

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
Dell Butterfield
Kelly Enquist
Jenn Nielsen
Mark Preece

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

City Recorder
Remington Whiting

City Engineer
Kris Nilsen

Public Works Director
Steve Maughan

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A SPECIAL MEETING AT 3:00 PM ON FRIDAY, MARCH 8, 2024, AT THE CITY OFFICES

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Consider Annexation Petition for 5.139 Acres at 1275 W 1600 N by Loveland Holdings, LLC.
4. Consider Concessions Agreement Award at Lakeside Golf Course
5. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
6. Adjourn.

The above agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCity.org), posted at city hall, and emailed to the Mayor and City Council on March 7, 2024, by Duane Huffman, City Administrator.



MEMORANDUM

TO: Mayor and City Council

DATE: March 8, 2024

FROM: Staff

RE: Annexation Petition – Loveland – 1275 W 1600 N

This memo recommends that the council accept the annexation petition for further consideration for the property at 1275 W 1600 N by Loveland Holdings, LLC.

Background

A Notice of Intent to Annex was originally submitted by Suzanne and Daniel Loveland, owners of Loveland Holdings, LLC on October 5, 2022. The Lovelands own property on 1600 N where they have run a greenhouse, wholesale operation, landscaping, and snow removal businesses for several years. Their Notice of Intent was received and certified by Davis County. The Lovelands have verified that they sent the required notice to 8 affected entities: Davis County Boundary Commission, Davis County Mosquito Abatement, Davis County School District, Weber Basin Water Conservancy District, South Davis Metro Fire, South Davis Recreation District, and Wasatch Integrated Waste Management.

The property is within the city's annexation plan and is contiguous with city boundaries on 1600 N.

Recommendation

Pursuant to UCA 10-2-405, the city council may accept or deny the Petition for further consideration. If accepted, the city recorder will certify the Petition with the assistance of city legal counsel. Once certified, the city recorder will post and mail notices to all property owners within a ½ mile radius that are not currently within West Bountiful City boundaries. The process will then move to the planning commission for discussion and recommendation of a zoning assignment for the property.



ANNEXATION PETITION

West Bountiful City

Office of City Recorder
550 N 800 W
West Bountiful, UT 84087
(801) 292-4486,
www.wbcity.org

DATE: 1-16-24

PETITIONER/SPONSOR NAME(s): Loveland Holdings, L.L.C. / Suzanne Loveland
Daniel Loveland

PHONE: 801-309-8360 EMAIL: Suzy@lovelandlandscape.com

ADDRESS: 1983 RINGHILL DR. / BOUNTIFUL, UTAH 84010

DESCRIPTION/LOCATION/SIZE OF PROPERTY TO BE ANNEXED:

PROPERTY LOCATED AT 1275 W. 1600 N., W.BTL, UT 84087
5.15 ACRES (UNINCORPORATED DAVIS COUNTY)

ATTACH:

- a) An accurate and recordable map/plat prepared by a licensed surveyor
- b) Legal description of the property to be annexed

PROPERTY OWNER'S STATEMENT:

The undersigned real property owners respectfully petition that the above described lands and territory in Davis County, Utah be immediately annexed to West Bountiful City. In support of this Petition, the petitioners respectfully declare and represent that they are a majority of the owners of the private real property located within the described territory and are owners of not less than one-third (1/3) in value of all said territory as shown by the last assessment rolls of Davis County, Utah, and that said territory lies contiguous to the corporate limits of West Bountiful City, a municipal corporation of Utah.

PROPERTY OWNER(s):

Name: SUZANNE Loveland Signature: [Signature]

Name: DANIEL LOVELAND Signature: [Signature]

Name: _____ Signature: _____

Name: _____ Signature: _____

FOR OFFICIAL USE ONLY

Date Received: _____ Fees Paid: _____

Date Accepted by City Council: _____ Certified Date: _____

Notice of Certification: _____ Approved/Denied: _____



Kent G. Andersen
Director

Community and Economic Development

Davis County Administration Building, 61 South Main Street, P.O. Box 618,
Suite 304, Farmington Utah 84025
Telephone: (801) 451-3279 - Fax: (801) 451-3281

DAVIS COUNTY HEREBY CERTIFIES THAT THE FOLLOWING NOTICE REQUIRED BY UTAH STATE CODE 10-2-403 WAS PROPERLY MAILED ON OCTOBER 19, 2022.

