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Minutes of the  
BOUNTIFUL CITY COUNCIL  
November 26, 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**

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw (via Zoom), Beth Child, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	Asst. City Manager	Galen Rasmussen
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Recording Secretary	Maranda Hilton

Mayor Harris called the meeting to order at 6:02 pm and welcomed those in attendance.

**GENERAL PLAN DISCUSSION – MR. FRANCISCO ASTORGA & MR. GARY HILL**

Mr. Gary Hill presented an overview of the existing economic conditions in Bountiful for the purpose of discussing the general plan update. The four key findings from the Zions Bank’s study were that Bountiful is a bedroom community and most of the work force commutes out of the City, that sales tax is the primary source of revenue, that the City should explore ways to increase property tax revenue, and that areas of sales tax leakage could indicate areas for potential revenue growth. Based on these findings, Mr. Hill proposed the following items be included in the general plan to help guide future decision-making, preserving Bountiful corridors for commuters, protecting existing commercial zones, and assessing property valuation and tax rates. The Council discussed the best ways to protect commercial zones and encourage sales tax revenue growth into the future. Mr. Hill said that he thinks the biggest challenge to preserving our commercial zones will be the Council showing restraint when a rezoning is on the table; having the courage to say no until the right development comes along.

Next, they discussed the goals and individual action items in the general plan and made a few changes. They added language regarding a potential arts district, adding bicycle parking to Main Street, and evaluating zoning in the Downtown area to ensure it supports vibrancy. They accepted staff proposals to add language about protecting the tree canopy, to evaluate parking regulations on Main Street, to evaluate the permitted uses within non-residential areas, and to evaluate all mixed-use and commercial zone categories.

The meeting ended at 7:01 pm

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

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Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw (via Zoom), Beth Child, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	Asst. City Manager	Galen Rasmussen
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Power Director	Allen Johnson
	Electrical Engineer	Luke Veigel
	Power Commissioner	Dan Bell
	Recording Secretary	Maranda Hilton

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

Mayor Harris called the meeting to order at 7:04 pm and welcomed those in attendance. Mr. Sterling Harris led the Pledge of Allegiance and Father Andrzej, pastor at St. Olaf’s, offered a prayer.

**PUBLIC COMMENT**

The public comment section opened at 7:08 pm.

Ms. Laura Pennock (1115 S. Main Street) encouraged the City to learn more about the “My Hometown” initiative. They partner with cities, religious organizations and community organizations, working to improve the lives of community members and increasing their opportunities. She said they offer free weekday classes for adults and children, organize days of service and build spaces for classes and workshops. She said she would love to see them come to Bountiful.

Mr. Mike Jordan (3517 South 100 East) asked the Council to look into the regulations regarding firewood storage. He said he was fined and convicted of a Class C misdemeanor because his stacked firewood was categorized at “dead vegetation”, and he was found to be in violation of the land use code. He said he would like to work with the City to possibly change the code to redefine those terms.

Mr. AJ Maudsley (910 South 175 West) said he would like to see a crossing guard placed in front of Bountiful Elementary school on 50 West. He said due to the construction of the new school, this street is currently the only drop-off area, and it has increased traffic and congestion. He said he feels the safety of the children has been compromised and he has brought this to the attention of the school principal, Bountiful police and the City Engineer.

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

1 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD OCTOBER**  
2 **22<sup>ND</sup>, NOVEMBER 12<sup>TH</sup> (FINANCE COMMITTEE), AND NOVEMBER 12<sup>TH</sup> (CITY**  
3 **COUNCIL), 2024**

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

7  
8 **COUNCIL REPORTS**

9 Councilmember Higginson reported that Bountiful was recognized as a valued member of the  
10 National League of Cities and Towns at a recent conference in Tampa, Florida. He also expressed his  
11 appreciation for the training and expertise our city’s leaders have of disaster recovery.

12 Councilmember Murri did not have a report.

13 Councilmember Price-Huish did not have a report.

14 Councilmember Child reported that Centerpointe Theatre is thinking about expanding their  
15 theater academy program due to high demand. They may consider opening a satellite location in  
16 Bountiful.

17 Councilmember Bradshaw reminded the Council that they have been invited by the BDAC to  
18 attend a strategic planning meeting for elected officials and encouraged them to go participate. She  
19 also reported that the BDAC is currently hosting its annual winter art market and will hold the annual  
20 Gingerbread Festival on December 7<sup>th</sup>.

21 Councilmember Higginson said he would welcome having a satellite location for the theater  
22 academy in Bountiful and encouraged everyone to check out the winter art market as well.

23 Councilmember Price-Huish encouraged everyone to support local retailers this holiday  
24 season and thanked the Main Street Merchants Association for the Tree Lighting ceremony they  
25 hosted the previous night.

26 Mayor Harris reminded everyone about the upcoming Christmas concert featuring Vocalocity  
27 and encouraged people to spread the word. She reported that the Sewer District held its board  
28 meeting this week and they talked about bonding for their North plant upgrades and are also  
29 considering an agreement with an outside entity to help manage the Wasatch Food Recovery facility.  
30 She reported that she chaired the Council of Mayors meeting last week and it was a great place to  
31 exchange ideas with other mayors in Utah.

