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Minutes of the  
BOUNTIFUL CITY COUNCIL

June 11, 2019 – 6:00 p.m.

Present: Mayor Randy Lewis  
Councilmembers Kate Bradshaw, Kendalyn Harris, Richard Higginson,  
John Marc Knight, Chris Simonsen  
City Manager Gary Hill  
Assistant City Manager Galen Rasmussen  
City Attorney Clinton Drake  
City Engineer Lloyd Cheney  
Police Chief Tom Ross  
Finance Director Tyson Beck  
BCL&P Accountant Jay Christensen  
Recording Secretary Maranda Hilton

Official notice of the City Council Meeting was given by posting an agenda at the temporary City Hall locations (805 South and 150 North Main Street) 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 Clipper and Standard Examiner.

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**Work Session – 6:00 p.m.**  
**South Davis Metro Fire Station Conference Room**

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

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**CITY HALL REMODEL UPDATE – MR. LLOYD CHENEY**

Mr. Cheney, City Engineer, presented the latest cost estimates for the City Hall remodel project to the Council. Despite having received two previous estimates during the design phase of the project that coincided with one with the other, bids have now been received for the construction that are coming in over the estimates. This cost increase is due to a mix of recent political activity, an increase in the cost of steel, scarcity of labor and various other factors. This leaves a deficit of \$623,301. Mr. Cheney said he has worked with the contractor and the architect to develop a list of items that could be value engineered in order to decrease that deficit. Some items include reduced landscaping, modified wall and ceiling finishes, modified HVAC system, modified security/data system, modified plumbing system, and substituted light fixtures. The total value of doing those modifications would be \$261,376. This still leaves a deficit of \$361,925. The City has the funds to cover the deficit if needed and approved.

The Council was asked to give direction about what they wished to do moving forward with this project. The overall consensus among the Councilmembers was to continue with the project as originally designed. They want to have City Hall be a functional and beautiful building for years to come, and do not want to cut corners in a way that will deter from the functionality or esthetic. Being that the design has been tasteful and not extravagant from the beginning, they felt it should be kept the same.

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The work session of the City Council was adjourned at 6:52 p.m.

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3                                   **Regular Meeting – 7:00 p.m.**  
4                                   **South Davis Metro Fire Station Conference Room**

5                   Mayor Lewis called the meeting to order at 7:00 p.m. and welcomed those in attendance. Mr.  
6 Ron Mortensen led the Pledge of Allegiance and Mr. Mike Mayfield, First Counselor in the Bountiful  
7 Central Stake Presidency, offered a prayer.  
8

9                   **PUBLIC COMMENT**

10                  The public comment section was opened at 7:01 pm.

11  
12                  Jane Joy (The Joy Foundation) stood and thanked the Council for all of their support over the  
13 years. They had another successful Chalk Art Festival last month and she is grateful for how the City  
14 keeps Main Street looking so beautiful, and for the wonderful community we have here.

15                  Tim Gregory (1131 E 300 N) stood to state his issue with the holes left in the road after recent  
16 construction projects near his home. There are many large trenches that have sunken down since  
17 being filled and are now a safety hazard. He wonders what the protocol is for the City to inspect the  
18 construction work that is done and to have the contractor come back to fix their work. He would like  
19 to see some action taken to fix the problem.

20                  Mr. Lloyd Cheney, City Engineer, presented information regarding this problem, stating that  
21 he had just recently sent a letter to the contractor responsible for the poorly filled holes, formally  
22 notifying them of the condition and that they must fix the problem without additional cost to the City.  
23 Mr. Cheney expects to hear back from them by the end of the week.  
24

25                  The public comment section was closed at 7:07 pm.

26  
27                  **APPROVE MINUTES OF PREVIOUS MEETING HELD MAY 28, 2019**

28                  Councilwoman Harris made a motion to approve the minutes as printed and Councilman  
29 Higginson seconded the motion. The motion passed with councilmembers Bradshaw, Harris,  
30 Higginson, Knight and Simonsen voting “aye”.  
31

32                  **COUNCIL REPORTS**

33                  Councilman Higginson did not have a report.

34                  Councilman Knight did not have a report.

35                  Councilwoman Bradshaw reported that the new Bountiful Dog Park will have its grand  
36 opening on Tuesday, June 25 at 5:00 p.m.

37                  Councilman Simonsen reported that this weekend is the Coats for Kids Car Show. He invited  
38 everyone to come and participate. It is held downtown on Friday and Saturday and all money raised  
39 goes to help give coats to kids. He thanked the City for their coordinated efforts to help make this  
40 service project possible each year.

