BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, October 27, 2020

7:00 p.m. - Regular Session

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

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

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

AGENDA

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Consider approval of minutes of previous meeting held on September 29 & October 13, 2020 p. 3
4. Council Reports
5. Consider approval expenditures greater than $1,000 paid October 5, 12 & 19, 2020 p. 11
6. Consider approval of the JRCA Architect proposal for architectural and engineering services for the development of the property north of the Power Department office – Mr. Allen Johnson p. 15
7. Consider approval of the bid from Anixter Power Solutions to purchase 23 GE/Prolec transformers in the amount of $62,418 – Mr. Allen Johnson p. 17
8. Consider approval of Resolution 2020-15 approving dropping out of the UAMPS Carbon Free Power Project effective October 31, 2020 – Mr. Allen Johnson p. 19
9. Consider approval of Ordinance 2020-10 amending the Land Use Code regarding ADUs – Mr. Francisco Astorga – **This item has been continued to the November 10, 2020 City Council meeting**
    a. Public Hearing was held at the October 13, 2020 City Council Meeting
    b. Action
10. Consider approval of Ordinance 2020-11 amending the Land Use Code regarding accessory structures – Mr. Francisco Astorga – **This item has been continued to the November 10, 2020 City Council meeting**
    a. Public Hearing
    b. Action
11. Consider approval of a janitorial contract with Caliber Cleaning Services in the amount of $1,599 monthly with a not-to-exceed amount of $95,880 over the five-year contract period – Mr. Galen Rasmussen p. 33
12. Adjourn

Shauna Andrus
City Recorder

Minutes of the
BOUNTIFUL CITY COUNCIL
September 29, 2020
4:30 p.m.

Present:

Mayor	Randy Lewis
Councilmembers	Millie Segura Bahr, Kate Bradshaw, Kendalyn Harris, Richard Higginson, Chris R. Simonsen
City Manager	Gary Hill
City Engineer	Lloyd Cheney
Planning Director	Francisco Astorga
City Attorney	Clinton Drake

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

Regular Session – 4:30 p.m.
South Davis Metro Fire Station Conference Room

Mayor Lewis called the meeting to order at 4:40 p.m. and welcomed those in attendance.

CONSIDER APPROVAL OF:

a. RESOLUTION 2020-12 WHICH APPROVES AN INTERLOCAL AGREEMENT WITH DAVIS COUNTY FOR PARTICIPATION IN THE DAVIS CARES BUSINESS GRANT PROGRAM – MR. CLINT DRAKE

b. RESOLUTION 2020-13 WHICH APPROVES AN INTERLOCAL AGREEMENT WITH THE SOUTH DAVIS METRO FIRE SERVICE AREA FOR A CARES ACT FUND TRANSFER – MR. CLINT DRAKE

Mr. Drake explained that these two interlocal agreements had been approved by the Council at the September 22 City Council meeting and these are the corresponding resolutions. Councilwoman Bradshaw made a motion to approve Resolution 2020-12 and 2020-13 and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.

ADJOURN TO A CLOSED SESSION TO DISCUSS THE ACUQUISITION OR SALE OF REAL PROPERTY, PENDING LITIGATION AND/OR TO DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN INDIVIDUAL(S) (UTAH CODE §54-4-205).

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

ADJOURNED TO CLOSED SESSION AT 4:50 P.M.

PENDING

RECOVENED IN A REGULAR SESSION

Councilman Simonsen made a motion to reconvene in a regular session and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

ADJOURN

Councilman Simonsen made a motion to adjourn the meeting and Councilwoman Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

The regular session of City Council was adjourned at 6:15 p.m.

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Mayor

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City Recorder

PENDING

Minutes of the
BOUNTIFUL CITY COUNCIL

October 13, 2020
7:00 p.m. – Regular Session

Present:

Mayor	Randy Lewis
Councilmembers	Millie Segura Bahr, Kate Bradshaw, Kendalyn Harris, Richard Higginson and Chris R. Simonsen
City Manager	Gary Hill
City Engineer	Lloyd Cheney
Planning Director	Francisco Astorga
City Attorney	Clinton Drake
Finance Director	Tyson Beck
Police Chief	Tom Ross
Power Director	Allen Johnson
Streets Director	Charles Benson
Recording Secretary	Darlene Baetz

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

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

Mayor Lewis called the meeting to order at 7:04 p.m. and welcomed those in attendance. John Eggett led the Pledge of Allegiance and President Lance Regis, 2nd Counselor in the Bountiful South Stake presidency, offered a prayer.

PUBLIC COMMENT

The public comment section was started at 7:06 p.m.

Ruth Cole (945 East 750 North) is concerned about the bond to acquire more public lands and would like to encourage the Council to look at how the current City properties can be well maintained. She gave the Council members pictures of the flower beds in the City that she feels need care.

John Eggett (Bountiful resident) is proud to be an American and to be associated with the Veterans' Park. He is proud of how nice the park turned out.

The public comment section was ended at 7:14 p.m.

CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD ON SEPTEMBER 22, 2020

Councilwoman Harris made a motion to approve the minutes of the previous meeting held on September 22, 2020 with one correction to Page 5 Line 4 "Council*woman* ~~man~~ Bradshaw ". Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

PENDING

COUNCIL REPORTS

Councilman Higginson did not have a report.

Councilwoman Bahr did not have a report.

Councilwoman Harris did not have a report but did give a shout out for the Veteran's Park. She thanked the members of the Board of Directors for the Veterans' Park for all the support and help

Councilwoman Bradshaw reported that she serves on Lakeview Hospital board and noted that there is a drug take-back drive through on October 24 at 10:00 a.m. at the hospital.

Councilman Simonsen reported about the Veterans' Park. Groundbreaking for the Veterans' Park was six months ago. On October 13, 2020, the monuments, walls, and center stage with the Columbia statue was placed. He introduced three members of the team that helped with the park.

Rob Vandegrift, Chief Designer of the Veterans' Park. October 13, 2020 was a big day for the Park with the installation of 3700 veteran names on five of the seventeen walls. The park is beyond what he thought the park would look like. He thanked the City Council members for the opportunity to help with this.

Mike Eggett, Chief Overseer of the Construction. He was happy to be asked to help with the project and to be on the committee for the park and glad to be able to help with this great project.

Ron Mortenson oversees Veterans relationships and names for the wall. This Veterans' Park was funded by private donors who contributed to this park and thanked all those who donated to make this happen.

Mayor Lewis thanked the men for all their hard work and expressed how spectacular the park is and that it far exceeded any expectation that he had.

BCYC REPORT

Emma Moulton, City Manager of the Bountiful City Youth Council reported that the BCYC is back on a regular schedule and will meet on the 1st and 3rd Tuesdays at North Canyon Park. The BCYC is currently planning for the annual Pumpkin Patch being held on Saturday, October 24 which she noted is a fun Halloween activity for the kids.

Councilwoman Bahr reported that the Youth Council was able to help with the Veterans' Park and made some great memories of their service there.

CONSIDER APPROVAL OF EXPENDITURES GREATER THAN $1,000 PAID SEPTEMBER 14, 21 & 28, 2020 AND AUGUST 2020 FINANCIAL REPORT

Councilwoman Bahr made a motion to approve the expenditures greater than $1.000 paid September 14, 21 & 28, 2020 and August 2020 Financial report and Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

RECOGNITION OF GARY BLOWERS – MR. LLOYD CHENEY

Lloyd Cheney recognized Gary Blowers, recently retired Streets, Storm Water, Sanitation, Landfill and Recycling Department Director, for his 30 years of service to the City. Mr. Cheney spoke of Mr. Blowers' dedication and hard work as he spent summers with hot asphalt and winters driving snowplows. He acknowledged Mrs. Blowers support and thanked her for her support of Gary during his employment with the City.

Mr. Blowers thanked the City Council for the recognition and will miss the association with the City employees. He noted that he spent most of his working life in Bountiful and has worked through floods, snow, ice, windstorms and spent only one Christmas with his wife and family because of Christmas snowstorms.

