

Minutes of the  
BOUNTIFUL CITY COUNCIL

May 25, 2021 – 5:00 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Millie S. Bahr, Kate Bradshaw, Kendalyn Harris, Richard Higginson, Chris R. Simonsen
	City Manager	Gary Hill
	Asst. City Manager	Galen Rasmussen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	City Attorney	Clinton Drake
	Finance Director	Tyson Beck
	Police Chief	Ed Biehler
	Power Director	Allen Johnson
	Streets Director	Charles Benson
	Parks Maintenance Supervisor	Jason Miller
	Community Affairs Specialist	Rebecca Hatch
	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.

**Work Session – 5:00 p.m.**  
**City Council Chambers**

Mayor Lewis called the meeting to order at 5:04 p.m. and welcomed those in attendance.

**PIONEER DAY CELEBRATION DISCUSSION – MR. GARY HILL**

Mr. Gary Hill turned the time over to Mayor Lewis to explain his idea for a possible Pioneer Day event.

Mayor Lewis explained that he wanted to host a city-wide event that would help show the residents of Bountiful all the things that Bountiful has to offer. The usual Pioneer Day parade will not be taking place this year and he feels it would be a good opportunity to do a one-time event. He would like to encourage residents to visit Bountiful Pond and go fishing there and visit all of Bountiful’s 15 parks. He hoped that the event would culminate in the early afternoon at Bountiful Town Square where food trucks would be parked and where prizes could be awarded to the residents who participated in the event. He presented this idea to the Council and asked what they thought about putting on this event. The other events taking place that day are the race that is put on by the Recreation District in the morning and the fireworks show put on by the City in the evening.

After some discussion, the Council decided they really liked the idea of having residents visit the parks and the pond to learn more about Bountiful’s amenities, but they felt that this was not the

1 right time to do it. Many of the Councilmembers will be out of town that day and did not feel that  
2 asking others to volunteer in their absence would be appropriate, nor would having staff work on a  
3 Saturday be optimal. They also feared that there would not be enough participation to warrant asking  
4 the food truck league to send trucks that afternoon. They briefly talked about having the food trucks  
5 parked along 1800 South where people would be gathering for the fireworks show. Chief Biehler  
6 consented that he felt they could work something out and possibly close off the street to make it safer  
7 for people to walk around and visit the trucks. His only concern was whether the trucks were able to  
8 park on that steep of an incline and suggested they could park nearby in the school parking lot if  
9 needed.

10 The consensus was to revisit the pond and parks idea for another time.

11  
12 **SOUTH DAVIS RECREATION MASTER PLAN PRESENTATION – MR. GARY HILL &**  
13 **MR. TIF MILLER**

14 Mr. Tif Miller explained that they started the process of creating a master plan for the  
15 Recreation District in 2018 to help address the concerns created by their popular yet overcrowded  
16 programs and their aging facility. They completed the plan at the beginning of the year and are  
17 hopeful it will help them continue to serve the community for many years to come. Projected  
18 population growth for the South Davis area is 30,000 people by the year 2050 and that will greatly  
19 affect the District's ability to provide programs and classes to everyone who would like to participate  
20 if they do not find ways to expand, upgrade, reorganize and repair their facility.

21 The two surveys they completed with the help of VCBO Architecture and Y2 Analytics gave  
22 them information about the community's desires and needs and helped to give direction to the master  
23 plan. Some of the biggest takeaways were that the aquatic community is very excited about the  
24 prospect of more aquatic space, and that many people desire more fitness space as well.  
25 Consequently, the plan will include the addition of a 50-meter pool to the existing pools at the  
26 Bountiful facility, some upgrades to the fitness, childcare, bathroom, locker room and front desk  
27 areas, and the construction of a second facility somewhere in South Davis county that will have  
28 additional fitness, court and pool space.

