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**Minutes of the
BOUNTIFUL CITY COUNCIL**
November 12, 2024 – 6:00 p.m.

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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: The City Journal and Standard Examiner.

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Work Session – 6:00 p.m.
City Council Chambers

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Beth Child, Richard Higginson (via Zoom), Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill (via Zoom)
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	City Recorder	Sophia Ward
	Streets Director	Charles Benson
	Power Operations Super.	Jess Pearce
	Recording Secretary	Maranda Hilton

Excused:

Mayor Harris called the meeting to order at 6:06 pm and welcomed those in attendance.

GRAVEL PARKING STANDARDS – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga explained that he would lead a discussion about the code concerning acceptable materials for parking areas. The code currently is somewhat vague, saying “said spaces shall be paved with asphalt, concrete, or similar material...”. Planning and Engineering staff have not historically interpreted gravel to be a “similar material”, but staff feels it could be permissible with the following considerations: landscaping and parking areas should be differentiated (no dual uses allowed), requiring a buffer zone between the gravel and the street, and maintain necessary “clear view” areas.

Mr. Lloyd Cheney explained some to the pro’s and con’s of allowing gravel as a parking area material, saying that gravel requires more maintenance than asphalt and cement, it is considered a pollutant if introduced into the water collection system, the expansion of driveways often results in vehicles causing damage to the curb and gutter directly in front of that area, and gravel tends to migrate onto sidewalks and pavement causing hazards for neighbors and pedestrians. However, if thoughtfully used, gravel can be a great, less expensive solution for parking areas. Mr. Cheney said crushed stone or decomposed granite is a great solution that does not have displacement issues like rounded gravel does.

Councilmember Higginson said he knows this issue affects a lot of residents and thanked staff for preparing the information. He asked if gravel on a property would count as part of the percentage

1 of impervious material allowed on the lot. Mr. Astorga answered that gravel would not count as
2 impervious material.

3 Councilmember Bradshaw said she feels many residents already have a hard time following
4 the current landscaping code concerning gravel and wondered if adding gravel in this part of the code
5 would only make the burden of enforcement more difficult. Mr. Astorga agreed that it would have the
6 potential to increase the number of code violation complaints.

7 Councilmember Price-Huish said she thinks they need to add clarification to the current code,
8 whether they allow gravel, so that residents can easily find the information and not accidentally have
9 a code violation. She said they should define what “similar materials” are. Mr. Astorga agreed that
10 adding clarity, whether or not they allow gravel, would be a good idea.

11 Mr. Astorga explained what proposals the staff came up with, for keeping the clear view areas
12 intact and keeping a 10 ft setback from the property line, etc.

13 Mayor Harris said those proposals made sense to her, to help keep the storm water system
14 clear and as a safety measure. She asked the Council if they wanted to keep exploring the possibility
15 of allowing gravel in the code or not.

16 After some discussion, Councilmembers Higginson, Price-Huish and Child all said they
17 would like to consider allowing gravel in the code, either behind the front yard setback, or perhaps
18 10’ behind the property line. Councilmember Murri said he would consider the 10’ setback proposal.
19 Councilmember Bradshaw said she was reluctant to want to allow gravel as a parking area option
20 because she finds it rarely stays in its intended location. She was supportive of adding clarity to the
21 language in the code.

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23 The work session ended at 7:01 pm.
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Regular Meeting – 7:00 p.m.
City Council Chambers

4	Present:	Mayor	Kendalyn Harris
5		Councilmembers	Kate Bradshaw, Beth Child, Richard Higginson (via
6			Zoom), Matt Murri, Cecilee Price-Huish
7		City Attorney	Brad Jeppsen
8		City Engineer	Lloyd Cheney
9		Finance Director	Tyson Beck
10		Asst. Finance Director	David Burgoyne
11		City Recorder	Sophia Ward
12		Streets Director	Charles Benson
13		Power Operations Super.	Jess Pearce
14		Parks Director	Brock Hill
15		Police Chief	Ed Biehler
16		Recording Secretary	Maranda Hilton
17	Excused:	City Manager	Gary Hill
18		Planning Director	Francisco Astorga

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 7:05 pm and welcomed those in attendance. Mr. Breyden Jorgensen led the Pledge of Allegiance and Ms. Sara Weston, Bountiful South Stake, offered a prayer.