PENDING

Mayor Lewis noted that Bountiful City has 159 miles of roads and are snowplowed on each side of the road indicating how much plowing is done.

CONSIDER APPROVAL OF THE PURCHASE/PAYMENT OF THE FOLLOWING WINDSTORM-RELATED EXPENSES – MR. ALLEN JOHNSON

Mr. Johnson explained that the remaining expenses to be paid that are related to the windstorm include 46 wood poles from McFarland Cascade/Stella Jones Corporation in the amount of $29,400, the amount of $50,040 to Hunt Electric for emergency services and Provo City for their mutual aid services of $28,000.

Councilman Higginson made a motion to approve the purchase and payments of the windstorm-related expenses in the amount of $107,440 and Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER APPROVAL OF ORDINANCE 2020-10 AMENDING THE LAND USE CODE REGARDING ADUs – MR. FRANCISCO ASTORGA

Mr. Astorga explained that in September of 2018, the City Council amended the Land Use Code §14-14-124 and §14-3-102 regarding accessory dwelling units (ADUs). The Planning Department would like to fine tune these sections of the Code and has initiated this text amendment to do so. Accessory dwelling units are listed as a conditional use and are reviewed and approved by the Bountiful City Administrative Committee they agreed with these proposed changes. Since the changes made to the code in 2018, there have been 26 Conditional Use Permits approved for ADUs.

The Planning Department received several phone calls and visits from citizens from one neighborhood this week who were worried about an ADU in their area. The Planning Department staff held a question and answer meeting in the neighborhood.

Mr. Astorga presented each of the proposed amendments to the ADU Code and noted ADUs would not qualify as a duplex because the owner needs to occupy the home. Mr. Astorga showed a map of where current ADUs are located in Bountiful and compared data from other cities including the percentage of the primary dwelling and the ADU and the maximum square footage allowed.

Mr. Gary Hill stated the state legislature required cities to adopt regulations to provide more moderate-income housing. The Cities were given an opportunity to adopt a minimum of three of the regulations and Bountiful City made a choice to adopt four.

Mayor Lewis opened the **PUBLIC HEARING** at 8:06 p.m.

Ms. Darlene Baetz read three letters received by email from Bountiful residents (who chose this option of comment due to COVID concerns) asking to have their comments read during the public hearing (letters attached).

Doug and Marie Burke (1501 North 700 East)
Kamille Fox (Bountiful Resident)
Mark Gibbons (1524 North 725 East)

Jace Riley (1567 North 700 East) moved to Bountiful because the City does allow accessory dwelling units. He spoke about the increase of home prices and feels that there is a need for ADUs to provide an opportunity for moderate income properties and others to live in Bountiful. He feels that the percentage of square footage for the ADU should be increased to a 50/50 or 49/51%.

PENDING

David Hill (Bountiful resident) feels that the first two letters that were read were off the mark. The last letter was more in line with his feelings. The ADU would help renters get out of apartments and contribute to the neighborhood and community. Mr. Hill asked for clarification as to who is paying for bond signs.

Mayor Lewis said that the bonds signs around town are all privately funded.

Dalane England (671 Chelsea Dr) thanked the City Council as the restrictions that were removed to allow ADU's. She feels that governments exist to protect our liberties, and this is a step toward liberty. She was happy to see that Mr. Riley is thinking out of the box and is trying to be able to own his own home. Ms. England agrees that owners generally take better care of their property and the percentage for the primary and the ADU should be more open.

Kathleen Bailey (1272 Northridge Dr.) discussed the need to communicate changes. She spoke about an ADU that was proposed in her neighborhood. This ADU made her become more involved in the City meetings and receiving city information. She discussed a concern that the language of "contract purchaser" should be deleted and the concerns about large ADUs and parking.

Ray Ward (954 E Millbrook Way) feels that there is an affordable housing problem. He feels that there should not be a requirement on the percentage, square footage size or additional parking for the ADU.

Ben Tracker (Bluebell Dr.) loves living in Bountiful. He does support and agree that ADU's should be allowed in Bountiful and should be owner occupied. He does not feel that there should be a limit of the restrictions of percentage and square footage.

Mayor Lewis closed the **PUBLIC HEARING** at 8:47 p.m.

Councilwoman Bradshaw made it known for the record that she has no financial ties to any ADU, but she has a relative that is in the process of purchasing an ADU. She feels that the City staff has worked through a number of challenges with the ADU code and appreciates the improvements and changes made to this ordinance.

Mayor Lewis discussed the challenges and pressures that cities have to implement these changes.

Councilwoman Harris discussed several items that she feels are important. Owner occupancy is very important, the dwelling is viewed as a single-family dwelling, square footage and bedroom requirements are not important and would like the City to revisit and lessen the parking requirements.

Councilman Higginson clarified that current code allows the owner to live in the ADU or the primary unit and the minimum size of an ADU is 350 square feet and would be 40% of the square footage of the dwelling. He asked Mr. Astorga to clarify the accusations made from the Burke's letter of Mr. Astorga' s character, that citizens would be dismissed from public meetings and parking spaces not needed if the owner used public transportation. Mr. Astorga noted that he did inform the citizen that these meetings are public meetings and anyone could come to the meeting but that there would be no information to give if an application is not received by the Planning Department. He did not give any information to the citizen about a parking space not being needed if the owner uses public transportation. Mr. Higginson is concerned that older homes should not need to bring parking requirements to the current code and then need to increase the parking requirements and feels that this requirement may have a negative consequence.

Mr. Astorga discussed the current parking requirements are four parking spaces plus one for the ADU parking needs. Gary Hill explained that the majority of the complaints that come into the City for ADUs is over parking and it is challenging to regulate the number of additional parking spaces for an ADU. Mr. Astorga discussed the non-conformity issues with older homes for the code prior to the 1965.

PENDING

Councilwoman Bradshaw would like to table this item tonight and continue it to a later date and give the staff direction to amend the proposed ordinance.

Councilman Simonsen likes the opportunity for families to have an ADU but is concerned about the proposed parking requirements. He does like the requirement for the property to be owner occupied. He would also like to table this item with recommendations to have a clean ordinance.

Mayor Lewis asked Mr. Riley what are the items that he is the most concerned about. Mr. Riley noted he feels that the 60/40 rule is a concern – he feels that 50/50 is easier, and he is concerned about the strict parking requirements.

Mr. Astorga discussed the Councilmembers' comments that include the square footage of 45% for the ADU, a maximum of 1250 square feet and a maximum of three bedrooms. He will look into the code prior to 1965 and mentioned that these changes do not need to go back to the Planning Commission.

Councilwoman Bahr noted that she is in favor of the code that limits the number of unrelated roommates. She is comfortable with the 45% square foot cap and the parking requirements that have been proposed.

Councilwoman Bradshaw made a motion to table this item to the October 27, 2020 City Council meeting to clarify the discussed changes and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris Higginson and Simonsen voting "aye".

CONSIDER PRELIMINARY AND FINAL APPROVAL OF BOUNTIFUL CEMETERY PLAT R – MR. LLOYD CHENEY

Mr. Cheney noted that this plat will include 1,364 plats for this portion of the cemetery.

Councilman Higginson made a motion to approve the preliminary and final of Bountiful Cemetery Plat R and Councilman Simonsen seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER APPROVAL OF AN EASEMENT RELEASE AT 331 SOUTH 1550 EAST AND AUTHORIZATION OF THE MAYOR TO SIGN THE RELATED DOCUMENTS – MR. LLOYD CHENEY

Councilman Higginson made a motion to approve the easement release at 331 South 1550 East and authorization of the mayor to sign the related documents as presented. Councilman Higginson made a motion to approve the easement release and Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER APPROVAL OF WADMAN CONSTRUCTION'S PROPOSAL OF THE GUARANTEED MAXIMUM PRICE OF $1,790,970 FOR THE STREET DEPARTMENT GARAGE/WASH BAY – MR. LLOYD CHENEY

Mr. Cheney discussed the proposal from Wadman and noted that the proposed price is lower than the Street Department had budgeted.