Joseph Herring

JOSEPH HERRING
DAVIS COUNTY

**CORRECTED NOTICE OF INTENT TO FILE A PETITION TO ANNEX AN
UNINCORPORATED AREA OF DAVIS COUNTY TO WEST BOUNTIFUL**

ATTENTION

YOUR PROPERTY MAY BE AFFECTED BY A PROPOSED ANNEXATION

RECORDS SHOW THAT YOU OWN PROPERTY WITHIN AN AREA THAT IS INTENDED TO BE INCLUDED IN A PROPOSED ANNEXATION TO WEST BOUNTIFUL OR THAT IS WITHIN 300 FEET OF THE PROPOSED ANNEXATION. IF YOUR PROPERTY IS WITHIN THE AREA PROPOSED FOR ANNEXATION, YOU MAY BE ASKED TO SIGN A PETITION SUPPORTING THE ANNEXATION. YOU MAY CHOOSE WHETHER TO SIGN THE PETITION. BY SIGNING THE PETITION, YOU INDICATE YOUR SUPPORT OF THE PROPOSED ANNEXATION. IF YOU SIGN THE PETITION BUT LATER CHANGE YOUR MIND ABOUT SUPPORTING THE ANNEXATION, YOU MAY WITHDRAW YOUR SIGNATURE BY SUBMITTING A SIGNED, WRITTEN WITHDRAWAL WITH THE RECORDER OR CLERK OF WEST BOUNTIFUL. WITHIN 30 DAYS AFTER WEST BOUNTIFUL RECEIVES NOTICE THAT THE PETITION HAS BEEN CERTIFIED.

THERE WILL BE NO PUBLIC ELECTION ON THE PROPOSED ANNEXATION BECAUSE UTAH DOES NOT PROVIDE FOR AN ANNEXATION TO BE APPROVED BY VOTERS AT A PUBLIC ELECTION. SIGNING OR NOT SIGNING THE ANNEXATION PETITION IS THE METHOD UNDER UTAH LAW FOR THE OWNERS OF PROPERTY WITHIN THE AREA PROPOSED FOR ANNEXATION TO DEMONSTRATE THEIR SUPPORT OF OR OPPOSITION TO THE PROPOSED ANNEXATION.

YOU MAY OBTAIN MORE INFORMATION ON THE PROPOSED ANNEXATION BY CONTACTING THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT, 550 NORTH 800 WEST, WEST BOUNTIFUL, UTAH, 801-292-4486.

A MAP OF THE AREA THAT IS PROPOSED TO BE ANNEXED IS ATTACHED.

WEST BOUNTIFUL CITY
550 NORTH 800 WEST
WEST BOUNTIFUL, UT 84087

cts.You.