PUBLIC COMMENT

The public comment period was opened at 7:07 pm.

Mr. Richard Watson () proposed that a tree be planted in 4th North Park in honor of former Councilmember Jesse Bell. He also announced that the annual Christmas concert will be on December 18th at Woods Cross High School and asked the Council to please help spread the word. Tickets are available to purchase online or at City Hall.

Ms. Christy Martindale (854 E Center Street) explained that she and her husband put in interlocking rock on their property, which they do not park vehicles on, choosing a permeable material so that drainage during rainstorms would not flood their home. She said her correspondence with the Planning Department had been confusing, with them telling her the case was closed and then that it was reopened a short time later, without any explanation.

Mr. Scott Martindale (854 E Center Street) said that his property has 9 feet of interlocking rock installed, which is not gravel, and that Mr. Francisco declined his invitation to come see it, simply telling him he could not park on gravel. He said he feels this is not in violation of the code, it is just a neighbor who does not like the aesthetic of the rock and wants it removed. He also said if this goes to the City Prosecutor it will result in him being charged with a Class C Misdemeanor, which would jeopardize his career as a deputy sheriff in Salt Lake, which is very offensive to him.

1 Mr. Gary Davis (2814 South 500 West) suggested paving stones as a good alternative to
2 paved surfaces. He also asked why Bountiful does not have a Compliance Official. He asked why
3 computers are replaced so frequently (every 5-7 years) at the City. He thanked, in advance, everyone
4 who will help make this winter safer for everyone (plow drivers and salters, police, fire and power
5 company employees.)
6

7 Ms. Lise Tuttle (Center Street) said she lives above the Martindale's and thinks a clarification
8 is absolutely needed in the code, but that "similar paved material" would preclude any materials that
9 provide better drainage from being allowed. She thinks interlocking rock that stays in place would be
10 a great thing to include in the code. Cement and asphalt lead to lots of water runoff that flood homes
11 and pollute the water system.
12

13 Ms. Julie Lindsay () said she felt the Martindale's were being targeted unfairly, and if the City
14 was going to prosecute them for having gravel, then it should open a case against every other
15 property in Bountiful doing the same thing.
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17 The public comment period was closed at 7:18 pm.
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19 **CONSIDER APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS HELD**
20 **OCTOBER 16, 2024**

21 Councilmember Murri made a motion to approve the minutes from October 16, 2024, and
22 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers
23 Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."
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25 **COUNCIL REPORTS**

26 Councilmember Higginson did not have a report.

27 Councilmember Murri reported that Santa will be visiting the Bountiful History Museum on
28 December 9, 11, 16 & 18 from 4 to 7 pm. The event is free.

29 Councilmember Price-Huish reported that a tree lighting ceremony will be held at the post
30 office (20 S Main Street) on November 25th from 6 to 8 pm. The Mainstreet Merchants are hosting
31 the event, and it will have hot chocolate and Santa will be there.

32 Councilmember Child encouraged everyone to attend and support the Vocalocity Christmas
33 concert and reported that there is a new member of the Bountiful Community Service Council.

34 Councilmember Bradshaw reminded the Council that the BDAC is working on a strategic
35 plan and will be reaching out to Councilmembers and community members for input on that. The
36 BDAC is also preparing for their annual Gingerbread Festival and Winter Art Market which will take
37 place in early December. Also, the South Davis Recreation District is currently working on their
38 annual budget.

39 Mayor Harris reported that she attended a wonderful Veterans Day event at the Bountiful
40 Veterans Park yesterday and thanked the Veterans Park Foundation Board who worked so hard on it.
41

42 **BCYC REPORTS**

43 Mr. Steven Thiriot reported that the annual BCYC Pumpkin Patch event was well
44 attended and went smoothly. He reported that upcoming activities will include writing cards for a
45 care center, doing a coaching activity with a group from UVU, and holding their annual white
46 elephant holiday activity.

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CONSIDER APPROVAL OF:

- A. EXPENDITURES GREATER THAN \$1,000 PAID ON OCTOBER 16, 23, & 30, 2024**
- B. SEPTEMBER 2024 FINANCIAL REPORT**

Councilmember Bradshaw made a motion to approve the expenditures paid October 16, 23, & 30, 2024, and the September financial report. Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”

SWEARING IN OF NEW CITY RECORDER, SOPHIA WARD – MR. DAVID BURGOYNE

Ms. Sophia Ward was sworn in as the new Bountiful City Recorder by Mr. David Burgoyne, Assistant Finance Director.

