

Minutes of the
BOUNTIFUL CITY COUNCIL RETREAT
Thursday, January 15, 2026 – 8:30 a.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.

Bountiful City Council Retreat – 8:30 a.m.
Mae’s Gathering Place, 67 North Main Street, Bountiful, Utah

- | | | |
|----------|-------------------------|---|
| Present: | Mayor | Kate Bradshaw |
| | Councilmembers | Millie Segura Bahr, Dan Bell, Beth Child, Richard Higginson, Matt Murri |
| | City Manager | Gary Hill |
| | Asst. City Manager | Tyson Beck |
| | City Attorney | Brad Jeppsen |
| | Public Works Director | Lloyd Cheney |
| | Parks Director | Brock Hill |
| | HR Director | Jessica Sims |
| | Water Director | Kraig Christensen |
| | Streets Director | Charles Benson |
| | Police Chief | Ed Biehler |
| | Senior Planner | Amber Corbridge |
| | SDMFD Chief | Greg Stewart |
| | SDMFD Deputy Chief | Jeff Larson |
| | Power Operations Super. | Jess Pearce |
| | Electrical Engineer | Luke Veigel |
| | Recording Secretary | Maranda Hilton |
| Excused: | Planning Director | Francisco Astorga |
| | Power Director | Allen Johnson |
| | IT Director | Greg Martin |

WELCOME, PLEDGE OF ALLEGIANCE, PRAYER/THOUGHT & WELCOME BY MAYOR BRADSHAW

Mayor Bradshaw opened the meeting at 9:02 am. Mayor Bradshaw led the Pledge of Allegiance and Councilmember Child offered a prayer. Mayor Bradshaw led a get-to-know-you activity.

BOUNTIFUL CITY POLICY PRIORITIES AND PRIOR YEAR END SUCCESSES – MR. GARY HILL

Mr. Gary Hill invited each department to share their top three successes from the previous year. He shared on behalf of the *Executive Department* about the successful installation and operation of the Bountiful Fiber network and the hiring of Mr. Tyson Beck to the Assistant City Manager position.

1 Ms. Jessica Sims shared that the *HR Department's* transition to using an applicant tracking
2 system was working very well, their department also hosted several employee events and trainings,
3 and completed over 130 hirings and over 200 terminations between the City and the Recreation
4 District combined.

5 *Police Chief Ed Beihler* shared that the dispatch successfully added Farmington and Kaysville
6 cities to their service area and adopted a revolutionary new AI training software that has greatly
7 improved the efficiency of training new dispatchers.

8 Mr. Lloyd Cheney shared that the *Engineering Department* oversaw the renovation of 135
9 South Main Street, which is nearly completed, the reconstruction of the failing sidewalk on Mueller
10 Park Rd, several water line replacements, and the rehabilitation of another city well all in the past
11 year.

12 Mr. Gary Hill shared that the *Legal Department* settled several big matters favorably and did
13 not take on any new litigation cases last year.

14 Mr. Charles Benson shared that the *Streets Department* either paved, patched, treated or
15 reconstructed a total of 22 miles of city roads last year, well above their yearly goal. He shared that
16 the San Simeon, North Canyon Circle, and 100 West *storm drain* projects were all completed last
17 year. He also reported that revenue from increased storm drain fees in the past few years has really
18 helped them have the funds necessary to take care of these big projects and keep the storm drain
19 system functioning well. He shared that the *recycling* contamination rate went from 15% to 20% so
20 educating the public about best recycling practices may need to be prioritized.

21 Mr. Kraig Christensen shared that the *Water Department* switched the SCADA network from
22 using Wi-Fi to using a point-to-point network with Bountiful Fiber, they switched to plastic meter
23 lids which enable them to get better readings, and the Viewmont Well rehabilitation was successful
24 and that well will be back online soon.

25 Ms. Amber Corbridge shared that the adoption of the Bountiful by Design General Plan is a
26 huge success for the *Planning Department*, as was the completion of the Moderate-Income Housing
27 Report. They also hired a new assistant planner last year, which was a great addition to the team.