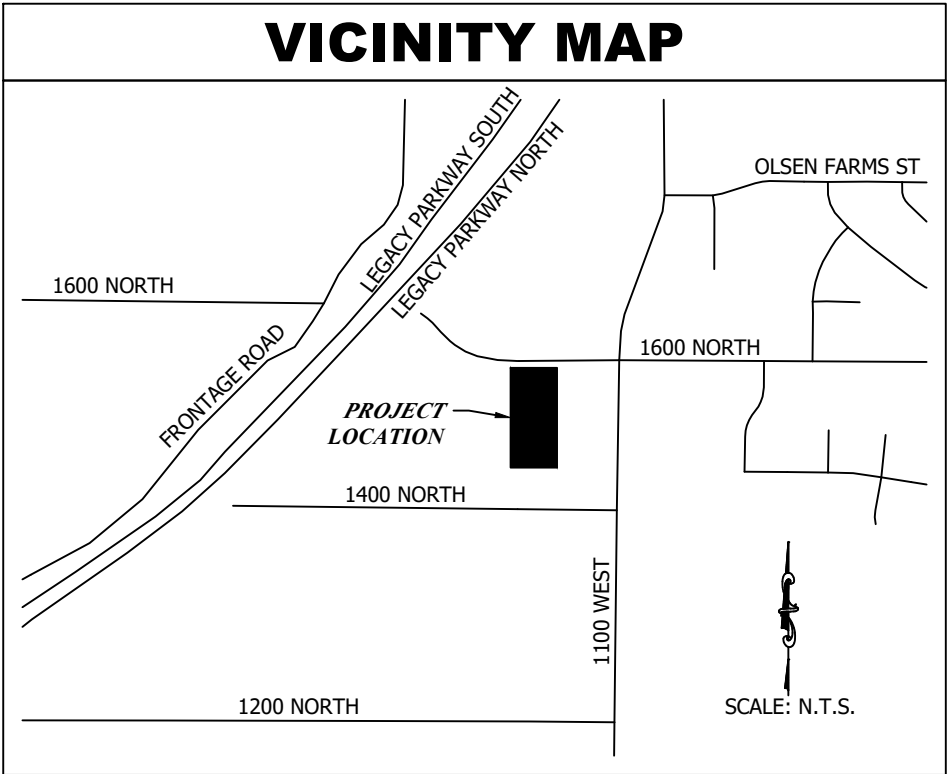
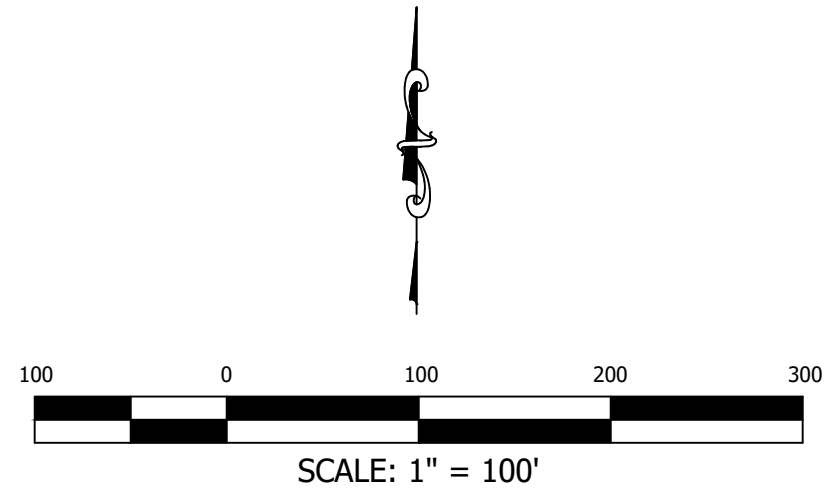
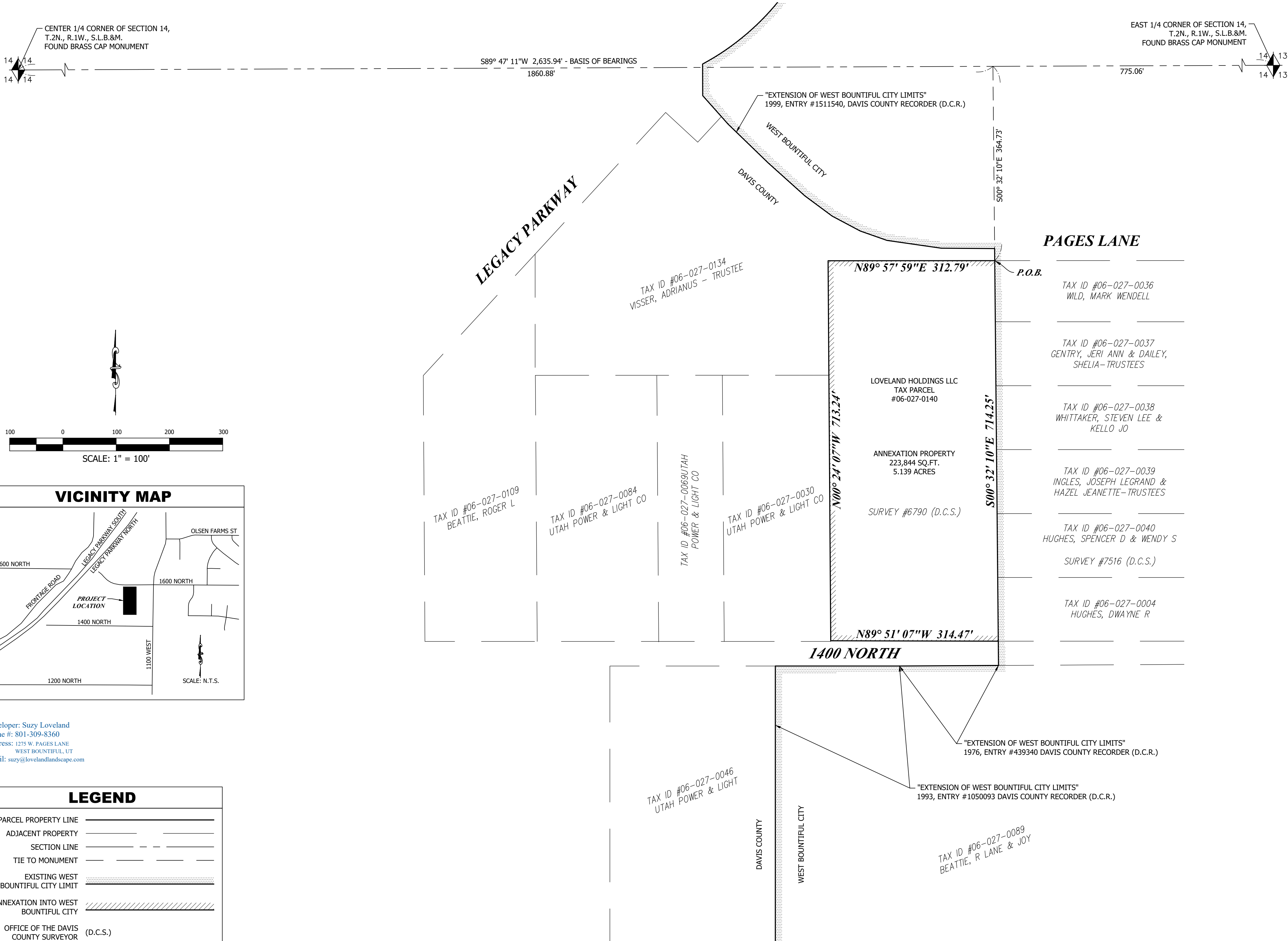


W
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LOVELAND ANNEXATION

LOCAL ENTITY PLAT

ANNEXATION OF A PARCEL TO THE CITY OF WEST BOUNTIFUL, DAVIS COUNTY, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
DAVIS COUNTY, UTAH



Developer: Suzy Loveland
Phone #: 801-309-8360
Address: 1275 W. PAGES LANE
WEST BOUNTIFUL, UT
Email: suzy@lovelandlandscape.com

LEGEND	
PARCEL PROPERTY LINE	_____
ADJACENT PROPERTY	_____
SECTION LINE	- - - - -
TIE TO MONUMENT	_____
EXISTING WEST BOUNTIFUL CITY LIMIT	=====
ANNEXATION INTO WEST BOUNTIFUL CITY	///////
OFFICE OF THE DAVIS COUNTY SURVEYOR (D.C.S.)	
OFFICE OF THE DAVIS COUNTY RECORDER (D.C.R.)	

