

Minutes of the  
BOUNTIFUL CITY COUNCIL  
June 25, 2024 – 6:00 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 – 6:00 p.m.**  
**City Council Chambers**

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|----------|---------------------|---|
| Present: | Mayor               | Kendalyn Harris   |
|          | Councilmembers      | Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish |
|          | City Manager        | Gary Hill   |
|          | Asst. City Manager  | Galen Rasmussen   |
|          | City Attorney       | Brad Jeppsen  |
|          | Planning Director   | Francisco Astorga   |
|          | Finance Director    | Tyson Beck  |
|          | Chief of Police     | Ed Biehler  |
|          | Parks Director      | Brock Hill  |
|          | Asst. City Engineer | Todd Christensen  |
|          | Recording Secretary | Maranda Hilton  |
| Excused: | Councilmember       | Jesse Bell  |
|          | City Engineer       | Lloyd Cheney  |

Mayor Harris called the meeting to order at 6:03 p.m. and welcomed those in attendance.

**COMMUNITY GARDEN DISCUSSION – MR. GARY HILL**

Mr. Gary Hill introduced the topic and turned the time over to Councilmember Cecilee Price-Huish to lead the discussion.

Councilmember Price-Huish discussed some of her research into community gardens and her reasons for desiring to create one in Bountiful. She showed that gardens improve a community and contribute to the health of its population, both physically and mentally. As she visited community gardens around Utah, she saw that almost all the plots were full, showing that there is a great interest and need for these spaces. She added that some cities offer free plots but most charge a nominal fee to help offset costs; and there are many other ways to fund a garden, like grants, fundraising, RAP tax grants, or taking out of the parks budget or making it a legislative line item. She asked her colleagues to move forward and commit to the opening of a community garden in 2025.

Councilmember Bradshaw thanked Councilmember Price-Huish for all of the research she did about gardens and for her interest and enthusiasm for starting a garden in Bountiful. She voiced her concern for the strain that would likely be placed on the Parks Department, and asked that the Council be thoughtful about how much has been added to their workload over the past few years with new parks and City events getting larger.

1 Councilmember Murri echoed Councilmember Bradshaw’s comments, saying that he is in  
2 support of having a community garden if it doesn’t place extra strain on staff or cost the City money.

3 Councilmember Higginson agreed with his colleagues that the City should have very limited  
4 involvement so it does not burden the Parks Department.

5 Councilmember Price-Huish said that a garden does not need to be very big or anything more  
6 than land and water. She explained that after the initial set-up of irrigation, the City could hand it off  
7 to a garden coordinator who oversees everything and perhaps gets compensated a bit.

8 Councilmember Higginson said he believes the ideal would be for a grassroots group to be in  
9 charge from the outset and for the City to not be involved.

10 Councilmember Bradshaw agreed that she would be comfortable if those who want to engage  
11 in a community garden are the ones who design and plan and manage it. She feels the City should  
12 take a completely passive role.

13 Councilmember Price-Huish said she agrees but feels that the City would at the very least  
14 need to offer places that can be used and give some guidance.

15 Mr. Brock Hill was asked to give his opinion on the Parks Department’s capacity to help. He  
16 explained how, even being fully staffed at the moment, his department is struggling with maintenance  
17 of the parks. He explained that many of his full-time staff are new to parks maintenance and  
18 irrigation and it takes time to train them. He also said that the other events his department helps out  
19 with keep getting bigger and more complicated, like the Farmer’s Market, and it all takes away from  
20 them being able to keep the Parks in good shape, especially this time of year. Trails maintenance will  
21 be ramping up this coming year as well, now that more trails and trailheads have been built. He said  
22 that a community garden would cut into their resources even more, and he is not sure if it is possible.

23 Mayor Harris thanked him for his candor. She suggested the Council discuss possible  
24 locations and the details on another night since they were running out of time. They agreed it was a  
25 good idea to take the time to discuss it more, since it was too late to start a garden this year anyway.

