

**Minutes of the
BOUNTIFUL CITY COUNCIL**
January 11, 2022 – 5:45 p.m.

Present:	Mayor	Kendalyn Harris
	Councilmembers	Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish
	City Manager	Gary Hill
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	Parks Director	Brock Hill
	Power Director	Allen Johnson
	Streets Director	Charles Benson
	Water Director	Kraig Christensen
	Police Chief	Ed Biehler
	Recording Secretary	Maranda Hilton

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

Work Session – 5:45 p.m.
City Council Chambers

Mayor Harris called the meeting to order at 5:48 p.m. and welcomed those in attendance.

WASHINGTON PARK CONSTRUCTION PHASING PLAN DISCUSSION – MR. LLOYD CHENEY

Mr. Lloyd Cheney presented the requested revisions that were made to the Master Plan. It now shows 12 pickleball courts, a third field that can accommodate little league football, a retaining wall to help with grading challenges, and skate park fencing is now its own line item in the budget. He explained that as they did revisions to the cost of the skate park, they found that they were too low in their initial estimates. If the pickleball courts and the skate park are included in the master plan it bumps the total cost to \$4.5M. He laid out some options for the Council to consider as they move forward. He explained that they could build all the amenities in the park, except for the pickleball courts and skate park, and allow the residents to fundraise for those elements. If they do this, it keeps the cost of the park within the \$2.5M budget. Another option would be to build the full skate park, but it would be to the detriment of most of the other park amenities and would postpone all buildings, utilizing the existing bathroom instead.

Mr. Gary Hill explained that they took a closer look at the RAP Tax funds and there is an estimated \$990,000 that is not spoken for, which the Council could decide to put toward the park. If they do not use it for the park, it will be used to pay off the Ice Ribbon. He further explained,

1 however, that using the extra RAP Tax funds could potentially hasten the need for a property tax
2 increase by a year, likely from 2028 to 2027. He offered them a scenario, that if they used the RAP
3 Tax money, they could build six pickleball courts and a 12,000 square foot skate park and stay within
4 the budget.

5 The Council brought up questions about certain line items where they may be able to find
6 extra cost-cutting.

7 Councilmember Price-Huish asked that the cost of the sports netting and turf irrigation with
8 the school district be discussed to see if cost sharing is possible.

9 Councilmember Bahr asked whether or not the park would be a dawn-to-dusk park , and if so,
10 why lighting was needed for the pickleball courts. Mr. Hill said they traditionally have lit pickleball
11 and tennis courts in Bountiful parks, but that is a question for the Council. He did say staff does not
12 recommend lighting the skate park, since it makes enforcement more of a challenge.

13 Councilmember Bradshaw asked about the fencing around the skate park and wondered if
14 temporary fencing could be used when the skate park needs to be closed off. Mr. Hill said temporary
15 fencing is easy to come by, so that is an option. He showed the Council some examples of what skate
16 park fencing can look like. He expressed his opinion that the cost of the fence would be worth the
17 benefit to the City, as it would help with enforcement issues and would help assuage the concerns of
18 the neighbors.

19 Councilmember Bradshaw asked about using money that had been allocated for the
20 resurfacing of the Cheese Park pickleball courts. Mr. Hill explained that those funds could be
21 reallocated, but it would just mean postponing when those costs have to be paid, and the City would
22 continue to get complaints about the quality of the courts at Cheese Park.

23 Councilmember Price-Huish said that using the \$990,000 was a compelling proposal and she
24 wondered what the rest of the Councilmembers thought about the property tax implications. She
25 talked about possibly postponing certain elements (landscaping, picnic tables, a park sign, and skate
26 park fencing) to a second phase of the park construction in order to build the things the City wants.
27 She also thought that keeping the current buildings would save money. She said her inclination would
28 be to build a 12,000 square foot park and put in more pickleball courts right now.

29 Councilmember Bell suggested that staff look into getting bid alternates for some of these
30 elements which would provide real numbers to make better decisions. Mr. Cheney cautioned that
31 staff would need to be very careful doing that, since people will know that there is \$2.5M in funds
32 available.

33 Councilmember Higginson asked what the square footage is for surrounding skate parks. Mr.
34 Cheney showed some data from surrounding cities and the sizes of their skate parks. If Bountiful
35 built a 12,000-14,000 square foot park it would be low- to middle-of-the-pack in terms of
36 comparative size.

37 Mr. Hill suggested that they continue this discussion at the end of the regular meeting due to
38 the time. Everyone agreed.

