

Minutes of the
BOUNTIFUL CITY COUNCIL
October 28, 2025 – 6:30 p.m.

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

Work Session – 6:30 p.m.
City Council Chambers

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Beth Child (via Zoom), Richard Higginson, Matt Murri, Cecilee Price-Huish
	Asst. City Manager	Galen Rasmussen
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton
Excused:	City Manager	Gary Hill

Mayor Harris opened the meeting at 6:32 pm and welcomed those in attendance.

I-15 INTERCHANGE LANDSCAPING CONCEPTS – MR. LLOYD CHENEY

Mr. Lloyd Cheney explained that the section of I-15 running through our area will be under construction in the near future, possibly as early as next year. UDOT is asking Bountiful, Woods Cross, and West Bountiful for input on how the cities would like the UDOT interchanges landscaped at 400 N, 500 S, and 2600 S. He added that UDOT does not have a preference; it is entirely up to the cities to decide what they want because they will be responsible for paying for and maintaining any improvements once the project is completed.

He presented several landscaping examples to the Council, including a concept with plantings and accent boulders, another option featuring decorative rock and boulders, and a more elaborate design incorporating plants, boulders, rocks, mulch, and concrete work. The city managers will need to determine how the initial costs and ongoing maintenance expenses will be shared once the Councils make their selections. He noted that the City previously planned to upgrade the landscaping at the former Sizzler property, but the project never moved forward. This effort could provide another opportunity to complete that improvement.

After discussion, Councilmember Higginson stated that he did not support the ongoing maintenance costs associated with the more elaborate concepts and preferred the mixed decorative rock design. He also expressed interest in incorporating artwork into the project. The other councilmembers and the mayor agreed, favoring the decorative rock concept and supporting the addition of artwork.

Councilmember Price-Huish added that she would like the landscaping of the Sizzler property included as part of this project. The Council agreed and asked about sharing that cost with Woods

Cross, a proposal they also supported.

The meeting ended at 7:03 pm.

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

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Beth Child (via Zoom), Richard Higginson, Matt Murri, Cecilee Price-Huish
	Asst. City Manager	Galen Rasmussen
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Water Director	Kraig Christensen
	Power Director	Allen Johnson
	Senior Planner	Amber Corbridge
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton
Excused:	City Manager	Gary Hill

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 7:08 pm and welcomed those in attendance. Mr. Tyler Nelson led the Pledge of Allegiance and Mr. Joe West offered a prayer.

PUBLIC COMMENT

The time for public comment began at 7:10 pm.

Mr. Gary Davis (2814 South 500 West) pointed out that “Option 2” discussed during the work session only encompasses a very narrow parcel next to the interchange as far as he can tell. He asked if the book store in item 6 on the agenda would also contain a coffee shop. He asked if the vehicle being discussed in item 8 on the agenda will be given a name. He said that he did the math on how much item 16 on the agenda would cost him each year and it was about the price of a Happy Meal, which he was fine with. He announced that about 15 more people recently completed the CERT exercise.

Ms. Eileen West expressed her gratitude for the City Council and all the staff who attend the meetings. She said she has been impressed with the respect the Council shows to one another and thanked the Mayor for her integrity. She said she was happy to get to know Councilmember Bradshaw better from the Hinckley Report on television, and thanked all of them again for how they handle the complexities of managing a city.

The time for public comment ended at 7:15 pm.

CONSIDER APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING HELD ON

OCTOBER 14TH, 2025

Councilmember Bradshaw made a motion to approve the minutes of the meeting held on October 14th, 2025, and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

COUNCIL REPORTS

Councilmember Higginson reported that the Planning Commission finished their review of the draft General Plan and it will be delivered to the Council for review in the next little while. He congratulated Councilmember Child on the birth of a new grandchild.

Councilmember Murri did not have a report.