32  
33 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID**  
34 **NOVEMBER 6<sup>th</sup> AND 13<sup>th</sup>, 2024**

35 Councilmember Murri made a motion to approve the expenditures paid November 6 & 13,  
36 2024, and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers  
37 Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

38  
39 **CONSIDER APPROVAL OF ORDINANCE 2024-08 REGARDING REAUTHORIZING THE**  
40 **RAP TAX FOR ANOTHER TEN-YEAR PERIOD BEGINNING APRIL 1, 2026 – MR.**  
41 **GALEN RASMUSSEN**

42 Mr. Galen Rasmussen explained that the ballot initiative for reauthorization of the RAP tax  
43 was approved by voters in the election on November 5<sup>th</sup>, and the final step is to formally adopt the  
44 initiative by approving Ordinance 2024-08 and authorizing staff to notify the tax commission to keep  
45 collecting that tax. The ordinance will take effect April 1, 2026, when the current RAP tax expires.

1 Councilmember Higginson made a motion to approve Ordinance 2024-08 and  
2 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers  
3 Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”  
4

5 **CONSIDER APPROVAL OF RESOLUTION 2024-11 REGARDING A POWER SALES**  
6 **CONTRACT FOR BASE LOAD POWER PLANT WITH UTAH ASSOCIATED**  
7 **MUNICIPAL POWER SYSTEMS – MR. ALLEN JOHNSON**

8 Mr. Allen Johnson explained that Bountiful, as a member of Utah Associated Municipal  
9 Power Systems (UAMPS), is looking into developing a new power plant project in Power County,  
10 Idaho. The project is a 360 MW combined-cycle gas fired turbine. Bountiful is always looking ahead  
11 to plan for future power demand and to try and find reliable, affordable resources. Bountiful will need  
12 to fund 3.5% of the cost of the project, estimating we will pay about \$350,000. After that, a power  
13 sales contract will be put into place, short-term financing will be set up, and then in December it will  
14 become an official project, if it has been fully subscribed. The plant is estimated to be available  
15 online in 2031 and will be bonded for 20 years. Bountiful would be subscribed for 13,000 kW of  
16 capacity for those 20 years.

17 Councilmember Higginson asked if Mr. Johnson thought Bountiful was focusing too many  
18 resources on natural gas to the detriment of other resources. Mr. Johnson said no, that although they  
19 do have a lot of natural gas projects in the pipeline, the solar projects are coming along well and  
20 Bountiful is also looking into some geothermal resources as well. Councilmember Higginson said he  
21 would love to see more nuclear power plants projects prioritized whenever possible and  
22 acknowledged how difficult the state legislature makes it to do so. Mr. Johnson said he agreed  
23 wholeheartedly that nuclear power was the answer.

24 Councilmember Price-Huish made a motion to approve Resolution 2024-11 and  
25 Councilmember Higginson seconded the motion. The motion passed with Councilmembers  
26 Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”  
27

28 **CONSIDER APPROVAL OF RESOLUTION 2024-12 REGARDING A POWER SALES**  
29 **CONTRACT FOR A PEAKING PLANT WITH UTAH ASSOCIATED MUNICIPAL POWER**  
30 **SYSTEMS – MR. ALLEN JOHNSON**

31 Mr. Johnson explained that this project is linked to the previous item, made possible by  
32 Bountiful City’s participation in UAMPS, but this project will be located in Millard County and will  
33 be a peaking plant. It uses an internal combustion engine, very similar to Bountiful’s power plant, and  
34 is designed to easily start and stop to help get through the peak usage hours of the day. He explained  
35 that UAMPS decided the project will only move forward if they own the property for the project, so  
36 ownership will need to be in place before they can submit the application in January. He said that  
37 once they can show they have the property, they can apply to PacifiCorp, work on air quality, get an  
38 engineering firm to start working it, and work on getting conditional use permits from Millard  
39 County.

40 Councilmember Price-Huish asked how many other UAMPS cities are supporting this project.  
41 Mr. Johnson said that he has not seen a final number of the participating cities yet, but last he heard it  
42 was 87% subscribed. He believes many cities will bump up their shares in order to have it fully  
43 subscribed.

44 Mr. Johnson explained that there was one dissenting vote in the Power Commission meeting  
45 for this project, but staff recommend moving forward with it. Mayor Harris asked if Mr. Dan Bell, the  
46 dissenting voter, would mind addressing the Council and explaining his concerns.

1 Mr. Bell explained that he had been concerned about the idea of leasing the land for this  
2 project, because that was not entirely clear at the Power Commission meeting, so he feels very  
3 comfortable with the idea of this project now that he understands they will own the property.

4 Councilmember Bradshaw asked what the likelihood was of having to scale down the project  
5 to ensure full subscription. Mr. Johnson said he did not think they would have to scale down either  
6 project to attain full subscription. He believes it will be close enough that cities will step up to cover  
7 the gap.