39

PLANNING COMMISSION MEMBERSHIP DISCUSSION – MR. FRANCISCO ASTORGA

40 Mr. Francisco Astorga explained that the practice of giving a member of the City Council a
41 seat on the Planning Commission, with voting rights, is outdated and uncommon. He explained that
42 as they researched Bountiful history, it seems that this was left over from a time when that
43 communication was needed between the Planning Commission and the City Council. As they reached
44 out to other cities, and to other planning professionals, they cannot find other instances of this
45 practice anywhere else. The main reasons for discontinuing this practice are because having a

1 councilmember present may inadvertently cause the Planning Commission to vote a certain way, and
2 the councilmember may commit to voting a certain way on an item prematurely. He outlined all the
3 options to the Council if they decide to change this practice or to continue it.

4 The majority of Councilmembers expressed their preference to keep a member of the City
5 Council on the Planning Commission. They think it is a good practice that benefits the City and
6 makes for better communication about the issues discussed in Planning Commission meetings. They
7 did not feel that the potential downfalls were valid enough to make this change. They also pointed out
8 that the City Council also has a member on the Power Commission, and they find that to be a benefit
9 and strength as well.

10
11 The meeting ended at 6:42 p.m.
12
13

14 **Regular Meeting – 7:00 p.m.**
15 **City Council Chambers**
16

17 Mayor Harris called the meeting to order at 7:02 p.m. and welcomed those in attendance. She
18 gave a special welcome to many guests, which included former Bountiful Chief of Police Tom Ross,
19 Rep. Ray Ward, Rep. Melissa Ballard, Davis County Commissioner Lorene Kamalu, Bountiful law
20 enforcement officers, Ms. Kelsey Berg and Mr. Chandler Beutler from US Senator Mitt Romney's
21 office, Ms. Rhonda Perkes from US Congressman Stewart's office, former Councilmembers Beth
22 Holbrook and Barbara Holt and Mayor Tami Tran from Kaysville.

23 Former Councilmember Barbara Holt led the Pledge of Allegiance and Mr. Brett Finklea, Val
24 Verda Stake Executive Secretary, offered a prayer.

25
26 **SWEARING IN OF NEW MAYOR AND COUNCIL MEMBERS**

27 Mayor Harris thanked Lt. Governor Deidre Henderson for being in attendance and introduced
28 her.

29 Lt. Gov. Henderson said it was an honor to be here, and an honor to swear in the first woman
30 mayor of Bountiful. She spoke of her gratitude for the work that happens at the city level of
31 government, but how thankful she is for the people who make those hard decisions every day. She
32 said that leadership is the ability to get things done, congratulated the newly elected officials and
33 thanked them for "being the doers."

34 Lt. Gov. Henderson swore in Mr. Jesse Bell to serve on the Bountiful City Council. His wife,
35 Cami Bell, was by his side.

36 Lt. Gov. Henderson swore in Ms. Cecilee Price-Huish to serve on the Bountiful City Council.
37 Her husband, Steven Huish, was by her side.

38 Lt. Gov. Henderson swore in Ms. Kendalyn Harris to serve as the mayor of Bountiful. Her
39 husband, James Harris, was by her side.

40 Councilmember Bell, Councilmember Price-Huish, and Mayor Harris each gave a few
41 remarks.

42
43 There was a short break in the meeting from 7:40 p.m. to 7:50 p.m.
44

45 **PUBLIC COMMENT**

46 The public comment section was opened at 7:51 p.m.

1
2 Mr. Richard Watson (90 East 1100 South) serves on the Community Service Council and
3 wanted to express his thanks to former Mayor Lewis and former Councilmember Simonsen for all
4 they did to support the Service Council, and the summer concert series. He congratulated the new
5 Councilmembers and Mayor Harris, saying he looked forward to working with them, and welcomed
6 Councilmember Bell as the new liaison on the Service Council.
7

8 Mr. Tristan Pedersen (2174 Penman Lane) congratulated the newly elected officials and
9 expressed his gratitude and trust in their ability to make good decisions for the residents here.
10

11 Ms. Beth Holbrook invited Chief Biehler to join her and explained that she was there on
12 behalf of UTA to report on the recent donation of a retired UTA bus to the Bountiful Police
13 Department. She explained that the bus will be a valuable training tool for law enforcement officers,
14 and how thrilled she was that the bus would be given a second life. Chief Biehler thanked Ms.
15 Holbrook and said how this event was the fruit of creating good relationships, which made it easy to
16 approach Ms. Holbrook about the possibility of receiving another bus from them. The bus they had
17 been using was very old, outdated and broken.
18

