

Minutes of the
BOUNTIFUL CITY COUNCIL
Thursday, January 13, 2022

Present:	Mayor	Kendalyn Harris
	Councilmembers	Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish
	City Manager	Gary Hill
	Assistant City Manager	Galen Rasmussen
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	City Planner	Francisco Astorga
	Finance Director	Tyson Beck
	IT Director	Alan West
	Parks Director	Brock Hill
	Power Director	Allen Johnson
	Water Director	Kraig Christensen
	Streets & Sanitation Director	Charles Benson
	Human Resources Director	Shannon Cottam
	Chief of Police	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.

Thursday Session – 8:30 a.m. to 5:00 p.m.
Hyatt Park Station, Farmington Utah

WELCOME, PLEDGE OF ALLEGIANCE, AND PRAYER/THOUGHT

Mayor Harris called the meeting to order at 8:41 a.m. and welcomed those in attendance. Mr. Gary Hill led the Pledge of Allegiance and Mr. Galen Rasmussen offered a prayer.

MAYOR’S INTRODUCTION ACTIVITY

Mayor Harris led the entire group in a get-to-know-you activity.

CITY NEWSLETTER

Mayor Harris led a discussion about the City newsletter. Ms. Shawna Andrus, City Recorder, puts the newsletters together and was present for this discussion. The City currently sends out a quarterly printed newsletter with the utility bills and sends out a different emailed update two times a month to residents who have signed up for them. Residents who have signed up for paperless billing can also receive the quarterly newsletter in pdf format via email.

Mayor Harris did a survey of other cities to see how they send out their newsletters. She asked the Council for their thoughts about Bountiful’s current format and frequency to see if anyone felt inclined to make a change in order to have the newsletter serve the City’s purposes better and to

1 reach more residents. A consensus was reached that a redesign could be helpful, that the front page
2 “Mayor’s Message” was not that useful for residents, and that the quarterly newsletter should be
3 shortened to two pages instead of four pages and preferably sent out monthly with the bills instead of
4 quarterly, depending upon costs. They also discussed doing a survey through Qualtrics in order to
5 find out how residents prefer to receive updates about the City.
6

7 **FINANCIAL CONDITIONS AND ECONOMIC OUTLOOK**

8 Mr. Gary Hill turned the time over to Mr. Galen Rasmussen and Mr. Tyson Beck to talk about
9 trends they are watching in the economy and how supply chains, staffing, wages, etc. are being
10 affected.

11 Mr. Rasmussen talked about the three main areas that are negatively impacting city budgets:
12 infrastructure needs, public safety, and prices and inflation. The trends show that sales tax has been
13 increasing, the unemployment rate has dropped, and GDP has increased. The Consumer Price Index
14 shows that prices have been steadily increasing. The latest study shows 6.8% increase in the last year,
15 which is dramatic. The S&P has shown that government entities are fairly stable despite everything
16 going on. He explained that they are closely watching supply chain issues, employee recruitment,
17 retention and compensation, inflationary pressures, and the effects of the pandemic. All the
18 department heads expressed the issues they have faced having employees out for COVID-related
19 illness. Many of the City crews have been affected which has slowed projects and maintenance work
20 considerably. The Police Department has had a hard time with dispatchers getting sick all at once.

21 Mr. Beck gave an overview of revenue and expense trends for FY2022. He noted that the
22 combination of property tax, sales tax and franchise tax made up 64% of governmental activity
23 revenue. Sales tax is up 14.71% from last year, which was up from the previous year. However,
24 franchise tax has gone down, and that trend has been happening for a while. Bountiful City recently
25 raised property taxes, so there is a large increase right now.

26 Mr. Beck presented more about the sales tax base, stating that Bountiful’s biggest retail
27 industries are automotive retailers and grocery stores. Online sales also make up a large portion of
28 Bountiful’s sales taxes. He said they are watching to see how supply chain issues affect these
29 industries and impact sales tax revenue in the future.

30 Mr. Beck explained that franchise taxes are down for FY2022, a big chunk of which comes
31 from our electric metered sales. The City is allowed to collect up to 6% of electric metered sales as a
32 franchise tax, which goes into the General Fund.

33 Mr. Beck next talked about how the enterprise funds are doing in FY2022. Bountiful had a
34 record year in 2021 for electric metered sales, mostly due to higher than average temperatures, the
35 implementation of tiered power rates, and more people doing work-from-home. There is not an
36 expectation that will happen again this year. The water meter sales were greatly affected by weather
37 as well. There were drought conditions and restricted water usage throughout the City, so it is not a
38 surprise that sales are down compared to last year.

