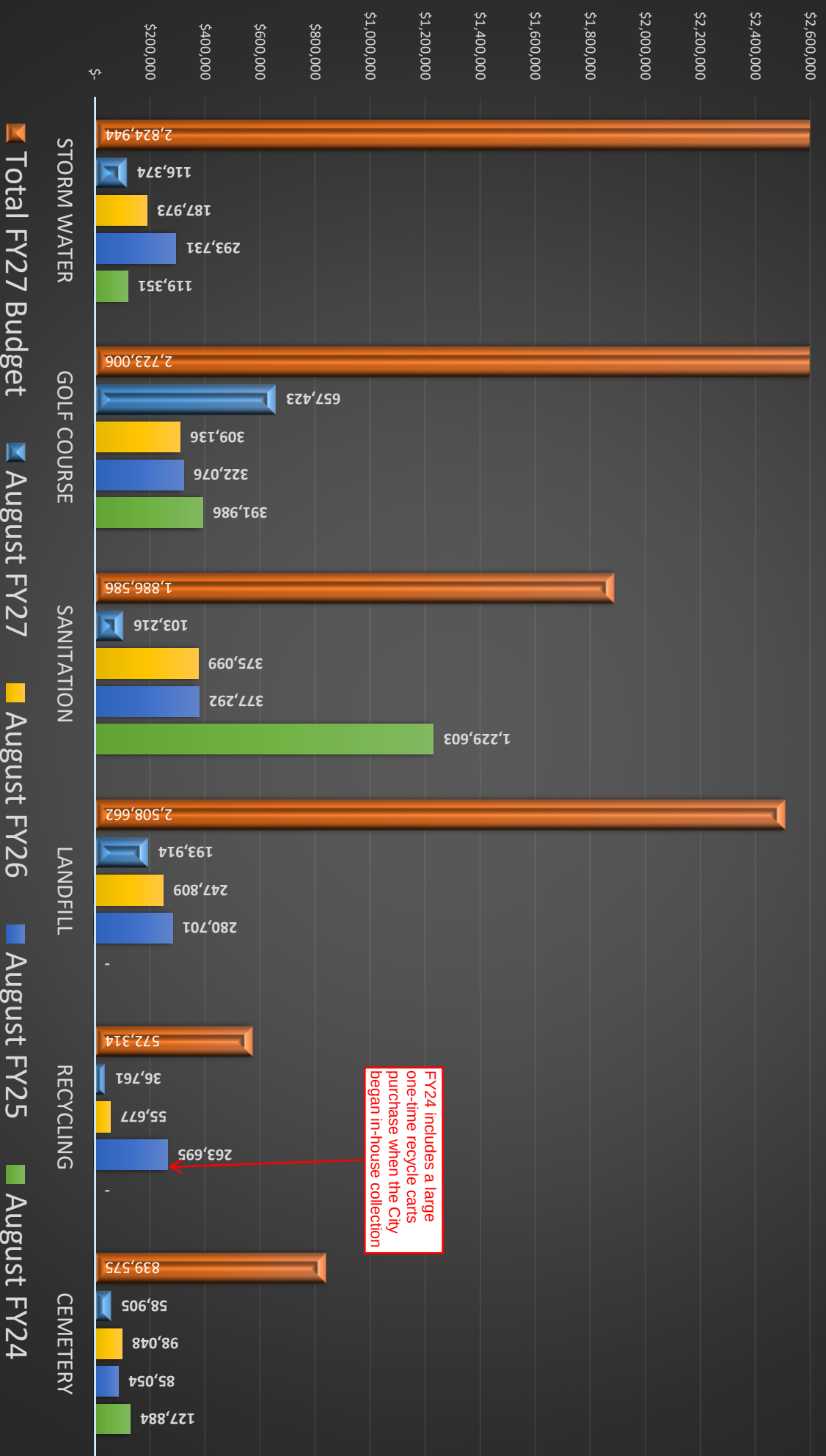
General Fund Detailed Expenditures - August 2026 Fiscal 2027 YTD Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



August 2026 YTD (Fiscal 2027) Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



August 2026 YTD (Fiscal 2027) Expenses Compared Budget and also the Expenses of the Same Timeframe of the Past Three Fiscal Years



Bountiful City Corporation



AUGUST 2026 - FY2027 REVENUE & EXPENSE

FOR 2027 02

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
10 GENERAL FUND							
1010 Property Tax Revenues	-3,879,000	-3,879,000	-49,966.58	-49,966.58	.00	-3,829,033.42	1.3%
1020 Sales Tax Revenues	-9,906,799	-9,906,799	-14,589.84	-14,589.84	.00	-9,892,209.16	.1%
1030 Franchise Tax Revenues	-4,522,000	-4,522,000	-589,610.37	-276,707.82	.00	-3,932,389.63	13.0%
1040 Property Tax Incremental Revenue	-4,000	-4,000	.00	.00	.00	-4,000.00	.0%
2000 License & Permit Revenues	-790,000	-790,000	-193,944.36	-148,481.22	.00	-596,055.64	24.5%
3000 Grants & Intergovernmental Re	-3,433,866	-3,433,866	-212.60	-15,779.25	.00	-3,433,653.40	.0%
3100 Fine & Forfeiture Revenue	-150,000	-150,000	-16,633.77	-35,086.51	.00	-133,366.23	11.1%
4000 Charges For Services-Rev-over	-1,573,530	-1,573,530	-311,714.14	-35,086.51	.00	-1,261,815.86	19.8%
4110 Legislative Expenditures	772,244	772,244	165,587.85	70,787.21	.00	606,656.15	21.4%
4120 Legal Expenditures	578,138	578,138	57,299.92	34,288.02	.00	520,838.08	9.9%
4130 Executive Expenditures	368,138	368,138	37,344.63	26,615.00	.00	330,793.37	10.1%
4134 Human Resources Expenditures	241,057	241,057	26,816.47	15,602.03	.00	214,240.53	11.1%
4136 Information Technology Expend	636,241	636,241	73,970.63	45,269.04	.00	562,270.37	11.6%
4140 Finance Expenditures	543,220	543,220	60,934.27	69,021.55	.00	482,285.73	11.2%
4160 Government Buildings Expendit	150,394	150,394	16,819.73	9,764.35	.00	133,574.27	11.2%
4210 Police Expenditures	9,131,743	9,131,743	1,111,474.83	592,046.25	.00	8,020,268.17	12.2%
4215 Reserve Officers Expenditures	10,287	10,287	.00	.00	.00	10,287.00	.0%
4216 Crossing Guards Expenditures	204,689	204,689	898.17	898.17	.00	203,790.83	.4%
4217 School Resource Officer Expen	529,701	529,701	36,493.02	23,022.69	.00	493,207.98	6.9%
4218 Liquor Control Expenditures	55,026	55,026	2,272.24	1,083.33	.00	52,753.76	4.1%
4219 PSAP - E911 Expenditures	2,292,275	2,292,275	264,894.49	161,604.25	.00	2,027,380.51	11.6%
4220 Fire/EMS Expenditures	3,000,381	3,000,381	.00	504,682.54	.00	3,000,381.00	.0%
4410 Streets Expenditures	5,490,662	5,490,662	1,168,943.64	72,446.77	.00	4,321,718.36	21.3%
4450 Engineering Expenditures	1,012,833	1,012,833	127,224.49	72,446.77	.00	885,608.51	12.6%
4510 Parks Expenditures	2,049,461	2,049,461	369,202.39	244,334.51	.00	1,680,258.61	18.0%
4550 Trails Expenditures	40,000	40,000	2,253.91	1,090.49	.00	37,746.09	5.6%
4610 Planning Expenditures	695,301	695,301	93,403.77	47,714.08	.00	601,897.23	13.4%
6000 Miscellaneous	-98,600	-98,600	-49,086.79	-44,822.26	.00	-49,513.21	49.8%
6010 Interest & Investment Earning	-213,994	-213,994	6,654.86	-17,378.33	.00	-220,648.86	-3.1%
8010 Transfers In	-3,230,000	-3,230,000	-718,684.82	-425,127.04	.00	-2,511,315.18	22.3%
TOTAL GENERAL FUND	2	2	1,678,046.04	892,331.43	.00	-1,678,044.04	%
TOTAL REVENUES	-27,801,789	-27,801,789	-1,937,788.41	-1,027,938.85	.00	-25,864,000.59	
TOTAL EXPENSES	27,801,791	27,801,791	3,615,834.45	1,920,270.28	.00	24,185,956.55	
1010 Property Tax Revenues	-565,419	-565,419	-6,598.64	-6,598.64	.00	-558,820.36	1.2%

30 DEBT SERVICE

AUGUST 2026 - FY2027 REVENUE & EXPENSE

FOR 2027 02

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
4710 Debt Service	570,177	570,177	145,273.08	549.18	.00	424,903.92	25.5%
6010 Interest & Investment Earning	-995	-995	-46.08	62.53	.00	-948.92	4.6%
TOTAL DEBT SERVICE	3,763	3,763	138,628.36	-5,986.93	.00	-134,865.36	3684.0%
TOTAL REVENUES	-566,414	-566,414	-6,644.72	-6,536.11	.00	-559,769.28	
TOTAL EXPENSES	570,177	570,177	145,273.08	549.18	.00	424,903.92	
45 CAPITAL IMPROVEMENT							
1020 Sales Tax Revenues	-1,793,250	-1,793,250	.00	.00	.00	-1,793,250.00	.0%
4110 Legislative Expenditures	285,000	285,000	.00	.00	.00	285,000.00	.0%
4140 Finance Expenditures	21,000	21,000	2,820.61	1,340.24	.00	18,179.39	13.4%
4160 Government Buildings Expendit	70,000	70,000	60,622.00	60,622.00	.00	9,378.00	86.6%
4210 Police Expenditures	424,668	424,668	53,688.00	53,688.00	.00	370,980.00	12.6%
4410 Streets Expenditures	2,480,125	2,480,125	665,246.07	665,056.07	.00	1,814,878.93	26.8%
4510 Parks Expenditures	290,000	290,000	163,105.00	58,825.00	.00	126,895.00	56.2%
4550 Trails Expenditures	247,100	247,100	78,063.00	68,063.00	.00	169,037.00	31.6%
6000 Miscellaneous	-48,286	-48,286	-7,907.87	-3,959.69	.00	-40,328.13	16.4%
6010 Interest & Investment Earning	-1,667,884	-1,667,884	-30,771.84	-124,782.55	.00	-1,637,112.16	1.8%
6020 Sale of Capital Assets	-55,000	-55,000	.00	.00	.00	-55,000.00	.0%
8000 Contribution Revenue	-5,000	-5,000	-628.57	-350.00	.00	-4,371.43	12.6%
8010 Transfers In	-87,000	-87,000	.00	.00	.00	-87,000.00	.0%
TOTAL CAPITAL IMPROVEMENT	161,473	161,473	984,236.40	778,502.07	.00	-822,763.40	609.5%
TOTAL REVENUES	-3,656,420	-3,656,420	-39,308.28	-129,092.24	.00	-3,617,111.72	
TOTAL EXPENSES	3,817,893	3,817,893	1,023,544.68	907,594.31	.00	2,794,348.32	
49 STORM WATER							
4900 Storm Water Expenses	2,824,944	2,824,944	701,972.71	116,373.53	.00	2,122,971.29	24.8%
6000 Miscellaneous	-5,800	-5,800	-636.00	-636.00	.00	-5,164.00	11.0%
6010 Interest & Investment Earning	-171,697	-171,697	4,738.87	-11,646.25	.00	-176,435.87	-2.8%
7000 Charge For Services Rev.-Prop	-2,178,757	-2,178,757	-309,192.38	-181,446.92	.00	-1,869,564.62	14.2%
TOTAL STORM WATER	468,690	468,690	396,883.20	-77,355.64	.00	71,806.80	84.7%
TOTAL REVENUES	-2,356,254	-2,356,254	-305,089.51	-193,729.17	.00	-2,051,164.49	
TOTAL EXPENSES	2,824,944	2,824,944	701,972.71	116,373.53	.00	2,122,971.29	
50 FIBER							