SURVEYOR'S CERTIFICATE

I, AARON L. INABNIT, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT ACCORDING TO THE LAWS OF THE STATE OF UTAH, UTAH ANNOTATED CODE 17-23-20, THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH.

REVIEW COPY

ANNEXATION PARCEL DESCRIPTION

BEGINNING AT A POINT ON A WEST LINE OF THE CORPORATE LIMITS OF WEST BOUNTIFUL CITY, SAID POINT IS SOUTH 89°47'11" WEST 775.06 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 00°32'10" EAST 364.73 FEET FROM THE CENTER QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (DAVIS COUNTY SURVEYOR'S GROUND BEARING BASE), DAVIS COUNTY, UTAH, SAID POINT IS ALSO SOUTH 00°32'10" EAST 22.73 FEET FROM A CORNER OF SAID CORPORATE LIMITS AS DEPICTED ON A LOCAL ENTITY PLAT RECORDED AS ENTRY #1511540 IN THE OFFICE OF THE DAVIS COUNTY RECORDER (D.C.R.), AND RUNNING THENCE SOUTH 00°32'10" EAST 714.25 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF 1400 NORTH STREET; THENCE NORTH 89°51'07" WEST 314.47 FEET ALONG SAID NORTH LINE; THENCE NORTH 00°24'07" WEST 713.24 FEET; THENCE NORTH 89°57'59" EAST 312.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.139 ACRES.

ACCEPTANCE BY WEST BOUNTIFUL CITY

THIS IS TO CERTIFY THAT WE, WEST BOUNTIFUL CITY, HAVE RECEIVED A PETITION BY THE OWNER OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED INTO WEST BOUNTIFUL, UTAH, AND THAT A COPY OF THE ORDINANCES HAVE BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT(S), AS SHOWN.

MAYOR: WEST BOUNTIFUL _____

CITY RECORDER ATTEST: _____

COUNTY SURVEYOR

APPROVED BY THE DAVIS COUNTY SURVEYOR ON THIS _____, DAY OF _____, 20_____.

COUNTY RECORDER _____

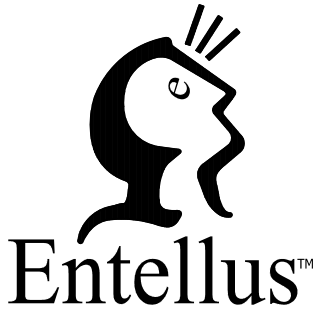
COUNTY RECORDER

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____,
DATE _____ TIME _____
BOOK _____ PAGE _____ REF _____.

COUNTY RECORDER _____

NOTES

1. THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS SOUTH 89°52'56" EAST, CALCULATED USING NAD 1983 STATE PLANE COORDINATES FROM THE UTAH NORTH ZONE.



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJ #1132002 ALI, 2023/01/17

MEMORANDUM



TO: Mayor and City Council

DATE: March 7, 2024

FROM: Staff

RE: Lakeside Golf Course Concessions Contract

This memo recommends that the council authorize the mayor to enter into a concessions agreement with Christopher Reyes.

Background

For many years the city has entered into agreements with independent contractors to provide concession services at Lakeside. The last contractor, Kelvin Moss, held the contract since 2017 and had decided to retire.

In 2024, the city issued two separate requests for proposals. In the latest RFP, 2 potential vendors provided proposals.

Recommendation

Based on previous experience and expertise, staff recommends that the council authorize the mayor to negotiate and execute a final agreement with Christopher Reyes. A draft agreement is included for reference.

Concession Agreement Lakeside Golf Course Café

This Concession Agreement (“Agreement”) is made and entered into as of March 1, 2024 (the “Effective Date”), by and between WEST BOUNTIFUL CITY, a Utah municipal corporation (the “City”); and _____, a Utah limited liability corporation (the “Concessionaire”).

WHEREAS, the City is the owner of the Lakeside Golf Course, and desires to license an independent contractor to operate a restaurant/café for serving light refreshments and food items at the Golf Course.

WHEREAS, the Concessionaire desires to use the Lakeside Golf Course premises for that purpose in accordance with this Agreement.

NOW THEREFORE, for valuable consideration, including the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the Concessionaire hereby mutually agree as follows:

1. DEFINITIONS.

- a. Golf Course. The Lakeside Golf Course located at 1201 North 1100 West, West Bountiful, Utah.
- b. Clubhouse. The Golf Course clubhouse located at 1201 North 1100 West, West Bountiful, Utah.
- c. Director. The Lakeside Golf Director for West Bountiful City or authorized representative.
- d. Gross Receipts. With respect to sales or services provided by the Concessionaire at or from the Golf Course, the total amount of all sales of food, beverages, or other products and the total consideration received for the performance of any services (whether or not such services are performed in connection with the sale of food, beverages, or other products), including all cash receipts, credits, and property or consideration of any kind.
- e. Concession Premises. The area within the Clubhouse designated for the purpose of preparing and serving food/beverage concession services as shown in the attached **Exhibit A**.