28 Mr. Tyson Beck shared that the *Finance Department* brought in \$6.1M in investment returns
29 last year, won its 44th annual GFOA Award, paid vendors and managed utility accounts, and passed
30 all audits and met all requirements for financial reporting and tax compliance.

31 Mr. Gary Hill shared that the *Power Department* achieved over 7 years of No Lost Time
32 Accidents last year, and made huge strides on the NW Substation rebuild project, which is on track to
33 be completed by the summer.

34 Mr. Brock Hill shared that the *Parks Department* spent a lot of time doing maintenance last
35 year; they rebuilt the Lewis Park irrigation, redid the Brickyard Bark Park, and rebuilt a pavilion at
36 Bountiful Park. They also made good progress on several trail construction projects last year. He
37 shared that the *Cemetery* installed a community garden. The *Golf Course* had 88,355 (9-hole) rounds
38 played last year, the most it has had in over 27 years, and had a 15% increase in revenue. The
39 *Maintenance Department* is currently overseeing the installation of a new cooling tower and a new
40 boiler at the Public Safety Building, and a new HVAC system at Town Square.

41
42 South Davis Metro Fire District (SDMFD) Chief Greg Stewart and Deputy Chief Jeff Larsen
43 arrived at the meeting.

1 **WILDLAND URBAN INTERFACE – STATUS AND FUTURE ISSUES – CHIEF GREG**
2 **STEWART**

3 Chief Stewart talked about wildfire issues, focusing on what the responsibility of local
4 communities should be to protect their residents, resources and infrastructure. He stated that the
5 federal government does not have a plan to help mitigate wildfire disasters, so communities need to
6 adopt their own long-term plans and be doing something every year in order to help reduce the risks
7 to their communities. He said that H.B. 48, Wildland Urban Interface Modifications, is a step in the
8 right direction and explained how it will impact Bountiful, but added that it will likely continue to
9 evolve.

10 Councilmember Murri suggested instigating an annual wildfire drill, similar to The Great
11 Shakeout, and the Council and Chief Stewart discussed how that could potentially be implemented.

12 Councilmember Bell said he liked how the annual Day of Service has been used to complete
13 fire mitigation projects in the past and said he also liked the idea of an annual wildfire drill.

14
15 **BREAK**

16 The meeting took a break from 11:11 am until 11:30 am.

17 Chief Stewart and Deputy Chief Larson left the meeting.

18
19 **RAP TAX PROJECT DISCUSSION AND PRIORITIZATION – MR. BROCK HILL**

20 This item was tabled until a later time.

21
22 **COUNCIL/STAFF/RESIDENT COMMUNICATION – MR. GARY HILL**

23 Mr. Gary Hill went over the guidelines for how staff and the Councilmembers and Mayor
24 should respond to residents' questions and complaints.

25
26 **LUNCH AT ANNIE'S CAFE**

27 The meeting took a break from 11:57 am until 1:40 pm.

28 Councilmember Bahr did not return to the meeting.

29
30 **GENERAL PLAN IMPLEMENTATION – MS. AMBER CORBRIDGE AND MR. BRAD**
31 **JEPPSEN**

32 Ms. Amber Corbridge presented how the Planning Department will begin to implement the
33 new General Plan, explaining that the sequence of these items needs to be very intentional, because
34 some changes will not only affect following items but also help establish clarity for future decisions.
35 She explained that the first tasks will be:

- 36 • Improve the clarity and consistency of the Land Use Code
- 37 • Reduce unnecessary processes and approvals
- 38 • Prepare the Code for later updates

39 The mid-range tasks will be:

- 40 • Review and improve design standards
- 41 • Work on refining transition areas
- 42 • Make targeted zoning updates

43 The long-range tasks will be:

- 44 • Completing corridor studies
- 45 • Aligning residential areas to their place-types
- 46 • Cleaning up the commercial zones

1 Next, Ms. Corbridge talked about what the Council’s role will be during these implementation
2 processes, namely they will be responsible for giving direction at key milestones, and reviewing all
3 proposed code changes.