29 Mr. Miller explained that they are looking at the possibility of bonding in the fall in order to  
30 fund these upgrades but are also hoping they can talk with the county and the school district in order  
31 to find support there. Whether or not they receive funding from those entities, they hope to proceed  
32 with the master plan. The bond is estimated to be around \$40 million, but that is a worst-case  
33 scenario; acquiring partners would bring that number down.

34 Ms. Whitney Ward of VCBO Architecture joined Mr. Miller at the lectern and the  
35 Councilmembers asked them about certain details of the master plan including the proposed  
36 location(s) of the 50-meter pool, the estimated costs to residents if a bond passes and the likeliest  
37 location for the new facility. Mayor Arave of North Salt Lake also came up to help answer questions,  
38 saying that he feels they will need contributions from the school district if this is going to succeed. He  
39 believes that a new pool will greatly benefit everyone, especially the schools, and will draw many  
40 people to the area.

41 Councilwoman Bahr asked about the decision to do a new bond before the current bond is  
42 paid off. Mayor Arave said the decision to do this now is largely based on the diminishing  
43 availability of land, which they will need to purchase for the second facility. Councilman Higginson  
44 asked about the possibility of one of the other cities donating park space to use, and Mayor Arave  
45 said that it was possible, but he feels that losing much-needed park space would be a mistake. Mr.  
46 Miller also explained that they are still in the process of finding out if the residents are willing to do a

1 new bond for these improvements. If they issue a new bond, they hope to do it in August, but they  
2 will come back for more discussions with the Council, who will ultimately need to give their blessing  
3 if the new pool is allowed to be built.  
4

5 **PROPERTY TAX ROAD MAP DISCUSSION – MR. TYSON BECK**

6 Mr. Galen Rasmussen presented a follow-up on sales tax remittances for the Council,  
7 explaining who the top remitters are and that even if Bountiful were to gain an additional grocery  
8 store, it would take three years on average to recoup the goal amount of \$815,000. He explained that  
9 the volatility of sales tax makes it a risky thing to base the City’s revenue on.

10 Mr. Tyson Beck then presented a graph to the Council to help illustrate various ways they  
11 could increase property tax over the next five years and how it would affect the Capital Projects Fund  
12 balance. The Councilmembers looked at different scenarios and discussed how each would affect the  
13 needs of the City and the needs of the residents. Mr. Beck explained that staff’s recommendation is to  
14 raise taxes by \$815,000 in 2022, and then have a set increase of 2% every year thereafter to keep pace  
15 with inflation. -Management feels that the residents will adjust to annual inflationary increases over  
16 time, and it will not be as difficult as having larger increases less often. Councilmembers debated the  
17 best strategy for increases, with some choosing small yearly increases and some choosing larger  
18 increases less often, but all agreed that an increase is necessary to keep the City in a safe financial  
19 position given the increased services offered to residents.

20 The work session came to a close and they decided to continue this discussion at the end of  
21 the regular session.  
22

23 The meeting was closed at 6:57 p.m.  
24  
25

26 **Regular Meeting – 7:00 p.m.**  
27 **City Council Chambers**  
28

29 Mayor Lewis called the meeting to order at 7:02 p.m. and welcomed those in attendance.  
30 Chief Ed Biehler led the Pledge of Allegiance and no prayer was offered.  
31

32 **PUBLIC COMMENT**

33 The public comment section was opened at 7:04 p.m.  
34

35 Mr. Steve Slatter (1398 E. Canyon Creek Drive) asked to have the North Canyon Trailhead  
36 project added as an agenda item to next month’s work session if possible. He would like to have an  
37 update about the progress as it affects his neighborhood and home very directly.  
38

39 Mr. Dave Christensen (135 W. 900 S.) expressed his concern about the City entering into a  
40 contract for fiber-to-the-home with UTOPIA, because he fears that with the improvement of 5G  
41 technology, fiber speeds will be rendered irrelevant. He feels if residents have 5G they will no longer  
42 need fiber and it will affect uptake rates, which could end up costing the City a lot of money.  
43

44 The public comment section was closed at 7:07 p.m.  
45

1 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD ON MAY 11,**  
2 **2021**

3 Councilwoman Harris made a motion to approve the minutes from May 11, 2021, and  
4 Councilwoman Bahr seconded the motion. The motion passed with Councilmembers Bahr,  
5 Bradshaw, Harris, Higginson and Simonsen voting “aye”.