AUGUST 2026 - FY2027 REVENUE & EXPENSE

FOR 2027 02

50	FIBER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5000	Fiber Expenses	7,203,809	7,203,809	353,188.77	320,822.63	.00	6,850,620.23	4.9%
6010	Interest & Investment Earning	-141,586	-141,586	-21,707.35	-22,099.58	.00	-119,878.65	15.3%
7000	Charge For Services Rev.-Prop	-2,361,000	-2,361,000	-216,426.13	-129,123.57	.00	-2,144,573.87	9.2%
	TOTAL FIBER	4,701,223	4,701,223	115,055.29	169,599.48	.00	4,586,167.71	2.4%
	TOTAL REVENUES	-2,502,586	-2,502,586	-238,133.48	-151,223.15	.00	-2,264,452.52	
	TOTAL EXPENSES	7,203,809	7,203,809	353,188.77	320,822.63	.00	6,850,620.23	
51 WATER								
3000	Grants & Intergovernmental Re	-750,000	-750,000	959,629.03	669,213.90	.00	-750,000.00	.0%
5100	Water Expenses	7,368,151	7,368,151	150.00	75.00	.00	6,408,521.97	13.0%
6000	Miscellaneous	-2,000	-2,000	537.46	-11,000.00	.00	-2,150.00	-7.5%
6010	Interest & Investment Earning	-164,166	-164,166	.00	.00	.00	-164,703.46	-.3%
6020	Sale of Capital Assets	-25,000	-25,000	.00	.00	.00	-25,000.00	.0%
7000	Charge For Services Rev.-Prop	-7,335,000	-7,335,000	-1,300,994.81	-797,260.97	.00	-6,034,005.19	17.7%
7010	Connection & Servicing Revenue	-40,000	-40,000	-3,067.27	-1,619.91	.00	-36,932.73	7.7%
8020	Impact Fee Revenue	-50,000	-50,000	-5,514.00	-1,838.00	.00	-44,486.00	11.0%
8030	Capital Contributions/Donatio	-30,000	-30,000	.00	.00	.00	-30,000.00	.0%
	TOTAL WATER	-1,028,015	-1,028,015	-349,259.59	-142,429.98	.00	-678,755.41	34.0%
	TOTAL REVENUES	-8,396,166	-8,396,166	-1,308,888.62	-811,643.88	.00	-7,087,277.38	
	TOTAL EXPENSES	7,368,151	7,368,151	959,629.03	669,213.90	.00	6,408,521.97	
53 LIGHT & POWER								
5300	Light & Power Expenses	43,080,097	43,080,097	9,355,334.03	4,775,561.08	.00	33,724,762.97	21.7%
6000	Miscellaneous	-123,000	-123,000	-24,590.49	-14,517.40	.00	-98,409.51	20.0%
6010	Interest & Investment Earning	-671,146	-671,146	24,552.34	-52,382.95	.00	-695,698.34	-3.7%
6020	Sale of Capital Assets	-45,000	-45,000	.00	.00	.00	-45,000.00	.0%
7000	Charge For Services Rev.-Prop	-36,367,119	-36,367,119	-7,882,650.61	-4,617,835.82	.00	-28,484,468.39	21.7%
7010	Connection & Servicing Revenue	-100,000	-100,000	-14,302.32	-7,559.09	.00	-85,697.68	14.3%
7030	Equipment & Facility Rent Rev	-96,816	-96,816	.00	.00	.00	-96,816.00	.0%
8030	Capital Contributions/Donatio	-1,784,097	-1,784,097	-122,875.00	-122,875.00	.00	-1,661,222.00	6.9%
	TOTAL LIGHT & POWER	3,892,919	3,892,919	1,335,467.95	-39,609.18	.00	2,557,451.05	34.3%
	TOTAL REVENUES	-39,187,178	-39,187,178	-8,019,866.08	-4,815,170.26	.00	-31,167,311.92	
	TOTAL EXPENSES	43,080,097	43,080,097	9,355,334.03	4,775,561.08	.00	33,724,762.97	
55 GOLF COURSE								

AUGUST 2026 - FY2027 REVENUE & EXPENSE

FOR 2027 02

55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5500	Golf Course Expenses	2,723,006	2,723,006	799,008.75	657,422.67	.00	1,923,997.25	29.3%
6000	Miscellaneous	-3,000	-3,000	-1,460.65	-663.36	.00	-1,539.35	48.7%
6010	Interest & Investment Earning	-48,612	-48,612	555.33	-4,572.73	.00	-49,167.33	-1.1%
7020	Admission & Lesson Fee Revenue	-1,500,000	-1,500,000	-472,763.07	-255,562.56	.00	-1,027,236.93	31.5%
7030	Equipment & Facility Rent Rev	-555,000	-555,000	-227,959.93	-124,698.27	.00	-327,040.07	41.1%
7040	Concession & Merchandise Sale	-298,000	-298,000	-88,897.95	-59,063.75	.00	-209,102.05	29.8%
	TOTAL GOLF COURSE	318,394	318,394	8,482.48	212,862.00	.00	309,911.52	2.7%
	TOTAL REVENUES	-2,404,612	-2,404,612	-790,526.27	-444,560.67	.00	-1,614,085.73	
	TOTAL EXPENSES	2,723,006	2,723,006	799,008.75	657,422.67	.00	1,923,997.25	
58	SANITATION							
5800	Refuse Collection Operationse	1,886,586	1,886,586	407,622.74	103,215.62	.00	1,478,963.26	21.6%
5810	Recycle CollectionOperationsE	572,314	572,314	64,432.33	36,761.22	.00	507,881.67	11.3%
5820	Landfill Operations Expenses	2,508,662	2,508,662	314,275.01	193,914.11	.00	2,194,386.99	12.5%
6002	Miscellaneous - Landfill	-30,100	-30,100	-2,951.40	-1,940.22	.00	-27,148.60	9.8%
6010	Interest & Investment Earning	-262,501	-262,501	3,528.88	-18,629.47	.00	-266,029.88	-1.3%
6020	Interest Earnings - Landfill	0	0	-26,756.20	-13,425.24	.00	26,756.20	100.0%
6020	Sale of Capital Assets	0	0	-1,500.00	-1,500.00	.00	1,500.00	100.0%
7000	Charge For Services Rev.-Prop	-2,381,480	-2,381,480	-333,000.06	-202,313.63	.00	-2,048,479.94	14.0%
7001	Charge For ServicesRev-Recycl	-790,200	-790,200	-107,941.48	-65,643.92	.00	-682,258.52	13.7%
7002	Charge For ServicesRev-Landfi	-2,069,000	-2,069,000	-398,507.63	-197,985.75	.00	-1,670,492.37	19.3%
	TOTAL SANITATION	-565,719	-565,719	-80,797.81	-167,547.28	.00	-484,921.19	14.3%
	TOTAL REVENUES	-5,533,281	-5,533,281	-867,127.89	-501,438.23	.00	-4,666,153.11	
	TOTAL EXPENSES	4,967,562	4,967,562	786,330.08	333,890.95	.00	4,181,231.92	
59	CEMETERY							
5900	Cemetery Expenses	839,575	839,575	108,303.90	58,904.85	.00	731,271.10	12.9%
6010	Interest & Investment Earning	-29,370	-29,370	453.51	-2,213.93	.00	-29,823.51	-1.5%
7000	Charge For Services Rev.-Prop	-576,100	-576,100	-78,175.00	-35,100.00	.00	-497,925.00	13.6%
7050	Cemetery Burial Plot Sale Rev	-108,625	-108,625	-15,550.00	-5,550.00	.00	-93,075.00	14.3%
	TOTAL CEMETERY	125,480	125,480	15,032.41	16,040.92	.00	110,447.59	12.0%
	TOTAL REVENUES	-714,095	-714,095	-93,271.49	-42,863.93	.00	-620,823.51	
	TOTAL EXPENSES	839,575	839,575	108,303.90	58,904.85	.00	731,271.10	
61	COMPUTER MAINTENANCE							

AUGUST 2026 - FY2027 REVENUE & EXPENSE

FOR 2027 02

61	COMPUTER MAINTENANCE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
4000	Charges For ServicesRev-gover	-351,953	-351,953	.00	.00	.00	-351,953.00	.0%
6010	Interest & Investment Earning	-1,250	-1,250	752.96	204.61	.00	-2,002.96	-60.2%
6100	Computer Maintenance Expendit	343,850	343,850	153,762.76	16,192.61	.00	190,087.24	44.7%
	TOTAL COMPUTER MAINTENANCE	-9,353	-9,353	154,515.72	16,397.22	.00	-163,868.72	-1652.0%
	TOTAL REVENUES	-353,203	-353,203	752.96	204.61	.00	-353,955.96	
	TOTAL EXPENSES	343,850	343,850	153,762.76	16,192.61	.00	190,087.24	
63 LIABILITY INSURANCE								
6010	Interest & Investment Earning	-10,920	-10,920	132.16	-225.83	.00	-11,052.16	-1.2%
6300	Liability Insurance	1,172,245	1,172,245	792,398.33	11,318.80	.00	379,846.67	67.6%
7000	Charge For Services Rev.-Prop	-831,172	-831,172	-773,288.26	.00	.00	-57,883.74	93.0%
	TOTAL LIABILITY INSURANCE	330,153	330,153	19,242.23	11,092.97	.00	310,910.77	5.8%
	TOTAL REVENUES	-842,092	-842,092	-773,156.10	-225.83	.00	-68,935.90	
	TOTAL EXPENSES	1,172,245	1,172,245	792,398.33	11,318.80	.00	379,846.67	
64 WORKERS' COMP INSURANCE								
6010	Interest & Investment Earning	-42,501	-42,501	487.70	-3,840.61	.00	-42,988.70	-1.1%
6400	Workers' Comp Insurance	481,831	481,831	50,951.60	36,151.63	.00	430,879.40	10.6%
7000	Charge For Services Rev.-Prop	-972,548	-972,548	-117,574.15	-71,914.88	.00	-854,973.85	12.1%
	TOTAL WORKERS' COMP INSURANCE	-533,218	-533,218	-66,134.85	-39,603.86	.00	-467,083.15	12.4%
	TOTAL REVENUES	-1,015,049	-1,015,049	-117,086.45	-75,755.49	.00	-897,962.55	
	TOTAL EXPENSES	481,831	481,831	50,951.60	36,151.63	.00	430,879.40	
72 RDA REVOLVING LOAN FUND								
6000	Miscellaneous	-152,640	-152,640	-21,517.62	-15,961.10	.00	-131,122.38	14.1%
6010	Interest & Investment Earning	-88,941	-88,941	-5,198.56	-7,578.37	.00	-83,742.44	5.8%
7200	RDA Revolving Loans Expenditu	500,400	500,400	500,051.13	24.42	.00	348.87	99.9%
	TOTAL RDA REVOLVING LOAN FUND	258,819	258,819	473,334.95	-23,515.05	.00	-214,515.95	182.9%
	TOTAL REVENUES	-241,581	-241,581	-26,716.18	-23,539.47	.00	-214,864.82	
	TOTAL EXPENSES	500,400	500,400	500,051.13	24.42	.00	348.87	
73 REDEVELOPMENT AGENCY								

