

Minutes of the  
BOUNTIFUL CITY COUNCIL  
July 26, 2022 – 5:00 p.m.

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

**Work Session – 5:00 p.m.**  
**City Council Chambers**

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

Mayor Harris called the meeting to order at 5:21 p.m. and welcomed those in attendance.

**COUNCIL PRIORITIES DISCUSSION – MAYOR KENDALYN HARRIS**

Mayor Harris introduced the Council Policy Priorities list, thanked all the department heads for being here, and explained that the priorities decided upon by the Council directly impact each department and the work they do in the City.

Mr. Gary Hill opened the discussion on the priorities list by asking if the Council had any other changes they would like to make. Mayor Harris reminded everyone that they would revisit the priorities list in January; that it is a living document that the Council will review often.

Councilmember Price-Huish said she would like to have it stated that focusing on economic development in the City was a priority. After some discussion, the Council decided to change the heading “Community Compatible Economic Development” to “Proactive, Compatible Economic Development”.

1 Councilmember Price-Huish expressed her concern that the words “Balanced Housing Mix”  
2 might be too vague. After some discussion, the Council decided to leave it worded that way.

3 The Councilmembers all gave consensus on the final draft of the Priorities list and gave Mr.  
4 Hill permission to publish it on the City website and include it in the City budget document.

5 Mr. Hill presented a comparison between the average staff rankings of City projects and the  
6 Council’s rankings. He led a discussion about some of the items on the list and answered questions  
7 from the Council. The Council and staff discussed the future of the Farmers’ Market, the future of the  
8 library, city-wide parking code amendments, the hospital zone, the General Plan, potentially  
9 homelessness legislation, the future of cemetery policies and fees, Main Street rejuvenation, how to  
10 solve some of the issues above the “B” and the pressure to consolidate Davis County dispatch  
11 centers.

12  
13 The meeting ended at 6:51 p.m.  
14  
15

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

18  
19 Present: Mayor Kendalyn Harris  
20 Councilmembers Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee  
21 Price-Huish  
22 City Manager Gary Hill  
23 Asst. City Manager Galen Rasmussen  
24 City Attorney Clinton Drake  
25 Finance Director Tyson Beck  
26 Power Director Allen Johnson  
27 City Engineer Lloyd Cheney  
28 Asst. City Engineer Todd Christensen  
29 Planning Director Francisco Astorga  
30 Streets Director Charles Benson  
31 Recording Secretary Maranda Hilton

32  
33 Excused: Councilmember Millie Segura Bahr  
34

35 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

36 Mayor Harris called the meeting to order at 7:02 p.m. and welcomed those in attendance. Mr.  
37 Shaun Stahle led the Pledge of Allegiance and Ms. Stephanie Chaffee, of the Bountiful Mueller Park  
38 State Relief Society Presidency, offered a prayer.  
39

40 **PUBLIC COMMENT**

41 The public comment section was opened at 7:04 p.m.  
42

43 Mr. Jack Holt (1201 East 700 North) asked the Council to participate in the “Flip Your Strip”  
44 program. He said his neighborhood would like to flip an entire block, and the program would save  
45 him about 50% of the cost.  
46

1  
2 Ms. Kathleen Anderson (713 South Woodland Hills Drive) said that she supports the South  
3 Davis Recreation District’s efforts to go out for a bond to expand their facilities. She said she would  
4 like the City to donate the land for a new 50m pool, because she believes there are many benefits  
5 received from outdoor recreational facilities.  
6

7 Mr. Mike Glissmeyer (2246 South 250 East) said he was concerned that the South Davis  
8 Recreation District bond was not on the agenda this evening and advised that the decision should not  
9 be put off any longer. He said that the survey made it clear that the residents are in favor of  
10 expansion, but that Bountiful is holding up the process by not agreeing to donate land for the new  
11 pool.  
12

13 Ms. Melanie Mortensen thanked the Council for approving the striping on Bountiful  
14 Boulevard and said she hopes it will be completed soon. She also stated her support of the Recreation  
15 facility expansion project and asked the Council to please help move it forward while they try to  
16 solve the financial issues. She believes that it is financially irresponsible to put this project off,  
17 because it will likely become more expensive if they wait.  
18

19 Ms. Angeline Hodgson spoke about the many demands on the current competition pool at the  
20 Recreation Center, saying that her child’s water polo team must travel to other cities around the state,  
21 since scheduling conflicts make it impossible to host here in Bountiful. She believes the pool  
22 expansion would make it more viable for the athletes to develop their skills and play more at home.  
23

24 The public comment section was closed at 7:14 p.m.  
25

26 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD ON JUNE 28 &**  
27 **JULY 12, 2022**

28 Councilmember Bell made a motion to approve the minutes with a small change to Page 4  
29 Line 9. He proposed the sentence be corrected to “...because he would serve for sixteen years if  
30 reappointed...” Councilmember Bradshaw seconded the motion, which passed with Councilmembers  
31 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
32

33 **COUNCIL REPORTS**

34 Councilmember Price-Huish reported that the next Musicfest concert at the BDAC, The Voice  
35 of the Reed, is on October 13<sup>th</sup>. She also encouraged everyone to check out family art night and a  
36 new portrait exhibition by Pam Beach.