39 Mr. Beck next gave an overview of expenses, saying that 39% of the FY2022 General Fund
40 budget has been spent at this point, which is 10.23% higher than at this point last year.

41 Mr. Rasmussen recapped that overall, the City is in a good position financially; there are
42 steady revenue streams and healthy reserves. However, since things may happen that cannot be
43 predicted, so the economy, legislation, financial markets, and inflation will continue to be monitored
44 and continue to spend conservatively.
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46 **BREAK**

47 The meeting took a short break from 10:46 a.m. to 11:01 a.m.

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POLICE MARKET STUDY AND COMPENSATION

Mr. Gary Hill explained that in July 2021 they became aware that a number of cities in Salt Lake County made big increases (25-35%) to their police compensation. This took place after the FY2022 budget had already been adopted. He explained that many cities have been short-staffed for a long time, and it has been increasingly difficult to hire and retain a good police force here in Bountiful as well. Because of the recent changes in nearby cities, staff conducted a market study to see exactly what other departments were doing and found that many of them will have to raise property taxes to sustain their salary increases.

Chief Ed Biehler explained that recruiting and retaining officers has become more and more challenging. He explained that Bountiful has special standards regarding facial hair, tattoos and external vest carriers that make it especially difficult. While he is a fan of the current police uniform, he has come to realize that in order to make their department more comfortable and equal toward female officers, they should change their policy to allow external vest carriers. The Council all felt that was a good reason to make a change.

The Council and Department heads also discussed the Bountiful City tattoo policy, with some being in favor of a change and others fearing our inability to enforce the content of tattoos once we allow them, and what effect that might have on staff's relationship with residents.

Ultimately, Mr. Hill said that staff recommendation was to increase police pay and to allow the use of external vest carriers, effective immediately. Our policy regarding pay is to be the average of the top third, and he presented a table showing where that would put the Police Department. Pay is considered the total compensation, salary plus benefits. He also noted that normally they would never have a discussion like this outside of a budget meeting, but due to the dramatic changes that had occurred over a short time, they felt it was necessary. He explained that the fiscal impact will be about \$699,000, but it will not affect the Washington Park budget. He added that due to changing market salaries, there will probably be pay raises in other departments in the future as well.

LUNCH BREAK

The Council, Mayor and Staff took a break for lunch from 12:10 p.m. to 12:36 p.m.

PUBLIC ART PROGRAM

Ms. Rebecca Hatch asked the Council to give direction to the Public Art Advisory Board, to help them know where best to focus their efforts. She asked specifically about their goals concerning public art and murals, if they had any interest in supporting art events, and if they preferred art that was themed or varied, sophisticated or playful.

The Councilmembers were all very enthusiastic about getting more art into the City and they all agreed that they would like to see the budget used on procuring a variety of sculptures placed downtown. After a good base has been established, they felt it would be beneficial to start expanding to a larger area. Most of the Council liked the idea of having more than one mural, so long as they are kept looking nice or redone completely every so often. This was not to be a focus of the City, however. They felt events could be fun, but to focus on helping support events that already exist instead of creating their own.

GENERAL PLAN UPDATE

1 Mr. Francisco Astorga gave an overview of what a General Plan is and what it seeks to
2 accomplish. He explained that a large flaw in the City's last General Plan from 2009 is that it does
3 not address the residential zone at all, leaving staff without any direction regarding a very large
4 portion of the City. He said he hopes for the updated general plan to be very focused on public
5 outreach.

6 The Council asked follow-up questions about what types of restrictions and direction would
7 ideally be put into the plan. They talked about landscaping requirements, fire mitigation, greenspace,
8 recreational space and water conservancy.

9 Mr. Astorga relayed that they will be working very closely with consultants on this project.
10 The project should take about 12-18 months to complete, and cost \$120,000 in total, but they
11 received a grant for \$100,000 towards that. They will also be meeting with the Wasatch Front
12 Regional Council (WFRC) between January 27 and February 4. He said that once the plan is
13 complete, the real work of revising the land use code begins. He is excited to find ways to make the
14 land use code work better in achieving the Council and staff's vision for the City.

15 The Council all thanked Mr. Astorga for his work on this and expressed their excitement for
16 the coming updates.

17 18 **PROJECTS UPDATES**

19 Mr. Hill asked each Councilmember to pick a topic they wished to receive an update on from
20 a list. The following projects were discussed:

21 North Canyon Trailhead- Mr. Cheney explained that this project has been sitting on the back
22 burner for a while. The design is complete, and he is waiting to obtain a stream alteration permit from
23 the state. Once they get the permit, they can send it out for bid.