19 Ms. Kara Higginson (195 West 200 North) expressed her deep gratitude for the newly elected
20 council, the mayor, and for the staff and employees of Bountiful City. She thanked the people who
21 rise early to plow our streets and keep the electricity supplied to our homes. She congratulated the
22 newly elected officials.
23

24 Ms. Debra Hale (2116 South 900 East) expressed what a joy it was to be there today, to see so
25 many whom she worked with over the years during her time as a legislative researcher and general
26 council on Capitol Hill. She said she is retired now, but plans to remain very active in the community,
27 and asked the Council to let her know if they ever need anything.
28

29 The public comment section was closed at 8:00 p.m.
30

31 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD ON**
32 **DECEMBER 14 & 21, 2021**

33 Councilmember Bradshaw made a motion to approve the minutes and Councilmember
34 Higginson seconded the motion. The motion was approved with Councilmembers Bahr, Bell,
35 Bradshaw, Higginson and Price-Huish voting “aye.”
36

37 **COUNCIL REPORTS**

38 Councilmember Bradshaw did not have a report.
39 Councilmember Bell did not have a report.
40 Councilmember Price-Huish did not have a report, but said she was very excited about the
41 upcoming items from the Planning Commission tonight.
42 Councilmember Bahr did not have a report.
43 Councilmember Higginson did not have a report.
44

45 **BCYC REPORT**

1 Mr. Zach Gardner reported that the BCYC recently held their annual Christmas party, and
2 their upcoming activities include attending “A Day at the Legislature” at the State Capitol, and a
3 leadership conference at USU. He also said that they will be accepting applications for next year’s
4 youth council very soon. He asked that anyone who has or knows of a service opportunity to please
5 reach out to them via Councilmember Bell. He also noted that they are looking into fixing the BCYC
6 ambulance so that it works again.

7

8 **CONSIDER APPROVAL OF:**

- 9 A. **EXPENDITURES GREATER THAN \$1,000 PAID NOVEMBER 29, DECEMBER 6 &**
10 **13, 2021**
11 B. **NOVEMBER 2021 FINANCIAL REPORT**

12 Councilmember Bahr made a motion to approve the expenditures and the November
13 financial report and Councilmember Bradshaw seconded the motion. The motion was
14 approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting
15 “aye.”

16

17 **CONSIDER APPROVAL OF THE APPOINTMENTS OF MR. JED PITCHER AND MR.**
18 **DAN BELL TO THE POWER COMMISSION – MR. ALLEN JOHNSON**

19 Mr. Allen Johnson explained that staff wishes to reappoint Mr. Jed Pitcher and Mr. Dan Bell
20 to the Power Commission. He explained that they have both been serving for a long time and have
21 worked hard to understand the business of the power plant. He feels their expertise and knowledge
22 will be very valuable as they move forward.

23 Councilmember Bradshaw made a motion to approve the appointments and Councilmember
24 Higginson seconded the motion. The motion was approved with Councilmembers Bahr, Bell,
25 Bradshaw, Higginson and Price-Huish voting “aye.”

26

27 **CONSIDER ADOPTION OF RESOLUTION 2022-01 APPROVING CITY COUNCIL**
28 **LIASON AND BUDGET COMMITTEE ASSIGNMENTS – MR. GARY HILL**

29 Mr. Gary Hill presented the City Council liaison and budget committee assignments, noting
30 some small errors that had been corrected since they were put in the packet.

31 Mayor Harris announced that only one councilmember needs to be appointed to the
32 Centerpoint Control Board and said that Councilwoman Bahr has agreed to fulfill the assignment
33 while Councilman Higginson will be removed to serve in his other capacities. Everyone agreed.

34 Councilman Higginson made a motion to approve Resolution 2022-01 with the change of
35 removing himself from the Centerpoint Control Board, and Councilwoman Bradshaw seconded the
36 motion. The motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-
37 Huish voting “aye.”

38

39 **CONSIDER APPROVAL OF A THREE-YEAR CONCESSIONAIRE CONTRACT FOR THE**
40 **GOLF COURSE WITH SHAWN AND RHONDA MOSS AND WITH AN OPTION TO EXTEND FOR TWO MORE**
41 **YEARS – MR. BROCK HILL**

42 Mr. Brock Hill explained that Shawn and Rhonda Moss currently operate as the
43 concessionaires at Davis Park Golf Course, and after interviewing them, staff feels they will be the
44 best fit for Bountiful Ridge’s needs and its patrons. He said that they discussed all the issues they
45 were concerned about, including outside alcohol policies, staffing, catering and communication with

1 the pro shop and they feel comfortable with this contract. As a provision of the contract, there will be
2 a one-year probation period and a two-year extension option after that.