4 The Council and Mayor all voiced support for the implementation plan as presented.

5 Councilmember Bell asked about the expected timeline for each phase of the plan. Mr.
6 Jeppesen said it was difficult to say exactly, because they will doing this in addition to all their other
7 daily tasks, so it will depend on how many applications are coming in, etc. He explained that staff
8 hopes to have the review processes changed in the next few months. Mr. Gary Hill added that staff
9 also hopes to have the code definitions cleaned up within about 24 months.

10 Mayor Bradshaw asked if the City should consider instigating a moratorium on applications
11 while they work on making these changes. Mr. Corbridge said it is a strategy other city have used and
12 is definitely a possibility. Mr. Gary Hill added that it might depend on what developers want, but
13 since the new standards will likely facilitate more ease of development, hopefully they will be fine
14 waiting until the changes are made.

15 The Council reiterated their support for this implementation plan and hoped it would happen
16 as quickly as possible.

17
18 **SNOW PLOW NAMING – MR. GARY HILL**

19 This item was tabled until a later time.

20
21 **PARKS DEPARTMENT LEVEL OF SERVICE NEEDS – MR. LLOYD CHENEY, BROCK**
22 **HILL, GARY HILL**

23 This item was tabled until a later time.

24
25 **RAP TAX PROJECT DISCUSSION AND PRIORITIZATION – MR. BROCK HILL**

26 Mr. Gary Hill explained that the City anticipates collecting approximately \$10M over the next
27 10 years in RAP Tax funds. Right now the Council has approved an allocation of 75% going toward
28 parks rehabilitation, 10% going toward community grants, 10% going toward trails projects, and 5%
29 going toward public art. He explained that there are a couple of ways the Council could choose to
30 fund certain projects; either wait until the funds are saved before building anything, or borrow money
31 from ourselves now and then pay ourselves back with the RAP Tax funds as they are collected. He
32 said that staff recommends doing one project at a time and paying ourselves back before beginning
33 another project, in order to be financially responsible, but the choice belongs to the Council.

34 The Council all said they agreed it was important to be responsible with the funds, and that
35 borrowing for one project at a time would be a good way to move forward with important projects.

36 Mr. Gary Hill next asked Mr. Brock Hill to go over the list of parks rehabilitation projects that
37 we would use RAP Tax funds for. Mr. Brock Hill went through the 54-item list in order of most
38 urgent to least urgent and including 4 irrigation replacement projects, 6 playground replacements, 4
39 court resurfacing projects, security system updates, lighting updates, sports fields improvements, tree
40 plantings, pavilion improvements and more.

41 The Council asked follow-up questions about some of the most pressing projects, and
42 everyone agreed that they should immediately begin with the most pressing irrigation projects and
43 begin work on the proposed Mueller Park improvements.

44
45 **PARKS DEPARTMENT LEVEL OF SERVICE NEEDS – MR. LLOYD CHENEY, BROCK**
46 **HILL, GARY HILL**

1 Mr. Gary Hill led a discussion about the staffing needs at the Parks Department. He explained
2 that they conducted a survey of other cities to see how they compared. The average city surveyed has
3 26 acres of property per full-time Parks employee. Bountiful currently has 29 acres per full-time
4 Parks employee. He said he believes we simply do not currently have enough employees to maintain
5 and keep our parks looking the way we want. He proposed adding two more full-time employees,
6 plus a part-time administrative assistant to the Parks Department. The addition of these employees
7 will also mean the cost of salaries, benefits, and added vehicles for those employees as well.

8 Mayor Bradshaw asked if this would also mean adding some more part-time employees. Mr.
9 Brock Hill answered that, yes, adding some additional part-time employees to support the new crew
10 lead would be required.

11 Mr. Brock Hill explained some of the workload increases placed on their department in the
12 last few years; increased special events, the farmers market, the addition of Washington and
13 Creekside Parks, the addition of Town Square, the water feature at Town Square, and the addition of
14 several miles of trails. He also explained the difficulties staffing part-time seasonal employees ever
15 since the age of church missionaries was lowered to 18 years old.