AUGUST 2026 - FY2027 REVENUE & EXPENSE

FOR 2027 02

73	REDEVELOPMENT AGENCY	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1010	Property Tax Revenues	-77,000	-77,000	.00	.00	.00	-77,000.00	.0%
1040	Property Tax Incremental Revenue	-882,824	-882,824	.00	.00	.00	-882,824.00	.0%
4000	Charges For Services-Rev-Gover	-62,800	-62,800	-15,454.95	-15,454.95	.00	-47,345.05	24.6%
6010	Interest & Investment Earning	-51,100	-51,100	-742.91	-3,818.23	.00	-51,842.91	-1.5%
7300	Redevelopment Agency Expendit	383,702	383,702	50,778.67	44,371.14	.00	332,923.33	13.2%
	TOTAL REDEVELOPMENT AGENCY	-690,022	-690,022	36,066.63	25,097.96	.00	-726,088.63	-5.2%
	TOTAL REVENUES	-1,073,724	-1,073,724	-14,712.04	-19,273.18	.00	-1,059,011.96	
	TOTAL EXPENSES	383,702	383,702	50,778.67	44,371.14	.00	332,923.33	
74 CEMETERY PERPETUAL CARE								
6010	Interest & Investment Earning	-88,000	-88,000	1,015.39	-6,308.83	.00	-89,015.39	-1.2%
7050	Cemetery Burial Plot Sale Rev	-80,000	-80,000	-9,950.00	-5,350.00	.00	-70,050.00	12.4%
7400	Cemetery Perpetual Care Expen	1,160	1,160	171.86	81.14	.00	988.14	14.8%
	TOTAL CEMETERY PERPETUAL CARE	-166,840	-166,840	-8,762.75	-11,577.69	.00	-158,077.25	5.3%
	TOTAL REVENUES	-168,000	-168,000	-8,934.61	-11,658.83	.00	-159,065.39	
	TOTAL EXPENSES	1,160	1,160	171.86	81.14	.00	988.14	
78 LANDFILL CLOSURE								
6010	Interest & Investment Earning	-41,000	-41,000	-7,151.92	-3,588.56	.00	-33,848.08	17.4%
	TOTAL LANDFILL CLOSURE	-41,000	-41,000	-7,151.92	-3,588.56	.00	-33,848.08	17.4%
	TOTAL REVENUES	-41,000	-41,000	-7,151.92	-3,588.56	.00	-33,848.08	
83 RAP TAX								
1050	RAP Tax Revenues	-871,000	-871,000	.00	.00	.00	-871,000.00	.0%
6010	Interest & Investment Earning	-13,000	-13,000	1,047.71	-1,864.94	.00	-14,047.71	-8.1%
8300	RAP Tax Expenditures	398,900	398,900	67,834.32	27,323.99	.00	331,065.68	17.0%
	TOTAL RAP TAX	-485,100	-485,100	68,882.03	25,459.05	.00	-553,982.03	-14.2%
	TOTAL REVENUES	-884,000	-884,000	1,047.71	-1,864.94	.00	-885,047.71	
	TOTAL EXPENSES	398,900	398,900	67,834.32	27,323.99	.00	331,065.68	
91 GFAAG								

AUGUST 2026 - FY2027 REVENUE & EXPENSE

FOR 2027 02

91	GFAAG	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
4136	Information Technology Expend	0	0	699.56	699.56	.00	-699.56	100.0%
	TOTAL GFAAG	0	0	699.56	699.56	.00	-699.56	100.0%
	TOTAL EXPENSES	0	0	699.56	699.56	.00	-699.56	
99	INVESTMENT							
6010	Interest & Investment Earning	0	0	241,525.63	29,064.10	.00	-241,525.63	100.0%
	TOTAL INVESTMENT	0	0	241,525.63	29,064.10	.00	-241,525.63	100.0%
	TOTAL REVENUES	0	0	241,525.63	29,064.10	.00	-241,525.63	
	GRAND TOTAL	6,741,649	6,741,649	5,153,991.96	1,665,932.59	.00	1,587,657.04	76.5%

** END OF REPORT - Generated by David Burgoyne **

City Council Staff Report

Subject: Viewmont Well Motor
Author: Kraig Christensen
Department: Water Department
Date: October 13, 2026



Background

Viewmont Well started pumping sand and went through extensive rehabilitation over the 25/26 winter. The project was completed in May 2026. At this time, we obtained approval from the Utah Division of Drinking Water to start pumping water into the water system. We could again use this source to help meet the summer demand.

The rehab of Viewmont Well worked as intended and allowed us to pump up to 600 gallons per minute (GPM) during demand. Variable frequency drive (VFD) allows us to lower the GPM during low use times. We could not be happier with the results.

Analysis

During one of the August lightning storms that came through the valley, we had an alarm for a motor pumping failure. We went over to reset the motor fault. The fault would clear and fault out again when the motor was called to run. We made some phone calls and scheduled a technician to come test the motor. The test confirmed that the motor was bad and would need to be pulled. The failure could have come from either the manufacturing or possible lightning strike.

Widdison Well Services performed the rehab work and got scheduled to pull the motor under warranty. They found a hole blown through the side of the motor. This typically indicates a lightning strike and not a motor warranty issue.

August being a high demand water month, the City Manager authorized an emergency purchase for a new motor to be installed to help with water production. The pump is again operational, and the motor has been sent out to confirm if the failure was a lightning strike or a manufacturing issue.

This motor purchase now needs to be ratified by the City Council. If the motor analysis determines it will be covered by warranty, then we will be reimbursed.

Widdison Well Services

- \$24,252 for pump and motor installation.

Department Review

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

Recommendation

Staff recommends that the City Council approve \$24,252 to Widdison Well Services for the pump and motor installation.

Significant Impacts

This purchase will affect the water budgets Contingency line item. \$60,000 has been budgeted.

Attachments

None

City Council Staff Report

Subject: Police Laptop Purchase
Author: Greg Martin
Department: Information Technology
Date: October 13, 2026



Background

The Information Technology Department manages the City's Computer Replacement Fund. We are continuing the replacement of Police desktop computers and in-car laptops with a single ruggedized laptop computer.

Analysis

With the initial deployment of computers in the patrol area completed, we are continuing the project to replace laptops and desktops with a single ruggedized device. In September we learned the cost of the Panasonic Toughbook laptop would increase by approximately 15% as of October 1st. The City Manager authorized the expedited purchase of all remaining devices this fiscal year to capitalize on the lower costs. The laptops and many of the desktops selected are already due to be refreshed as part of our regular computer replacement cycle. Computers not due to be replaced will be reused elsewhere as needed.

We will purchase from Baycom as they are a UT NASPO State Contract vendor.

Department Review

The report was reviewed by the City Manager, Police Chief, and IT Director.

Significant Impacts

We will be replacing an existing desktop and laptop for each officer. The IT Department will be using funds from the Computer Replacement Fund.

Recommendation

The Information Technology department recommends that the Council approve the purchase of 16 laptop computers and docking stations from Baycom for \$85,920.

Attachments

Quotes available upon request.

City Council Staff Report

Subject: Interfund Loan Amendments – Capital Projects
& Fiber Funds
Author: Tyson Beck, Assistant City Manager
Department: Executive
Date: October 13, 2026



Background

Pursuant to the construction of the City's fiber optic network, the City Council approved the issuance of sales tax revenue bonds to fund the project. The bonds were issued with a par amount of \$45,525,000 on August 3, 2023. At the time of issuance, it was known that the fiber project would not have sufficient subscriber revenues to cover the large debt service payments for multiple years.

In consultation with the City's municipal advisor, management determined that the total amount of bonds to be issued would not include additional funding to make debt service payments for the start-up years of Fiber operations (i.e., capitalized interest). This plan was designed to limit the size of the bonds, to retain interest earnings within the City rather than pay interest to bond holders, and to possibly provide lower interest rates to the Fiber Fund. It was decided that the Capital Project Fund cash reserves would be utilized to cover debt service payments until the fiber operations stabilized.

This plan - to use cash reserves rather than issue more bonds for capitalized interest - was approved by the City Council as part of the bond's super parameters resolution that was passed on June 13, 2023. The amount of capitalized interest was not known, but staff estimated between \$5 and \$10 million would be required over the course of about 5 years.

On August 22, 2023, the City Council approved resolution 2023-12 authorizing a five-year, not-to-exceed \$5,500,000 interfund loan between the Capital Projects Fund (lender) and the newly created Fiber Fund (borrower). The bond's Master Indenture requires monthly deposits into a debt service escrow account to ensure bond holders that sufficient funds will be available for the semi-annual payments. This debt service requirement necessitated that the interfund loan be structured similar to a line of credit or installment loan so that funds can be made available only when required. Accordingly, the interfund loan increases each month as fiber operations are still not sufficient to cover both debt service deposits and operational costs.

This interfund loan was intentionally structured to provide the Mayor and City Council with a natural "check-in" point before any additional funding was advanced to the Fiber Fund.

Analysis

At the end of September the interfund loan balance reached a balance of \$4,864,965 and will likely surpass the not-to-exceed max before the end of the year.

The fiber network backbone was substantially complete after two years of design and construction (May 2023 to June 2025). The City's fiscal year 2026 was the first full fiscal year of all ten footprints being orderable. Subscriber revenues continue to increase and are tracking with management and UTOPIA expectations; however, it is estimated that it will be fiscal year 2028 before we see revenues sufficient to cover the debt service payments. So fiscal year 2029 is estimated as the first year of interfund loan principal repayment. It is likely to take multiple years after that to fully repay the interfund loan as both debt service and operational costs must be covered first.

To limit additional interfund debt, management has been utilizing interest earnings from the bond proceeds to make regular interest payments to the Capital Projects Fund. This has allowed the Fiber Fund to pay off all accrued interest on the interfund loan through September 2026.

The original interfund loan terms, as stipulated in resolution 2023-12, were adopted as follows:

Date of first Loan Installment:	September 4, 2023
Loan Installment Frequency:	Monthly installments anticipated until revenue from Fiber subscribers is sufficient to cover operating costs and the monthly debt service escrow requirements
Name of Lending Fund:	Bountiful City Capital Projects
Name of Borrowing Fund:	Bountiful City Fiber Fund
Not-to-exceed Total Loan Amount:	\$5,500,000.00
Loan Term:	Not-to-exceed five years from date of first loan installment with the repayment schedule as described below
Repayment:	Principal and interest payments will not be required until revenue from Fiber subscribers exceeds both operating costs and debt service escrow requirements. Payments will be applied first to interest and second to principal
Interest Rate:	Floating monthly rate. The rate will be the higher of the Public Treasurers' Investment Fund (PTIF) or the United States Treasury note of a five-year term (e.g., PTIF rate for July 2023 was 5.18%)
Interest Calculation Method:	Monthly
Procedure for Applying Interest:	Interest rate applied to outstanding principal balance and prior accrued interest
Procedure for Applying Payment:	Internal fund accounting procedures
Other Terms and Conditions:	No prepayment or early payoff penalties

The only amendments proposed to these original terms would be as follows:

Not-to-exceed Total Loan Amount:	<u>\$10,000,000.00</u>
Loan Term:	Not-to-exceed <u>ten years</u> from date of first loan installment with the repayment schedule as described below

It is not anticipated that the full \$10 million will be needed but these new terms would allow flexibility to continue the interfund loan until Fiber operations could realistically repay the debt.