Councilwoman Bradshaw made a motion to approve the Wadman Construction's proposal of the guaranteed maximum price of $1,790,970 for the Street Department garage/wash bay as presented and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

ADJOURN TO AN RDA MEETING WITH A SEPARATE AGENDA

PENDING

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

The regular session of City Council was adjourned at 9:44 p.m.

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Mayor Randy Lewis

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City Recorder

PENDING

City Council Staff Report

Subject: Expenditures for Invoices > $1,000 paid October 5, 12, & 19, 2020
Author: Tyson Beck, Finance Director
Department: Finance
Date: October 27, 2020

Background

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

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

Analysis

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

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding $1,000 paid October 5, 12, & 19, 2020.

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid October 05, 2020

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT		ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
7666	AMERICAN CHILLER MEC	Police	104210	426000	Bldg & Grnd Suppl & Maint	14,213.10	217792	23110	Repairs to the Cooling Towers
1164	ANIXTER, INC.	Light & Power	535300	448636	Special Equipment	8,163.00	217793	4678931-01	Tools for New Bucket Truck
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,540.90	217795	72Q82220	Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,693.60	217795	72Q82320	Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,772.66	217795	73R71920	Wind Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	6,040.38	217795	73R72020	Wind Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	8,684.42	217795	73L25420	Wind Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	9,659.99	217795	73L25520	Wind Tree Trimming - Customer # 025450
1596	CATE RENTAL & SALES,	Streets	104410	425000	Equip Supplies & Maint	1,353.39	217803	Z29289	Air Valve
1602	CDW GOVERNMENT, INC.	Police	104210	425500	Terminal Maint & Queries	1,742.47	217804	1871909	Mircosoft Office 365 Implement- Customer # 6530022
1602	CDW GOVERNMENT, INC.	Light & Power	535300	429300	Computer	3,457.93	217804	1871909	Mircosoft Office 365 Implement- Customer # 6530022
1615	CENTURYLINK	Enhanced 911	104219	428000	Telephone Expense	3,522.28	217805	09222020	Acct # 801-578-0401 452B
1744	COMMERCIAL LIGHTING	Parks	104510	426000	Bldg & Grnd Suppl & Maint	1,875.00	217811	1018530-00	LED Lights
5351	DEERE CREDIT, INC.	Landfill	575700	425000	Equip Supplies & Maint	46,304.16	217816	2394362	Landfill Loader Lease - Acct # 030-0062822-001
1946	DIAMOND RENTAL AND S	Light & Power	535300	448636	Special Equipment	2,695.00	217817	356564	6 KV Generator
2059	ELECTRO POWER UTAH,	Water	515100	431000	Profess & Tech Services	11,865.00	217822	5957	Panel Assembly
2350	GREEN SOURCE, L.L.C.	Parks	104510	426000	Bldg & Grnd Suppl & Maint	2,900.00	217828	20089	Turf Treatment
2369	GRUBER POWER SERVICE	Police	104210	445100	Public Safety Supplies	1,485.00	217829	226073	GPS Labor for Install
2369	GRUBER POWER SERVICE	Police	104210	445100	Public Safety Supplies	4,892.26	217829	225983	GPS Labor for Install
5068	HUNT ELECTRIC, INC.	Light & Power	535300	448632	Distribution	5,033.10	217837	55912	Storm Restoration - Customer # BOU003
5068	HUNT ELECTRIC, INC.	Light & Power	535300	448632	Distribution	5,033.10	217837	55913	Storm Restoration - Customer # BOU003
5068	HUNT ELECTRIC, INC.	Light & Power	535300	448633	Street Light	5,129.00	217837	55910	Storm Restoration - Customer # BOU003
5068	HUNT ELECTRIC, INC.	Light & Power	535300	448633	Street Light	5,384.00	217837	55911	Storm Restoration - Customer # BOU003
5068	HUNT ELECTRIC, INC.	Light & Power	535300	448632	Distribution	29,460.45	217837	55857	Storm Restoration - Customer # BOU003
2562	HYDRO SPECIALTIES CO	Water	515100	448650	Meters	2,400.00	217839	23559	Hydrant Meters
5547	INTRADO	Enhanced 911	104219	428000	Telephone Expense	8,234.98	217845	1080227	Backup Coverage
2719	JMR CONSTRUCTION INC	Light & Power	535300	448632	Distribution	1,483.60	217848	10052020	Work Completed in September 2020
2719	JMR CONSTRUCTION INC	Storm Water	494900	441250	Storm Drain Maintenance	1,500.00	217848	10052020	Work Completed in September 2020
2719	JMR CONSTRUCTION INC	Water	515100	461300	Street Opening Expense	11,080.60	217848	10052020	Work Completed in September 2020
2719	JMR CONSTRUCTION INC	Streets	104410	473400	Concrete Repairs	49,893.16	217848	10052020	Work Completed in September 2020
4996	KEDDINGTON & CHRISTE	Finance	104140	431100	Legal And Auditing Fees	4,012.25	217849	3758	2nd Interim billing audit for year end 6/30/20
4996	KEDDINGTON & CHRISTE	Light & Power	535300	431100	Legal And Auditing Fees	4,777.49	217849	3758	2nd Interim billing audit for year end 6/30/20
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	1,093.95	217851	6029	Patching - Customer # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	5,466.63	217851	6045	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	104410	473200	Road Materials - Overlay	15,781.35	217851	5875	Overlay 300 W to 100 W- Customer # BOUN02610
2886	LAKEVIEW ROCK PRODUC	Water	515100	461300	Street Opening Expense	1,927.49	217852	386459	Road Base - Customer BCTY07399
2886	LAKEVIEW ROCK PRODUC	Water	515100	461300	Street Opening Expense	2,557.24	217852	386409	Road Base - Customer BCTY07399
8635	LARSEN LARSEN NASH &	Legal	104120	431100	Legal And Auditing Fees	2,805.00	217853	09302020	Legal Fees for September 2020
2956	LOGAN CITY	Light & Power	535300	448632	Distribution	9,611.02	217856	09282020	Payroll for Wind Storm 2020 Restoration
8404	MAIN STREET INVESTME	Legislative	454110	472100	Buildings	8,779.50	217860	10052020	November 2020 Rent for City Hall
3200	MOUNTAIN WEST TRUCK	Streets	104410	425000	Equip Supplies & Maint	2,227.88	217865	1002336	Oil Pan Bolt Kit and Oil Pan
3195	MOUNTAINLAND SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	1,354.91	217866	S103773790.001	Misc. Parts - Customer # 18498
3195	MOUNTAINLAND SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	1,385.90	217866	S103764261.001	Meter Boxes - Customer # 18498
3195	MOUNTAINLAND SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	7,394.50	217866	S103736844.001	Repair Clamp
3271	NETWIZE	Information Technology	104136	429200	Computer Software	3,060.00	217869	19487	Office 365-Backup Solutions - 50 License
3321	NORTHERN POWER EQUIP	Light & Power	535300	448632	Distribution	1,374.00	217872	83517	3/0 D.E.Shoes,CU Wire,Bolts,Service Wedges
3321	NORTHERN POWER EQUIP	Light & Power	535300	448632	Distribution	1,502.50	217872	83502	2/0 ACSR, Auto Splice, Bolts
3321	NORTHERN POWER EQUIP	Light & Power	535300	448632	Distribution	1,829.50	217872	83511	Service Wedges
10033	PINETOP ENGINEERING	Streets	104410	441300	Street Signs	2,840.50	217883	3554	Call Out for Wind Damage, Fixing Signals

