

Minutes of the
BOUNTIFUL CITY COUNCIL
October 8, 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: The City Journal and Standard Examiner.

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

Present:	Mayor Pro Tem	Cecilee Price-Huish
	Councilmembers	Kate Bradshaw, Richard Higginson, Matt Murri
	City Manager	Gary Hill
	Asst. City Manager	Galen Rasmussen
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	IT Director	Greg Martin
	Streets Director	Charles Benson
	Finance Director	Tyson Beck
	Recording Secretary	Maranda Hilton
Excused:	Mayor	Kendalyn Harris

Mayor Price-Huish called the meeting to order at 6:02 p.m. and welcomed those in attendance.

COUNCILMEMBER REPLACEMENT PROCESS – MR. GARY HILL

Mr. Brad Jeppsen explained to the Council how the voting would take place at the Councilmember replacement meeting to be held October 16, 2024. He referred to the State laws that direct this process, explaining how a tie is to be resolved if none of the applicants receive a majority vote in the first round of voting. A coin flip process will be used to get the number of applicants down to two, and if there is a two-way tie, the Mayor will offer the deciding vote.

BOUNTIFUL FIBER UPDATE – MR. GALEN RASMUSSEN, MR. LLOYD CHENEY AND UTOPIA STAFF

Mr. Galen Rasmussen gave an update on the financial status of the Bountiful Fiber project, saying that, to date, \$24.1M has been spent of the total \$47.4M budget. Current projections show that the fiber network will have enough customers to cover the debt payment within five years.

Mr. Cheney added that two of the City’s footprint areas are completed and another large area is really close to being finished. One issue affecting those areas is a permit application that is in review at the Bureau of Reclamation which will allow the conduit to cross the Weber Basin Aqueduct on Davis Boulevard. He said he is hopeful that the permit will be received very soon.

1 Mayor Pro Tem Price-Huish asked if all the huts were in position already. Mr. Cheney said
2 they are all installed on their pads, in position, but some still need to be wired and connected.

3 Mr. Cheney said that when this project kicked off, he was very scared of how it would go, but
4 that he could not be happier with how the entire process has gone, and he wanted to publicly
5 acknowledge his appreciation for UTOPIA and B. Jackson Construction for their hard work making
6 sure things run smoothly.

7 Ms. Nicole Cottle, UTOPIA, introduced herself and added that working with the City staff
8 and with Mr. Dalton Jackson and Mr. Clayton Savage has been a really great partnership for
9 UTOPIA, and she appreciated everyone on the team.

10 Ms. Laura King, UTOPIA, gave an updated estimate of the remaining footprint releases; 07
11 will be released on November 15, 01 by the end of November, 04 by the end of the year, 05, 06 and
12 10 in Quarter 1 of 2025, and 08 and 09 by Quarter 3 of 2025.

13 Ms. Lexi Christensen, UTOPIA, explained the marketing strategy and how they use monthly
14 reports from Meta to pivot whenever needed. They use mailers, utility stuffers, seasonal ads and
15 customer referral discounts to keep engagement high and help residents stay informed about when
16 they can sign up for services. She said overall it is going really well.

17 Mr. Dalton Jackson, B. Jackson Construction, said that installation of conduit throughout
18 Bountiful has gone really well. He thanked staff for being so great to work with and explained that
19 their priority as a company is to take care of the residents, the City and then client in that order. They
20 strive to take care of any complaints within 24 hours.

21 Councilmember Bradshaw said she was impressed with their work and she gets many reports
22 of how pleased residents are when installation comes to their neighborhood. She asked if the City was
23 going to put information on the City Fiber webpage regarding special lots who have conduit placed in
24 their side yard or front yard. Mr. Hill said that he was given that graphic and he will work with staff
25 to make sure it gets posted on the website.

26 Mayor Pro Tem Price-Huish also gave kudos to the construction team for their
27 responsiveness.

28 Mr. Cheney showed an interactive map on the City website that shows where the fiber
29 footprints are in the City and where fiber is currently available. Mr. Hill added that it was an idea that
30 came from the utility billing staff, and he thanked UTOPIA and City staff for making it happen.

31 Mr. Clayton Savage said their kind words mean the world to him, as he tries very hard to take
32 care of any and all complaints. He thanked staff for being a wonderful City to work with.

33 Mr. Rasmussen explained that Bountiful Fiber will offer four levels of service and right now
34 30 customers have 250 Mbps, and 102 customers have 1 Gbps. Based on the number of locations that
35 are currently able to be online, the current take rate is 9.58%, which exceeds what was expected.

36 Councilmember Bradshaw asked how HOAs can sign up for fiber. Ms. Christensen said that
37 HOAs just need to fill out an online “Right of Entry” form that allows UTOPIA to access their
38 private roads.