2. **CONCESSION GRANTED**. The City grants to the Concessionaire the non-exclusive right (1) to operate and maintain a restaurant facility/café within the Concession Premises, (2) to operate a beverage cart on the Golf Course, and (3) to provide associated services to customers of the Golf Course and the public generally in accordance with this Agreement. The Concessionaire’s use of the Concession Premises and City-provided equipment shall be exclusively for this purpose.

3. **OPERATING RESPONSIBILITIES.** The Concessionaire agrees to operate concession services under the following terms and conditions:

- a. Operating Hours. Concession services will be provided during all operating hours of the Golf Course from March to November, and the Concessionaire will have at least one employee with a food handler's permit on site during these hours, unless otherwise directed by the Director.
- b. Concession Staff. The Concessionaire agrees to abide by all applicable federal, state, and local laws prohibiting discrimination against employees and applicants. Persons employed at the Golf Course shall be satisfactory to the Director as to their personal conduct, honesty, courtesy, health, ability, and personal appearance. Concessionaire agrees to provide the Director with a list of employees and update it as necessary.
- c. Prices & Menu. The Concessionaire will offer food, beverages, and other products in accordance with the menu attached as **Exhibit B**. The Concessionaire agrees to consult with the Director before making any changes to the menu and prices. The Concessionaire agrees to provide a 10% discount off menu items for employees of the City.
- d. Maintenance of Equipment. The Concessionaire agrees to provide all cleaning, maintenance, basic repair, and service of all equipment used in the concession, whether Concessionaire- or City-owned, insofar as sanitation and appearance of the concession is involved. In the event City-owned equipment needs more extensive repair, the Concessionaire must report the problem(s) at once to the Director. The City will make the repair, and if the damage is attributable to the Concessionaire's fault, the Concessionaire will promptly pay the cost of the repair as billed by the City. Additionally, the Concessionaire will keep a log of daily, weekly, monthly, and annual cleaning and maintenance.
- e. Maintenance of Concession Premises. The Concessionaire agrees to provide the maintenance and repair of the Concession Premises. Concessionaire's duties include all sweeping, washing, servicing, replacing, and cleaning that may be required to properly maintain the Concession Premises in a safe, clean, wholesome, sanitary, orderly, and attractive condition. The City agrees to repair or replace, as necessary, all paint, carpet, and electrical fixtures within the Concession Premises. If the damage is attributable to the Concessionaire's fault, the Concessionaire will pay the cost of the repair as billed by the City. The City will provide exterior garbage pick-up service. Additionally, the Concessionaire will keep a log of daily, weekly, monthly, and annual cleaning and maintenance.
- f. Utilities. The City agrees to provide utilities for electricity, water, and natural gas.

- g. Control of Premises. The City shall have absolute and full control of the Clubhouse, the Golf Course, and all of their appurtenances during the term of the Agreement, and may make such changes and alterations therein, and in the surrounding grounds, as the City may determine.
 - h. Signs and Advertisements. No signs of any kind shall be displayed unless approved by the Director, who may require the removal or refurbishment of any sign previously approved.
 - i. Permits and Licenses. The Concessionaire agrees to obtain at its sole expense any and all permits or licenses that may be required in connection with the operation of the concession, including but not limited to tax permits, business licenses, health permits, and beer licenses, except that the City will waive its normal fees associated with beer licensing.
 - j. Compliance with Laws. The Concessionaire agrees to comply with all federal, state, county and municipal laws, ordinances, or regulations that are applicable to the Concessionaire's rights and obligations under this Agreement.
4. **PAYMENT**. The Concessionaire agrees to pay to the City, as consideration for the grant of the concession privileges provided in this Agreement, five percent (5%) of the Concessionaire's Gross Receipts. Payments will be due on the 15th of each calendar month, based on Gross Receipts during the previous calendar month. The payment shall be documented on a gross fees report which shall accompany the payment, and the report will include café sales, beverage cart sales, and tournament/catering sales. The City may, at any time, perform an audit of Concessionaire's Gross Receipts for the previous twelve (12) months. The Concessionaire agrees to provide all information requisite for the timely completion of the audit. In lieu of payment and with the City's consent, the Concessionaire may purchase equipment to be used on the Concession Premises which will be owned by the City.
5. **TERM**. Unless sooner terminated under this Agreement, this Agreement shall commence March 1, 2024 and continue for a period of twelve (12) months.
6. **TERMINATION**.
- a. For Cause. The City may, at its sole option, terminate this Agreement for cause in the case of the Concessionaire's failure to perform any of its obligations under this Agreement. The City shall provide the Concessionaire written notice of the default, and the Concessionaire shall have fifteen (15) calendar days to cure the default. If the Concessionaire fails to cure noticed issues with fifteen (15) calendar days, the City shall be entitled to terminate this Agreement and pursue any other remedy available under this Agreement, at law, or in equity.
 - b. For Convenience. Each party may, at its exclusive option, terminate this Agreement for convenience upon sixty (60) days' prior written notice to the other party.