10370	PROTELESIS	Treasury	104143	428000	Telephone Expense	1,575.00	217888	29808153	Diagnose Call Problmens- Utility Billing
10370	PROTELESIS	Police	104210	428000	Telephone Expense	1,827.57	217888	41781	Mitel Ph System and Oaisys Recording
10370	PROTELESIS	Light & Power	535300	448641	Communication Equipment	1,907.04	217888	41781	Mitel Ph System and Oaisys Recording
11959	RITZ SAFETY, LLC	Light & Power	535300	445202	Uniforms	2,067.76	217898	37433	FR Pants and Shirts
3987	SOUTH DAVIS WATER DI	Streets	104410	448000	Operating Supplies	4,707.19	217908	36	Wind Storm Overtome
3997	SPANISH FORK CITY	Light & Power	535300	448632	Distribution	8,075.44	217910	9119	Labor for Helping with Wind Storm - Customer #927
4171	THATCHER COMPANY	Water	515100	448000	Operating Supplies	1,398.50	217917	1504534	Flouride - B/L # 1524923
4171	THATCHER COMPANY	Water	515100	448000	Operating Supplies	2,287.45	217917	1504535	Flouride - B/L # 1524924
4217	TITLEIST	Golf Course	555500	448240	Items Purchased - Resale	1,788.64	217920	909623777	Golf Balls - Acct # US00021802
4217	TITLEIST	Golf Course	555500	448240	Items Purchased - Resale	2,459.91	217920	909631386	Golf Balls - Acct # US00021802
4229	TOM RANDALL DIST. CO	Streets	104410	425000	Equip Supplies & Maint	2,473.45	217921	0313770	Bulk Oil for Shop - Acct# 000275
4229	TOM RANDALL DIST. CO	Streets	104410	425000	Equip Supplies & Maint	12,056.50	217921	0313732	Fuel - Acct # 275
4352	UTAH CHIEFS OF POLIC	Police	104210	421000	Books Subscr & Mmbrshp	1,500.00	217926	00025230	Accreditiation Process
4450	VERIZON WIRELESS	Police	104210	428000	Telephone Expense	2,076.51	217931	9863410976	Acct # 771440923-00001
					Total	396,475.10			

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid October 12, 2020

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT		ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
5368	ACE DISPOSAL INCORPO	Recycling	484800	431550	Recycling Collectn Service	36,052.38	217936	10012020	Sept.2020 Recycling Fees
11637	BLACK SHEEP OILFIELD	Water	515100	473110	Water Mains	99,102.93	217945	10052020	Waterline work on Lewis Park and Highland Oaks
1447	BP ENERGY COMPANY	Light & Power	535300	448611	Natural Gas	112,552.41	217950	21099629	Sept. 2020 Natural Gas purchase
1889	DAVIS COUNTY GOVERNM	Police	104210	431200	Informant & Intelligence	10,390.92	217964	108766	Animal Control Services
1924	DELL MARKETING L.P.	Planning	104610	431000	Profess & Tech Services	2,519.92	217965	10403528503	Dell Ultra Sharp Monitor- Customer # 13129956
5281	DOMINION ENERGY UTAH	Light & Power	535300	448611	Natural Gas	27,156.61	217968	10012020M	Natural Gas - Acct # 6056810000
2501	HOGAN & ASSOCIATES C	Legislative	454110	473100	Improv Other Than Bldgs	15,025.40	217989	19	Project Down Town Plaza- Work done in Sept. 2020
6959	JANI-KING OF SALT LA	Light & Power	535300	424002	Office & Warehouse	1,775.00	218002	SLC06200066	Custodial Services for June 2020
6959	JANI-KING OF SALT LA	Light & Power	535300	424002	Office & Warehouse	1,775.00	218002	SLC10200063	October 2020 Janitorial Service - Cust # 065076
12228	KEN GARFF OGDEN	Liability Insurance	636300	451150	Liability Claims/Deductible	3,786.59	218007	451043-1	Auto Repair Claim
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	1,134.51	218011	6072	Patching - Customer # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	2,730.00	218011	6062	Patching - Customer # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	9,338.94	218011	6054	Patching - Customer # BOUN02610
2886	LAKEVIEW ROCK PRODUC	Water	515100	461300	Street Opening Expense	2,949.06	218012	386849	Road Base - Customer # BCTY07399
12201	LINKS GRILL	Golf Course	555500	422100	Advertising & Marketing	1,150.00	218018	09282020	Club Champion Lunches
3195	MOUNTAINLAND SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	1,200.80	218028	S103787188.001	Misc. Tool and Supplies - Customer # 18498
3195	MOUNTAINLAND SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	3,734.47	218028	S103774356.001	Misc. Tool and Supplies - Customer # 18498
3402	PACIFICORP	Light & Power	535300	448628	Pineview Hydro Operating Costs	1,649.39	218041	CR214970	2020 Operation & Maintenance Pineview Hydro
3433	PAYSON CITY CORPORAT	Light & Power	535300	448632	Distribution	14,953.05	218043	2020-200	Wind Storm Power Restoration
5553	PURCELL TIRE AND SER	Streets	104410	425000	Equip Supplies & Maint	1,221.49	218046	2806252	Tire Service - Acct # 2801867
5553	PURCELL TIRE AND SER	Streets	104410	425000	Equip Supplies & Maint	1,515.70	218046	2806337	Tire Service - Acct # 2801867
5553	PURCELL TIRE AND SER	Streets	104410	425000	Equip Supplies & Maint	2,080.44	218046	2806315	Tire Service - Acct # 2801867
3791	RUSH TRUCK CENTER-SA	Streets	104410	425000	Equip Supplies & Maint	1,750.00	218051	3020932091	Truck Parts - Customer # 187612
4051	STATE OF UTAH	Landfill	575700	431300	Environmental Monitoring	9,360.44	218063	10012020	Landfill Solid Waste Quarterly Fee- 3Q2020
4229	TOM RANDALL DIST. CO	Streets	104410	425000	Equip Supplies & Maint	14,061.00	218067	0314338	Fuel Purchased - Acct # 000275
4413	UTAH STATE TAX COMMI	Workers' Comp Insurance	646400	461200	State Tax On Premium	2,500.00	218074	10122020B	3RD QTR 2020 SLF INS PREM - ACCT #11590939-005-ISE
4450	VERIZON WIRELESS	Light & Power	535300	448641	Communication Equipment	1,501.05	218076	9863937313	Acct # 371517689-00001
4815	WESTERN STATES CIRCU	Light & Power	535300	448639	Substation	3,950.00	218084	3116-20RA	SE Breaker Rebuild
					Total	386,917.50			