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27 **RAP TAX REAUTHORIZATION DISCUSSION – MR. GALEN RASMUSSEN**

28 Mr. Galen Rasmussen presented the option to reauthorize the RAP tax to the Council, saying  
29 that if they do not reauthorize it, it will expire in April 2026.

30 Councilmember Higginson said he thinks it a good idea to put it on the ballot and let the  
31 residents decide if they want to tax themselves for those kinds of projects.

32 The other Councilmembers agreed.

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34 The work session ended at 7:00 p.m.  
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**Regular Meeting – 7:00 p.m.**  
**City Council Chambers**

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|----------|---------------------|---|
| Present: | Mayor               | Kendalyn Harris   |
|          | Councilmembers      | Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish |
|          | City Manager        | Gary Hill   |
|          | Asst. City Manager  | Galen Rasmussen   |
|          | City Attorney       | Brad Jeppsen  |
|          | Finance Director    | Tyson Beck  |
|          | Asst. City Engineer | Todd Christensen  |
|          | Parks Director      | Brock Hill  |
|          | Power Director      | Allen Johnson   |
|          | Chief of Police     | Ed Biehler  |
|          | Recording Secretary | Maranda Hilton  |
| Excused: | Councilmember       | Jesse Bell  |
|          | City Engineer       | Lloyd Cheney  |
|          | Planning Director   | Francisco Astorga   |

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

Mayor Harris called the meeting to order at 7:03 p.m. and welcomed those in attendance. Ms. Mariana Harper led the Pledge of Allegiance and Pastor Joshua Knight, Flourishing Grace Church, offered a prayer.

**PUBLIC COMMENT**

Public comment was opened at 7:06 p.m.

Mr. Steven Joy (36 East 1000 South) said he sees the value in having a community garden and knows there is a lot of expertise available online and through Wasatch Community Gardens. He also suggested the City offer smaller plots of land around town instead of one larger lot.

Ms. Elizabeth Worsham (137 West 2900 South) said she owns a cut flower business and teaches gardening classes at Loveland Greenhouses in Woods Cross and she sees how much interest people have right now in learning to grow things; both vegetables and flowers. She feels there are plenty of empty spaces around Bountiful that could be beautified and used for gardening.

Ms. Mariana Harper (1076 Sunset Drive) said she is very excited about the idea of Bountiful having a community garden and sees there is a need, especially as the number of renters increases everywhere. She thinks a community garden would help improve our community by helping people develop a deep love of and investment in this community, and then stay here long-term.

Ms. Joy Ames (247 South 100 East) said she recently started a Bountiful Garden Club, and she sees a big interest, especially from people who want to help their own food security. As produce

1 prices continue to rise, it is harder to find good quality, organic food. She also feels it would  
2 contribute to a sense of community and she would love to be part of making the community garden a  
3 reality.

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5 Public comment was closed at 7:14 p.m.

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7 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD JUNE 11, 2024**

8 Councilmember Price-Huish made a motion to approve the minutes from June 11, 2024, and  
9 Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers  
10 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

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12 **COUNCIL REPORTS**

13 Councilmember Price-Huish thanked the members of the BCYC for all their help with the  
14 summer festivals and events going on right now. She also reported on the Power Commission  
15 meeting that morning, saying that PacifiCorp announced on May 15<sup>th</sup> they will be increasing their  
16 transmission rates by 45% effective June 1, which was not welcome news, but she thanked the Power  
17 Department Director for how thoughtful he is about power resources and helping save the City  
18 money.

19 Mayor Harris reported that the South Davis Sewer District voted to increase their fees by  
20 \$8.00. Costs of operation have increased significantly, and the fee increase was seen as necessary to  
21 keep up with changing restrictions, pay for the bond on their North Plant upgrades, and stay  
22 competitive with employee compensation.

23 Councilmember Bradshaw reported that the Governor signed HB3004, effective immediately,  
24 which addressed some of the more pressing concerns about the IPA power plant project. She also  
25 reported that the South Davis Recreation District board has extended offers to two new board  
26 members who will be sworn in at the July board meeting. Lastly, the Utah Outdoor Adventure  
27 Commission will be looking for volunteers to serve on some new committees that will help  
28 implement the statewide recreation master plan that was just completed. Any interested party should  
29 apply before July 31.