39
40 The work session ended at 6:50 p.m.
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Regular Meeting – 7:00 p.m.
City Council Chambers

4	Present:	Mayor Pro Tem	Cecilee Price-Huish
5		Councilmembers	Kate Bradshaw, Richard Higginson, Matt Murri
6		City Manager	Gary Hill
7		City Attorney	Brad Jeppsen
8		City Engineer	Lloyd Cheney
9		Planning Director	Francisco Astorga
10		IT Director	Greg Martin
11		Senior Planner	Amber Corbridge
12		Streets Director	Charles Benson
13		Finance Director	Tyson Beck
14		Recording Secretary	Maranda Hilton
15	Excused:	Mayor	Kendalyn Harris

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Pro Tem Price-Huish called the meeting to order at 7:02 p.m. and welcomed those in attendance. Ms. Beth Child led the Pledge of Allegiance and Ms. Annette Haag, Mueller Park Stake Relief Society President, offered a prayer.

PUBLIC COMMENT

Public comment was opened at 7:05 p.m.

Mr. Gary Davis (2814 South 500 West) said he noticed political signs have been vandalized in his neighborhood and urged people to be nice. He also urged everyone to vote in the upcoming election, regardless of who they vote for.

Ms. Beth Child (1343 East 600 North) shared her experience with the installation of fiber conduit in her neighborhood, explaining that it was done in January during a snowstorm and some things got messed up. But she wanted to thank Mr. Clayton Savage at B. Jackson for listening to everyone’s concerns, going door-to-door talking with her neighbors and working until the issue was completely resolved. She said her neighbors, who were originally very upset, are pro-Bountiful Fiber now.

Public comment was closed at 7:08 p.m.

CONSIDER APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS HELD AUGUST 27 AND SEPTEMBER 10 & 24, 2024

Councilmember Bradshaw asked that an amendment be made to the August 27 minutes, explaining that she felt that the meaning of her words had not been captured. Mr. Gary Hill suggested the wording be changed from “mitigation funds should go to North Salt Lake to help them deal with the negative impacts of hosting a shelter” to “mitigation funds should go to cities to offset public safety costs.” Councilmember Bradshaw accepted that suggestion.

Councilmember Higginson made a motion to approve the minutes with the suggested change

1 and Councilmember Murri seconded the motion. The motion passed with Councilmembers
2 Bradshaw, Higginson, Murri and Price-Huish voting “aye.”

3
4 **COUNCIL REPORTS**

5 Councilmember Bradshaw did not have a report.

6 Councilmember Higginson did not have a report.

7 Councilmember Murri did not have a report.

8 Mayor Pro Tem Price-Huish reported that Mr. Gary Hill, Mayor Harris and she met with Rep.
9 Celeste Malloy yesterday, and it was a great opportunity to speak with her about ways Rep. Malloy
10 can support Bountiful’s efforts to be a safe and well-operated City. She also reported that she
11 attended the “Connected Communities” summit recently, and said it was nice to see all the different
12 ways that communities across Utah are working on being active, healthy, and connected. She also
13 reported that the Power Commission met and that the Council will be hearing about an opportunity to
14 join a UAMPS power pool in the near future in an effort to bring down power costs.

15
16 **BCYC REPORT**

17 Ms. Savannah Jacobs reported on behalf of the BCYC, saying that the BCYC had recently
18 participated in two service projects; one to help clean up the Kimball Mill area by clearing it of
19 debris, and another painting over graffiti at the “B”. She announced that the BCYC will be hosting
20 the annual Pumpkin Patch at North Canyon Park this year as well.

21
22 **CONSIDER APPROVAL OF:**

23 **A. EXPENDITURES GREATER THAN \$1,000 PAID ON SEPTEMBER 4, 11, 18 & 25,**
24 **2024**

25 **B. JULY 2024 FINANCIAL REPORT**

26 Councilmember Higginson made a motion to approve the expenditures paid September 4, 11,
27 18 & 25, 2024, and the July financial report and Councilmember Bradshaw seconded the motion. The
28 motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

29
30 **CONSIDER APPROVAL OF ORDINANCE 2024-06 AMENDING THE CONDOMINIUM /**
31 **PRIVATE UNIT DEVELOPMENT (PUD) SUBDIVISION CODE – MS. AMBER**
32 **CORBRIDGE**

33 Ms. Amber Corbridge presented an application for a code text amendment concerning
34 condominiums and PUDs. The current code allows for, at minimum, fourplexes to be divided into
35 separately owned lots, and the applicant would like duplexes and triplexes to be able to be divided as
36 well. They hope this will create more opportunities for residents to own homes.

37 Councilmember Bradshaw asked if the intent is for this amendment to apply more to current
38 structures or for future developments. Ms. Corbridge answered that there is potential to convert
39 current buildings to meet the code to be able to subdivide them. Councilmember Higginson added
40 that converting them can be very costly, so it probably will not be a frequent occurrence.

41 Mayor Pro Tem Price-Huish asked if Ms. Corbridge anticipates more code text amendments
42 to address more details in the future. Ms. Corbridge said she does not anticipate it at this time,
43 because many of those codes are set at the state level and cannot be changed by the City.