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid October 19, 2020

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT		ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
12200	ABB INC	Light & Power	535300	448627	Echo Hydro Operating Costs	9,634.00	218089	10023039	Onsite Field Engineering Service for Echo
1415	BOUNTIFUL DAVIS ARTS	Legislative	104110	492010	Contr-Btfl/Davis Art Ctr	30,000.00	218096	10072020	
1615	CENTURYLINK	Enhanced 911	104219	428000	Telephone Expense	1,138.50	218105	5107XLB1S3-2020282	Acct # 5107XLB1S3
7212	ENTELLUS INC	Light & Power	535300	474820	CIP 12 Dist Sys Feeder #575	1,605.00	218121	51065	File 3100 S Survey - Project # 1190011.3012
2501	HOGAN & ASSOCIATES C	Legislative	454110	473100	Improv Other Than Bldgs	28,006.92	218126	18	Project Down Town Plaza- Work done in Aug. 2020
11527	JONES AND ASSOCIATES	Legislative	104110	461000	Miscellaneous Expense	3,763.50	218128	19825	Consulting Engineering Service
3193	MOUNTAIN STATES INDU	Light & Power	535300	448632	Distribution	1,400.00	218140	28701	State Contract AV2594 - Digger Truck Rental
3195	MOUNTAINLAND SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	2,845.51	218141	S103773790.002	Misc. Parts - Customer # 18498
3195	MOUNTAINLAND SUPPLY	Water	515100	473110	Water Mains	3,342.83	218141	S103797284.001	Misc. Parts - Customer # 18498
3215	MURRAY CITY CORPORAT	Light & Power	535300	448632	Distribution	4,299.71	218142	12002	Wind Storm Restoration Help - Cust # 1867
8040	OTTO ENVIRONMENTAL	Sanitation	585800	448010	Garbage Containers	18,916.00	218147	INV-32727	350 Garbage Containers - Customer # 1004455
10713	ROBBINS SPORTS	Parks	104510	426000	Bldg & Grnd Suppl & Maint	1,403.40	218161	5905	Misc. Parts and Supplies
4013	SPRINGVILLE CITY COR	Light & Power	535300	448632	Distribution	11,123.11	218171	AR411213413	Wind Storm Restoration - Customer # 4112
12230	TCF NATIONAL BANK	Golf Course	555500	425000	Equip Supplies & Maint	81,721.44	218175	6713838	Toro Turf Equipment - Customer 790912
4171	THATCHER COMPANY	Water	515100	448000	Operating Supplies	2,178.38	218177	1506181	T-Chlor 12.5 - Assoc # 1526915
4171	THATCHER COMPANY	Water	515100	448000	Operating Supplies	4,465.00	218177	1506285	Chlorine - Assoc # 1526915
4229	TOM RANDALL DIST. CO	Golf Course	555500	425000	Equip Supplies & Maint	1,549.08	218179	0314141	Fuel - Acct # 000276
4273	TURF EQUIPMENT CO	Golf Course	555500	426000	Bldg & Grnd Suppl & Maint	1,342.00	218182	451063-00	Turf Supplies - Cust # 2144
11622	WASATCH BACK GRADING	Light & Power	535300	448627	Echo Hydro Operating Costs	1,569.34	218190	1242	Haul and Compact draim rock
4528	WAXIE SANITARY SUPPL	Police	104210	426000	Bldg & Grnd Suppl & Maint	1,619.42	218192	79539790	Bathroom Supplies - Customer # 9024 4
4574	WHEELER MACHINERY CO	Landfill	575700	425000	Equip Supplies & Maint	1,886.42	218195	PS001042326	Hood Lift Actuator for Compactor - Cust # 009503
					Total	213,809.56			

City Council Staff Report

Subject: JRCA Architectural Approval
Author: Allen Ray Johnson
Department: Light & Power
Date: October 27, 2020

Background
We have been working with JRCA Architects to produce a design, cost estimate, and project schedule for the development of the property to the north of our office and warehouse at 198 South 200 West. This is the same Architectural firm that helped us with the office remodel and the additional parking to the north of our office.

Analysis
The total project cost is estimated to be $1,441,000. This includes the Architectural and Engineering cost of $77,837. We are planning for a start of construction in the spring of 2021 and anticipating a construction period of 5 to 6 months.

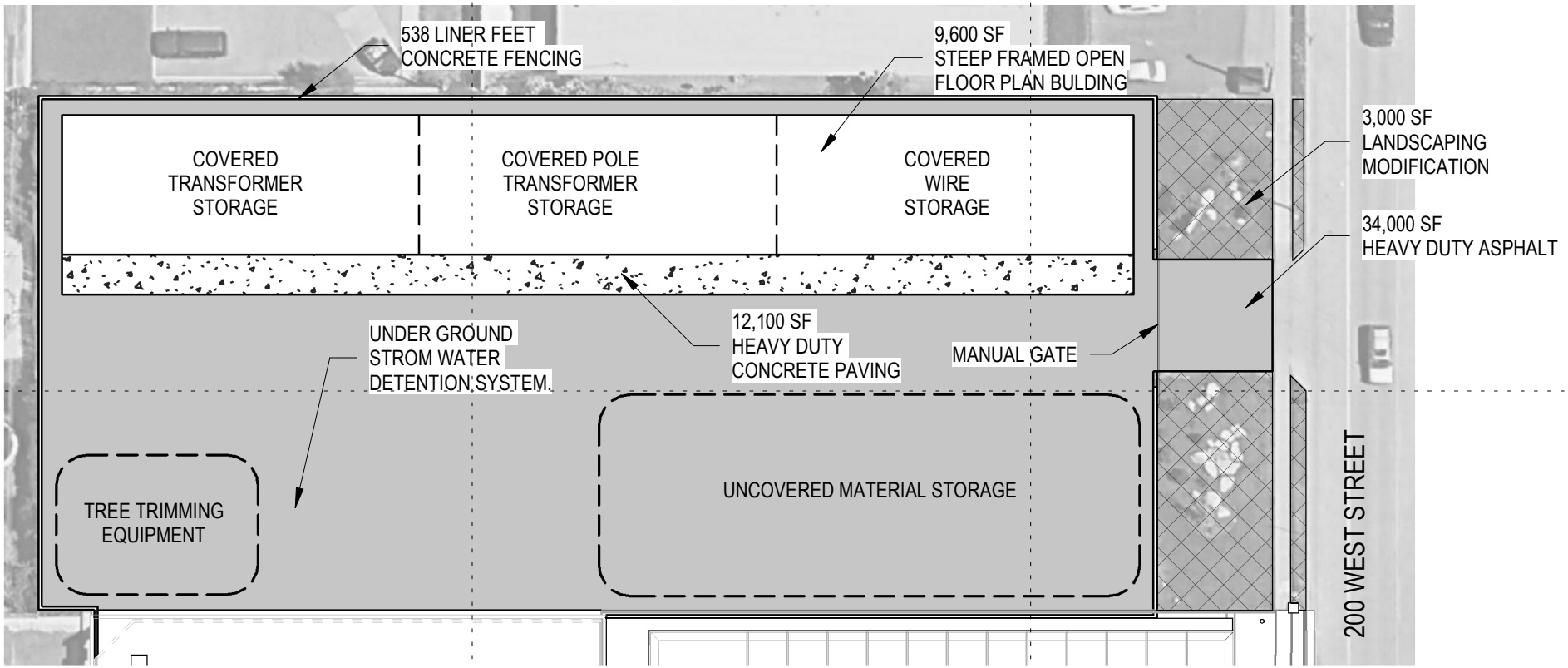
Department Review
This has been reviewed by the Power Department Staff and the City Manager.

Significant Impacts
We have included $1,100,000 in the 2020-2021 fiscal budget under our account: Building Office and Warehouse 535300-472100. We will need to include some funding for the completion of this project in the 2021-2022 fiscal budget year.

Recommendation
The Staff recommends approval of this project as proposed including the $77,837 for the Architectural and Engineering services to be provided by JRCA Architects and their associates.

This item will be discussed at the Power Commission meeting Tuesday morning, October 27, 2020, and we will bring their recommendation to the City Council meeting that night.

Attachments
Proposed site plan



1
AS102

SITE PLAN

SCALE 1" = 40'-0"

AS102

PROJECT NAME:	BOUNTIFUL CITY LIGHT & POWER SITE IMPROVEMENT
PROJECT NUMBER:	20038
DATE:	10/16/20
SCALE:	1" = 40'-0"
SHEET:	SITE PLAN

C:\Users\mgreen\Documents\20038 - BCLP - Phase 1_V21_mjgWJPKP.rvt

JRCA
ARCHITECTS

City Council Staff Report

Subject: Transformer Bid Approval
Author: Allen Ray Johnson
Department: Light & Power
Date: October 27, 2020

Background

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

Analysis

Invitations and a request to submit a bid were sent out to two (2) major suppliers to submit a bid for the purchase of single transformers for the following transformers.

20 - (ea) 50kva single phase Pad mount
1 - (ea) 75kva three phase Pad mount
2 - (ea) 150kva three phase Pad mount

We received and opened sealed bids from two (2) different suppliers on October 19, 2020, at 11:00 a.m. The results of the bid opening are as follows:

Distributors/Manufacture	Transformer type	Delivery	Total Cost
Anixter Power Solutions GE/Prolec Salt Lake City, Utah	Single and three phase	**9-10 weeks**	**$62,418.15**
Anixter Power Solutions *Ermco* Salt Lake City, Utah	Single and three phase	22-24 weeks	$62,811.10
Northern Power Howard *Centerville, Utah*	Single and three phase	18-20 weeks	$65,814.00
Northern Power Central *Centerville, Utah*	Single and three phase	20–22 weeks	$67,718.00

Department Review

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

Significant Impacts

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

Recommendation
Staff recommends the approval of the low bid to Anixter Power Solutions to purchase 23 GE/Prolec transformers for the sum of **$62,418.15**.