6  
7 **COUNCIL REPORTS**

8 Councilwoman Bradshaw reported that she is planning an event to help raise awareness about  
9 the Trails Master Plan. She hopes to invite potential funding partners and lead them on a mountain  
10 bike ride on Mueller Park trail. She has invited Planning Director Francisco Astorga to help explain  
11 the different connecting trails and projects along the route. The event is planned for June 18<sup>th</sup>.

12 Councilman Simonsen reported that the Larry H. Miller group came yesterday to do a day of  
13 service at the Veterans Park. He also reminded the Council about the Memorial Day celebration that  
14 is scheduled at the Veterans Park for 11:00 a.m. on Monday, May 31.

15 Councilwoman Harris explained that she received an email about the City watering policies  
16 and wanted to know about our efforts to conserve water during this dry season. Mr. Gary Hill  
17 explained that the City’s policy is no outside watering between the hours of 10:00 a.m. and 6:00 p.m.,  
18 with an exemption for newly planted sod and landscaping, which would apply to the area around City  
19 Hall. He also explained that one park in particular, Foss Lewis Park, has had some irrigation  
20 difficulties ever since a pipe was relocated, resulting in poor water pressure during the mornings and  
21 evenings. The City Parks staff is doing their best but also have a responsibility to keep the parks  
22 green. If the sod gets dry it will cause irreparable damage to the grass.

23 Councilwoman Bahr did not have a report.

24 Councilman Higginson reported that the Power Commission had their first discussion about  
25 the solar program and its policies. He feels the Commission will do a great job of challenging  
26 themselves to find a way to help people use their own generated power and will bring good  
27 recommendations to the Council.

28  
29 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID MAY 3 &**  
30 **10, 2021**

31 Councilwoman Bahr made a motion to approve the expenditures and Councilwoman  
32 Bradshaw seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris,  
33 Higginson and Simonsen voting “aye”.

34  
35 **CONSIDER APPROVAL OF THE PURCHASE OF MOTOROLA FLEX SOFTWARE IN**  
36 **THE AMOUNT OF \$367,039 – CHIEF ED BIEHLER**

37 Chief Biehler explained that Bountiful’s dispatch center is the only one in the area using a  
38 different software, which causes communication issues with the other agencies. Now that dispatch  
39 consolidation is on the horizon it has become more important than ever that software is used that will  
40 be consistent with the other agencies. All the agencies have committed to using the Motorola Flex  
41 software, which gives the City bargaining power. The new software will allow sharing information  
42 easier which aids in investigations and in many other areas of police and EMS dispatch work.

43 Chief Biehler added that this contract requires 50% payment at the time of signing, and then  
44 takes 12-15 months to fully implement. Everyone in the county is going to make the change over to  
45 this software at the same time, and they will be waiting while Bountiful’s system is being built.

1 Councilman Simonsen made a motion to approve the purchase of Motorola Flex software and  
2 Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bahr,  
3 Bradshaw, Harris, Higginson and Simonsen voting “aye”.

4  
5 **CONSIDER APPROVAL OF A CLASS “C” RETAIL BEER AND A LIQUOR LICENSE**  
6 **FOR THE FIFTH LLC, 980 NORTH 50 WEST – MR. FRANCISCO ASTORGA**

7 Mr. Francisco Astorga explained that due to an issue with paperwork, The Fifth LLC had their  
8 beer and liquor license revoked 30 days ago, so they are required to reapply for it. Staff and the police  
9 found nothing on record that would prohibit the City from approving their license.