The Capital Projects Fund has sufficient reserves to permit such an amendment in loan terms without creating undue hardship on its operations.

Department Review

This staff report has been reviewed by the City Manager.

Significant Impacts

Amends the terms of the interfund loan established with resolution 2023-12 and provides funds for the payment of additional years of debt service on the fiber bonds as the Fiber fund continues to gain subscriber revenue.

Recommendation

Staff recommends that the City Council amend the terms of the interfund loan between the Capital Projects Fund and Fiber Fund by approving Resolution 2026-14.

Attachments

1. City Resolution 2026-14
2. Original debt service payment schedule for the Sales Tax Revenue Bonds, Series 2023



BOUNTIFUL

Bountiful City Resolution No. 2026-14

MAYOR
Kate Bradshaw
CITY COUNCIL
Millie Segura Bahr
Beth Child
Dan Bell
Richard Higginson
Matt Murri
CITY MANAGER
Gary R. Hill

A Resolution amending the terms of the Interfund Loan between the Bountiful City Capital Projects Fund (Lender) and the Bountiful City Fiber Fund (Borrower), as originally established by Resolution 2023-12.

It is the Finding of the Bountiful City Council that:

1. On August 22, 2023, the Bountiful City Council approved Resolution 2023-12 authorizing an interfund loan between the Capital Projects Fund and the Fiber Fund to provide monthly funding for debt-service escrow deposits required under the sales tax revenue bond indenture for the City's fiber optic network;
2. The original interfund loan was established with a not-to-exceed principal amount of \$5,500,000 and a term not to exceed five years from the date of the first loan installment. The interfund loan is expected to exceed the existing limit before the end of 2026 if the loan terms are not amended;
3. Fiber subscriber revenues continue to increase and are tracking with management and UTOPIA expectations; however, revenues are still sufficient to cover debt service payments as was expected during the start-up years of these operations. The Capital Projects Fund has sufficient reserves to permit the proposed amendments without undue hardship on its operations;

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

Section 1.1. Bountiful City, Utah, through its elected officials and appointed officers, has reviewed the proposed amendments to the interfund loan between the Capital Projects Fund and Fiber Fund established by Resolution 2023-12. It is now desirable and necessary to formally adopt the amended loan terms.

Section 1.2. The City hereby amends the interfund loan between the Capital Projects Fund and Fiber Fund by revising the not-to-exceed total loan amount and loan term as set forth below. All interfund loan terms and conditions are outlined as follows:

Date of first Loan Installment:	September 4, 2023
Loan Installment Frequency:	Monthly installments anticipated until revenue from Fiber subscribers is sufficient to cover operating costs and the monthly debt service escrow requirements
Name of Loaning Fund:	Bountiful City Capital Projects

Name of Borrowing Fund: Bountiful City Fiber Fund
Not-to-exceed Total Loan Amount: \$10,000,000.00
Loan Term: Not-to-exceed ten years from date of first loan installment with the repayment schedule as described below
Repayment: Principal and interest payments will not be required until revenue from Fiber subscribers exceeds both operating costs and debt service escrow requirements. Payments will be applied first to interest and second to principal
Interest Rate: Floating monthly rate. The rate will be the higher of the Public Treasurers' Investment Fund (PTIF) or the United States Treasury note of a five-year term (e.g., PTIF rate for July 2023 was 5.18%)
Interest Calculation Method: Monthly
Procedure for Applying Interest: Interest rate applied to outstanding principal balance and prior accrued interest
Procedure for Applying Payment: Internal fund accounting procedures
Other Terms and Conditions: No prepayment or early payoff penalties

Section 2. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of Bountiful, Utah, this 13th day of October 2026.

Kate Bradshaw, Mayor

ATTEST:

Sophia Ward, City Recorder



\$45,525,000

CITY OF BOUNTIFUL, UTAH
Sales Tax Revenue Bonds, Series 2023
(AA+, 30-Yr. Amort.)



Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
08/03/2023	-	-	-	-	-
01/01/2024	-	-	843,517.78	843,517.78	843,517.78
07/01/2024	690,000.00	5.000%	1,025,900.00	1,715,900.00	-
01/01/2025	-	-	1,008,650.00	1,008,650.00	2,724,550.00
07/01/2025	725,000.00	5.000%	1,008,650.00	1,733,650.00	-
01/01/2026	-	-	990,525.00	990,525.00	2,724,175.00
07/01/2026	760,000.00	5.000%	990,525.00	1,750,525.00	-
01/01/2027	-	-	971,525.00	971,525.00	2,722,050.00
07/01/2027	800,000.00	5.000%	971,525.00	1,771,525.00	-
01/01/2028	-	-	951,525.00	951,525.00	2,723,050.00
07/01/2028	840,000.00	5.000%	951,525.00	1,791,525.00	-
01/01/2029	-	-	930,525.00	930,525.00	2,722,050.00
07/01/2029	885,000.00	5.000%	930,525.00	1,815,525.00	-
01/01/2030	-	-	908,400.00	908,400.00	2,723,925.00
07/01/2030	930,000.00	5.000%	908,400.00	1,838,400.00	-
01/01/2031	-	-	885,150.00	885,150.00	2,723,550.00
07/01/2031	975,000.00	5.000%	885,150.00	1,860,150.00	-
01/01/2032	-	-	860,775.00	860,775.00	2,720,925.00
07/01/2032	1,025,000.00	5.000%	860,775.00	1,885,775.00	-
01/01/2033	-	-	835,150.00	835,150.00	2,720,925.00
07/01/2033	1,080,000.00	5.000%	835,150.00	1,915,150.00	-
01/01/2034	-	-	808,150.00	808,150.00	2,723,300.00
07/01/2034	1,135,000.00	5.000%	808,150.00	1,943,150.00	-
01/01/2035	-	-	779,775.00	779,775.00	2,722,925.00
07/01/2035	1,195,000.00	5.000%	779,775.00	1,974,775.00	-
01/01/2036	-	-	749,900.00	749,900.00	2,724,675.00
07/01/2036	1,255,000.00	5.000%	749,900.00	2,004,900.00	-
01/01/2037	-	-	718,525.00	718,525.00	2,723,425.00
07/01/2037	1,320,000.00	5.000%	718,525.00	2,038,525.00	-
01/01/2038	-	-	685,525.00	685,525.00	2,724,050.00
07/01/2038	1,385,000.00	5.000%	685,525.00	2,070,525.00	-
01/01/2039	-	-	650,900.00	650,900.00	2,721,425.00
07/01/2039	1,460,000.00	5.000%	650,900.00	2,110,900.00	-
01/01/2040	-	-	614,400.00	614,400.00	2,725,300.00
07/01/2040	1,535,000.00	5.000%	614,400.00	2,149,400.00	-
01/01/2041	-	-	576,025.00	576,025.00	2,725,425.00
07/01/2041	1,610,000.00	5.000%	576,025.00	2,186,025.00	-
01/01/2042	-	-	535,775.00	535,775.00	2,721,800.00
07/01/2042	1,695,000.00	5.000%	535,775.00	2,230,775.00	-
01/01/2043	-	-	493,400.00	493,400.00	2,724,175.00
07/01/2043	1,780,000.00	5.000%	493,400.00	2,273,400.00	-
01/01/2044	-	-	448,900.00	448,900.00	2,722,300.00
07/01/2044	1,860,000.00	4.000%	448,900.00	2,308,900.00	-
01/01/2045	-	-	411,700.00	411,700.00	2,720,600.00
07/01/2045	1,940,000.00	4.000%	411,700.00	2,351,700.00	-
01/01/2046	-	-	372,900.00	372,900.00	2,724,600.00
07/01/2046	2,015,000.00	4.000%	372,900.00	2,387,900.00	-
01/01/2047	-	-	332,600.00	332,600.00	2,720,500.00
07/01/2047	2,100,000.00	4.000%	332,600.00	2,432,600.00	-
01/01/2048	-	-	290,600.00	290,600.00	2,723,200.00
07/01/2048	2,185,000.00	4.000%	290,600.00	2,475,600.00	-
01/01/2049	-	-	246,900.00	246,900.00	2,722,500.00
07/01/2049	2,275,000.00	4.000%	246,900.00	2,521,900.00	-
01/01/2050	-	-	201,400.00	201,400.00	2,723,300.00
07/01/2050	2,370,000.00	4.000%	201,400.00	2,571,400.00	-
01/01/2051	-	-	154,000.00	154,000.00	2,725,400.00
07/01/2051	2,465,000.00	4.000%	154,000.00	2,619,000.00	-
01/01/2052	-	-	104,700.00	104,700.00	2,723,700.00
07/01/2052	2,565,000.00	4.000%	104,700.00	2,669,700.00	-
01/01/2053	-	-	53,400.00	53,400.00	2,723,100.00
07/01/2053	2,670,000.00	4.000%	53,400.00	2,723,400.00	-
01/01/2054	-	-	-	-	2,723,400.00
Total	\$45,525,000.00	-	\$37,012,817.78	\$82,537,817.78	-

Yield Statistics

Bond Year Dollars	\$855,808.33
Average Life	18.799 Years
Average Coupon	4.3248957%
DV01	52.487.65
Net Interest Cost (NIC)	4.1238459%
True Interest Cost (TIC)	4.0655249%
Bond Yield for Arbitrage Purposes	3.9516618%
All Inclusive Cost (AIC)	4.1077240%

IRS Form 8038

Net Interest Cost	4.0768426%
Weighted Average Maturity	18.197 Years

2023 Sales Tax Rev. Bonds | SINGLE PURPOSE | 7/28/2023 | 2:53 PM

City Council Staff Report

Subject: Approval of Resolution 2026-15
Authorizing Vacation of Street Right of Way
Author: Lloyd Cheney, City Engineer
Department: Engineering, Water
Date: October 13, 2026



Background

The City-owned property along Bountiful Blvd was acquired from the Keller family in approximately 1994 as the right of way for the proposed extension of Bountiful Blvd. The Keller family has proposed a 4 lot subdivision on the southeast corner of the intersection of Bountiful Boulevard and 1300 East. One lot is proposed with frontage on 1300 East and the remaining 3 lots are proposed to be located on the south side of Bountiful Blvd. The Keller family has requested the City sell a portion of the unused right of way for Bountiful Blvd on the south side of the road to facilitate the development of the useable portions of the family's property beyond the street right of way.

Analysis

The vacation of property as a right of way and subsequent transfer of ownership to the Keller family would adjust the location of the south right of way line for Bountiful Blvd corresponding to a 66 ft wide right of way for Bountiful Blvd, as shown on the current Street Master Plan.