This item will be taken to the Power Commission meeting on Tuesday morning and we will bring their recommendation to the meeting.

Attachments None.

City Council Staff Report

Subject: Resolution 2020-15 Approval
CFPP Amended Budget & Plan of Finance
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: October 27, 2020

Background

We have been involved for several years working with UAMPS and NuScale to develop a Carbon Free Power Project (CFPP) as a zero carbon emitting power resource option. The CFPP is a Small Scale 720 MW Nuclear Reactor that will be located in Idaho on the Idaho National Laboratory Property near Idaho Falls. The Department of Energy (DOE) has been a key partner in the development of the project. DOE has been paying 50% of the cost to develop the National Regulatory Commission (NRC) license application for the project.

The City Council on May 22, 2018, approved resolution #2018-06 approving the Power Sales Contract with UAMPS for a total of 5 MW of power from the project.

UAMPS in July 2019, were in negotiations and they had a signed memorandum of understanding with the U.S. Department of Energy (DOE) and Batelle Energy Alliance, to lease and operate the first unit for ten years. The contact was called the Joint Use Module Project "JUMP SMR". This contract was intended to have DOE pay the entire capital cost or 1/12 of the capital costs along with the operational costs for one of the units ten years. It was to have been utilized by DOE for research and development purposes. The unit would then be available to the members to operate for the remainder of the life for operational costs only.

The City Council approved #2019-04 on July 9, 2019, which included an additional 1.991 MW's of power for approximately 3.27% of the project. The contract gave the City the option to rescind our election or increase our shares under JUMP, when the final negotiations were completed.

The UAMPS board at that time approved a Budget & Plan of Finance to limit the members of UAMPS to a maximum expense of $6,000,000. The $6,000,000 was backed by NuScale and will be repaid to the UAMPS group should the board determine as a whole to drop out of the project.

On December 3, 2019, The City received a notice to amend the budget for an additional $3,000,000. These funds were necessary to continue efforts to de-risk the project in four specific areas. 1. Continuing with the robust subscription process. 2. Continuing with negotiations for the Engineering, Procurement, and Construction Development Agreement with Fluor and NuScale, and the Jump Lease Agreement with DOE.3.

allowing Fluor to refresh the estimates for the key components of the cost estimate and 4. Preserving the DOE and NuScale cost sharing arrangement. These additional funds are anticipated to be spent by September 2020.

The UAMPS board approved a notice of Conditional Approval of CFPP Budget and Plan of Finance and we received it on July 16, 2020. This notice is one of the off-ramps that the City has for the project.

The Amended Budget & Plan of Finance for the remainder of the first phase is $129,931,556. DOE is anticipated to provide $105 million and NuScale will be providing $5 million. UAMPS share of this after payment by DOE and NuScale are estimated at $19,933,912. Bountiful City was at 3.2822% of the project in July and our estimated costs for the remainder of the first phase would have been an additional $654,271. These funds were anticipated to cover the project through May, 2023.

When we received the notice, it was anticipated that there would be two additional off-ramps for the project. The next anticipated off ramp at that time would have been in May 2023. The estimate for the budget for the licensing period from May 2023 through November 2025 is $1,375,150,348. UAMPS share of this is currently at $658,412,474. Bountiful City would be responsible for its percentage share of the project depending on subscription levels. At the subscription in July, Bountiful's share would be $21,582,400 through 2025.

Analysis

The Joint Use Module Project (Jump) has officially changed. DOE is planning on putting in additional funds for the project, but will not be signing the Jump contract and will not be operating the first unit for the first 10 years.

UAMPS will be sending out a notice to the remaining participants in the project after October 31, 2020, to revise or drop their JUMP subscriptions levels.

UAMPS has held a PMC meeting weekly since July when we received the Notice of Amended Budget and Finance. During these meetings, the PMC has discussed subscription levels, contracts, and has approved an additional off ramp for the project.

The UAMPS Board of Director approved an additional off ramp with an interim PMC budget of approximately $63 Million with a net share cost to UAMPS of approximately $11 Million for the period of October 2020 through approximately December 2021.

This will leave an off ramp estimated to be in April 2023. The next off ramp is anticipated to cost UAMPS an additional $8.9 Million. Our share would be the value multiplied by our percentage of the project at at time.

The last off ramp would be in December 2025, before the start of the Construction period would begin. The current estimate for the project is $6,124,293,710. The total incurred UAMPS costs are anticipated to be $4,759,535,481. This is based on a class 4 estimate which could decrese by approximately 10% or increase by 30%. All particiaptiants will need to go to their Councils or for approval before moving forward with the project.

The levelized cost of the energy for the project in 2020 dollars is at $49.93 MWh or $59.67 MWh in 2029 dollars.

UAMPS in October created a Carbon Free Power Project LLC (CFPP, LLC). This LLC was created to allow UAMPS to receive funds from DOE and not create a reporting problem for UAMPS. The CFPP, LLC is a entity wholly owned by Utah Association Mjunicipal Power Systems (UAMPS)

The U.S. Department of Energy has approved a multi-year cost-share award for to a new special purpose entity named the Carbon Free Power Project, LLC (CFPP, LLC) for the construction of a 720 MW NuScale power plant to be located at the U.S. Department of Energy's Idaho National Laboratory site. This award will serve as a funding vehicle to advance the CFPP as funds are appropriated by Congress.

The $1.355 billion award, allocated over 10 years, will fund the one-time costs for the first-of-a-kind project, as funds are appropriated by Congress, to reflect what second and subsequent NuScale plants would cost. This will help ensure that the levelized cost of energy target price of $55 MWh can be achieved at a level of risk UAMPS can manage.

The current subscription estimate for October 31, 2020, is 134 out of the 720 MW for the project. If Bountiful stays at its current rate, we would be 5.198% of the project. This includes the 60 MW's for the Jump program. UAMPS is continuing to work on new subscription, but we are not seeing more than 15-20 MW's in the next year or two.

The following table represents the cost for the project with Bountiful at estimated 5.198% of the project.

Off Ramp	Starting	Ending	UAMPS	Bountiful
Licensing Period	Oct 2020	Dec 2021	$11 M	$571,780
Licensing Period	Jan 22	April 23	8.9 M	$462,622
Licensing Period Cola Submittal	May 23	Nov 25	658 M	$34,2020,840

The City has two options at this time.

1. Pass a resolution to officially increase, decrease, or withdraw from the project.
2. Do nothing and stay with the project at our current level until the next off ramp.

Department Review

The report has been reviewed by the Power Department and the City Manager

Significant Impacts

Developing new power resources is critical for the long-term stability and affordability of Bountiful's power system. But the new resources must also be affordable for Bountiful's rate payers. The technology developed by the CFPP is extremely promising, but the financial risks to the City may be too great, particularly as less than 30% of the project is subscribed currently (and has only increased by 1 MW in the last year).

The City will be responsible for 100% of our share of the development costs and all of the UAMPS Share will be paid by the participants in the project.

Recommendation

Staff recommends dropping out of the CFPP project effective October 31, 2020. This would need to be approved by the following Resolution #2020-15 of the City Council.

RESOLUTION AUTHORIZING AND APPROVING AN INCREASE OR DECREASE IN THE PARTICIPANT'S DEVELOPMENT COST SHARE UNDER THE CARBON FREE POWER PROJECT POWER SALES CONTRACT FOR THE REMAINING 1ST PHASE OF THE LICENSING PERIOD FOR THE CARBON FREE POWER PROJECT; AND RELATED MATTERS.

The Power Commission will be meeting on Tuesday, October 27, 2020, to discuss the project. We will bring the final recommendation from Staff and the Power Commisison to the City Council meeting.