24 Washington Park Bond- Mr. Hill explained that they have brought an advisor on board to help
25 them figure out the best time to issue the bond. In the next two months they should have an answer.
26 Once a bond is issued, they will have three years to use the funds, so the timing is a critical element.
27 His guess is that they will issue them this year.

28 Davis County Library- Mr. Hill explained that the county had a property tax increase three
29 years ago with the intent to refurbish three libraries, but they ran out of money before doing the South
30 Branch building. Along with this project, they were trying to figure out what to do with the Golden
31 Years Center next door to the library. Things have been stalled and staff has not heard from them in
32 some time about this project. The City has offered them the soccer field next to Town Square, but
33 they would rather move the library closer to North Salt Lake than to Centerville. The City needs to
34 decide whether or not to offer to them the land in front of City Hall, and under what terms. The
35 Council agreed that keeping the library in Bountiful would be beneficial.

36 Intermountain Power & Legislation- Councilmembers Higginson and Bradshaw gave an
37 overview of the history of the coal plant that Bountiful co-owns with some other cities. The plant was
38 slated to be updated to a natural gas plant and then a hydrogen plant, after a lot of hard work and
39 negotiations with California. Councilmember Bradshaw gave an update about how certain legislators
40 called a special session in order to overturn the plan and to keep the coal-burning plant as is. If that
41 happens, California will no longer be able to purchase energy from the City and will no longer be
42 paying the costs of the renovations or of the coal-plant closing and liabilities. This has serious
43 financial implications for the City, as well as many other cities, and it would be good to send letters
44 to other cities and to UAMPS to get some support on this issue.

45 46 **BREAK**

47 The meeting took a short break from 3:04 p.m. to 3:22 p.m.

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PROJECT UPDATES (CONTINUED)

Eagle Ridge Drive and “the B”- Mr. Cheney reported that they have hired an engineering consultant to help with the design of Eagle Ridge Drive, which is about 90% completed. The goal is to get it out to bid by the end of the month and start on construction this spring. That being said, they are still working with Dominion Energy and the State on some big issues.

“B” parking lot-Mr. Hill explained that the parking lot for the “B” is owned by the Kingstons, and the County tried negotiating with them to buy the property, but they are at an impasse. Mr. Hill explained that there may be grant funds available to the County or City from the Outdoor Adventure Commission to obtain the property and do improvements, but only for the appraised value. The County is still willing to pay for the parking lot and improvements if Bountiful will take over ownership and maintenance of the property after that.

CARES/ARPA ETC- Mr. Rasmussen went over all the federal aid and grants the City received last year in regard to COVID and disaster assistance.

Fiber to the home- Mr. Alan West explained where the City is in the process of deciding the best route for installing fiber for residents in the City. The Council approved a contract with Magellan consultants last year, and they had a meeting with Magellan last week. They are currently drafting a survey which will hopefully go out to residents next month via email, after staff review.

Council discussed what the process for public input would look like once they receive the full report from Magellan, and how best to respond before making a final decision. They also discussed the timeline and realized it will not happen in 2022.

FUTURE OF THE FARMERS MARKET

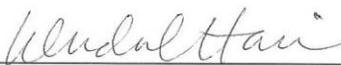
Mr. Astorga reported on the 2021 Farmers’ Market, saying that they needed to work out some issues going into the next season regarding the SNAPS (food stamps) program. They also want to work on a more efficient online system for registration and dealing with no-show vendors.

Mr. Brock Hill said they did a lot of things well and had a lot of success and satisfied customers and residents. They hope to have more vendors once COVID restrictions have been lifted, and they hope to attract a larger ratio of farmers to crafters. They felt they incorporated with the chalk art festival very well and that the addition of food trucks worked very well also. They are also contemplating starting at 4:00 p.m. instead of 3:00 p.m. They gave a lot of credit to Ms. Rebecca Hatch who worked very hard putting it all together and getting vendors signed up each week. They said they are sending her to a seminar so she can learn even more and make it even better for this next year.

Mr. Hill explained that the ultimate vision for the market will be to hand it off to a non-profit that is passionate about running the market, since it is a labor of love and will take more than just volunteers.

ADJOURN

The meeting was adjourned at 4:59 p.m.


Kendalyn Harris, Mayor


City Recorder