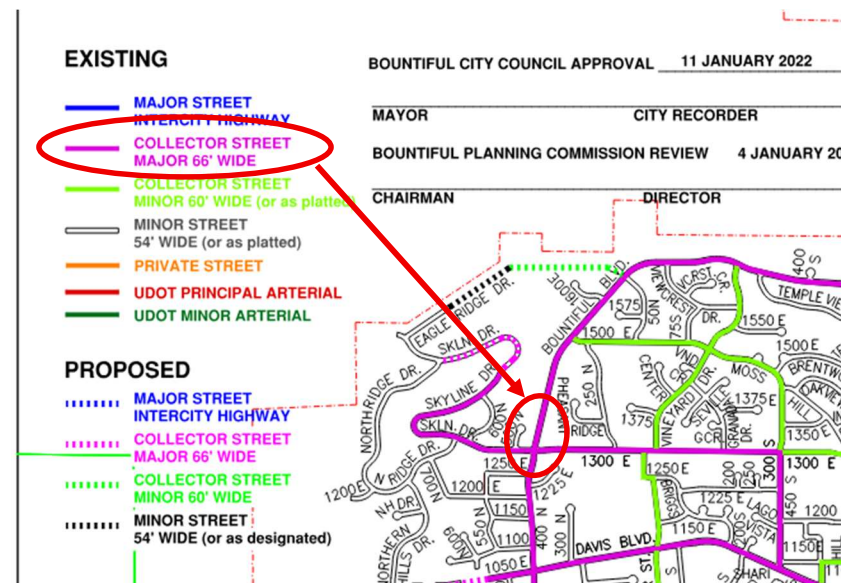


Figure 1 Current Master Street Plan

Section 10-20-813 of the State Code requires the City to notify the operators of culinary water or sanitary sewer systems of the petition to vacate a portion of a public street where said utilities are located. Fortunately, no culinary water or sanitary sewer infrastructure is

located with the area to be vacated. The existing fiber and power systems which were installed outside the roadway improvements (behind the curb and gutter) will also be unaffected by the vacation of the right of way. The existing curb and gutter will remain in its current location and the existing pavement width will remain the same since the roadway improvements match the configuration of the City's standard 66 ft street width.

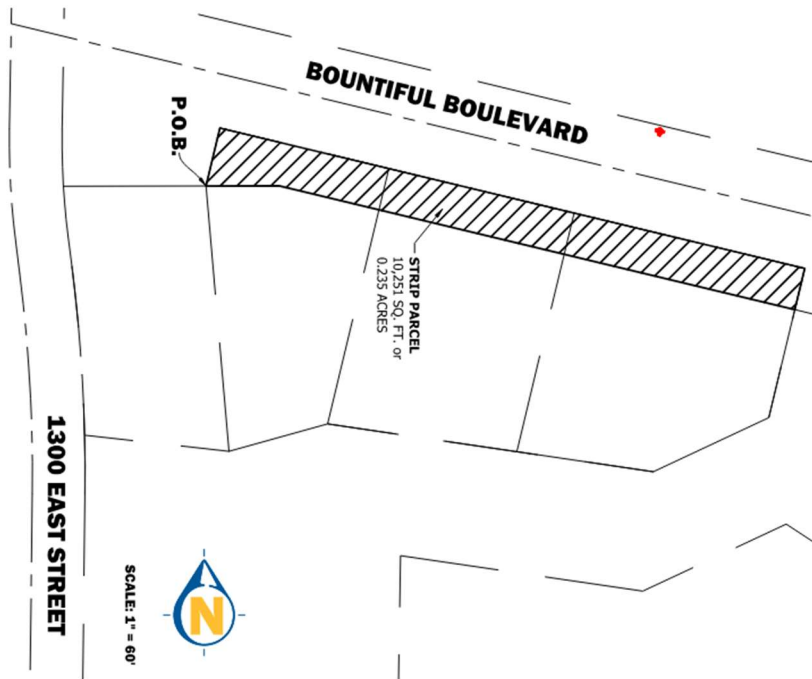


Figure 2 Location of Proposed Right of Way Vacation

Department Review

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

Significant Impacts

Vacating this portion of the street right of way does not affect the functionality or vehicular capacity of Bountiful Blvd nor does it inhibit the availability of right of way for street improvements and utility installations. The funds from the sale to the Kellers can be used to construct the sidewalk/trail as identified in the Trails Master Plan.

Recommendation

It is recommended the City Council approve Resolution 2026-15 authorizing the vacation of the indicated portion of the right-of-way for Bountiful Blvd.

Attachments

Resolution 2026-15



CITY OF BOUNTIFUL

MAYOR
Kate Bradshaw

CITY COUNCIL
Millie Segura Bahr
Dan Bell
Beth Child
Richard Higginson
Matt Murri

CITY MANAGER
Gary R. Hill

**BOUNTIFUL CITY, UTAH
RESOLUTION NO. 2026-15**

**AN ORDINANCE VACATING A PORTION OF THE PUBLIC STREET RIGHT-OF-WAY
ALONG BOUNTIFUL BOULEVARD NEAR 1300 EAST**

WHEREAS, Bountiful City acquired certain property in approximately 1994 as a right-of-way for the proposed extension of Bountiful Boulevard; and

WHEREAS, the Keller family has proposed development of a four-lot subdivision located near the southeast corner of Bountiful Boulevard and 1300 East and has requested that the City vacate a portion of the unused right-of-way located along the south side of Bountiful Boulevard; and

WHEREAS, the proposed vacation will establish a 66-foot-wide right-of-way for Bountiful Boulevard consistent with the City's current Street Master Plan; and

WHEREAS, the portion of right-of-way proposed for vacation contains approximately 0.235 acres, or 10,251 square feet, and is more particularly described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by this reference; and

WHEREAS, no culinary water or sanitary sewer infrastructure is located within the area proposed for vacation, and the City's existing fiber and power facilities which are located outside the roadway improvements will not be affected by the vacation; and

WHEREAS, the existing curb, gutter, and pavement configuration of Bountiful Boulevard will remain unchanged, and the vacation will not affect the functionality or vehicular capacity of Bountiful Boulevard or inhibit the availability of right-of-way for future street improvements or utility installations; and

WHEREAS, following the notice required by law, the Bountiful City Council held a public hearing on September 22, 2026, to consider the proposed vacation; and

WHEREAS, after considering the petition, the staff report, the evidence presented, and any public comment received at the public hearing, the City Council finds that good cause exists for the vacation and that neither the public interest nor any person will be materially injured by the vacation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, AS FOLLOWS:

Section 1. Findings.

The City Council hereby adopts the foregoing recitals as findings and specifically finds that:

1. Good cause exists to vacate the portion of the public street right-of-way described in Exhibit A and depicted in Exhibit B; and
2. Neither the public interest nor any person will be materially injured by the vacation.

Section 2. Vacation of Right-of-Way.

The portion of the public street right-of-way along the south side of Bountiful Boulevard described in Exhibit A and depicted in Exhibit B is hereby vacated.

Section 3. Recording.

The City Recorder is authorized and directed to cause this Ordinance, together with the legal description of the vacated property, to be recorded in the Office of the Davis County Recorder as required by applicable law.

Section 4. Effective Date.

This Ordinance shall become effective upon recording as provided by Utah law.

PASSED AND ADOPTED by the City Council of Bountiful City, Utah, this 13th day of October, 2026.

BOUNTIFUL CITY

By: _____
Kate Bradshaw, Mayor

ATTEST:

By: _____
Sophia Ward, City Recorder

Bountiful Boulevard Strip Parcel Description

Commencing at the West Quarter Corner of Section 21, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah, and running thence South 89°57'55" East 18.67 feet along the Quarter Section Line to the east line of 1300 East Street;

thence Northerly along 1300 East Street the following four (4) courses:

- 1) North 00°40'39" East 132.71 feet;
- 2) Northerly 142.73 feet along a 1033.00-foot-radius curve to the left through a central angle of 07°55'00", chord bears North 03°16'51" West 142.62 feet;
- 3) North 07°14'21" West 19.60 feet;
- 4) Northerly 31.01 feet along a 467.00-foot-radius curve to the right through a central angle of 03°48'18", chord bears North 05°20'12" West 31.01 feet to the south line of the Bountiful City property;

thence North 89°50'11" East 89.36 feet along said south parcel line to the true Point of Beginning, and running

thence North 13°30'00" East 37.35 feet;

thence South 76°30'00" East 376.81 feet;

thence South 13°30'00" West 26.57 feet to the south line of Bountiful Boulevard;

thence North 76°30'00" West 332.46 feet along said south street line to a corner of said Bountiful City property;

thence South 89°50'11" West 45.64 feet along said south parcel line to the Point of Beginning.

Strip Parcel contains: 0.235 acres

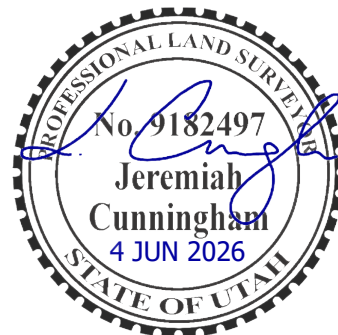


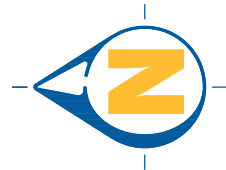
Exhibit "A"
Resolution 2026-15

BOUNTIFUL BOULEVARD

STRIP PARCEL
10,251 SQ. FT. or
0.235 ACRES

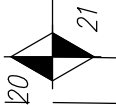
P.O.B.

Exhibit "B"
Resolution 2026-15



SCALE: 1" = 60'

1300 EAST STREET



Entellus™

1470 South 600 West
Woods Cross, Utah 84010
Phone 801-298-2236

KELLER STONE CREEK SUBDIVISION

APPROX. 1325 E 400 NORTH STREET
PARCEL #04-046-0079

LOCATED IN THE NW 1/4 OF SECTION 21, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN:
JRC 2026/06/04

PROJECT: 2108002
PLAT 2108002.dwg

EXB (1)

STRIP EXHIBIT



CITY OF BOUNTIFUL

MAYOR
Kate Bradshaw

CITY COUNCIL
Millie Segura Bahr
Dan Bell
Beth Child
Richard Higginson
Matt Murri

CITY MANAGER
Gary R. Hill

**BOUNTIFUL CITY, UTAH
RESOLUTION NO. 2026-16**

**A RESOLUTION DECLARING CERTAIN CITY-OWNED REAL PROPERTY SURPLUS
AND APPROVING ITS SALE TO KELLER FAMILY PROPERTIES, LLC**

WHEREAS, Bountiful City owns approximately 0.235 acres of real property located along the south side of Bountiful Boulevard near 1300 East, as more particularly described in Exhibit A (the “Property”); and

WHEREAS, the City acquired the Property for use in connection with the planned Bountiful Boulevard roadway; and

WHEREAS, the City's current Street Master Plan provides for a 66-foot right-of-way for Bountiful Boulevard, and City staff has determined that the Property is not necessary for the existing roadway or anticipated future roadway improvements; and

WHEREAS, the City Council has passed a resolution vacating the Property from the Bountiful Boulevard public right-of-way; and

WHEREAS, the City Council finds that the Property is no longer necessary for a City purpose and should be declared surplus; and

WHEREAS, Keller Family Properties, LLC has agreed to purchase the Property from the City for \$140,000 pursuant to the Purchase and Sale Contract;

WHEREAS, the City Council finds that the proposed sale of the Property upon the terms contained in the Purchase and Sale Contract is in the best interests of Bountiful City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, AS FOLLOWS:

Section 1. Declaration of Surplus Property. The City Council hereby determines that the Property described in Exhibit A is no longer necessary for a City purpose and declares the Property surplus to the City's needs.