Attachments

1. Notice of Conditional Approval of Budget and Finance
2. Utah Associated Municipal Power Systems Carbon Free Power Plant Project Amended Budget & Plan of Finance, July 14, 2020.
3. JUMP Lay-Off Agreement Termination Notice
4. Resolution #2020-15

July 16, 2020

RE: Notice of Conditional Approval of CFPP Budget and Plan of Finance

Dear CFPP Participants:

This package serves as notice to the Carbon Free Power Project (CFPP) Participants that the Project Management Committee's conditional approval of the Revised Budget and Plan Finance. Pursuant to the Project Management Committee's resolution and the provisions of the CFPP Power Sales Contracts, each Participant may elect to increase or decrease its Entitlement Share in the CFPP or may elect to withdraw from the CFPP upon the effective date of the Revised Budget and Plan of Finance (October 1, 2020). Any such election must be made within sixty (60) days of the date of this notice letter, which period shall end on September 15, 2020. As discussed during the Project Management Committee, it is recommended that Participants wait to send in any notices of their elections to increase, decrease or withdraw until after the Subscription Strategy Workshops discussed in more detail below.

Participants are encouraged to have the governing bodies participate in the CFPP Town Hall next Tuesday (July 21, 2020). Agenda is enclosed with registration details.

In addition, UAMPS intends to host two Subscription Strategy Workshops for Member Participant Representatives, which will be scheduled to occur after the CFPP Town Hall. Scheduling of these workshops will be forthcoming.

Enclosed in this information package are the following documents: (1) the Revised Budget and Plan of Finance including the Forecasted Participant Development Costs through the end of 1st Phase of the Licensing Period (Remaining); (2) CFPP Development Status and Overview; and (3) Project Management Committee Resolution conditionally approving the Budget and Plan of Finance.

UAMPS staff stands ready to answer any questions the Participants may have or participate in any briefings before their governing bodies.

Sincerely,

Douglas O. Hunter
Chief Executive Officer and General Manager

Attachments

155 North 400 West, Suite 480
Salt Lake City, UT 84103
P: 801-566-3938 Toll-Free 800-872-5961
F: 801-561-2687
www.uamps.com

Utah Associated Municipal Power Systems
Carbon Free Power Project
Amended Budget & Plan of Finance
July 14, 2020

This is a Revised Budget and Plan of Finance pursuant to Section 601 of the Power Sales Contracts.

Development Costs anticipated to be incurred through September 30, 2020 net of cost share totaling $3,947,799.

This amendment was conditionally approved by the Project Management Committee on July 14, 2020 and increases the maximum Development Costs as of October 1, 2020 that may be incurred during the Licensing Period – 1st Phase (Remaining) of the Budget and Plan of Finance for the Carbon Free Power Project totaling $129,931,556 which considers a plan of finance based on a revolving Line of Credit at 4.5 APR (LOC) and without regard to any Department of Energy (DOE) cost share. Taking into account DOE and NuScale cost sharing of $109,997,644, UAMPS incurred costs are estimated at $19,933,912 by the end of the first Licensing Period – 1st Phase.

The estimated cost of the Development Phase (Licensing Period Phases 1 & 2) is estimated at $1,375,150,348 which considers a plan of finance being based on a revolving LOC at 4.5 APR and without regard to any DOE cost share. Taking into account DOE and NuScale cost sharing of $716,737,874, UAMPS incurred costs are estimated at $658,412,474.

Acquisition & Construction costs are estimated $6,124,293,710 which considers a plan of finance being based on a revolving LOC at 6.1 APR and without regard to any DOE cost share. Taking into account DOE and NuScale cost sharing of $1,364,758,229, UAMPS incurred costs are estimated at $4,759,535,481.

The CFPP Estimated Timeline for the Development & Construction of Initial Facilities—Section 601(a)(iii) is noted below:

	Start	**Finish**	**# of Mos.**
Interim Period – FY 2018 (PSC Executed)	April 2017	March 2018	**12**
Licensing Period – 1st Phase (COLA Submittal)	April 2018	April 2023	**61**
Licensing Period – 2nd Phase (COLA Issued)	May 2023	November 2025	**31**
Construction Period (Commercial Operation Date)	December 2025	June 2030[1]	**55**

The Price Target (2018$) Estimated range based on the current Budget and Plan of Finance – Section 601(a)(iv) is $55 to $65 per MWh.

Throughout all phases, interest will be capitalized to eliminate any need for cash outlays from the Participants.

[1]The first module is anticipated to come online June 2029. All modules are anticipated to be online by June 2030, which will mark the Commercial Operation Date for the Project, as determined by the Project Management Committee.

Proposed funding and financing arrangements – Licensing Period (Section 601(a)(v))

The financial products that are being considered during the Licensing Period of the Project would be as follows:

Financial Products	Amount	Interest Rate	Term
Bank Line of Credit	$	TBD	Max Limit
Bond Anticipation Note		TBD	
DOE Cost share – COLA		N/A	N/A
NuScale Cost Share – COLA		N/A	N/A
Other		N/A	N/A

Proposed funding and financing arrangements – Construction Period (Section 601(a)(vi)

During the Construction Period, the goal will be to minimize interest cost by utilizing different sources of funding at different times. The LOC, short term debt, long term debt, and DOE Loan Guarantee and accessing the general capital markets will be considered to complete funding. Market conditions will be assessed and ongoing capital needs will impact the total costs.

The long-term capital for the Costs of Acquisition and Construction of the CFPP is anticipated to be fixed rate bonds.

The financial products that are being considered during this phase of the Project would be as follows:

Financial Project	Amount	Interest Rate	Term
Tax Exempt Municipal Bonds	$	TBD	40 year
Variable Rate Demand Obligations		TBD	40 year
DOE Loan Guarantees		TBD	30 year
Bank Line of Credit		TBD	Max Limit
Bond Anticipation Note		TBD	LT Bond
Taxable Municipal Bonds		TBD	40 year
Additional DOE Cost Share		N/A	N/A
Additional NuScale Cost Share		N/A	N/A
Capital Contributions		N/A	N/A
Other		N/A	N/A

This table is anticipated to be completed at the time of Completion of Development and prior to the beginning of the Construction Period.

Forecasted Participant Development Costs

City of Bountiful

The City of Bountiful's maximum Development Costs for Licensing Period – Phase 1 (remaining) are $4,264,613.53 (exclusive of DOE and NuScale cost sharing).

Including DOE and NuScale cost sharing, the City of Bountiful's share of UAMPS' incurred costs for Licensing Period – Phase 1 (remaining) are estimated at $654,270.86. The end of the first Licensing Period – 1st Phase is anticipated in April of 2023.

To: Participants in the Carbon Free Power Project
From: UAMPS
Re: JUMP Entitlement Shares
Date: October 21, 2020

This notice is provided to the Carbon Free Power Project Participants to confirm that the JUMP Lay-Off Power Sales Agreement is no longer being pursued by the CFPP. Substantially all of the Participants elected to have additional Entitlement Shares in the CFPP (the "JUMP Entitlement Shares") based on their understanding that the capacity and energy from the JUMP Entitlement Shares would be sold to the U.S. Department of Energy for the term of the Lay-Off Power Sales Agreement. The enclosed table provides, for each Participant, the JUMP Entitlement Shares and Entitlement Shares without any JUMP Entitlement Shares.

After consultation with the Project Management Committee, UAMPS has determined to eliminate (i.e., reduce to zero) the JUMP Entitlement Shares of all Participants and is sending this notice to advise you of that determination. The elimination of the JUMP Entitlement Shares will have no effect on the Participants' original Entitlement Shares in the Project (or the increased Entitlement Shares previously elected by certain Participants).

No further action on the part of any Participant is required in connection with the elimination of the JUMP Entitlement Shares. However, each Participant retains the option to increase its original Entitlement Share in the Project (or any increased Entitlement Share that you may have previously elected). Please let us know if you would like to increase your original Entitlement Share to reflect the elimination of the JUMP Entitlement Shares or for any other reason. Approval by your governing body of any increase in your original Entitlement Share will require approval of your governing body [in most cases].