7. LIABILITY.

- a. Hold Harmless. The Concessionaire agrees to defend, indemnify, and hold harmless the City, its officers, agents, employees and volunteers from every claim, demand, damage or action, and any cost or expense in connection therewith, arising out of Concessionaire's rights and obligations under this Agreement, including the operation of the concession and the equipment and facilities utilized in connection therewith, except to the extent of any fault attributable to the City.
 - b. Waiver and Release. Notwithstanding any provision of this Agreement to the contrary, the Concessionaire hereby expressly waives any and all claims for compensation for any and all loss or damage sustained by reason of any defect, deficiency, or impairment of the water supply system, drainage or heating or cooling systems, gas mains, electrical apparatus or wiring furnished for the premises covered by this Agreement which may occur from time to time from any cause; or for any loss resulting from fire, earthquake, flood, storms, war, insurrection, riot, public disorder, or casualty; or from construction and/or maintenance activities authorized by the City; and the Concessionaire hereby expressly releases and discharges the City and its officers, agents, employees, and volunteers from any and all demands, claims, actions, and causes of action arising from any of the aforesaid causes. Further, the Concessionaire waives and releases the City from any liability for any damages, including but not limited to business loss or interruption, which may occur as a result of any capital improvements, maintenance, or repairs to either the Clubhouse or the Golf Course.
 - c. Insurance. The Concessionaire agrees to maintain:
 - i. General liability insurance and property damage insurance in the amount of \$1,000,000.00 per occurrence and in the aggregate, with the City being named as an additional insured, and to provide proof of such insurance to the City;
 - ii. Worker's compensation insurance per the requirements of the State of Utah;
 - iii. Vehicle liability insurance in the amount of \$1,000,000 per occurrence and in the aggregate.
 - d. Damage and Theft. The Concessionaire, at its option, may insure its equipment, materials, and work used or performed in connection with its obligations under this Agreement. The City will not, under any circumstances, be answerable or accountable for any loss or damage to such equipment, inventory, materials or work, or any part thereof.
8. **NOTICE.** All notices required hereunder shall be given in writing to the following addresses or such other addresses, including email, as the parties may designate by written notice:

TO THE CITY:
City Administrator
550 N 800 W
West Bountiful, UT 84087

TO THE CONCESSIONAIRE:

9. **SURRENDER.** Upon the termination of this Agreement the Concessionaire shall surrender the Concession Premises, together with all furniture, fixtures, and equipment attached thereto or used in connection with the concession (except for any equipment brought to the Golf Course and wholly owned by the Concessionaire), in good condition and repair and free and clear of all liens and encumbrances, except for reasonable wear and tear.
10. **INDEPENDENT CONTRACTOR.** The Concessionaire shall be an independent contractor, and as such, has no authority, express or implied, to bind the City to any agreements, settlements, liability, or understanding whatsoever, and agrees not to represent itself as an agent of the City, except as herein expressly allowed. Persons employed by the City and acting under the direction of the City shall not be deemed to be employees or agents of the Concessionaire. The Concessionaire shall abide by all policies of the City with respect to independent contractors as shall be adopted from time to time. Notwithstanding any provision of this Agreement to the contrary, the transactions contemplated under this Agreement shall not be considered a partnership, joint venture, or other similar association between the parties.
11. **SUB-LEASES/CONTRACTORS.** The Concessionaire will not be allowed to assign, sublease, or delegate to any party any of Concessionaire's rights or responsibilities under this Agreement.
12. **ENTIRE AGREEMENT.** This document and the exhibits attached hereto constitute the entire agreement between the City and the Concessionaire for the concession and use granted herein. All other agreements, promises and representations with respect thereto are expressly revoked, as it has been the intention of the parties to provide for a complete integration within the provisions of this document, and the exhibits attached hereto, of the terms, conditions, promises and covenants relating to the concession and the premises to be used in the conduct thereof. The attached exhibits are incorporated in this Agreement by reference.
13. **SEVERABILITY.** The unenforceability, invalidity, or illegality of any provision of this Agreement shall not render the other provisions hereof unenforceable, invalid or illegal.
14. **MODIFICATION.** This Agreement may be modified only by further written agreement between the parties hereto. Any such modification shall not be effective unless and until executed by the Concessionaire and, in the case of the City, approved by the City Council.

15. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be considered an original and all of which constitute one document, and a signature delivered by electronic means shall be just as valid as an original.

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto as of the Effective Date.

THE CITY:

THE CONCESSIONAIRE:

WEST BOUNTIFUL CITY

By: _____
Ken Romney, Mayor

By: _____
Its: _____

Attested by: _____
Remington Whiting, City Recorder

By: _____
Its: _____

EXHIBIT A

Concession Premises

EXHIBIT B

Menu

Business Plan

Our concession services will focus on providing a seamless blend of convenience, food quality, and variety to enhance the overall experience for the golf course patrons and the community.