Section 2. Approval of Sale. The City Council hereby approves the sale of the Property to Keller Family Properties, LLC for \$140,000, pursuant to the terms and conditions of the Purchase and Sale Contract and authorizes the City Manager to execute the Purchase and Sale Contract and documents necessary to complete the approved sale.

PASSED AND ADOPTED by the City Council of Bountiful City, Utah, this 13th day of October, 2026.

BOUNTIFUL CITY

By: _____

Kate Bradshaw, Mayor

ATTEST:

By: _____

Sophia ward, City Recorder

City Council Staff Report



Subject: Declaration of Surplus Property and Sale
Author: Gary Hill
Dept: City Manager
Date: 10/13/2026

BACKGROUND

Bountiful City owns an approximately 0.235-acre (10,251 square foot) strip of property along the south side of Bountiful Boulevard near 1300 East. The City acquired the property from the Keller family in 1994 through eminent domain for the planned Bountiful Boulevard roadway.

The Keller family is now proposing the Keller Stone Creek Subdivision on the property immediately south of Bountiful Boulevard. As part of the City's review of the subdivision, staff determined that the subject property is no longer needed for roadway purposes. The City will retain a 66-foot right-of-way consistent with the Street Master Plan, and Engineering has determined that disposition of the excess property will not affect roadway capacity, future roadway improvements, or utility installations.

Because the property was acquired and held for roadway purposes, a separate resolution vacating the property from the Bountiful Boulevard right-of-way is being presented to the City Council concurrently with this item.

Staff has also negotiated the sale of the property to Keller Family Properties, LLC for \$140,000. The purchase price was negotiated based on the anticipated per-square-foot value of the proposed residential lots and the additional developable area the property will add to those lots. The Purchase and Sale Contract is conditioned upon City Council approval.

ANALYSIS

Staff have determined that the 0.235-acre parcel is surplus to the City's needs. The City's current Street Master Plan provides for a 66-foot right-of-way for Bountiful Boulevard, which will be retained following the proposed vacation. The property outside of that right-of-way is not needed for the existing roadway or anticipated future street improvements. Additional information regarding the roadway configuration, utility impacts, and basis for vacating the property is addressed in the accompanying right-of-way vacation staff report.

The proposed Purchase and Sale Contract provides for the sale of the surplus property to Keller Family Properties, LLC for \$140,000. The agreement is conditioned upon City Council approval of the

sale and the accompanying vacation of the property from the Bountiful Boulevard right-of-way.

The agreement also allocates responsibility for improvements along Bountiful Boulevard. Keller is responsible for constructing the required frontage improvements associated with the subdivision, except for the sidewalk/trail connection along Bountiful Boulevard between 1300 East and Moss Hill Drive. The City intends to construct that trail connection in the future, although the timing remains subject to future budgeting, appropriation, design, and approval. If the City constructs the trail before the subdivision is completed, Keller is responsible for repairing any damage to the trail caused by its subdivision or construction activities.

The City intends to set aside the \$140,000 in proceeds from the property sale for the future Bountiful Boulevard trail project. In this way, the proceeds from the surplus property will be used toward completing the planned public improvement along the same corridor.

DEPARTMENT REVIEW

This Report and Proposed Amendments have been reviewed by the City Attorney and City Planning Director.

RECOMMENDED ACTION

Staff recommends that the City Council approve Resolution 2026-16 declaring the approximately 0.235-acre parcel surplus to the City's needs, approving its sale to Keller Family Properties, LLC for \$140,000, approving the Purchase and Sale Contract, and authorizing the City Manager to execute the agreement and all documents necessary to complete the sale.

ATTACHMENTS

Exhibit A – Property Description

Exhibit B – Real Estate Purchase Agreement

Bountiful Boulevard Strip Parcel Description

Commencing at the West Quarter Corner of Section 21, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah, and running thence South 89°57'55" East 18.67 feet along the Quarter Section Line to the east line of 1300 East Street;

thence Northerly along 1300 East Street the following four (4) courses:

- 1) North 00°40'39" East 132.71 feet;
- 2) Northerly 142.73 feet along a 1033.00-foot-radius curve to the left through a central angle of 07°55'00", chord bears North 03°16'51" West 142.62 feet;
- 3) North 07°14'21" West 19.60 feet;
- 4) Northerly 31.01 feet along a 467.00-foot-radius curve to the right through a central angle of 03°48'18", chord bears North 05°20'12" West 31.01 feet to the south line of the Bountiful City property;

thence North 89°50'11" East 89.36 feet along said south parcel line to the true Point of Beginning, and running

thence North 13°30'00" East 37.35 feet;

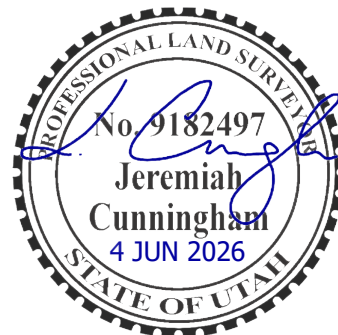
thence South 76°30'00" East 376.81 feet;

thence South 13°30'00" West 26.57 feet to the south line of Bountiful Boulevard;

thence North 76°30'00" West 332.46 feet along said south street line to a corner of said Bountiful City property;

thence South 89°50'11" West 45.64 feet along said south parcel line to the Point of Beginning.

Strip Parcel contains: 0.235 acres



PURCHASE AND SALE CONTRACT

THIS PURCHASE AND SALE CONTRACT (“**Contract**”) is made and entered into effective as of August 25, 2026, by and between Bountiful City, a municipality and political subdivision of the State of Utah (“**Seller**”) and Keller Family Properties, LLC, a Utah limited liability company (“**Buyer**”).

RECITALS:

A. Seller is the owner in fee simple of certain improved real property located in Bountiful City, Davis County, Utah, consisting of approximately 10,250 square feet, commonly known as a portion of Tax Parcel ID No. 04-046-0079, being located east of the intersection of 1300 East and Bountiful Boulevard (the “**Property**”). The Property is described on Exhibit “A”.

B. Seller is willing to sell, and Buyer is willing to purchase, the Property on the terms and subject to the conditions contained in this Contract.

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants made below, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Agreement to Sell and Purchase. On the terms and conditions stated below, Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase, the Property.

2. Escrow Holder. All amounts of money paid by Buyer shall be paid into an escrow account (the “**Escrow Account**”) to be established and maintained with First American Title Insurance Company, whose address is 215 South State Street, Suite 380, Salt Lake City, Utah 84111, Attn: Aaron Hansen, phone: (801) 578-8845, email: chansen@firstam.com (“**Escrow Holder**”).

3. Earnest Money. Within three (3) business days after the completed execution of this Contract by Buyer and Seller, Buyer shall deposit with Escrow Holder in cash or via wire transfer the sum of Five Thousand Dollars (\$5,000.00) (the “**Deposit**”). The Deposit shall be non-refundable (except in the event of Seller’s default or as otherwise provided herein), and if the Closing occurs, the Deposit shall be applicable to the Purchase Price.

4. Purchase Price of the Property. The purchase price to be paid by Buyer for the Property (the “**Purchase Price**”) is ONE HUNDRED FORTY THOUSAND DOLLARS (\$140,000.00).

5. Payment of Purchase Price. At Close of Escrow, Buyer shall pay the balance of the Purchase Price in cash via wire transfer.

6. Opening of Escrow. Within three (3) days after the full execution of this Contract the Parties shall open an escrow (the “**Escrow**”) with Escrow Holder by the Buyer depositing into escrow: (i) the fully executed Contract, or executed counterparts thereof and (ii) the Deposit. Escrow Holder shall perform all escrow and title services in connection with this Contract. The date such fully executed Contract and Deposit are received by Escrow Holder shall be deemed the “**Opening of Escrow**”. This Contract shall serve as Escrow Instructions. Any supplemental escrow instructions submitted to Escrow Holder shall incorporate this Contract as a part thereof and shall contain such other standard and usual provisions as may be required by Escrow Holder; provided, however, that no Escrow instructions shall modify or amend any provision of this Contract, unless expressly set forth in a writing signed by both Buyer and Seller. In the event there is a conflict between any such standard or usual provision contained in such supplemental escrow instructions and the provisions of this Contract, the provisions of this Contract shall control.

7. Buyer’s Inspection and Due Diligence Period. Because Buyer presently occupies the adjacent property, there shall be no due diligence period and no opportunity for Buyer to undertake an investigation of the Property, any governmental land regulations, zoning ordinances, financial and market feasibility, the amount and terms of any assessments, special taxes, fees, and obligations affecting the Property, the environmental conditions of the Property, and all aspects of the physical condition of the Property.

8. Termination. In addition to any other provisions in this Contract that apply in the event of termination:

8.1 Termination for Other Than Seller’s Default. If Buyer elects to terminate this Contract for any reason other than Seller’s default or a failure of Buyer’s conditions to close prior to Closing, then: (i) this Contract shall terminate and all rights Buyer may have had to acquire the Property shall automatically expire; (ii) Buyer will pay any Escrow cancellation charges and the Escrow will be terminated; (iii) Seller shall be entitled to irrevocably retain the Earnest Money; and (iv) Buyer and Seller will have no further obligation to each other related to the Property or this Contract.

8.2 Termination Due to Seller’s Default. If Seller defaults, then Buyer may elect to seek specific performance pursuant to Section 18, provided Buyer has deposited in Escrow the full amount of the cash portion of the Purchase Price.

9. Parties’ Post-Closing Covenants. Buyer shall construct all required frontage improvements adjacent to the Keller Stone Creek Subdivision in accordance with Bountiful City standards, excluding the sidewalk/trail shown on the subdivision plat of Keller Stone Creek Subdivision. The parties acknowledge that the City intends, subject to future budgeting, appropriation, design, and approval, to complete that sidewalk as part of the trail connection along Bountiful Boulevard between 1300 East and Moss Hill Drive. Nothing in this Contract obligates the City to construct such sidewalk/trail improvements by any specific date, makes construction of the sidewalk/trail a condition of this Contract, or grants Buyer any right of

specific performance related to future sidewalk/trail construction. Similarly, Seller agrees that Buyer shall not be required to construct that sidewalk/trail, and construction of such shall not be condition for approval of the subdivision plat for Keller Stonebrook subdivision. The covenants contained in this Section 9 shall survive the Closing.

If Seller constructs any portion of the sidewalk/trail prior to completion of the Keller Stone Creek Subdivision or construction of improvements upon the lots therein, Buyer shall be responsible for repairing, at Buyer's sole cost and expense, any damage to the sidewalk/trail caused by Buyer, its contractors, subcontractors, agents, or other subdivision or construction activities associated with the Keller Stone Creek Subdivision. Any such repairs shall be completed to Bountiful City standards.