37 Mayor Harris reported that Mr. Dal Wayment is retiring after over 35 years as director of the  
38 South Davis Sewer District, and he will be replaced by Mr. Matt Myers. She expressed her gratitude  
39 for Mr. Wayment’s service to the District and her confidence in Mr. Myers abilities to lead the  
40 district in his stead.

41 Councilmember Bell reported that the concerts in the park have been very well-attended and  
42 encouraged everyone to go.

43 Councilmember Bradshaw reported that the South Davis Recreation District (SDRD) will  
44 hold a meeting on August 9 to decide if they will go out for a bond. She explained that one of the  
45 major reasons they have not decided yet is because concerning information was shared with the board  
46 in June regarding the District’s budget. She said that the gap between revenues and expenses has been

1 widening for many years, and that currently the District has a negative cash balance of \$1.1M. She  
2 said that the board has been looking at ways to help correct this trajectory and have approved some  
3 fee increases for a start. She added that it is likely they will identify more fee increases during the  
4 budget review process as well. Councilmember Bradshaw explained that if the proposed \$46M bond  
5 is passed, and other appropriate measures are taken to build up reserves and help close the budgetary  
6 gap, it would increase the average homeowner's tax bill by \$140 annually. She also explained that  
7 due to SDRD's budget imbalance and lack of reserves, the District is not likely to receive a very high  
8 bond rating. She said that the Board has discussed these things extensively and is trying to make the  
9 best decisions for the District that will not overburden the residents who do not use the facility. She  
10 added that the deadline has passed to hold a Truth-in-Taxation meeting for this year, so although  
11 raising taxes is a tool the District could use, it cannot be deployed immediately.

12 Councilmember Higginson did not have a report.

13  
14 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID JULY 5 &**  
15 **11, 2022**

16 Councilmember Price-Huish made a motion to approve the expenditures paid July 5 & 11,  
17 2022 and Councilmember Higginson seconded the motion. The motion was approved with  
18 Councilmembers Bell, Bradshaw, Higginson and Price-Huish voting "aye."

19  
20 **UTA PRESENTATION ON MICRO TRANSIT PLANS – MS. BETH HOLBROOK AND MR.**  
21 **JARON ROBERTSON**

22 Ms. Beth Holbrook and Mr. Jaron Robertson from the UTA gave a presentation about a new  
23 micro transit program. Ms. Holbrook explained that micro transit is an on-demand service, and it is  
24 app-based, similar to Uber and Lyft. Riders will be able to use an app to schedule a van pick-up  
25 within a quarter of a mile of their location and it will take them to the nearest transit station. She  
26 explained that this service will begin August 8 for South Davis County and only costs riders the UTA  
27 base fare of \$2.50, which is transferable to other UTA modes. Curb-to-curb service is available for  
28 those with mobility issues as well.

29 Ms. Holbrook said the goals of micro transit in South Davis County are to provide better  
30 access to the Woods Cross Front Runner station, build support for general transit ridership, promote  
31 economic growth and development, provide low-cost wheelchair accessible rides, and improve east-  
32 west connections.

33 Ms. Holbrook added the first 10 rides are free and encouraged everyone to download the app  
34 and try it out.

35 Mr. Jaron Robertson also explained that micro transit is a new and emerging technology that  
36 is only possible with the advancement of smart phones. He said that UTA launched the pilot program  
37 in 2019 as they saw challenges serving the transit needs of the community. He said that only a  
38 handful of transit agencies were early adopters, and it is fortunate that UTA saw this opportunity and  
39 embraced it.

40 The Council thanked Ms. Holbrook and Mr. Robertson for their presentation and expressed  
41 their excitement for the service to come to South Davis County.

42  
43 **CONSIDER APPROVAL OF THE BID FROM 3XL CONSTRUCTION TO BUILD THE**  
44 **NORTH CANYON TRAILHEAD PROJECT IN THE AMOUNT OF \$455,707 – MR. TODD**  
45 **CHRISTENSEN**

1 Mr. Todd Christensen explained that the North Canyon Trailhead has been designed, and it  
2 will include an extension to the roadway, a turnaround bulb at the end of the road, a 35-stall parking  
3 lot, three trailer pull-through spots, and some utility work to divert the creek under the parking lot. He  
4 said that the City received three bids and decided to accept the bid from 3XL Construction, which  
5 had the low bid. He explained that the City has not worked with 3XL before but feels comfortable  
6 based on positive references they received.

7 Councilmember Bradshaw made a motion to accept the bid from 3XL Construction and  
8 Councilmember Higginson seconded the motion. The motion was approved with Councilmembers  
9 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

10  
11 **CONSIDER APPROVAL OF THE PURCHASE OF A VARIABLE FREQUENCY DRIVE**  
12 **(VFD) FROM E.C.T. SALES & SERVICE IN THE AMOUNT OF \$22,542 – MR. KRAIG**  
13 **CHRISTENSEN**

14 Mr. Kraig Christensen explained that the motor at the Viewmont well site has not been run  
15 since 2018, because the drive in the control panel in an all-or-nothing switch that causes water  
16 hammering to occur. By installing a Variable Frequency Drive (VFD), the Water Department will  
17 have better control over the starting and stopping speeds of the motor to prevent water hammer  
18 damage. They will also have more control over water production which will allow them to better  
19 satisfy timely demand. VFDs have already been installed in other sites and have improved the energy  
20 efficiency at those sites, which is another added bonus. Installing the VFD at Viewmont will give the  
21 City another source of water to pull from during drought times and help offset resources during the  
22 maintenance of other wells.