41                  Councilwoman Harris did not have a report.

42                  **BCYC REPORT**

43                  Councilwoman Harris presented that the BCYC is going strong with its new leadership in  
44 place and they have a lot of service projects lined up including volunteering at the Coats for Kids Car  
45 Show.  
46

1 **CONSIDER APPROVAL OF:**

2 a. **Weekly Expenditures >\$1,000 paid May 20 & 27, 2019**

3 b. **April 2019 Financial Report**

4 Councilman Higginson made a motion to approve the weekly expenditures and the April  
5 financial report and Councilwoman Bradshaw seconded the motion. The motion passed with  
6 councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

7  
8 **GFOA AWARDS FOR BUDGET AND CAFR TO BOUNTIFUL CITY – MR. GALEN**  
9 **RASMUSSEN**

10 Mr. Rasmussen presented to the Council that the City has received two financial awards  
11 again this year. The Government Finance Officers Association (GFOA) awarded the City a  
12 Certificate of Achievement for Excellence in Financial Reporting for the FY2018 Comprehensive  
13 Annual Financial Report (CAFR) and a Distinguished Budget Award for the FY2018-2019 Operating  
14 and Capital Budget. The GFOA mentioned special recognition to the efforts of Tyson Beck, Finance  
15 Director, and David Burgoyne, Assistant Finance Director for preparation of the CAFR and Gary  
16 Hill, City Manager, and Galen Rasmussen, Assistant City Manager, for preparation of the Budget  
17 document. These are very prestigious awards given to government organizations that have excelled in  
18 the areas of financial transparency and communication, among other things. Bountiful City is proud  
19 to have received the Certificate of Achievement consecutively since 1981 and the Distinguished  
20 Budget Award consecutively since 2016.

21  
22 **CONSIDERATION OF FY 2019 AMENDED BUDGET AND FY 2020 BUDGET – MR.**  
23 **GALEN RASMUSSEN**

24 Mr. Rasmussen presented the FY2020 tentative budget to the Council. He summarized the  
25 budget process which began in January with preliminary projections and will be finalized in August.  
26 Key points of interest for the FY2020 budget include a possible property tax increase, a 2% Cost of  
27 Living Adjustment for City employees, and a medical insurance renewal rate of 4% for City  
28 employees. He detailed the revenues and expenditures for each City department, explaining that  
29 revenues and expenditures are balanced as required by law.

30 At the special request of the Council, he went over the Recreation, Arts and Parks (RAP) tax  
31 allotments granted for the FY2020 budget to each of the five applicants. He showed a chart that  
32 displayed how much money the applicants requested and how much was then granted. He explained  
33 that the subcommittee appointed to allocate the RAP tax grants this year decided to not allocate the  
34 entire 11% available.

35 Councilwoman Harris asked the Council to consider allocating the entire amount available in  
36 order to fund and help more projects that do good things in our community.

37 Councilwoman Harris made a motion to fully fund all of the applicants and to have any deficit  
38 in available funds be taken from the BDAC’s request. There was no second on the motion, but further  
39 discussion was warranted, so Councilwoman Harris withdrew the motion in order to discuss it with  
40 the Council.

41 The Council discussed why the subcommittee decided not to allocate all of the money this  
42 year and what happens to the balance left in the fund if not allocated. They heard from  
43 Councilwoman Bradshaw who chaired the subcommittee responsible for making the decision and  
44 from Mr. Rasmussen who also sat on the committee.

45 Councilman Knight made a motion to leave the RAP tax allocations as the subcommittee  
46 decided them to be and Councilman Simonsen seconded the motion.

1 The Council discussed the matter further, with Councilwoman Harris asking for support from  
2 the Council to grant the entire available funds to the organizations who applied for it this year, and  
3 the Mayor voicing his support that we should not save it for later use.

4 The Mayor then called for a vote on the motion. The motion passed with Councilmembers  
5 Bradshaw, Higginson, Knight and Simonsen voting “aye” and Councilmember Harris voting, “nay”.

6  
7 **a. Public Hearing on the Transfer of Funds from Light & Power Fund to General Fund**

8 Mr. Rasmussen explained that the City is required by law to discuss transfers and also  
9 Administrative Service Reimbursements. The transfer of money from the Power Fund to the  
10 General Fund has been noticed in the May utility bills and also on the City website and the  
11 Public Notice website. A transfer of 10% of metered sales from the Light & Power Fund  
12 equates to \$2.49M going into the General Fund for use on services provided to the City such  
13 as Police, Fire, and street maintenance and snowplowing. Using this money for essential  
14 services keeps Bountiful property tax rates to about half of what they would otherwise be.

15 The Administrative Service Reimbursement collects money from the Enterprise  
16 Funds (Recycling, Storm Water, Water, Power, Golf, Landfill, Sanitation, Cemetery, and  
17 RDA) to pay for services the City provides to them, including payroll and employee benefits,  
18 accounting, budgeting, IT, legal and insurance work, engineering and planning, building  
19 maintenance, utility billing and customer service. For FY2020 the total amount will be  
20 \$1.42M.