10. Title Inspection Condition of Title/Preliminary Title Report. Within five (5) business days after the execution of this Contract, Escrow Holder shall prepare and deliver to Buyer at Buyer's expense a Preliminary Title Report (the "**Preliminary Report**") for the Property. Upon receipt of the Preliminary Report together with complete and legible copies of all underlying documents identified or described as exceptions to title shown therein, Buyer shall have five (5) business days within which to notify Seller in writing of Buyer's disapproval of any exception to title disclosed in the Preliminary Report ("**Disapproved Exception**"), except that all monetary exceptions shall be deemed Disapproved Exceptions. Any matter disclosed in the Preliminary Report that is not disapproved in writing within the above stated time frame will be deemed an "**Approved Exception**." The term "**Permitted Exceptions**" shall mean all exceptions appearing on the Preliminary Report, which are: (i) standard printed exceptions in the Title Policy; (ii) general and special real property taxes and assessments (including any improvement bonds constituting a lien not yet due and payable) for amounts due in 2026; (iii) any Approved Exceptions; or (iv) any other leases, liens, easements, encumbrances, covenants, conditions and restrictions of record approved, or waived if a Disapproved Exception, by Buyer pursuant to this Section. Seller shall use its best commercially reasonable efforts to remove or cause the Escrow Holder to endorse over the Disapproved Exceptions, or shall notify Buyer and Escrow Holder of its election to not do so. If, despite Seller's best commercially reasonable efforts to remove or to cause the Escrow Holder to endorse over a Disapproved Exception, Seller is unable to do so, or Seller elects not to do so, Seller will give Buyer notice of same within ten (10) business days of receipt of Buyer's Disapproved Exception(s), and Buyer shall then have the option, within five (5) business days to: (i) terminate this Contract by written notice to Seller and Escrow Holder, in which case this Contract shall terminate, and the parties shall have no further obligation to one another except those of Section 7 of this Contract; or, (ii) waive its objection to the Disapproved Exception in question by so notifying Seller and Escrow Holder and proceed to Close of Escrow. If Buyer fails to make such notification, Buyer will be deemed to have waived its objection to the Disapproved Exception. Notwithstanding anything to the contrary set forth herein, if Seller fails to cure any "**Monetary Title Defect**" which can be cured by the payment of money, Buyer shall have the right at its sole option to cause such amount to be paid and deduct such amount from the Purchase Price. As used in this paragraph, the term "**Monetary Title Defect**" shall only include deeds of trust, mortgages and any other security instruments recorded or filed against the Property or any part thereof, and judgment, mechanics,

and materialmen's liens recorded or filed against the Property or any part thereof that are not caused by the activities of Buyer. The term "Monetary Title Defect" specifically shall not include any Improvement Bonds that are of record.

11. Title Policy. Buyer's obligation to proceed to Close of Escrow shall be conditioned upon the commitment by Escrow Holder to issue an ALTA Owner's Policy of Title Insurance in standard form (the "**Title Policy**") showing title to the Property vested in Buyer with liability equal to the Purchase Price of the Property, subject only to the Permitted Exceptions.

12. Condition of Property and Inspection by Buyer. Buyer agrees to accept the Property "as is"--as to physical condition. Buyer acknowledges that it is purchasing the Property upon Buyer's own inspection and judgment and not by any reason of any representation made to Buyer by Seller as to the physical condition of the Property.

13. Conditions Precedent to Closing.

13.1 Escrow Fees/Prorations. Seller and Buyer shall allocate and pay the escrow, title and closing costs as follows: (a) Seller shall pay the cost for title insurance equal to the premium for an ALTA Policy in the amount of the Purchase Price for the Property; (b) Buyer shall pay the cost for any binder or endorsements requested by Buyer; (c) Escrow Holder's escrow fees and all other customary escrow fees and costs shall be paid by Seller; (d) recording costs shall be paid by Buyer; and (e) each party shall pay its own legal fees to prepare the Close this Contract. Real property taxes and any assessments shall be prorated as of the Close of Escrow.

13.2 Reserved.

13.3 Closing Documents. The parties shall deposit the following with Escrow Holder at or prior to Close of Escrow:

13.3.1 Seller's Documents. Seller shall deposit: (a) a Warranty Deed conveying fee title to the Property to Buyer subject only to the Permitted Exceptions; and (b) an affidavit or qualifying statement, which satisfies the requirements of Paragraph 1445 of the *Internal Revenue Code* of 1986, as amended, and the regulations thereunder (the "**Non-Foreign Affidavit**").

13.3.2 Buyer's Documents. Buyer shall deposit: (a) the cash amount required pursuant to Section 5; and (b) Buyer's share of the closing costs, and escrow fees and charges.

13.3.3 Additional Documents. The parties shall also deposit such additional documents and/or instructions as necessary to comply with the terms hereof.

13.4 Closing. Upon the Close of Escrow, Escrow Holder shall: (i) record the Warranty Deed in the Office of Davis County Recorder; (ii) instruct the Davis County Recorder to deliver the Warranty Deed to Buyer; (iii) distribute to Seller, or as Seller may instruct, the cash proceeds of the transaction, less Seller's escrow and cash charges; (iv) deliver to Buyer the Title Policy (defined above) subject only to the Permitted Exceptions; (v) deliver to Buyer the Non-Foreign Affidavit; and (vi) perform all other actions necessary to carry out the terms of this Contract. The terms "**Close of Escrow**", "**Close Escrow**" and "**Closing**" shall refer to and mean the date on which the Warranty Deed transferring title to the Property to Buyer is recorded in the Official Records of Davis County (the "**Official Records**").

13.5 **Buyer's Conditions to Close**. Buyer's obligations hereunder to Close Escrow and purchase the Property are expressly conditioned upon the satisfaction of the following conditions ("**Buyer's Conditions to Close**"). Any approval to be given by Buyer shall be given, or not given, in the sole and absolute discretion of Buyer. If all such conditions have not been satisfied with twenty-four (24) before the Close of Escrow, this Contract shall expire and neither party shall have any further obligation under this Contract as provided in Section 8.4. Buyer's Conditions to Close are inserted for the sole benefit of Buyer and may be waived by Buyer giving notice thereof in writing to Seller.

13.5.1 Title. The Title Company is ready, able and willing to issue the Title Policy insuring title to the Property vested in Buyer subject only to the Permitted Exceptions.

13.5.2 Seller's Performance. Seller has performed all of its material obligations hereunder required prior to the Close of Escrow.

13.5.3 Council Approval. This Contract and all of Seller's obligations contained herein to sell the Property to Buyer shall have been approved by the Bountiful City Council, including a resolution to remove the Property from the list of and designation as a Bountiful City street. Nothing contained in this Agreement shall limit or impair the City's legislative, governmental, engineering, subdivision, or land use discretion, all of which remain subject to applicable law and City approval processes.

13.5.4 Subdivision Approval. Seller shall, by appropriate administrative action or City Council approval, have approved the subdivision plat of Keller Stone Creek Subdivision, which plat includes within its boundaries, the Property. Approval of the subdivision remains subject to all applicable ordinances, engineering requirements, and City approval procedures

14. Closing Date. Closing shall occur ten (10) business days after full satisfaction of all conditions precedent as provided this Contract. Closing shall take place at the offices of the Title Company.

15. Seller's Representations and Warranties. In addition to the representations, warranties and covenants of Seller contained in other sections of this Agreement, Seller hereby represents, warrants and covenants to Buyer that the statements below in this Section are each true as of the Effective Date, and, if to Seller's actual knowledge any such statement becomes untrue related to the Property prior to Closing, Seller shall so notify Buyer in writing and Buyer shall have at least three (3) business days thereafter to determine if Buyer wishes to proceed with the Closing. If Buyer determines it does not wish to proceed, then the terms of Section 8.1 shall apply:

(a) Seller is a municipality and political subdivision of the State of Utah in good standing, and the person signing this Contract for such entity is fully and properly authorized to do so, subject to Council approval as provided in Section 13.5.3 above.

(b) Seller has authority to sell the Property, subject to Council approval as provided in Section 13.5.3 above. Seller owns the Property in fee simple. Seller has not alienated, encumbered (other than Permitted Exceptions), transferred, assigned or otherwise conveyed its interest in the Property, or any portion thereof, nor entered into any agreement to do so, nor shall Seller do so prior to the Close of Escrow (except for any deed of trust or other voluntary monetary encumbrance which shall be removed at Close of Escrow).

(c) Seller is not bankrupt or insolvent under any applicable federal or state standard, has not filed for protection or relief under any applicable bankruptcy or creditor protection statute and has not been threatened by creditors with an involuntary application of any applicable bankruptcy or creditor protection statute, and has not made a general assignment for the benefit of creditors.

(d) The execution of this Contract and any related instrument or document required by this Contract and the consummation of the transaction contemplated by this Contract will not violate any order, ruling, certificate or license, regulation or demand of any court, regulatory agency or other tribunal to which Seller or the Property is subject.

(e) This Contract, when duly signed and delivered by Seller, shall constitute a valid, legal and binding obligation of Seller, and shall be enforceable in accordance with its terms, subject to Council approval as provided in Section 13.5.3 above, except to the extent that (i) the enforcement thereof may be limited by applicable bankruptcy, insolvency, reorganization, moratorium, fraudulent transfer or other similar laws affecting the enforcement of creditors' rights generally, or (ii) equitable principles which

may limit the availability or enforcement of certain remedies and the exercise of judicial discretion.

(f) All real property taxes and assessments (whether general or special, known or unknown) which are a lien on the Property have been paid in full, except taxes for the year 2026 to the extent not yet due and payable.

(g) Seller is not a party, expressly or by virtue of any representation, to any pending suit or proceeding by or before any regulatory agency or tribunal which could have an adverse effect on the use of any portion of the Property or Seller's performance of Seller's obligations under this Contract, nor to Seller's knowledge, are there threatened any claims or actions which may become the subject of litigation which might have a similar adverse effect.

(h) Seller neither knows of nor has reasonable grounds to believe that Seller is in violation of any governmental law, rule or regulation in any respect which could have any adverse effect upon the use of the Property or upon the validity, performance or enforceability of this Contract.

(i) To the best of Seller's knowledge, there is no pending or threatened condemnation or similar proceeding affecting the Property or any portion thereof, and Seller has no knowledge that any such action is presently contemplated.

(j) To the best of Seller's knowledge: (1) the Property is not in violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, without limitation, soil and ground water conditions; (2) there are no hazardous substances constructed, deposited, stored, disposed, placed or located in, on or under the Property; and (3) Seller has received no notice from any federal, state or local agency or department regarding the noncompliance by Seller or the Property with respect to any federal, state or local law, ordinance or regulation governing the use, handling, storage, generation, transportation or disposal of hazardous substances or the mere presence of hazardous substances on the Property.

16. [Reserved].

17. Buyer's Representations and Warranties. In addition to the representations, warranties and covenants of Buyer contained in other sections of this Agreement, Buyer hereby represents, warrants and covenants to Seller that the statements below in this Section are each true as of the Effective Date, and, will remain true as of Closing:

(a) Buyer is a Utah limited liability company in good standing, and the person signing this Contract for such entity is fully and properly authorized to do so. At Seller's

request, Buyer shall provide Seller such documentation as is reasonable to assure Seller of Buyer's status and authorization of its members to consummate this transaction.