Councilmember Price-Huish reported that the BCYC held another successful pumpkin patch. She announced that the Main Street Merchants will be hosting their annual trick or treating event on Halloween from 4-6 pm. She reported that the Power Commission met earlier and discussed the important issues that impact our power resources and infrastructure, and advised the Council they should expect to hear about an upcoming requirement to participate in the Extended Day Ahead Market (EDAM) as part of the UAMPS Power Cities Group. She thanked Mr. Allen Johnson for his diligent leadership as he navigates the complexities of providing adequate and affordable power to our community. She announced there will be a joint Power Commission/City Council meeting in November.

Mayor Harris reported that the Council of Governments (COG) discussed Code Blue shelters during their last meeting, explaining that Davis County has provided a shelter in Clearfield on nights that are cold enough to initiate a code blue. UTA bus passes are available to help anyone who needs transportation to the shelter. There is also a volunteer sign-up on the Davis County website for people willing to man the center on those nights. She announced that daviscountyutah.gov/health/davislinks has amazing resources for anyone who needs assistance with basic needs, mental health, family support, or overall well-being. She also reported that she attended the funeral service for the South Davis firefighter, Josh Brimhall, who recently passed away, and said it was a great memorial and tribute to him.

Councilmember Child apologized for being absent from the meeting and thanked everyone for the congratulations.

Councilmember Bradshaw reported that the Bountiful Davis Art Center (BDAC) Board met last week and completed work on their General Plan, which will be shared with the public soon. She announced that the BDAC Winter Art Market will open November 21st and the Gingerbread Festival will be on December 6th this year. She encouraged everyone to attend those events and support the art center and the local artists who sell really great gifts.

CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID ON OCTOBER 8TH AND 15TH, 2025

Councilmember Bradshaw reported that she received an answer from staff to her question from the previous meeting about an expense on the report. It turns out the expense was for a truck that had been previously approved by the Council, the description was just cut off.

Councilmember Bradshaw made a motion to approve the expenditures paid October 8th and 15th, 2025, and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF ORDINANCE NO. 2025-14, A TEXT AMENDMENT TO

ALLOW “BOOKSTORE” AS A PERMITTED USE IN THE PROFESSIONAL OFFICE (P-O) ZONE – MS. AMBER CORBRIDGE

Ms. Amber Corbridge explained that staff received an application to add “bookstores” to the list of permitted uses in the Professional Zone. She referred to a map in the packet showing where all the professional zones are located in the City, noting that there are not very many.

Councilmember Bradshaw asked if the applicant has a location in mind for a bookstore. Ms. Corbridge answered that yes, the applicant would like to locate a store at the corner of 500 South and 100 East.

Councilmember Bradshaw asked what the timeframe would be for the bookstore to open if this is approved tonight. Ms. Corbridge answered that the applicant would need to apply for a quick site plan review and then move forward from there. Mr. Astorga added that the applicant is anxious to get this done as soon as possible and is currently working on a parking study.

Councilmember Price-Huish asked if they will also be allowed to add a coffee shop. Ms. Corbridge answered that a coffee shop has been determined to be consistent with the main use of the business, and it would therefore be allowed.

Councilmember Higginson asked why a pharmacy with sales is a conditional use in the Professional Zone but an optometrist with ancillary retail sales is a permitted use. Mr. Astorga said he could do some research on that, but that once the General Plan is adopted staff will prioritize calibrating a more appropriate zoning for this corridor since this specific zone will likely disappear.

Councilmember Bradshaw clarified that the addition of bookstores to the permitted use list would apply to both independent and chain bookstores.

Councilmember Higginson made a motion to adopt Ordinance 2025-14 and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF THE FINAL ARCHITECTURE AND SITE PLAN APPLICATION AT 358 WEST 500 SOUTH – MS. AMBER CORBRIDGE

Ms. Corbridge explained that this is from a request to operate a “general retail without outside storage” at 358 West 500 South. The property was previously used for vehicle parts sales, so this change is defined as a change of use, which required Council approval. The Planning Commission reviewed it on October 21st and forwarded a positive recommendation with the condition that the applicant complies with any UDOT requirements.

