

Minutes of the
BOUNTIFUL CITY COUNCIL
February 25, 2025 – 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: The City Journal and Standard Examiner.

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

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|----------|---------------------|--|
| Present: | Mayor | Kendalyn Harris |
| | Councilmembers | Kate Bradshaw, Beth Child, Matt Murri, Cecilee Price-Huish |
| | City Manager | Gary Hill |
| | City Attorney | Brad Jeppsen |
| | City Engineer | Lloyd Cheney |
| | Planning Director | Francisco Astorga |
| | Finance Director | Tyson Beck |
| | Streets Director | Charles Benson |
| | Recording Secretary | Maranda Hilton |
| Excused: | Councilmember | Richard Higginson |

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

OPEN MEETINGS ACT TRAINING – MR. BRADLEY JEPPESEN

The City Attorney, Mr. Bradley Jeppsen, conducted a training about the Open and Public Meetings Act as required annually by state law.

VISIT FROM OUR LEGISLATORS

Representatives Ray Ward and Melissa Ballard discussed the current state legislative session, listening to the Council’s concerns and answering any questions they had.

The work session ended at 7:00 pm.

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Regular Meeting – 7:00 p.m.
City Council Chambers

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Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Beth Child, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	Power Director	Allen Johnson
	Streets Director	Charles Benson
	Senior Planner	Amber Corbridge
	Recording Secretary	Maranda Hilton
Excused:	Councilmember	Richard Higginson

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 7:12 pm and welcomed those in attendance. Ms. Lily Thorne led the Pledge of Allegiance and Mr. Alex Densley offered a prayer.

PUBLIC COMMENT

The public comment period was opened at 7:14 pm.

Mr. Gary Davis, a Bountiful resident, said that he is concerned about the impact squirrels are having on power lines and suggested the City approve a resolution that prohibits them within a certain distance of energized equipment.

The public comment period was closed at 7:15 pm.

CONSIDER APPROVAL OF MINUTES OF THE PREVIOUS MEETINGS HELD ON JANUARY 9th, 10th, AND FEBRUARY 11th, 2025

Councilmember Bradshaw made a motion to approve the minutes from the previous meetings and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Murri and Price-Huish voting “aye.”

COUNCIL REPORTS

Councilmember Murri did not have a report.

Councilmember Price-Huish reported that the BCYC served at the Bountiful Food Pantry last week, and she commended them for their exemplary efforts. She also reported that she will accompany the BCYC to their leadership conference at Utah State in a couple weeks.

Mayor Harris reported that she was happy to receive an email from a resident expressing appreciation for the building inspectors and staff in the engineering department.

Councilmember Child did not have a report.

Councilmember Bradshaw did not have a report.

1 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID FEBRUARY**
2 **5th AND 12th**

3 Councilmember Murri made a motion to approve the expenditures paid February 5th and 12th,
4 2025, and Councilmember Child seconded the motion. The motion passed with Councilmembers
5 Bradshaw, Child, Murri, and Price-Huish voting “aye.”
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7 **APPOINT MATTHEW MYERS TO THE POWER COMMISSION – MAYOR KENDALYN**
8 **HARRIS**

9 Mayor Harris introduced Mr. Matthew Myers, saying that he is a qualified individual with an
10 engineering background who will be an asset to the commission.

11 Councilmember Price-Huish said she was glad the City accepted applications for this position,
12 and she is excited to work with him in her role on the Power Commission. Councilmember Bradshaw
13 said she knows Mr. Myers and feels he will be a wonderful addition to the Commission.

14 Councilmember Price-Huish made a motion to approve the appointment of Matthew Myers to
15 the Power Commission and Councilmember Bradshaw seconded the motion. The motion passed with
16 Councilmembers Bradshaw, Child, Murri, and Price-Huish voting “aye.”
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18 **CONSIDER APPROVAL OF ORDINANCE 2025-05 REGARDING OMNIBUS LAND USE**
19 **CODE TEXT AMENDMENTS FOR TITLE 14 – MS. AMBER CORBRIDGE**

20 Mr. Francisco Astorga explained that this omnibus text amendment ordinance is a regular
21 occurrence that seeks to take care of many small edits to the land use code to improve its accuracy,
22 order and clarification.

23 Ms. Corbridge went through each section of the ordinance and made sure there was a
24 consensus among the Council to approve that specific change.