21 The Mayor thanked Mr. Rasmussen for his presentation and opened the public hearing  
22 at 7:51 p.m.

23 Frank Long (572 W 2900 S) stood and stated that he is concerned that the yearly  
24 transfer from the Power Fund to the General Fund was not practicing good budgeting  
25 principles and wasn't a transparent thing for the City to do. He is also concerned that we are  
26 building our yearly budget to be underfunded and then relying on the transfer to get us  
27 through the year. Mr. Rasmussen addressed the issue of transparency noting that the  
28 Administrative Reimbursement is shown in the budget, as part of the public hearing and is  
29 based on an annual study.

30 Michelle Wise (2812 S Southview Cir) stood and asked about how people with solar  
31 panels on their homes are contributing to the transfer that is paying for services like police  
32 and streets, etc. Do they end up contributing less than someone who uses more power and  
33 thus pays the power company more? Mr. Hill addressed the question and noted that the rate  
34 structure was designed to address the concerns noted by Ms. Wise.

35 The Mayor closed the public hearing at 8:04 p.m.

36  
37 **b. Public Hearing on the Transfer of funds from the Landfill Fund to the Recycling**  
38 **Fund**

39 Mr. Rasmussen explained that the transfer of funds from the Landfill Fund to the  
40 Recycling Fund will be used to subsidize recycling operations costs and avoid fee increases to  
41 residents while the recycling industry stabilizes after difficult global conditions have affected  
42 it. Keeping recycling costs low will help lengthen the life of Bountiful City's landfill as more  
43 recyclable materials are kept out of it, so the City feels it is in the City's best interest to  
44 subsidize recycling costs until the market recovers. A total of \$240,485 will be transferred in  
45 FY2020.

1 Mr. Gary Hill, City Manager, explained more about the global recycling market and  
2 why it has recently driven costs up, but it is hopeful that it will recover in the next few years.  
3 We are lucky that we have a healthy balance in our Landfill Fund so that we can afford to  
4 subsidize in this way.

5  
6 The Mayor opened the public hearing at 8:11 p.m.

7 Ron Mortensen (Bountiful) said he thought it would be very helpful to have the City  
8 put out a fact sheet about what effect this transfer has on the Landfill Fund and if this transfer  
9 will eventually affect landfill fees. He also wished to know the effectiveness of the current  
10 recycling program. What percentage of material put in our bins actually gets recycled and  
11 how much gets put into another landfill? He asked how long the City anticipated needing to  
12 make this transfer until the market recovers – if it would be two years or five year or longer.

13 The Mayor closed the public hearing at 8:16 p.m.

14  
15 **c. Public Hearing on FY 2019 Amended Budget and FY 2020 Tentative Budget**

16 Mr. Rasmussen went over the amendments that are needed for the current year budget  
17 before it is closed. He also explained that the FY2020 budget will be for \$74,508,847 in net  
18 revenues and expenses including the transfers approved tonight.

19  
20 The Mayor opened the public hearing at 8:20 p.m.

21 Ron Mortensen (Bountiful) asked about the Council possibly raising the property tax  
22 rate for next year's budget. He does not feel they should do so.

23 Mr. Gary Hill took the time to explain that the Council wishes to examine the property  
24 tax rate every year as a rule, which by law requires that they hold a Truth-in-Taxation hearing  
25 about a possible increase. It does not mean they wish to raise rates, but that they wish to have  
26 a hearing in order to have a transparent discussion about it.

27 The Mayor closed the public hearing at 8:24 p.m.

28  
29 **d. Set the date and time for a Truth in Taxation Public Hearing as Tuesday, August 13,**  
30 **2019 at the regular City Council meeting at 7:00 p.m.**

31 Mr. Rasmussen explained the role that property taxes play in Bountiful including  
32 helping to fund our police, fire, street and parks. It does not grow naturally with the  
33 economy, so it is important for the Council to reevaluate it periodically to make sure it  
34 maintains its buying power. The Council has expressed its wish to review the tax rate  
35 annually with a Truth-in--Taxation hearing.

36 The Council discussed whether or not they should hold a Truth-in-Taxation hearing  
37 this year. It seems to be causing confusion and alarm among the residents, and they do not  
38 want people to think they are raising taxes when they are not. However, they also hope  
39 that if they hold the hearing every year, the residents will come to expect it and it will lose  
40 its negative stigma.

41 After discussion it was realized that the proposed date for the hearing, August 13,  
42 2019, conflicts with the primary election for the City. Mr. Rasmussen stated he will have  
43 to talk to the County and bring this back to the Council once he gets another date  
44 approved.