PRESENTATION OF THE FY2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT & INDEPENDENT AUDITOR’S SUPPLEMENTAL REPORTS – MR. TYSON BECK

Mr. Tyson Beck explained that the financial audit has been completed and that he would first present the financial statements and then Mr. Gary Keddington (Keddington & Christensen) would present the audit findings.

Mr. Beck went over the revenue and expenses of the City, saying that the City is in good financial standing, and explaining that the noticeable increase in “cash and investments” was due to unspent bond funds for the fiber project. He went through the reserve policy for each fund and explained that every fund was meeting its reserve requirements except the Fiber and Golf funds. The Fiber fund is not expected to meet its reserve requirement until the fiber network has been operational for a while and the Golf course had quite a few capital improvement projects in the last year that impacted its fund balance. He explained this deficit will instigate the 5-year replenishment policy which requires visiting the Golf budget and finding ways to increase revenue and cut expenses.

Mr. Gary Keddington said that the auditors gave an “unmodified opinion” of the financial statements which means they are materially correct. The auditors also investigated all internal controls and found they were sufficient to achieve good outcomes. Next, the auditors were required by State law to investigate budgetary fund balances, restricted taxes, government fees, fund transfers, tax revenue recognition and open and public meetings training. He explained that the audit produced two findings: first, a violation of the state code requiring fund balances to be net positive, and second, a violation of budgetary compliance in the liability and insurance fund. The Fiber fund currently has a negative balance, which probably will not be rectified for a couple of years, once it begins collecting more subscription revenue, so until then it is technically in violation of state code. And, the budget for liability and insurance claims made a payment that put it over budget at the end of the fiscal year, which happens because the budget is, naturally, an estimate. Lastly, Mr. Keddington disclosed there were two journal entries that had errors in calculations that amounted to reserves needing to be adjusted and a contract not being accounted for as a liability. Overall, the audit was very successful and showed that Bountiful is doing a good job complying with the required accounting principles.

Mayor Harris thanked Mr. Beck and Mr. Keddington for their informative and helpful reports and for their work keeping Bountiful in good financial standing.

1 **CONSIDER APPROVAL OF THE PURCHASE OF 125 LED POST-TOP FIXTURES FROM**
2 **ANIXTER IN THE TOTAL AMOUNT OF \$51,177.00 – MR. JESS PEARCE**

3 Mr. Jess Pearce explained that the Power Commission and staff are requesting approval to
4 purchase 125 post-top light fixtures. He explained that these fixtures are used in the underground-fed
5 lines in residential neighborhoods. There are approximately 1,000 of these throughout town. These
6 will be used to upgrade the old high-pressure sodium fixtures, cutting energy use from 150 watts to
7 73 watts and decreasing maintenance costs. He added that these fixtures are a single source item
8 because they are the only fixture that has a multi-voltage range and can be installed anywhere on the
9 system, which decreases how much inventory is needed at any given moment.

10 Councilmember Price-Huish made a motion to approve the purchase of the 125 fixtures and
11 Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers
12 Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”

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14 **CONSIDER APPROVAL OF THE SHOP WELL REHABILITATION CONTRACT TO**
15 **WIDDISON WELL SERVICES IN THE TOTAL AMOUNT OF \$67,402.00 – MR. JERRY**
16 **WILSON**

17 Mr. Lloyd Cheney, on behalf of the Water Department, explained that the Shop Well, an
18 integral part of our water system that runs nearly year-round, is in need of repair. The casing that
19 houses the pump and motor have deteriorated and has caused a steep decrease in output. The pump
20 and motor are also having wear issues, so staff recommend replacing the pump and motor set and
21 purchasing a new column pipe for the well. Staff moved forward with getting quotes and reserving a
22 place with Widdison Well Services due to the urgency of getting this well back online and is asking
23 the Council for their approval at this time.

24 Councilmember Price-Huish asked how certain staff is that this repair will restore the
25 functionality and flow of the well back to what it was. Mr. Cheney said they feel very certain it will
26 produce at the same level as before.

27 Councilmember Murri made a motion to approve the contract with Widdison and
28 Councilmember Child seconded the motion. The motion passed with Councilmembers Bradshaw,
29 Child, Higginson, Murri and Price-Huish voting “aye.”