3 The Council asked some follow-up questions and expressed their gratitude that the City was
4 able to find a concessionaire who will give stability to the Golf Course and help it to have a good
5 season.

6 Councilmember Price-Huish made a motion to approve the contract with Shawn and Rhonda
7 Moss and Councilmember Higginson seconded the motion. The motion was approved with
8 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
9

10 **CONSIDER APPROVAL OF THE PURCHASE OF ONE BMW POLICE MOTORCYCLE**
11 **IN THE AMOUNT OF \$25,568 FROM HARRISON EUROSPOrts – CHIEF ED BIEHLER**

12 Chief Biehler explained that one of their motorcycle officers, Officer Witte, was in a traffic
13 accident while on duty last year, and the motorcycle was totaled. That motorcycle was purchased in
14 2016, and since they expect to use each motorcycle for ten years before replacing it, this new bike
15 was not included in the budget for this year. However, the City attorney was able to work with the
16 insurance company and receive \$15,000 for the worth of the totaled motorcycle. He also explained
17 that Harrison Eurosport is the only police motorcycle dealer in the state.

18 Councilmember Bell made a motion to approve the purchase of the new police motorcycle
19 from Harrison Eurosports and Councilmember Bradshaw seconded the motion. The motion was
20 approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
21

22 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL PLAT APPROVAL FOR**
23 **RENAISSANCE TOWNE CENTRE P.U.D PHASE 3 PLAT 2 – MR. LLOYD CHENEY**

24 Mr. Cheney explained that they are ready to approve the next Plat at Renaissance Towne
25 Centre. The Council recently reviewed the architectural and site plans for the residential buildings
26 and parking structure that will occupy the lots on Plat 2. He noted that the plat is very clean and does
27 not have many issues, so staff recommends approval of the plat.

28 Councilmember Bahr made a motion to approve preliminary and final Plat approval for
29 Renaissance Towne Centre P.U.D. Phase 3 Plat 2 and Councilmember Bell seconded the motion. The
30 motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting
31 “aye.”
32

33 **CONSIDER APPROVAL OF THE RENAISSNCE TOWN CENTER FINAL**
34 **ARCHITECTURAL AND SITE PLAN REVIEW – MR. FRANCISCO ASTORGA**

35 Mr. Astorga explained that this a building that will go on the subdivision that was just
36 approved. The apartment building will have 287 apartment units. The developers have met all
37 conditions of approval, fixed all problems and updated the parking study. They have cleaned up the
38 graphics, moved patios out of the public right-of-way to keep them completely on private property
39 and agreed there would not be any changes to materials once the building permit has been issued.

40 Councilmember Bradshaw asked if the updated parking study changed anything. Mr. Astorga
41 answered that it created a net decrease in required parking. However, they are required to provide 376
42 parking spaces and they are providing 427 spaces.

43 Councilmember Price-Huish and Councilmember Higginson asked follow-up questions about
44 how they solved the patio issue. Mr. Astorga answered that the patios were made smaller to
45 accommodate keeping the planter boxes and moving them onto private property.

1 Councilmember Higginson made a motion to approve the final architectural and site plan
2 review and Councilmember Bahr seconded the motion. The motion was approved with
3 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
4

5 **CONSIDER APPROVAL OF THE FINAL ARCHITECTURAL AND SITE PLAN REVIEW**
6 **FOR THE CITY POWER LOFTS LOCATED AT 189 SOUTH 200 WEST – MR.**
7 **FRANCISCO ASTORGA**

8 Mr. Astorga presented the final architectural and site plan review for the City Power Lofts
9 located at 189 South 200 West. He explained that this three-story building will be mixed-use with
10 office space on the ground floor and two levels of apartments above. There will be four apartments in
11 total. They are planning to meet the parking code instead of having a parking study done. They also
12 plan to drop “City” and change the name of the building to “The Power Lofts.”