Please contact us if you have any questions.

[Table Enclosed]

Member	JUMP Entitlement (kW)	Entitlement Without JUMP	Entitlement Share %
Beaver	836	2,100	1.6716%
Blanding	996	2,500	1.9906%
Bountiful	1,991	5,000	3.9804%
Brigham City	6,073	15,250	12.1405%
Enterprise	239	600	0.4777%
Ephraim	1,195	3,000	2.3885%
Fairview	358	900	0.7162%
Fallon	-	2,000	1.5922%
Fillmore	1,394	3,500	2.7865%
Heber	3,983	10,000	7.9615%
Holden	199	500	0.3980%
Hurricane	4,022	10,100	8.0405%
Hyrum	3,983	10,000	7.9615%
Idaho Falls	3,983	10,000	7.9615%
Kanosh	115	300	0.2388%
Kaysville	-	-	5.4606%
Lassen MUD	1,195	3,000	2.3885%
Lehi	-		0.0000%
Logan	-		0.0000%
Los Alamos	3,186	8,000	6.3689%
Lost River	398	1,000	0.7959%
Monroe	239	600	0.4777%
Morgan	398	1,000	0.7959%
Mt. Pleasant	717	1,800	1.4331%
Murray	-	-	0.0000%
Oak City	199	500	0.3980%
Paragonah	80	200	0.1595%
Parowan	1,195	3,000	2.3885%
Payson	1,991	5,000	3.9804%
Salmon Rive	398	1,000	0.7959%
Santa Clara	1,195	3,000	2.3885%
SESD	797	2,000	1.5926%
Spring City	159	400	0.3182%
Washington	4,381	11,000	8.7575%
Weber Basin	199	500	0.3980%
WREC	-	-	0.7961%
Total	46,094	117,750	100.0000%

BOUNTIFUL

MAYOR
Randy C. Lewis
CITY COUNCIL
Millie Segura Bahr
Kate Bradshaw
Kendalyn Harris
Richard Higginson
Chris R. Simonsen
CITY MANAGER
Gary R. Hill

BOUNTIFUL CITY, UTAH
RESOLUTION NO. 2020-15

A RESOLUTION AUTHORIZING AND APPROVING AN INCREASE OR DECREASE IN THE PARTICIPANT'S DEVELOPMENT COST SHARE UNDER THE CARBON FREE POWER PROJECT POWER SALES CONTRACT FOR THE REMAINING 1ST PHASE OF THE LICENSING PERIOD FOR THE CARBON FREE POWER PROJECT; AND RELATED MATTERS.

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

WHEREAS, the Participant has previously approved, executed and delivered the Carbon Free Power Sales Contract dated as of April 1, 2018 (the "Power Sales Contract") with UAMPS, including an Entitlement Share of 6,991 kW of the capacity of the Project (initially capitalized terms used and not defined herein have the meanings assigned to them in the Power Sales Contract);

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

Bountiful wishes to exercise its election to withdraw from the Carbon Free Power Project pursuant to Section 204 of the above referenced Power Sales Contract.

Attached is the executed Exhibit VII of the above referenced Power Sales Contract is the Form of Notice of Withdrawal.

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

APPROVED, PASSED AND ADOPTED BY THE BOUNTIFUL CITY COUNCIL THIS 27TH DAY OF OCTOBER, 2020.

_____
Randy C. Lewis, Mayor

ATTEST:

_____
Shawna Andrus, City Recorder

EXHIBIT VII

FORM OF NOTICE OF WITHDRAWAL

October 27, 2020

Utah Associated Municipal Power Systems
155 North 400 West, Suite 480
Salt Lake City, Utah 84103
Attention: Doug Hunter, General Manager
Mason Baker, General Counsel

Re: Carbon Free Power Project Power Sales Contract

Gentlemen,

Pursuant to Section 204 of the above-referenced Power Sales Contract (the *"Power Sales Contract"*), Bountiful City (the *"Participant"*) hereby gives notice of its election to withdraw from the Project.

The Participant hereby acknowledges and agrees that:

1. This Notice of Withdrawal shall be effective at and as of the end of the last day of the current phase of the Licensing Period.

2. By delivering this Notice of Withdrawal, the Participant waives its right to receive any reimbursement for Development Costs previously paid by it, except as otherwise provided in the Power Sales Contract.

3. The Participant shall remain responsible for the payment of an amount equal to its Development Cost Share of all Development Costs incurred, including its Development Cost Share of the amounts necessary to repay all Bonds issued and outstanding, in each case up to the effective date of the Participant's withdrawal from the Project.

4. The Participant that shall, within twelve months of the effective date of its withdrawal, repay the amounts described in paragraph 3 above together with any interest expense on such amounts and any other charges incurred by UAMPS under the Financing Documents.

5. From and after the effective date of its withdrawal (a) the Participant's Entitlement Share shall be terminated, (b) the Participant's Representative shall have no right to participate in or vote at meetings of the Project Management Committee or meetings of the Board with respect to the Project, and (iii) this Contract will remain in effect only with respect to the Participant's repayment obligations described in paragraph 4 above.

6. The Participant shall have no responsibility for the payment of Development Costs incurred or Bonds issued after the effective date of its with

Capitalized terms used and not otherwise defined herein have the meanings assigned to them in the Power Sales Contract.

Bountiful City

By_____

Randy C. Lewis, Mayor

City Council Staff Report

Subject: City Hall Janitorial Contract
Author: Galen D. Rasmussen, Assistant City Manager
Department: Executive
Date: October 27, 2020

Background

The janitorial contract for City Hall has been in place for many years and has now expired. A new contract is now needed to accommodate the cleaning and maintenance needs of the newly remodeled facility. On Thursday, August 27th, a Request for Proposal (RFP) was issued with a notice being posted on the City website and specific notices being sent to potentially interested firms in the greater Salt Lake City area. The deadline for submission of proposals was Thursday, October 1st at 5:00 p.m.

Analysis

A total of six (6) proposals were received by the submission deadline of October 1st at 5:00 p.m. Each of the janitorial firms expressed desires to serve under a contract for a period of up to five years. A summary of the proposals received is shown below:

Proposing Janitorial Firm	Monthly Amount	First Year Total Amount	Five Year Total Amount
Wingfoot Services	$ 1,595.00	$ 19,140.00	$ 95,700.00
Caliber Cleaning Services	$ 1,598.00	$ 19,176.00	$ 95,880.00
Enviro Kleen	$ 1,760.00	$ 21,120.00	$ 107,733.23
Vanguard Cleaning Systems	$ 2,326.00	$ 27,912.00	$ 139,560.00
Alta Janitorial Services	$ 3,900.00	$ 46,800.00	$ 234,000.00
Bearcom Building Services	$ 4,500.00	$ 54,000.00	$ 278,760.00

A committee comprised of Galen Rasmussen, Assistant City Manager, Lloyd Cheney, City Engineer, and Todd Christensen, Assistant City Engineer, reviewed each proposal in reference to RFP objectives and guidelines which included:

- Content and format of proposals in comparison with proposal submission guidelines
- Qualifications, demonstrated ability, and experience of each proposing firm
- Proposed work plan and staffing
- Proposed innovations
- Cost of services

All proposals substantially met the guidelines contained in the RFP. However, staff felt that the proposal from Caliber Cleaning Services more closely aligned with stated proposal content and format guidelines. Further, the Caliber Cleaning Services proposal documented the necessary qualifications, abilities. and experience desired in a janitorial firm in addition to offering very

competitive rates for both monthly services and optional services such as carpet cleaning, floor striping/waxing, and window washing.

Department Review

This staff report has been reviewed by the Engineering Department and also reviewed and approved by the City Manager.

Recommendation

Staff recommends acceptance of the second to lowest bid from Caliber Cleaning Services in the amount of $1,598.00 monthly with an annual total of $19,176.00 and not to exceed amount of $95,880.00 over the five-year contract period.

Significant Impacts

None.

Attachments

None.