25 Councilmember Child noticed an oversight in Section 10 and staff agreed that removing
26 “body piercing” from the use table in the mixed-use zone would make sense, since piercings are now
27 covered under the new category of “body art establishments.”

28 Councilmember Price-Huish noticed an inconsistency with Section 11, regarding sign permit
29 approvals bodies, so staff recommended leaving it out of the ordinance until they could look into it
30 further.

31 Mr. Jeppsen clarified, for the benefit of the minutes, that line 797 will be removed from the
32 existing code as part of these changes.

33 Councilmember Bradshaw made a motion to approve Ordinance 2025-05, with the
34 amendment that section 11 be struck from inclusion in the documents. Councilmember Price-Huish
35 seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Murri, and Price-
36 Huish voting “aye.”
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38 **CONSIDER APPROVAL OF THE PURCHASE OF AN AIR HANDLER FROM CLIMATE**
39 **CONTROL IN THE TOTAL AMOUNT OF \$48,055 – MR. ALLEN JOHNSON**

40 Mr. Johnson explained that this purchase is for the power plant, it will keep the smaller
41 generator cool, which is important as they prepare for the increased generation of power in the
42 summer months. The old air handler is in disrepair and was going to cost more to fix than to replace.
43 It was installed in 2001.

44 Councilmember Murri made a motion to approve the purchase of an air handler from Climate
45 Control and Councilmember Price-Huish seconded the motion. The motion passed with
46 Councilmembers Bradshaw, Child, Murri and Price-Huish voting “aye.”

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2 **CONSIDER APPROVAL OF THE PURCHASE OF A 46 KV TURNER TRANSMISSION**
3 **SWITCH FROM ANIXTER-WESCO IN THE TOTAL AMOUNT OF \$26,638 – MR. ALLEN**
4 **JOHNSON**

5 Mr. Johnson explained that they had to replace a transmission switch recently after its arcing
6 device wore out. They would like to order a new one to have in their inventory as a backup. The
7 switches do not fail very often, but it is important they always have one in inventory because delivery
8 times are generally very long. They received 2 bids from suppliers at the same cost, so staff is
9 recommending the bid with the shorter delivery time.

10 Councilmember Bradshaw made a motion to approve the purchase of a transmission switch
11 from Anixter-Wesco and Councilmember Child seconded the motion. The motion passed with
12 Councilmembers Bradshaw, Child, Murri and Price-Huish voting “aye.”

13
14 **CONSIDER APPROVAL OF THE PURCHASE OF TWO 150 KV A 240/120 GE/PROLEC**
15 **TRANSFORMERS FROM ANIXTER POWER SOLUTIONS IN THE TOTAL AMOUNT OF**
16 **\$27,748 – MR. ALLEN JOHNSON**

17 Mr. Johnson explained that staff would like to purchase two of these transformers to place in
18 inventory. They recently had to replace a damaged one, and because they can be difficult to source
19 and there is a long lead time for delivery, they feel it will be better to order two at this time.

20 Councilmember Price-Huish made a motion to approve the purchase of transformers from
21 Anixter Power Solutions and Councilmember Child seconded the motion. The motion passed with
22 Councilmembers Bradshaw, Child, Murri and Price-Huish voting “aye.”

23
24 **CONSIDER APPROVAL OF ORDINANCE 2025-06 REGARDING LAND USE CODE TEXT**
25 **AMENDMENTS FOR PAVED PARKING SURFACES – MR. FRANCISCO ASTORGA**

26 Mr. Astorga explained that the Planning Commission reviewed this ordinance and forwarded
27 a positive recommendation to the Council. The ordinance was created based on recommendations and
28 direction from the Council in previous work session discussions.

29 Councilmember Murri asked about the amendment regarding the replacement of abandoned
30 driveways with standard curbs in section 5. He asked if the City or the homeowner was responsible
31 for paying for that. Mr. Astorga answered that the homeowner would pay for the repair.

32 Councilmember Price-Huish said the one-year timeframe seemed too short to her, and she felt
33 it might be an undue burden for homeowners. She suggested removing that language from the text.
34 Mr. Cheney said that the one-year time limit was not meant to punish people who have driveways
35 that are not used frequently, but rather to help fix those instances where a property has been
36 redeveloped, and an old drive approach is no longer useful because it does not lead to anything. Mr.
37 Astorga added that if the one-year language was removed, these violations would go through the
38 normal enforcement process, which generally gives a property owner two weeks to resolve violations.