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

26  
27 **CONSIDER APPROVAL OF THE PURCHASE OF SOLAR REPAIR PARTS FROM SOLAR**  
28 **IN THE AMOUNT OF \$83,128 – MR. ALLEN JOHNSON**

29 Mr. Allen Johnson explained that the Power Department needs to replace some valves on two  
30 of their generators, because the valves stop working after ten years, due to a timer being installed. He  
31 explained that Solar, the supplier of the parts, delivered the new valves this morning and they will be  
32 installed as soon as the Council approves the purchase. The Power Department has money in the  
33 budget for this purchase.

34 Councilmember Price-Huish made a motion to approve the purchase of the Solar repair parts  
35 and Councilmember Higginson seconded the motion. The motion was approved with  
36 Councilmembers Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

37  
38 **CONSIDER APPROVAL OF THE LOT LINE ADJUSTMENT FOR LOTS 110 AND 112 OF**  
39 **THE SUMMERWOOD ESTATES SUBDIVISION, PHASE 1 – MR. LLOYD CHENEY**

40 Mr. Lloyd Cheney explained that historically a lot line adjustment is approved by the  
41 Administrative Committee, but due to a recent change in State code, any amended subdivision plans  
42 that involve existing homes must come before the Council. The Planning Commission heard this item  
43 last week and forwarded a positive recommendation to the Council. He explained that the applicants  
44 John and Julie Hall are currently building a home on lot 110, and co-applicant Shanna Hale owns lot  
45 112. They would like to exchange a triangular piece of land between their properties. He said that the  
46 Engineering Department did a slope analysis on both lots and staff feels the lot line adjustment is

1 appropriate. He said that the lots sizes will still be in conformance with the adjacent lots and will not  
2 change the use of the property, which will still be subject to review and permitting for any proposed  
3 improvements in the future.

4 Councilmember Bell made a motion to approve lot line adjustments for lots 110 and 112 and  
5 Councilmember Higginson seconded the motion. The motion was approved with Councilmembers  
6 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
7

8 **CONSIDER APPROVAL OF A LOT LINE ADJUSTMENT AT 443 EAST 775 NORTH - MR.**  
9 **LLOYD CHENEY**

10 Mr. Cheney explained that the owners of this property wish to build a detached garage on the  
11 back of their property, which is two parcels. However, the code does not allow a garage on a property  
12 that does not have a primary structure on it, so the owners wish to combine the two parcels in order to  
13 meet that requirement. The Planning Commission recommended approval at their meeting last week.

14 Councilmember Bradshaw made a motion to approve the lot line adjustment and  
15 Councilmember Bell seconded the motion. The motion was approved with Councilmembers Bell,  
16 Bradshaw, Higginson and Price-Huish voting “aye.”  
17

18 **ADJOURN TO A CLOSED SESSION TO DISCUSS THE PURCHASE, EXCHANGE OR**  
19 **LEASE OF REAL PROPERTY, REASONABLY IMMINENT LITIGATION AND/OR TO**  
20 **DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN INDIVIDUAL(S) (UTAH**  
21 **CODE §52-4-205)**

22 Councilmember Bradshaw made a motion to adjourn to a closed session to discuss the  
23 purchase, exchange or lease of real property, reasonably imminent litigation and/or to discuss the  
24 character and/or competency of an individual(s) and Councilmember Price-Huish seconded the  
25 motion. The motion passed with the following roll call vote:

26 Price-Huish Aye  
27 Bradshaw Aye  
28 Higginson Aye  
29 Bell Aye  
30

31 The regular session was adjourned to a closed session at 8:20 p.m.  
32

33 The closed session began at 8:27 p.m.  
34

35 In attendance: Mayor Harris  
36 Councilmembers Bell, Bradshaw, Higginson and Price-Huish  
37 Mr. Gary Hill  
38 Mr. Clinton Drake  
39 Mr. Lloyd Cheney  
40 Mr. Todd Christensen  
41 Mr. Francisco Astorga  
42

43 Councilmember Higginson made a motion to return to the regular session and  
44 Councilmember Bell seconded the motion. The motion passed with Councilmembers Bell, Bradshaw,  
45 Higginson and Price-Huish voting “aye.”  
46

1 **ADJOURN**

2 Councilmember Higginson made a motion to adjourn the regular session and Councilmember  
3 Bradshaw seconded the motion. The motion passed with Councilmembers Bell, Bradshaw, Higginson  
4 and Price-Huish voting “aye.”

5  
6 The regular session was adjourned at 9:40 p.m.  
7

  
Kendalyn Harris, Mayor

  
City Recorder