30 Councilmember Higginson did not have a report.

31 Councilmember Murri reported that the summer concert series has started, and he is excited  
32 about the excellent lineup of artists coming this year. The first concert was well attended.

33  
34 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID ON JUNE 5**  
35 **& 12, 2024**

36 Councilmember Higginson made a motion to approve the expenditures paid June 5 & 12,  
37 2024, and Councilmember Price-Huish seconded the motion. The motion passed with  
38 Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

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40 **ANNUAL FRAUD RISK ASSESSMENT PRESENTATION – MR. TYSON BECK**

41 Mr. Tyson Beck explained that the State Auditor’s Office requires governments to do a fraud  
42 risk assessment each year. The assessment is in the form of a checklist, which assigns points based on  
43 yes or no answers, and gives the municipality a score. Bountiful City has completed the assessment  
44 and received a score of 335/395, placing the City in the “Low Risk” category. He iterated that the  
45 City has always taken fraud mitigation very seriously and has many processes in place for the  
46 purpose of reducing the risk of fraud at the City.

1 Mr. Beck also explained that he has been wanting to implement a policy that would satisfy  
2 item 4 on the checklist since the Council talked about it last year but was unable to devote the  
3 required time to making it a meaningful policy. Councilmember Price-Huish asked him if he has  
4 talked to any other cities about how they satisfy item 4. Mr. Beck said he had not, but he thought it  
5 was a great idea.

6 Mr. Beck lastly explained that, similar to last year, staff does not feel that creating an internal  
7 audit function or committee will have benefits that outweigh the costs and have chosen to not  
8 implement those ideas.

9

10 **CONSIDER APPROVAL OF THE BID FROM M.C. GREEN & SONS, INC. EXTENDING**  
11 **THE CONTRACT FOR THE WATER LINE REPLACEMENT AT THE UNIT PRICES**  
12 **SUBMITTED IN THE UPDATED PROPOSAL – MR. TODD CHRISTENSEN**

13 Mr. Todd Christensen explained that the City has an existing contract with M.C. Green for  
14 water line replacement projects, and staff would like to extend that contract. The prices will increase  
15 9.2%, which is reasonable considering the market right now. The additional expense will stay within  
16 the budget and staff will manage the project in-house.

17 Councilmember Higginson asked if there was an escalation clause in the current contract that  
18 indicated what increase would be acceptable. Mr. Christensen said there was not.

19 Councilmember Higginson made a motion to approve the bid from M.C. Green and  
20 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw,  
21 Higginson, Murri, and Price-Huish voting “aye.”

22

23 **CONSIDER APPROVAL OF RESOLUTION 2024-06 AND 2024-07 WHICH ADOPT**  
24 **INTERLOCAL AGREEMENTS BETWEEN BOUNTIFUL CITY AND FARMINGTON AND**  
25 **KAYSVILLE CITIES TO PROVIDE DISPATCH SERVICES – CHIEF ED BIEHLER**

26 Chief Ed Biehler explained that due to some dispatch consolidation happening in the county,  
27 Kaysville and Farmington cities both approached Bountiful to provide dispatch for them. These  
28 interlocal agreements will be in effect for five years and clarify the terms and payments for dispatch  
29 services. Bountiful will hire four new dispatchers and expand the dispatch center to accommodate the  
30 additional staff. Farmington and Kaysville will pay Bountiful the same amount they are currently  
31 paying Davis County for services and remit all E-911 tax revenue to Bountiful.

32 Mayor Harris asked if any of the dispatchers currently employed at the county will come work  
33 for Bountiful. Chief Biehler said he does not know what the Sheriff’s office plans to do, but he does  
34 not plan on poaching employees. If they end up downsizing, then it could be a good option.

35 Mayor Harris asked who the Sheriff’s office still dispatches for. Chief Biehler answered that  
36 they will still be dispatching for West Point, Fruit Heights, Syracuse, South Weber, some  
37 unincorporated areas of the county, for a fire department, and for their own deputies. He added that  
38 Bountiful is not soliciting anymore dispatching work, but they are open to discussions if other cities  
39 want the City’s services.