8 Councilmember Bradshaw expressed her hesitancy to put the plant in Millard County due to  
9 past interactions with them being somewhat hostile. She asked that they be reminded of the great  
10 projects Bountiful has brought to their county and hoped they will be more willing business partners.  
11 Mr. Johnson agreed, saying he hopes they will be able to see that it's a great opportunity to bring  
12 more jobs there. He also explained that Millard County is by far the most ideal place for the plant due  
13 to the existing transmission lines, which would probably cost \$500M to build somewhere else.

14 Councilmember Murri made a motion to approve Resolution 2024-12 and Councilmember  
15 Child seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson,  
16 Murri, and Price-Huish voting "aye."

17  
18 **CONSIDER APPROVAL OF THE PURCHASE OF AN ACTUATOR FROM ATSCO SALES**  
19 **& SERVICE IN THE TOTAL AMOUNT OF \$20,236 – MR. ALLEN JOHNSON**

20 Mr. Johnson explained that this part was to replace the actuator that broke at the Pineview  
21 Hydro Project. They will still operate as normal and replace the actuator when they shut down next  
22 October.

23 Councilmember Higginson made a motion to approve the purchase from Atsco Sales and  
24 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers  
25 Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

26  
27 **CONSIDER APPROVAL OF THE PURCHASE OF A NORTHWEST SUBSTATION**  
28 **BATTERY BANK FROM CONCENTRIC BATTERY SYSTEM IN THE TOTAL AMOUNT**  
29 **OF \$42,172 – MR. ALLEN JOHNSON**

30 Mr. Johnson explained this is another purchase for the renovation of the Northwest  
31 Substation. This part is a battery that runs the control of the substation, like the backup battery on a  
32 car. He said that the low bid came in with a charger that did not meet the specs, so staff recommend  
33 accepting the next lowest bid.

34 Councilmember Higginson made a motion to approve the purchase from Concentric Battery  
35 Systems and Councilmember Child seconded the motion. The motion passed with Councilmembers  
36 Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

37  
38 **CONSIDER APPROVAL OF THE PURCHASE OF A NORTHWEST SUBSTATION**  
39 **GROUP OPERATED SWITCH FROM CARSON SALES IN THE TOTAL AMOUNT OF**  
40 **\$111,755 – MR. ALLEN JOHNSON**

41 Mr. Johnson explained that this is a group operated switch used to isolate or bypass  
42 equipment for maintenance reasons and must have the proper voltage and rating. He said that the low  
43 bid did not have the right rating, so staff are recommending the next lowest bid from Carson Sales.  
44 This part is also for the Northwest Substation rebuild scheduled for next year.

1 Councilmember Price-Huish made a motion to approve the purchase from Carson Sales and  
2 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw,  
3 Child, Higginson, Murri, and Price-Huish voting “aye.”  
4

5 **CONSIDER APPROVAL OF THE PURCHASE OF A NORTHWEST SUBSTATION**  
6 **VOLTAGE TRANSFORMER PURCHASE FROM CARSON SALES IN THE TOTAL**  
7 **AMOUNT OF \$45,733 – MR. ALLEN JOHNSON**

8 Mr. Johnson explained that this part, also for the Northwest Substation rebuild, is a small  
9 voltage transformer that will be used on metering and power indicators. Staff recommend accepting  
10 the low bid which meets all the specs.

11 Councilmember Murri made a motion to approve the purchase from Carson Sales and  
12 Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers  
13 Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”  
14

15 **CLOSED SESSION – MR. BRADLEY JEPSEN**

16 Councilmember Higginson made a motion to move to a closed session to discuss the  
17 acquisition or sale of real property, pending litigation, and/or to discuss the character and/or  
18 competency of an individual(s) and Councilmember Price-Huish seconded the motion. The motion  
19 was approved with the following roll call vote:

20 Murri Aye  
21 Bradshaw Aye  
22 Higginson Aye  
23 Child Aye  
24 Price-Huish Aye  
25

26 The open meeting was closed at 8:29 pm.  
27

28 The closed session started at 8:34 pm.  
29

30 Present: Mayor Harris, Councilmembers Bradshaw (via phone call), Child, Higginson, Murri and  
31 Price-Huish, Mr. Gary Hill, and Mr. Brad Jeppsen.  
32

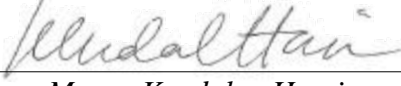
33 Councilmember Higginson made a motion to end the closed session and return to the open  
34 meeting and Councilmember Price-Huish seconded the motion. The motion was approved with  
35 Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”  
36

37 The closed session ended at 8:48 pm.  
38

39 **ADJOURN**

40 Councilmember Child made a motion to adjourn the meeting and Councilmember Price-Huish  
41 seconded the motion. The motion was approved with Councilmembers Bradshaw, Child, Higginson,  
42 Murri, and Price-Huish voting “aye.”  
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44 The meeting was adjourned at 8:48 pm.  
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Mayor Kendalyn Harris

  
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City Recorder