10 Councilwoman Bahr made a motion to approve the Class “C” retail beer and liquor licenses  
11 for The Fifth LLC and Councilman Higginson seconded the motion. The motion passed with  
12 Councilmembers Bahr, Bradshaw, Harris, Higgins and Simonsen voting “aye”.

13  
14 **CONSIDER APPROVAL OF THE BID FROM BLACK AND MCDONALD IN THE**  
15 **AMOUNT OF \$616,243 FOR THE 3100 SOUTH OVERHEAD POWER LINE REBUILD –**  
16 **MR. ALLEN JOHNSON**

17 Mr. Allen Johnson explained that this purchase is for Feeder 657 in the Val Verda area and  
18 includes the labor to install poles and install a new conductor at the substation on San Simeon Way.  
19 They received four bids which were all higher than their expected cost, so they will need to use some  
20 of their budgeted funds from a different item on next year’s budget. This item was approved by the  
21 Power Commission.

22 Councilman Higginson made a motion to approve the bid from Black and McDonald and  
23 Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bahr,  
24 Bradshaw, Harris, Higgins and Simonsen voting “aye”.

25  
26 **CONSIDER APPROVAL OF THE PURCHASE OF AN EZ HAULER BACKYARD POWER**  
27 **POLE INSTALLATION MACHINE FROM S.D.P. MANUFACTURING, INC. IN THE**  
28 **AMOUNT OF \$195,320 – MR. ALLEN JOHNSON**

29 Mr. Johnson explained that they had identified a pole installation machine for next year’s  
30 budget, but then S.D.P. Manufacturing said they had a piece of equipment in stock that was reduced  
31 in price by \$14,000. If they decided to wait until next year, it would be more money and would likely  
32 take six months for delivery. Given those circumstances, the Power Commission recommends  
33 purchasing this year instead. There is room in the budget for the purchase this year.

34 Councilwoman Bahr made a motion to approve the purchase from S.D.P. Manufacturing and  
35 Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers Bahr,  
36 Bradshaw, Harris, Higginson and Simonsen voting “aye”.

37  
38 **CONSIDER APPROVAL OF THE PURCHASE OF TWO CABS & CHASSIS FROM**  
39 **PERFORMANCE FORD IN THE TOTAL AMOUNT OF \$101,414.80 – MR. ALLEN**  
40 **JOHNSON**

41 Mr. Johnson said they went out to bid on these vehicles and have decided to accept the lowest  
42 bid from Performance Ford. He added that the cost for these items is under their budgeted amount.

43 Councilwoman Bradshaw made a motion to approve the purchase of cabs and chassis from  
44 Performance Ford and Councilman Simonsen seconded the motion. The motion passed with  
45 Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.

1 **CONSIDER APPROVAL OF THE PURCHASE OF A NEW LINE CREW SERVICE TRUCK**  
2 **FROM MOUNTAIN STATES INDUSTRIAL SERVICE IN THE AMOUNT OF \$41,573 –**  
3 **MR. ALLEN JOHNSON**

4 Mr. Johnson explained that this is a service body for the crews to use daily that carries all of  
5 their tools. They would like to accept the State bid from Mountain States Industrial.

6 Councilman Higginson made a motion to approve the purchase of a service truck from  
7 Mountain States Industrial Service and Councilwoman Bradshaw seconded the motion. The motion  
8 passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.  
9

10 **CONSIDER APPROVAL OF THE PURCHASE OF A DUMP TRUCK BODY FROM SEMI**  
11 **SERVICE INC. IN THE AMOUNT OF \$17,252 – MR. ALLEN JOHNSON**

12 Mr. Johnson said that this dump bed is for the second chassis they are purchasing. Semi  
13 Service Inc. has the State bid on this one and they wish to accept it. This purchase will give them a  
14 second dump truck in their fleet which will be very useful when they haul trees and roadbed debris to  
15 the landfill.