40 Councilmember Bradshaw said she recently heard from two Kaysville Councilmembers about  
41 how excited they are to move to Bountiful dispatch, and commended Chief Biehler on his department  
42 for being so well-liked and trusted. Chief Biehler said that partnerships have always been very  
43 important in this type of work and this partnership is a fruit of the relationships his department has  
44 fostered with these cities. He also gave the dispatch supervisor, Ms. Amy Woodall, credit for her  
45 leadership and contribution to excellence.

1 Councilmember Price-Huish asked if Bountiful has the capacity to take on more cities after  
2 this. Chief Biehler said they will have two extra consoles after the remodel, which they want to have  
3 available when big events happen, so they have some ability to take on more cities, but not much. It  
4 would probably require another remodel and expansion.

5 Councilmember Higginson asked if Farmington and Kaysville came to Bountiful City because  
6 of price. Chief Biehler said those cities first approached Bountiful because they were concerned they  
7 would be left out if the Sheriff’s office shut down their operations, but that they were also very  
8 comfortable with the price of Bountiful’s services.

9 Councilmember Price-Huish made a motion to approve Resolution 2024-06, an interlocal  
10 agreement with Farmington City, and Councilmember Bradshaw seconded the motion. The motion  
11 passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

12 Councilmember Price-Huish made a motion to approve Resolution 2024-07, an interlocal  
13 agreement with Kaysville City, and Councilmember Bradshaw seconded the motion. The motion  
14 passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

15  
16 **CONSIDER APPROVAL OF THE PURCHASE OF FOUR DISPATCH CONSOLES FROM**  
17 **XYBIX IN THE AMOUNT OF \$92,497 – CHIEF ED BIEHLER**

18 Chief Biehler explained that as conveyed in the previous agenda item, the dispatch center is  
19 expanding to accommodate service to Kaysville and Farmington and will need four additional  
20 dispatcher consoles. The existing consoles were purchased from Xybix in 2017 and staff would like  
21 to purchase the additional consoles from Xybix so that everything matches, although Xybix is no  
22 longer on the state bid contract. Chief Biehler explained that he took the purchase request to the City  
23 Manager for approval because the project needs to be completed no later than January 1, 2025, and  
24 the deadline to get on Xybix’s schedule was early in June.

25 Councilmember Higginson made a motion to approve the purchase of four dispatch consoles  
26 and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers  
27 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

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29 **CONSIDER APPROVAL OF THE PURCHASE OF THREE TRANSFORMERS FROM**  
30 **WESTERN UNITED ELECTRIC IN THE AMOUNT OF \$65,691 – MR. ALLEN JOHNSON**

31 Mr. Allen Johnson explained that the long lead times for delivery of transformers is  
32 persisting, and staff would like to purchase three more transformers, which will be delivered in 80  
33 weeks, because they anticipate using three transformers from their inventory this summer. They  
34 received bids back from two companies and recommend purchasing the low bid from Western United  
35 Electric.

36 Councilmember Price-Huish made a motion to approve purchase of transformers and  
37 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw,  
38 Higginson, Murri, and Price-Huish voting “aye.”

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40 **CONSIDER APPROVAL OF VARNISH MITIGATION SERVICES PROVIDED BY**  
41 **RELADYNE FOR THREE TURBINES IN THE AMOUNT OF \$14,750 – MR. ALLEN**  
42 **JOHNSON**

43 Mr. Johnson explained that after figuring out that one of the turbines in the power plant was  
44 overheating due to a buildup of varnish on its coils, staff decided to have the other two turbines  
45 serviced to prevent them from overheating during the high-usage summer months. He said that it has  
46 already been a big help on the recent hot days.