39 Mr. Cheney said he was alright with taking out the “one year” language. He said it will still be
40 helpful for his department when they review plans, to be able to ask property owners to change drive
41 approaches that no longer make sense for their lots.

42 Councilmember Murri suggested making a clarification, saying that the “project should be
43 removed or replaced with standard gutter, park strip and sidewalk within one year *of notice* as
44 required by the City engineer.”

45 Councilmembers Child and Bradshaw both said they felt the language was fine as it stood.

1 Councilmember Price-Huish asked if Councilmember Child would consider supporting
2 Councilmember Murri’s suggested edit of the language. Councilmember Child said she would
3 consider that.

4 Mr. Jeppsen explained that “notice” has not been defined in the code, which would cause a
5 problem. He suggested the following language, “existing drive approaches which are deemed
6 abandoned by the City engineer, by non-use, which are located as part of an approved development
7 project, should be removed and replaced with standard gutter, park strip and sidewalk within one
8 year.”

9 Councilmember Price-Huish asked if the “hard surfaces” leading to permeable parking
10 surfaces could be brick pavers. Mr. Cheney explained that “or any other reasonable substitute, as
11 determined by the City engineer” is also included in the language about hard surfaces, which would
12 be determined by that substitute’s ability to pass water through it. He said there are many kinds of
13 pavers, so that would play a role in determining what is allowable as a “hard surface.”

14 Councilmember Price-Huish made a motion to approve Ordinance 2025-06 with the amended
15 language as suggested by the City Attorney and Councilmember Child seconded the motion. The
16 motion passed with Councilmembers Child, Murri and Price-Huish voting “aye” and Councilmember
17 Bradshaw voting “nay.”

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19 **CONSIDER APPROVAL OF A LIQUOR LICENSE FOR ST. OLAF CATHOLIC SCHOOL**
20 **LOCATED AT 1793 SOUTH ORCHARD DRIVE – MR. FRANCISCO ASTORGA**

21 Mr. Astorga explained that this permit is for an annual fundraising event to be held at St. Olaf
22 School. The application was reviewed and found to be acceptable.

23 Councilmember Child made a motion to approve the liquor license and Councilmember
24 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Murri
25 and Price-Huish voting “aye.”

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27 **CONSIDER APPROVAL OF SECOND EXTENSION OF THE 2023 CONCRETE**
28 **REPLACEMENT CONTRACT WITH JMR CONSTRUCTION – MR. LLOYD CHENEY**

29 Mr. Cheney explained that a considerable amount of maintenance is done every year in
30 preparation for street overlays and reconstructions, but also for repair work for the various City
31 departments. This contract with a third party allows the City to complete those repairs. Staff is
32 recommending that the Council approve the second, and final, extension of the original contract with
33 JMR Construction for those repair and maintenance projects. JMR has been a trusted partner many
34 times over the past several decades, and staff feels confident they will do a great job. This extension
35 comes with an increase of 5%, due to increasing costs in the construction industry.

36 Councilmember Bradshaw made a motion to approve the contract extension with JMR
37 Construction and Councilmember Murri seconded the motion. The motion passed with
38 Councilmembers Bradshaw, Child, Murri and Price-Huish voting “aye.”

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40 **CLOSED SESSION**

41 At 8:23 pm Councilmember Bradshaw made a motion to move into a closed session to
42 discuss the acquisition or sale of real property, pending litigation and/or to discuss the character
43 and/or competency of an individual(s). Councilmember Price-Huish seconded the motion. The
44 motion passed with the following roll call vote:

1 Child Aye
2 Bradshaw Aye
3 Murri Aye
4 Price-Huish Aye

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6 The closed session began at 8:26 pm.
7 Present: Mayor Harris, Councilmembers Bradshaw, Child, Murri, and Price-Huish, Mr. Gary
8 Hill, Mr. Bradley Jeppsen, and Mr. Lloyd Cheney.

9 Councilmember Bradshaw made a motion to leave the closed session and return to the regular
10 meeting and Councilmember Murri seconded the motion. The motion passed with Councilmembers
11 Bradshaw, Child, Murri and Price-Huish voting “aye.”

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13 **ADJOURN**

14 Councilmember Child made a motion to adjourn the regular meeting and Councilmember
15 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Murri
16 and Price-Huish voting “aye.”

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18 The meeting was adjourned at 8:36 pm


Kendalyn Harris, Mayor


City Recorder