Councilmember Bradshaw asked why the application took so long. Ms. Corbridge said it was mostly due to the required process requiring it to first be reviewed by staff, then the Planning Commission and finally the Council. Councilmember Bradshaw clarified that the move from retail sales of auto parts to retail sales of bikes constitutes a change of use, and that both uses are permitted. Ms. Corbridge answered affirmatively. Mr. Astorga added that sometimes things get triggered by one use that are not triggered by another, so there was a reason they are considered different uses, but we do not always know what that reason is.

Councilmember Price-Huish stated that she is interested in more businesses coming to Bountiful and suggested the policy for change of use review should be reexamined in the future to help applications get through more quickly. The Council agreed that they would like to discuss other options for reviewing change of use applications.

Councilmember Higginson made a motion to approve the final architectural and site plan application for 358 West 500 South and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF THE PURCHASE OF A 2026 RAM 5500 FROM YOUNG RAM OF LAYTON WITH A DUMP BODY FROM READING TRUCK IN THE TOTAL AMOUNT OF \$79,664 – MR. KRAIG CHRISTENSEN

Mr. Kraig Christensen explained that the 10-year capital budget accounts for the replacement of trucks every 5 years. This is a flatbed plow truck which will have a sander in the back and plow attachments on the front. Staff reached out to three vendors for bids and received two bids back. Staff also reached out to multiple vendors for the dump body and only heard back from one on that item. He said that they budgeted \$90k for this purchase.

Councilmember Bradshaw asked if the truck would be named. Mr. Christensen answered they would name it “Bluey.”

Councilmember Price-Huish made a motion to approve the purchase of a 2026 Ram 5500 from Young Ram of Layton with a dump body from Reading Truck. Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF THE PURCHASE OF A 2026 FORD F-550, 4X4, DIESEL, CREW CAB, CAB AND CHASSIS FROM PERFORMANCE FORD TRUCK COUNTRY IN THE TOTAL AMOUNT OF \$72,755 – MR. ALLEN JOHNSON

Mr. Allen Johnson explained that this purchase is for the cab and chassis, and the bed of the truck was received one month ago and cost \$57k. He said that the truck will still need to have a radio installed, which will put this item slightly over-budget, but that there is money left in the budget that can cover it. This will be used for taking crews out to the work sites.

Councilmember Murri made a motion to approve the purchase of a 2026 Ford F-550 truck from Performance Ford and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF THE PURCHASE OF A 2026 FORD EXPLORER, 4X4, SUV FROM PERFORMANCE FORD TRUCK COUNTRY IN THE TOTAL AMOUNT OF \$43,234 – MR. ALLEN JOHNSON

Mr. Johnson explained that this item will be used by him and replace the 2017 Ford with 150k miles on it. Staff received two bids for this item and recommend the low bid from our local Performance Ford. The budget allowed for \$55k for this vehicle, but it still needs to have a radio and flashing lights installed.

Councilmember Price-Huish made a motion to approve the purchase of a 2026 Ford Explorer from Performance Ford and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER THE APPROVAL OF RESOLUTION NO. 2025-10, AUTHORIZING THE FREMONT SOLAR BATTERY POWER SUPPLY AGREEMENT TRANSACTION SCHEDULE – MR. ALLEN JOHNSON

Mr. Johnson explained that this item is regarding the utility grade solar project the City has been working on for the past five years with UAMPS. The battery storage component of this project is very beneficial, allowing the City to generate power during the day and store it for use during peak usage hours in the evening. The cost of the power seems high but not when compared to what most new resources are costing now. He reported that Bountiful will sign up for 5 Megawatt hours, it is a

25-year project with operation estimated to begin in December 2027, but no later than June 30, 2028.

Councilmember Price-Huish expressed her excitement for this project to be moving forward because it will be a great resource for Bountiful in the future. The Council and Mayor agreed.

Councilmember Higginson asked if the Steel project is still moving forward. Mr. Johnson answered that it is still being considered but the proposal came back very high so it's on hold.

Councilmember Higginson asked if Bountiful will own both the generation and the battery storage. Mr. Johnson said it is a power sales contract, so we do not own it, but we have entitlement to the output.