We will be offering a diverse menu featuring quick items for making the turn and another menu for after the round. We will provide healthy options alongside classic favorites all with speed and great customer service. Menu updates will take place when it is needed to cater for all events and the community. Example of Menus:

Fast & Ready Menu: Hot Dogs, Nachos, Deli Sandwich, chips, fruits, humus, vegies and more

After Round Menu: Burgers, Salads, Quesadillas, chicken tenders, Grilled cheese and more

Breakfast Menu: Breakfast Burrito, Sandwich, eggs, bacon, hash browns, grilled PB&J and more.

We will implement a flexible staffing model to ensure coverage during golf course operating hours. This will involve hiring full-time, part-time, and seasonal help.

Staff will be cross-training to handle various roles. Additionally, we will maintain a pool of on-call staff to fill in for unexpected shortages due to illness or other reasons.

Management will step in when necessary to ensure uninterrupted service.

Our beverage cart will patrol the course, offering a selection of beverages, snacks, and grab and go items to the golfers. It will be strategically routed to minimize interference with play while maximizing convenience for players. The plan will be put together with myself and the director of golf to make sure we are on the same page to help manage the pace of play.

We will be responsible for the daily maintenance of equipment, cleanliness, and presentation of our premises. Maintenance will ensure optimal performance and safety.

Any complaints or unsatisfied customers will be addressed promptly and courteously by our management team.

I have personally been in the restaurant business for over 20 years. I have helped design menus, put together multiple management teams, and marketing. This includes roles such as owner/operator. I have established strong relationships with hundreds of our league members and tons of other local business partners and will continue to as the new season grows.

Chris Reyes

When would you be available to begin operations?

The Season is just around the corner so I'm currently already starting on operations. I have meetings scheduled with POS companies to help with ordering and payroll. Working with Legal Zoom for licensing and EIN, if all goes through will set up bank account and business accounts with Costco and Restaurant Depot next. Goal for opening Café and N/A bev would be March 13th.

What would your operating schedule be (what time will you open? what time will you close? will there be any portion of the day when you will be closed?)

Hours of operation will be subject to change based upon seasonal starting and ending tee times, along with speaking to Dallas about tournaments and other scheduled events. A basic schedule would possibly look something like 8-7 daily. We will have hours of operation signs posted daily with changes around holidays and events 2 weeks prior.

How many employees do you intend to have? Do you have any of these employees at this time?

Planning on 4-6 employees (part time full time). I have lived in the Bountiful and West Bountiful area since 2008 and have made tons of contacts, but currently have not asked anyone yet about a job until I can guarantee them a position with pay and hours wanted and needed. I have made a list of about 14 people close to me to contact once I know more.

Please provide tentative pricing for the items you plan to offer.

See attachment

Please address tournament catering: Do you plan to offer catering for all events at the course? If so, please provide your catering menu (with tentative pricing).

Tournaments/caterings will also be discussed with Dallas, however I have some ideas about keeping the pace of play up and speed of service during and after the events to also help with the café not getting slammed with all the orders coming in at once causing a log jam. I have done hundreds of caterings for over 20 years. I have been part of catering events such as college teams (air force academy Colorado Springs) for the games (football, basketball, hockey teams before and after the games and also for the fans during the game). Locally I have catered for SLC police department and other companies such as RC Willey and other local small businesses. I have also catered for and was a sponsor for Lakesides Men's league tournaments for the last 10 years. I have been a partner with the local community catering the Coats 4 Kids car show and worked side by side with Jon May since 2014 helping with setting up, purchasing, and making changes yearly for the 2-day event.

When (days of the week, hours, etc) do you plan on operating the beverage cart?

Beverage cart will be a slow start while we get the feedback from the players. Currently I would like to start with Wednesday and Saturday from 12-6 and see what additional days we need to add as the season progresses. We will offer our Beverage and snack menu starting out.

**What do you mean when you say that you will provide "daily maintenance of equipment"?
What level of maintenance do you expect from the course/city?**

Daily Maintenance: Making sure we have a plan for Health department inspections and keeping equipment working I.E. flat top, stove range, fryer, ice machine, and coolers. If fryers and grills are not kept up it can change the quality of the food fast and can discourage repetitive guests. I have multiple companies to help with repair and Preventative Maintenance.

City and Course I would like to ask about their hood system scheduled cleaning, fire and ansul inspections. Greasy hoods and expired equipment are hurtful to any restaurant business and can also cause big fines and dangerous situations. I also have connections with companies that I have used in the past for these inspections to help keep us in compliance. Ice machine and pest control contracts for maintenance are also a question of compliance.

Please provide more details regarding your experience - Be specific in terms of length of experience (years, seasons) and roles (owner, supervisor, cook, etc.).