16 Councilwoman Harris made a motion to approve the purchase of a dump truck body from  
17 Semi Service Inc. and Councilwoman Bahr seconded the motion. The motion passed with  
18 Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.  
19

20 **CONSIDER A REQUEST FOR EXTENSION OF THE FINAL SUBDIVISION APPROVAL**  
21 **OF RENAISSANCE TOWN CENTRE PHASE 3 PLAT 1 AND A REQUEST FOR AN**  
22 **EXTENSION OF THE FINAL SITE PLAN APPROVAL FOR PAD SITE 16 (LOT 12) – MR.**  
23 **LLOYD CHENEY**

24 Mr. Lloyd Cheney explained that one year ago the subdivision plan for Renaissance was  
25 approved by the Council, but the developers have not been able to make the deadline for recording it  
26 at the County office due to changes being made to the plan. So, they are asking for an extension to  
27 the approval. They also need to get an extension of the site plan approval for pad site 16 due to some  
28 minor changes being made. The Council expressed their hope that this will result in us receiving  
29 building permits very soon.

30 Councilman Higginson made a motion to approve the extension of the final subdivision  
31 approval and the final site plan approval for pad site 16 for Renaissance Towne Centre and  
32 Councilman Simonsen seconded the motion. The motion passed with Councilmembers Bahr,  
33 Bradshaw, Harris, Higginson and Simonsen voting “aye”.  
34

35 **PROPERTY TAX ROAD MAP DISCUSSION (CONTINUED)– MR. TYSON BECK**

36 Mr. Beck reopened his graph and showed the Council what Bountiful’s property taxes would  
37 be if residents were taxed at the same rate as Woods Cross (the second lowest in Davis County after  
38 Bountiful). There would be a 9.9% increase which would result in an additional \$255,000 in revenue.  
39 If residents were taxed at the average Davis County rate, it would increase by 74.2% and receive an  
40 additional \$1.9 million in revenue. The Council continued the debate about how much to raise taxes  
41 and most of the Council narrowed it down to either raising it by the recommended \$815,000 in 2022  
42 or raising it by \$950,000 in order to have a few years of no raises afterward. They asked about the  
43 deadline for making a decision. Mr. Beck explained that tonight was preferable, but that they could  
44 continue the conversation at the June 8<sup>th</sup> work session if needed. Staff needs time to prepare for the  
45 June 22<sup>nd</sup> adoption of the budget and has to begin the Truth-in-Taxation process with the County if  
46 we are planning on a property tax increase. The Council asked staff to return on June 8<sup>th</sup> to make their

1 final decision on amount and a potential road map for future increases, but all Council members  
2 agreed that we should raise taxes in fiscal year 2022. Mr. Beck said he will provide additional  
3 analysis at that meeting about the two options and encourage Councilmembers to come see him at  
4 any point if they had any questions.

5  
6 **ADJOURN TO A CLOSED SESSION TO DISCUSS THE ACQUISITION OR SALE OF**  
7 **REAL PROPERTY, PENDING LITIGATION AND/OR TO DISCUSS THE CHARACTER**  
8 **AND/OR COMPETENCY OF AN INDIVIDUAL(S) (Utah Code §52-4-205).**

9 Councilwoman Bahr made a motion to adjourn to a closed session and Councilwoman  
10 Bradshaw seconded the motion. The motion passed with the following roll call vote:

11 Higginson Aye  
12 Bahr Aye  
13 Harris Aye  
14 Simonsen Aye  
15 Bradshaw Aye  
16

17 The meeting was adjourned to a closed session at 8:35 p.m.  
18

19 Councilman Higginson made a motion to leave the closed session and return to the regular  
20 session and Councilwoman Bahr seconded the motion. The motion passed with Councilmembers  
21 Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.  
22

23 Councilman Higginson made a motion to adjourn the regular session and Councilwoman  
24 Bradshaw seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris,  
25 Higginson and Simonsen voting “aye”.  
26

27 The regular session was adjourned at 9:55 p.m.  
28

  
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Mayor

  
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City Recorder