Councilmember Price-Huish made a motion to approve Resolution 2025-10 and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE INTERMOUNTAIN POWER SUPERINTENDENTS ASSOCIATION MUTUAL AID AGREEMENT – MR. ALLEN JOHNSON

Mr. Johnson explained that this mutual aid agreement allows Bountiful to call upon other power organizations for help in times of emergency and allows them to answer the call when others are in need. Bountiful has used this twice in the past few years during windstorm cleanups and it has been very beneficial.

Councilmember Murri made a motion to approve the Intermountain Power Superintendents Association Mutual Aid Agreement and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PURCHASE OF POWER POLES FROM STELLA-JONES IN THE TOTAL AMOUNT OF \$55,192 – MR. ALLEN JOHNSON

Mr. Johnson explained that the inventory of power pole is getting lower and staff would like to replenish their stock. He explained that Bountiful uses butt-treated poles, due to most of our poles being in backyards and inaccessible to bucket trucks. He added that although they are a single-source item, their pricing is very comparable to fully treated poles.

Councilmember Bradshaw asked about how things are going with the fiber company replacing their poles. Mr. Johnson said they have not been very responsive, so the Power department will continue to put pressure on them but will keep replacing our poles in the meantime.

Councilmember Higginson made a motion to approve the purchase of power poles from Stella-Jones and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PURCHASE OF (1) 150 KVA ABB TRANSFORMER FROM IRBY IN THE TOTAL AMOUNT OF \$20,000 – MR. ALLEN JOHNSON

Mr. Johnson explained that the Power department tries to always keep 2-3 transformers of this size in inventory, and they recently had to replace two and found two more places that are close to failure. Lead times have not been good, and two that they previously ordered are currently a year overdue, so inventory is low. Staff would like to purchase this one from Irby, which they have in stock and will get here quickly.

Councilmember Higginson made a motion to approve the purchase of the transformer and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF RESOLUTION NO. 2025-11, ADOPTING A SECOND AMENDMENT TO THE FIBER NETWORK MANAGEMENT SERVICES AGREEMENT – MR. GALEN RASMUSSEN

Mr. Galen Rasmussen explained that it has been a year since the City adopted an option to provide a 2.5 gigabit service to our fiber customers and we contracted with UTOPIA Fiber to provide 300 connections. That agreement has been fulfilled and the 2.5 gigabit speed has proven to be popular, so this resolution will allow us to continue offering that speed with a \$150 connection fee.

Councilmember Price-Huish said she is glad the City is being responsive to the demands of the residents, fulfilling the goal of this project.

Councilmember Price-Huish made a motion to approve Resolution 2025-11 and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

MOSQUITO ABATEMENT SERVICES AGREEMENT – MR. BRADLEY JEPSEN

Mr. Bradley Jeppson reported that the Mosquito Abatement District is proposing a tax increase from .0000093 to .000117, which translates to about \$8 per year for a \$600,000 home. He explained that the Council must now hold a public hearing and record Council sentiment and report back to the district board.

A. PUBLIC COMMENT PERIOD

The public hearing was opened at 8:24 pm.

Mr. Ron Mortensen said that he supported that tax increase because mosquitoes are so deadly and they should be dealt with. However, he said that if the primary purpose of the tax increase is to build a new storage facility, they should lower taxes back down once it has been built.

The public hearing was closed at 8:27 pm.

Councilmember Murri reported that there were 2 deaths from West Nile virus this year in Davis County and all the growth taking place in the County, especially out toward the lake, will mean much more work for the district in keeping mosquitoes under control.

Councilmember Higginson said he agreed that this is an important service to our area and he appreciates how well they do their job.

Councilmember Child said she gave full support of this tax increase as well.

The entire Council gave support.

CONSIDER APPROVAL OF ORDINANCE NO. 2025-15, CODIFYING THE CITY’S EVENT APPLICATION PROCESS – MR. BRADLEY JEPSEN

Mr. Bradley Jeppsen explained that the proposed ordinance was drafted to include all of the suggestions given by the Council during previous discussions about the event application process. There were no questions.

Councilmember Higginson made a motion to approve Ordinance No. 2025-15 and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

ADJOURN

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

5 The meeting was adjourned at 8:32 pm.

Mayor Kendalyn Harris

City Recorder