Started at a mom-and-pop local restaurant in Colorado Springs around 1998 (age 15), later started working for Texas Roadhouse in 2000 (age 17). Started as a dishwasher working my way down the kitchen line cooking and was offered a salary job in management when I was 21. Moved to Utah in 2008 to open the Texas Roadhouse in West Bountiful as an assistant kitchen manager and began to work my way up and was promoted to Kitchen manager in 2011. In 2016 I was promoted to Managing partner and was owner/operator signing a 5-year contract. I was responsible for scheduling, customer service, vendor partnership, proactive budgeting, financial planning, events, professional development, personal reviews, building management teams, maintaining a strong bench of future leadership, staff reviews, along with the day-to-day duties and random issues that would take place. I had multiple teams over the years consisting of 10-14 managers and 90-110 employees at a time to help with running a year-over-year growth in sales and guest counts. I later left with a 4 week notice from TXRH in June of 2023 and took some time off to spend with my family until deciding my next move.

Please tell us about your experience and current relationships with food and beverage suppliers.

I have worked with vendors such as: M&M, General Distributing, Sysco, Sygma, AlSCO, Ecolab, Coca-Cola, Garda, Wells Fargo, Costco, and many more.

What is your proposal for compensation back to the golf course?

5% compensation to be paid to West Bountiful is my current proposal, can be negotiated more moving forward when needs to be adjusted.

Do you have a legal business set up?

I'm currently working with legal zoom to get legal business licensing set up. I have applied for all my online documents and am waiting to hear back for my account to be finalized. I also have a partner helping me set up insurance policies getting quotes for best operating options.

Have you ever obtained a beer license before?

I have had beer/restaurant licensing before, but also had help with Texas Roadhouse setting it up. I am currently still in the system for fingerprints and background checks that have been done in the past and have never had an issue. I have the application form to fill out to apply but will not till further notice for the need too. I am also current on my Health department Serve Safe Certification (expiration 5/14/2024 and my On-Premises Alcohol training expiration 6/4/2025) I am well educated in Health department and DABS rules and compliance for Davis County.

Conclusion

I believe there is so much potential for this café. The foundation has already been laid, but I believe me, and my team can take it to another level. My knowledge and experience can instantly increase productivity and sales with simple fixes like improved kitchen flow, online ordering and speediness while maintaining customer service. Again, I thank you for your consideration and please let me know if you have any other questions or concerns. I'm happy to meet with you in person if that will help the process.

Price	
	Beverages (\$1.00-\$4.00)
\$3.00	Fountain Soda
\$1.00	Can Soda
\$2.00	Gatorade
\$2.00	Juices
\$2.50	Red Bull
\$3.00	monster
\$1.00	Bottled Water
\$2.00	Coffee
\$2.00	Hot Coco
\$3.00	Beer Domestic
\$5.00	Beer Domestic
\$15.00	Beer Domestic
	Beer Specialty
	Beer Specialty
	Beer Specialty
	Snack Menu (\$1.00 - \$4.00)
\$1.00	Fresh fruits
\$1.00	Protein bars
\$1.00	Assorted nuts
\$1.00	Chips
\$3.00	kraft mac cheese
\$1.00	Cookies
\$1.00	Fruit Snacks
\$5.00	Humus w/pita chips, Carrots, and Celery
\$1.00	Candy bar variety
\$1.00	String Cheese
	Making the Turn Menu (\$4.00-\$5.00)
\$4.00	Nacho cheese and Chips
\$5.00	Cheese Sticks
\$4.00	French Fries
\$4.00	Tator Tots
\$4.00	Onion Rings
	<u>All Items about a 4 min cook time.</u>
	Ready to-go Menu.
\$4.00	Ready to-go Hot dogs.
\$4.00	Ready to-go Marinated Drumsticks
\$3.00	Ready to-go Corn Dogs
\$3.00	Ready to -go Bacon wrapped cream cheese jalapeno
\$7.00	Ready to-go Ham and Turkey Sandwiches
	Time to Unwind Menu (\$8.00-\$12.00)
\$9.00	Classic burger
\$10.00	Cheese burger
\$11.00	Bacon cheese buger
\$1.00	Add ons grilled opnions grilled jalapenos
\$9.00	Crispy or Grilled Chicken Sandwich
\$8.00	Chicken Tenders (dipping sauces available)
\$6.00	Marinated Grilled Hot dog
\$7.00	Grilled Cheese
\$1.00	Add ons ham or bacon
\$6.00	Cheese Quesadilla
\$2.00	Add ons chicken or ground beef
\$8.00	Dinner Nachos
\$2.00	Add ons chicken or ground beef
\$8.00	Chef Salad
\$8.00	Cobb Salad
\$8.00	Grilled Chicken Salad
\$8.00	Grilled Teriyaki Chicken Salad
\$8.00	Chicken Teriyaki bowl w/white rice
\$8.00	Chicken or Beef sliders
\$7.00	Bunker Fries
	<u>All Items about a 6-10 min cook time.</u>
	Breakfast Menu (\$8.00-\$10.00)
\$8.00	Breakfast Burrito
\$8.00	Breakfast Sandwich
\$9.00	Build your own breakfast plate
\$7.00	Butter Crusted grilled PB&J
\$1.00	Add ons bacon

References:

Justin Odekirk - Baskin Robbins - Owner/President	801-300-0753
Joshua Larson - Texas Roadhouse – Managing Partner	801-755-4491
Sport Nelson – Self Employed -	801-891-6349