(b) This Contract, when duly signed and delivered by Buyer, shall constitute a valid, legal and binding obligation of Buyer, and shall be enforceable in accordance with its terms, except to the extent that (i) the enforcement thereof may be limited by applicable bankruptcy, insolvency, reorganization, moratorium, fraudulent transfer or other similar laws affecting the enforcement of creditors' rights generally, or (ii) equitable principles which may limit the availability or enforcement of certain remedies and the exercise of judicial discretion.

(c) Buyer is neither bankrupt nor insolvent under any applicable federal or state standard, has not filed for protection or relief under any applicable bankruptcy or creditor protection statute, and has not been threatened by creditors with an involuntary application of any applicable bankruptcy or creditor protection statute.

(d) The execution of this Contract and any related instrument or document required by this Contract and the consummation of the transaction contemplated by this Contract will not violate any order, ruling, certificate or license, regulation or demand of any court, regulatory agency or other tribunal to which Buyer or any of its members or managers is subject.

(e) Buyer is not a party, expressly or by virtue of any representation, to any pending suit or proceeding by or before any regulatory agency or tribunal which could have an adverse affect on the development or use of any portion of the Property or Buyer's performance of each Buyer's obligations under this Contract, nor to Buyer's knowledge, are there threatened any claims or actions which may become the subject of litigation which might have a similar adverse effect.

(f) Buyer neither knows of nor has reasonable grounds to believe that Buyer is in violation of any governmental law, rule or regulation in any respect which could have any adverse effect upon the use of the Property or upon the validity, performance or enforceability of this Contract.

18. Remedies.

18.1 Seller's Remedies. In the event of Buyer's breach of this Contract, after Seller gives written notice to Buyer of such breach, and Buyer fails to cure such breach within ten (10) days after such notice, Seller may either terminate this Contract (by giving written notice to Buyer) and retain the Earnest Money as agreed and liquidated damages for Buyer's breach, and thereafter have no further obligation to Buyer, or Seller may bring an action against Buyer for specific performance of Buyer's obligations under this Contract or for damages, and for attorney's fees and costs. Before pursuing an action to obtain specific performance, Seller must first execute deeds conveying the Property to

the Title Company to be held in escrow, with the deeds being released for recordation upon full payment of the Purchase Price provided in this Contract by Buyer; Seller must also first fully perform all of Seller's obligations under this Contract.

18.2 Buyer's Remedies. In the event of Seller's breach of this Contract, Buyer shall have the following alternative and exclusive remedies, after Buyer gives written notice to Seller of such breach, and Seller fails to cure such breach within ten (10) days after such notice:

(a) To terminate this Contract and receive a refund of the Earnest Money without interest, and thereafter there shall be no further obligation between the parties; or

(b) To obtain specific performance of Seller's obligations under this Contract, provided that, before pursuing an action to obtain specific performance, Buyer must first pay to the entire Purchase Price for the Property to the Title Company to be held in escrow, with the Purchase Price being transferred to Seller upon recordation of the deed transferring title; Buyer must also first fully perform all of Buyer's obligations under this Contract.

19. Brokers. Each party represents and warrants that it has not engaged any real estate broker with respect to the transaction contemplated by this Contract, and neither party shall be liable for any broker's commission or finder's fee.

20. Condemnation. Should any entity having the power of condemnation, prior to Closing, initiate action to condemn and acquire any portion of, or interest in, the Property, Buyer at Buyer's sole option may either (a) elect to terminate Buyer's obligation to purchase the Property by giving written notice to Seller prior to Closing, or (b) elect to complete the purchase of the Property and, in such event, no adjustment shall be made to the Purchase Price, but Buyer shall be entitled to any proceeds of such action or any acquisition made in lieu of such action. If Buyer terminates this Contract pursuant to this Section, the Earnest Money shall be refunded to Buyer without interest. If this Agreement and Escrow are so terminated, then the terms of Section 8.3 shall apply.

21. Bankruptcy; Insolvency. In addition to any other grounds for default under this Contract, the existence of any of the following shall constitute a material default under this Contract. It shall be a material default by a party if that party shall: (a) voluntarily be adjudicated as bankrupt or insolvent; (b) seek, consent to or not contest the appointment of a receiver or trustee for itself or for all or any part of its property; (c) file a petition seeking relief under the bankruptcy, arrangement, reorganization or other debtor relief laws of the United States, any state or any other competent jurisdiction; or (d) make a general assignment for the benefit of its creditors; or (e) a petition is filed against a party seeking relief under the bankruptcy, arrangement, reorganization or other debtor relief laws of the United States, any state or any other competent jurisdiction, and such petition is not dismissed within sixty (60)

days immediately following the date of such filing; or (f) a court of competent jurisdiction enters an order, judgment or decree appointing, without the party's consent, a receiver or trustee for a party, or for all or any part of a party's property; and such petition, order, judgment or decree is not discharged or stayed within sixty (60) days immediately following its entry.

22. [Reserved].

23. [Reserved].

24. Successors. This Contract shall inure to the benefit of and be binding upon the heirs, successors, permitted assigns and personal representatives of the parties hereto.

25. Attorneys' Fees. Should either party default in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including reasonable attorney's fees, which may arise or accrue from enforcing this Contract, or in pursuing any remedy provided hereunder or by law or equity whether such remedy is pursued by filing a suit or otherwise and whether such costs and expenses are incurred with or without suit, before or after judgment.

26. Interpretation. This Agreement has been negotiated at arm's length and each party has been represented or has had the opportunity to be represented by independent legal counsel in this transaction. Accordingly, each party hereby waives any benefit under any rule of law or legal decisions that would require interpretation of any ambiguities in this Agreement against the party drafting it.

28. Severability. If any term or provision of this Agreement is determined to be illegal, unenforceable, or invalid in whole or in part for any reason, such illegal, unenforceable, or invalid provisions or part thereof shall be stricken from this Agreement, and any such provision shall not affect the legality, enforceability, or validity of the remainder of this Agreement. If any provision or part thereof of this Agreement is stricken in accordance with the provisions of this Section, then the stricken provision shall be replaced, to the extent possible, with a legal, enforceable and valid provision this is in keeping with the intent of the parties as expressed herein.

29. Notices. All notices required or desired to be given pursuant to this Contract shall be in writing and shall be deemed given on the date of delivery to the address of the party to receive such. Any notice shall be given by delivery or by mail. If notice is given by mail, it must be mailed by certified mail, with adequate postage prepaid and must be postmarked by the U.S. Postal Service. Any such communication shall be deemed effective upon personal delivery, confirmed receipt of notice transmitted by facsimile during regular business hours, two (2) days after transmitting the notice by a nationally recognized overnight delivery service, or three (3) days after mailing in accordance with this section. Any party may change its address by notice to the other party. Each party shall make an ordinary, good faith effort to ensure that it will

accept or receive notices that are given in accordance with this section, and that any person to be given notice actually receives such notice.

30. IRS Reporting at Closing. Escrow Holder agrees to be the designated “reporting person” under section 6045(e) of the Internal Revenue Code with respect to the real property transaction described in this Contract, and to prepare, file, and deliver such information, returns, and statements as the U.S. Treasury Department may require by regulations and forms in connection therewith, including Form 1099-B.

31. Risk of Loss. Except as otherwise provided in this Contract, the risk of loss or damage to the Property and all liability to third persons until the Closing shall be borne by Seller. After the Closing the risk of loss or damage and all liability to third persons shall be borne by Buyer.

33. Assignment. The parties hereto may not assign their respective rights or delegate their respective obligations hereunder without the prior written consent of the other, which consent shall not be unreasonably withheld or delayed.

34. Governing Law. This Contract shall be construed and interpreted in accordance with the laws of the State of Utah.

35. Time is of the Essence. Time is expressly declared to be of the essence with regard to this Contract. Unless otherwise explicitly stated in this Contract: (i) performance under each paragraph of this Contract which references a date shall absolutely be required by 5:00 p.m. Mountain Time on the stated date; and (ii) the term “days” shall mean calendar days and shall be counted beginning on the day following the event which triggers the timing requirement. If the deadline date for a required act pursuant to this Contract falls on a Saturday, Sunday, or Federal bank holiday, the deadline date for the required act shall be next succeeding business day.

36. Notice of Default. No Party shall be in default under this Contract unless written notice of the alleged default is provided to the defaulting party by the non-defaulting party, which shall provide the defaulting party five (5) days from receipt of such notice to cure the alleged default. If said default cannot be cured within five (5) days, the defaulting party shall be granted such time as is commercially reasonable to cure said default so long as commercially reasonable efforts to cure the alleged default are commenced within five (5) days of receipt of the notice.

37. Waiver. No failure by either party to insist upon the strict performance of any covenant, duty, agreement, or condition of this Contract or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of any other covenant, agreement, term or condition.

37. Amendments and Consents. Any amendment to this Contract or any consent required of either party shall be ineffective unless it is in writing and signed by the party against

whom enforcement is sought.

38. Integration. This Contract constitutes the entire agreement and understanding between Buyer and Seller relating to the Property.

39. Recording. The parties agree that neither this Contract nor any notice thereof may be recorded against the Property.

40. Authority of Signor on Behalf of Buyer. The individuals signing this Contract on behalf of each respective Buyer hereby represent and warrant that they are duly authorized to sign this Contract on behalf of each respective Buyer and that their signatures on this Contract are binding upon each respective Buyer.

41. Signatures/Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This Agreement shall not be effective until the parties authorize each other to detach and combine original signature pages and consolidate them into a single identical original. Any one of such completely executed counterparts shall be sufficient proof of this Agreement. Counterpart signature pages transmitted recorded in pdf or other electronic format and transmitted via email shall be treated the same as originals.

IN WITNESS WHEREOF, this Purchase And Sale Agreement is executed on the dates indicated below, to be effective as of the date first set forth above.

BUYER:

Keller Family Properties, LLC
a Utah limited liability company

8-21-2026
Date

By: [Signature] *MANAGER*
Gary L. Keller
Manager

SELLER:

Bountiful City
a municipality and political subdivision of the State
of Utah

Date

By: _____
Gary R. Hill
City Manager

ATTEST:

Sophia Ward, City Recorder

APPROVED AS TO FORM:

Brad Jeppsen, City Attorney

Exhibit "A"

Legal Description of the Property

Commencing at the West Quarter Corner of Section 21, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah, and running thence South 89°57'55" East 18.67 feet along the Quarter Section Line to the east line of 1300 East Street; thence Northerly along 1300 East Street the following four (4) courses:

- 1) North 00°40'39" East 132.71 feet;
- 2) Northerly 142.73 feet along a 1033.00-foot-radius curve to the left through a central angle of 07°55'00", chord bears North 03°16'51" West 142.62 feet;
- 3) North 07°14'21" West 19.60 feet;
- 4) Northerly 31.01 feet along a 467.00-foot-radius curve to the right through a central angle of 03°48'18", chord bears North 05°20'12" West 31.01 feet to the south line of the Bountiful City property;

thence North 89°50'11" East 89.36 feet along said south parcel line to the true Point of Beginning, and running thence North 13°30'00" East 37.35 feet; thence South 76°30'00" East 376.81 feet; thence South 13°30'00" West 26.57 feet to the south line of Bountiful Boulevard; thence North 76°30'00" West 332.46 feet along said south street line to a corner of said Bountiful City property; thence South 89°50'11" West 45.64 feet along said south parcel line to the Point of Beginning.

Strip Parcel contains: 0.235 acres.

a part of APN: 04-046-0079