13 Councilmember Price-Huish made a motion to approve the final architectural and site plan
14 review for the Power Lofts and Councilmember Higginson seconded the motion. The motion was
15 approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
16

17 **CONSIDER ADOPTION OF THE 2022 STREET MASTER PLAN ADOPTION – MR.**
18 **LLOYD CHENEY**

19 Mr. Cheney explained that they have made a few simple changes, albeit important ones, to
20 bring the Streets Master Plan up to date. He showed the comparison between the 2022 plan and the
21 2017 plan. One project was to identify all the private streets in town on the map. They also kept
22 UDOT classifications for UDOT streets. They identified some streets that were platted differently
23 than what is shown on the 2017 map, so they corrected those issues. None of the changes affect
24 current streets, they simply correct the drawings and classifications of future improvements. The
25 streets affected are the Eagle Ridge Drive extension, Skyline Drive and the end of Mill Creek Way
26 (1600 East).

27 Mr. Hill explained how this plan goes hand-in-hand with the City’s General Plan, so when
28 developers come to the City, staff can determine if their vision aligns with the vision for the City and
29 City streets.

30 Councilmember Bahr made a motion to adopt the 2022 Street Master Plan and
31 Councilmember Price-Huish seconded the motion. The motion was approved with Councilmembers
32 Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
33

34 **WASHINGTON PARK DISCUSSION CONTINUED – MR. LLOYD CHENEY**

35 Mr. Gary Hill asked the Council questions in order to narrow down which elements have
36 consensus among the council. The entire council agreed that the layout and size of the fields as
37 shown in the plan were good. Mr. Brock Hill added that 90% of the irrigation is already complete for
38 the two lacrosse fields, which was not accounted for in the budget.

39 Mr. Hill asked about the importance of the walking trail and Council agreed that they would
40 like to have it built immediately, they feel it is a very important amenity for some of our residents.

41 Mr. Hill asked about the importance of the playground, and most of the Council agreed that it
42 should also be built immediately. Councilmember Bell felt it could wait until the following year, but
43 Mr. Hill advised that waiting a year will not gain us anything, as the money is all coming from the
44 same pot.

45 The Council also reached consensus that they wanted some of the pickleball courts built but
46 not all of them right away. Mr. Hill and Mr. Cheney advised that it made sense from an engineering

1 standpoint to build six courts instead of three or four, based on how they are going to be laid out. It
2 will save money in the long run.

3 Mr. Hill asked the Council what their preferences were on the skatepark. He explained again
4 that the building of the skate park could be phased, which is admittedly hard to do, or it could be
5 downsized. The issue that arises from downsizing it and then allowing fundraising, is that it would
6 need to be redesigned once the amount of the fundraising was known, and redesign takes more time
7 and money. The Council spent a great deal of time talking over the complexities of a skate park and
8 comparing the size of the planned one to other skate parks around the state. Mr. Ethan Lowder, local
9 skate shop owner, was asked for his advice in helping to determine what percentage of the skate park
10 should be bowls and ramps, versus street elements. Mr. Hill explained that bowls and ramps would be
11 hard to phase but street elements are an easy thing to add at a later date. He also advised that perhaps
12 the best way to approach it would be to set a budget for the skate park and then work with a designer
13 to see what can be achieved within that budget.

14 Mr. Hill asked whether the pavilions were important to Council, and they agreed that the
15 pavilions could wait if necessary. They also agreed that the monument sign could wait or be deleted.
16 The Council also decided to delete the skatepark fence from the project budget.

17 The Council talked over the benefits and costs of using the \$990,000 in extra RAP Tax money
18 to help fund the park. They were generally in favor of this approach.

19 Mr. Hill suggested that the Council approve a budget of \$660,000 for the skate park, and to
20 design it in a way that it could be expanded if funds are raised. After discussion, the Council
21 eventually agreed upon designing a 12,000 square foot skate park with a budget of \$660,000 and
22 allow residents the opportunity to fundraise for an additional 2,000 square feet. In the end they
23 decided to use bid alternates for the pavilions, the additional skate park area, and the additional
24 pickleball courts, and agreed to remove the fence around the skate park but include all the other
25 elements, as currently designed.

26 The Council discussed how fundraising would work, and staff advised that fundraising be
27 separate from the City, but City-supported. Coordination with fundraising efforts can happen through
28 staff, and frequent updates should happen at Council meetings. Mr. Hill said that, since the hour was
29 late, they could continue the fundraising discussion at the upcoming Council retreat.

30
31 **ADJOURN**

32 Councilmember Bradshaw made a motion to adjourn the meeting and Councilmember Bahr
33 seconded the motion. The motion was approved with Councilmembers Bahr, Bell, Bradshaw,
34 Higginson and Price-Huish voting “aye.”

35
36 The regular session was adjourned at 10:07 p.m.


Kendalyn Harris, Mayor


Shawna Andrews
City Recorder