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31 **CONSIDER APPROVAL OF THE PURCHASE OF THE AVIGILON ACCESS CONTROL**
32 **SYSTEM FROM COMPUTECH IN THE AMOUNT OF \$45,961.00 – MR. GREG MARTIN**

33 Mr. Greg Martin explained that the access control system utilized at City Hall and at the
34 Public Safety building is no longer supported, so staff researched other systems that could replace the
35 current one. Staff found that Avigilon makes a system that would integrate with the cameras already
36 installed and recommends purchasing that system from CompuTech, a local Bountiful business.
37 CompuTech offered the City a discount because they do not specialize in security systems, but
38 working with City staff, they have been able to figure it out and staff feels reassured it will work out
39 well. Staff also has a lot of knowledge about the system and will help with the installation.

40 Councilmember Bradshaw made a motion to approve the purchase of the Avigilon system
41 from CompuTech and Councilmember Murri seconded the motion. The motion passed with
42 Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”

1 **CONSIDER APPROVAL OF THE PURCHASE OF 35 DESKTOP COMPUTERS AND**
2 **MONITORS FROM DELL DIRECT IN THE TOTAL AMOUNT OF \$55,161.00 – MR. GREG**
3 **MARTIN**

4 Mr. Martin explained that staff works diligently to maintain the computer systems at the City
5 and it has always been a balancing act to extend the life of the computers as much as possible without
6 increasing employee downtime when computers start to require more maintenance. The City believes
7 its current replacement schedule of every 5-7 years has been useful. The old computers also qualify
8 for a buyback if they have any useful life left in them which saves the City money.

9 Councilmember Price-Huish made a motion to approve the purchase of 35 desktop computers
10 and Councilmember Child seconded the motion. The motion passed with Councilmembers Bradshaw,
11 Child, Higginson, Murri and Price-Huish voting “aye.”

12
13 **CONSIDER APPROVAL OF THE PURCHASE OF A NEW JOHN DEERE PROGATOR**
14 **2020A UTILITY VEHICLE FROM STOTZ EQUIPMENT IN THE TOTAL AMOUNT OF**
15 **\$41,338.67 – MR. BROCK HILL**

16 Mr. Brock Hill explained that as the cemetery becomes fuller, working between the existing
17 headstones to excavate and do maintenance work has become more difficult. A vehicle that can
18 handle a heavy load while being narrow enough to fit between graves is essential. Staff is requesting
19 to purchase a John Deere ProGator 202A utility vehicle from Stotz equipment for this purpose. These
20 vehicles are hard to source so staff feels fortunate they found one to purchase. This purchase has been
21 budgeted for.

22 Councilmember Bradshaw made a motion to approve the purchase of the utility vehicle and
23 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers
24 Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”

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26 **CONSIDER APPROVAL OF THE ENTERING INTO AN AGREEMENT WITH WASTE**
27 **MANAGEMENT FOR THE PROCESSING OF RECYCLABLE MATERIALS COLLECTED**
28 **BY BOUNTIFUL CITY – MR. CHARLES BENSON**

29 Mr. Charles Benson explained that the City’s contract with Rocky Mountain for recycling
30 services is expiring and there is no option to renew, so staff sent out an RFP and received three
31 responses. After evaluating the responses, staff feel Waste Management will offer the best service
32 and value and ask for approval to enter into a contract with them.

33 Councilmember Price-Huish thanked Mr. Benson for explaining how the pricing and the
34 processing of the recyclables works and asked if he thought the public could benefit from more
35 education about how to properly prepare their recyclables for processing.

36 Mr. Benson said yes that it would be helpful and save the City money if residents were better
37 at preparing their recycling, and that Waste Management offers a program to help with education.

38 Councilmember Child made a motion to approve the agreement with Waste Management and
39 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw,
40 Child, Higginson, Murri and Price-Huish voting “aye.”

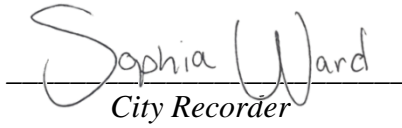
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42 **ADJOURN**

43 Councilmember Bradshaw made a motion to adjourn the meeting and Councilmember Price-
44 Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson,
45 Murri and Price-Huish voting “aye.”

1 The meeting was adjourned at 8:26 pm.



Mayor Kendalyn Harris



City Recorder