1 Councilmember Price-Huish thanked him for the care he puts into every part of the Power  
2 Department.

3 Councilmember Bradshaw made a motion to approve the varnish mitigation services and  
4 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw,  
5 Higginson, Murri, and Price-Huish voting “aye.”  
6

7 **CONSIDER THE APPROVAL OF RESOLUTION 2024-08 AUTHORIZING A TAX**  
8 **CERTIFICATE AND AGREEMENT FOR THE UAMPS FIRM POWER SUPPLY PROJECT**  
9 **AND RELATED MATTERS – MR. ALLEN JOHNSON**

10 Mr. Johnson explained that Bountiful has the opportunity to be involved with a group,  
11 through UAMPS, which will assign a portion of Bountiful’s solar power agreements to a company  
12 called J. Aron through a Limited Assignment Agreement. This arrangement will lower the purchase  
13 price for solar power by a minimum of 8%, and only requires that Bountiful use the solar power  
14 instead of reselling it, which was the intention anyway. Mr. Johnson added that the market looks  
15 good right now, but if rates change then UAMPS will wait until it is favorable before moving  
16 forward. He said that the Power Commission has researched this arrangement very thoroughly, and  
17 because it poses no risk to Bountiful, and they feel it is a good opportunity to reduce the cost of solar  
18 power, staff is recommending the Council approve the agreement.

19 Councilmember Bradshaw asked if other cities are also joining in on this agreement. Mr.  
20 Johnson said yes, that Bountiful was one of the last to join.

21 Councilmember Bradshaw asked if Mr. Beck could explain the finance details a bit better so  
22 she could understand it more completely. He apologized, saying he was not familiar enough with the  
23 details of this agreement to shed more light on it. Mr. Johnson offered more detail, saying that the  
24 arbitrage between governmental tax-exempt bonding and non-tax-exempt bonding is where the price  
25 reduction will come from, and that Bountiful will not be listed on the bond and therefore is safe if  
26 anything should happen.

27 Councilmember Bradshaw said she trusted that the Power Commission did their research and  
28 she would love to hear the presentation that the Power Commission received so she could understand  
29 it also.

30 Councilmember Higginson made a motion to approve Resolution 2024-08 and  
31 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers  
32 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”  
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34 **CONSIDER APPROVAL OF THE PURCHASE OF 50 BUTT TREATED POWER POLES**  
35 **FROM STELLA-JONES INC. IN THE AMOUNT OF \$50,169 – MR. ALLEN JOHNSON**

36 Mr. Johnson explained that Bountiful uses butt treated poles for safety. Because Bountiful’s  
37 power system has a majority of its poles inaccessible to bucket trucks, they must be climbed by our  
38 linemen, and fully treated poles become too hard and slick to safely climb. These poles are a single-  
39 source item from Stella-Jones Inc., and the delivery time is now 11-12 weeks.

40 Councilmember Murri made a motion to approve the purchase of 50 butt treated poles and  
41 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers  
42 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”  
43

44 **CONSIDER APPROVAL OF EXTENDING THE BID FROM BIG IRON DRILLING, LLC**  
45 **FOR TWO ADDITIONAL DIRECTIONAL BORES IN THE AMOUNT OF \$37,308 FOR A**  
46 **TOTAL AMOUNT OF \$107,430 – MR. ALLEN JOHNSON**

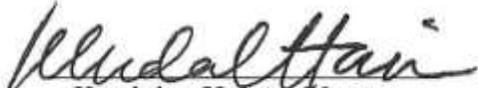
1 Mr. Johnson explained that two more directional boring projects have been identified to fix  
2 broken streetlights, so staff is recommending the extension of the existing contract with Big Iron  
3 Drilling to do the additional work. The additional cost will be \$37,308.

4 Councilmember Murri made a motion to approve extending the bid from Big Iron Drilling for  
5 directional boring and Councilmember Higginson seconded the motion. The motion passed with  
6 Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

7  
8 **ADJOURN**

9 Councilmember Price-Huish made a motion to adjourn the meeting and Councilmember  
10 Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson,  
11 Murri, and Price-Huish voting “aye.”

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13 The meeting was adjourned at 8:20 p.m.  
14

  
Kendalyn Harris, Mayor

  
City Recorder