45 Councilman Knight made a motion to cancel the Truth-in-Taxation hearing for  
46 FY2020 and Councilman Higginson seconded the motion contingent on holding a

1 specially noticed discussion about property taxes instead. The motion was amended by  
2 Councilman Knight. The motion passed with Councilmembers Bradshaw, Harris,  
3 Higginson, Knight and Simonsen voting “aye”.

4  
5 **e. Consideration of Ordinance 2019-03, adopting budgets, approving fees and related**  
6 **policies, and adopting compensation schedules**

7 Councilman Higginson made a motion to approve the amendments to the FY2019 budget as  
8 presented, to approve the FY2020 budget as presented, to cancel the Truth-in-Taxation hearing, and  
9 to adopt the Ordinance 2019-03 and Councilwoman Bradshaw seconded the motion. After advice  
10 from Staff Councilman Higginson amended the motion to delete the word “tentative” from the  
11 Ordinance, to include the budget adjustment for the City Hall project that was discussed in the work  
12 session totaling \$624,000, and to include the Certified Tax Rate of 0.000814 and Councilwoman  
13 Bradshaw again seconded the motion. The motion passed with councilmembers Bradshaw, Harris,  
14 Higginson, Knight and Simonsen voting “aye”.

15  
16 **CONSIDER APPROVAL OF THE FINAL ACCEPTANCE OF THE EAST ORCHARD**  
17 **SUBDIVISION AND RELEASE THE DEVELOPER OF ANY FURTHER OBLIGATION –**  
18 **MR. LLOYD CHENEY**

19 Mr. Cheney presented the East Orchard subdivision for final acceptance. The City has  
20 inspected the subdivision and finds the improvements acceptable and with the vote of the Council  
21 will assume responsibility for all future improvements and release the developer from any  
22 obligations.

23 Councilman Higginson made a motion to approve final acceptance of the subdivision and  
24 Councilman Simonsen seconded the motion. The motion passed with councilmembers Bradshaw,  
25 Harris, Higginson, Knight and Simonsen voting “aye”.

26  
27 **CONSIDER APPROVAL OF THE FINAL SITE PLAN FOR A BUILDING**  
28 **CONSTRUCTION MATERIAL/OFFICE WITHOUT OUTSIDE STORAGE FOR JIM**  
29 **MILLER PLUMBING AND HEATING LOCATED AT 220 W CENTER STREET – MR.**  
30 **CLINTON DRAKE**

31 Mr. Drake presented the final site plan for the Miller Plumbing project. The plan has not  
32 changed since the Council approved the preliminary plan a few weeks ago, so the Planning  
33 Commission recommends final site plan approval with all redline corrections.

34 Councilwoman Harris made a motion to approve final site plan and Councilman Higginson  
35 seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson, Knight  
36 and Simonsen voting “aye”.

37  
38 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL SITE PLAN REVIEW**  
39 **APPROVAL FOR THE BOUNTIFUL FAMILY SEARCH CENTER LOCATED AT 1579 N.**  
40 **MAIN STREET – MR. CLINTON DRAKE**

41 Mr. Drake presented the Council with the site plan for a 10,000 square foot Family Search  
42 building that will house classrooms, conference rooms, and consultation study areas. It will be a  
43 resource for individuals, families and groups who are doing research on family history. It meets all  
44 setback and parking requirements. It is exciting to have this beautiful building serving the residents of  
45 Bountiful for years to come.

1 Councilman Higginson made a motion to approve the preliminary and final site plan review  
2 and Councilwoman Harris seconded the motion. The motion passed with councilmembers Bradshaw,  
3 Harris, Higginson, Knight and Simonsen voting “aye”.

4  
5 **CONSIDER APPROVAL OF THE SOUTH BRANCH OF THE DAVIS COUNTY LIBRARY**  
6 **AS BOUNTIFUL CITY’S POLLING LOCATION AND OTHER LOCATIONS IN DAVIS**  
7 **COUNTY AS VOTE CENTERS FOR THE 2019 MUNICIPAL ELECTION(S) – MR. GARY**  
8 **HILL**

9 Mr. Hill presented for adoption the polling location to the Council as is required every  
10 election year. The South Branch of the Davis Library is the proposed polling location in Bountiful  
11 this year, with the rest of the voting taking place through the mail. Bountiful residents would also be  
12 authorized to vote at any polling location in Davis County.

13 Councilman Higginson made a motion to approve City polling locations and vote centers as  
14 presented and Councilwoman Harris seconded the motion. The motion passed with councilmembers  
15 Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

16  
17 **ADJOURN TO AN RDA MEETING WITH A SEPARATE AGENDA**

18 Councilman Higginson made a motion to adjourn the regular City Council meeting to an  
19 RDA meeting with a separate agenda and Councilwoman Bradshaw seconded the motion. The  
20 motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting  
21 “aye”.

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24 The regular session of City Council was adjourned at 8:58 pm.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Recorder