16 Councilmember Bell said that the City has increased the Parks Department workload over
17 several years without increasing their resources and agreed it was time to change that. The Council
18 and Mayor all agreed and Mayor Bradshaw said she looked forward to discussing the details during
19 the budget session.

20 21 **ECONOMIC DEVELOPMENT DISCUSSION – MR. GARY HILL**

22 This item was tabled until a later time.
23

24 **MAIN STREET RECONSTRUCTION UPDATE – MR. GARY HILL AND LLOYD CHENEY**

25 Mr. Gary Hill invited each Department to talk in turn about the big projects they will need to
26 do as part of the Main Street reconstruction project. He explained that after they have a grasp on what
27 projects need to happen, staff will work on getting a per-block cost estimate.

28 Mr. Cheney talked about the concrete and sidewalk repairs, grading issues, utility projects,
29 and ADA accessibility projects.

30 Mr. Brock Hill spoke about the irrigation system, landscaping projects, and doing a
31 systematic review of the trees that need to be removed and replaced.

32 Mr. Jess Pearce talked about the complete replacement of the entire electrical and streetlight
33 system along Main Street, the addition of EV charging stations, and the decorative light poles.

34 Mr. Gary Hill explained that the next step for the City will be pricing it out, then likely it will
35 be in the budget a year from now. Mayor Bradshaw asked if the Council could have a progress report
36 during the summer. Mr. Gary Hill said that was a great idea and added there will be critical decision-
37 making points along the way that staff will bring to the Council for direction.

38 Mayor Bradshaw asked about how and when the City notifies residents and business owners
39 about this project, and if they will seek public input. Mr. Gary Hill said they probably will need to
40 determine how much input they would like from the public.
41

42 **BOUNTIFUL FIBER MARKETING & GROWTH STRATEGY – MR. TYSON BECK AND** 43 **UTOPIA**

44 Mr. Tyson Beck shared an update about the Bountiful Fiber project; saying that expenses have
45 been about \$40M and revenues \$816k to date. He added that we have made 2,025 connections and
46 have a take rate of 13.76%. We originally estimated 2,811 connections and a take rate of 12% by the

1 end of year three, but we are averaging 192 connections/month which will put us on track to exceed
2 projections by the end of this year.

3 Mr. Roger Timemrman, Executive Director of UTOPIA Fiber, gave a presentation about the
4 Bountiful Fiber project. He showed how Bountiful compares to other UTOPIA cities and what the
5 data shows we can expect as far as take rate trends and revenue growth. Bountiful is on track to
6 exceed its goals and things are going really well. He explained the marketing strategy UTOPIA is
7 using and what their next phases will look like. He said they generally have seasonal ads they run
8 over social media, and also send flyers out once the media ads have been out for a period of time to
9 help bump up take rates a bit.

10 Mayor Bradshaw asked about how the aggressive marketing campaigns from competitors
11 usually affects revenue. Mr. Timmerman explained that this happens every time UTOPIA comes into
12 a city, the competition ramps us for a while, but then it dies down and people realize that the other
13 companies don't honor their marketing promises and it generally does not affect take rates in the
14 long-run.

15 Councilmember Higginson said Bountiful has a bit of an advantage right now due to another
16 service provider being denied a franchise agreement to sell in our city, but it will not last forever. He
17 asked if UTOPIA would consider taking advantage of this window of opportunity by sending out
18 flyers and doing a door-to-door campaign sooner rather than later. Mr. Timmerman said they can
19 certainly run some scenarios and come up with a proposal.

20 Mayor Bradshaw thanked Mr. Timmerman for the way their crews conducted themselves
21 during the building process, saying it has been a great experience. Mr. Timmerman said it has been a
22 phenomenal experience working with City staff as well.

23

24 **ADJOURN FOR DINNER**

25 The meeting adjourned for dinner at 5:13 pm.

Mayor Kate Bradshaw

City Recorder