44 Councilmember Bradshaw made a motion to approve Ordinance 2024-06 and Councilmember
45 Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri,
46 and Price-Huish voting “aye.”

1
2 **CONSIDER APPROVAL OF THE PROPOSED PRELIMINARY AND FINAL**
3 **SUBDIVISION PLAN AMENDMENT FOR CULVERS COMMERCIAL SUBDIVISION AT**
4 **638 NORTH 500 WEST – MS. AMBER CORBRIDGE**

5 Ms. Corbridge explained that the applicant would like to divide a lot near Culver’s, which is
6 in a heavy commercial zone, into two lots. The Planning Commission reviewed this on September 17
7 and forwarded a positive recommendation. The applicant and the Commission both feel it would help
8 bring more businesses into that area of Bountiful.

9 Councilmember Murri made a motion to approve the preliminary and final subdivision
10 amendment and Councilmember Higginson seconded the motion. The motion passed with
11 Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

12
13 **CONSIDER APPROVAL OF THE ARCHITECTURAL AND SITE PLAN AMENDMENT**
14 **AT 406 S MAIN STREET – MS. AMBER CORBRIDGE**

15 Ms. Corbridge explained that the developer of 406 South Main Street is asking for a site plan
16 amendment. They would like to change Building C from four two-bedroom apartments on the second
17 floor into eight one-bedroom apartments and change the office space on the ground floor into one
18 large restaurant unit. The Planning Commission recommends approval, however, due to the change
19 of use, the parking would be short 23 stalls on Saturdays and 15 stalls on weekdays according to the
20 parking study. The Planning Commission is looking at waiving some of the parking fees, because it is
21 a project that would help meet the goals and objectives of the City’s Main Street.

22 Councilmember Higginson added some insights from the Planning Commission meeting,
23 saying that even the commissioners who are very cautious about deviating from the parking standards
24 came on board with the amendment after a presentation from the developers, and realized that the
25 City needs more restaurants downtown, not offices.

26 Councilmember Bradshaw said she does feel comfortable moving forward with this project,
27 but she wrestled with approving such a large deviance from the standard and will be urging the
28 Council to focus on completing the angled parking project on Main Street.

29 Councilmember Higginson said it is evident that even when parking is provided at the back of
30 buildings, people will still park on Main Street, and he feels confident people are willing to walk a
31 ways to get to a popular spot.

32 Mayor Pro Tem Price-Huish agreed and said talking about the angled parking is important.

33 Councilmember Higginson made a motion to approve the architectural and site plan
34 amendment and Councilmember Bradshaw seconded the motion. The motion passed with
35 Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

36
37 **CONSIDER APPROVAL OF THE PURCHASE OF SERVER INFRASTRUCTURE FROM**
38 **NETWIZE IN THE AMOUNT OF \$129,392 – MR. GREG MARTIN**

39 Mr. Greg Martin explained that the City uses virtual infrastructure for its servers, currently
40 running 70 servers on three physical boxes. Because the infrastructure is over six years old, staff is
41 looking into replacing it all with a hyperconverged environment; a server, storage and virtual
42 platform software all running as one. This system would give more capacity and redundancy, and
43 moving to this new vendor will save the City money as well.

44 Councilmember Bradshaw made a motion to approve the purchase of server infrastructure
45 from Netwize and Councilmember Murri seconded the motion. The motion passed with
46 Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

1
2 **CONSIDER APPROVAL OF AWARDING A CONTRACT TO CITY CREEK**
3 **CONSTRUCTION FOR THE REMODEL OF 135 SOUTH MAIN STREET – MR. LLOYD**
4 **CHENEY**

5 Mr. Lloyd Cheney explained that the RFP put out for contractor services for 135 South Main
6 Street received many responses, and their review committee decided to interview two of the
7 respondents. After the interviews, staff recommends awarding the contract to City Creek
8 Construction, a local business with a lot of experience in both remodels and restaurants. The pricing
9 fell in line with what staff estimated for the project and they are enthusiastic and invested in the
10 success of the project.

11 Mayor Pro Tem Price-Huish expressed her excitement for the remodel project and is glad that
12 staff found an experienced company who is also enthusiastic about it.

13 Councilmember Bradshaw asked about the timeline and the process of finding a vendor for
14 that space. Mr. Cheney answered that a timeline will be established after they hire and meet with City
15 Creek, and that the RFI for vendors only solicited two responses. Those have been handed over to the
16 City Manager for review.

17 Mr. Hill said that he and the mayor discussed it that morning and will get recommendations to
18 the Council in the next couple of weeks.

19 Councilmember Murri made a motion to approve the contract with City Creek Construction
20 and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers
21 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

22
23 **CONSIDER APPROVAL OF THE JOHNSON CONTROLS PROPOSAL THROUGH**
24 **SILVERLEAF PARTNERS FOR THE PURCHASE AND INSTALLATION OF A NEW FIRE**
25 **ALARM PANEL IN THE AMOUNT OF \$172,990 – MR. LLOYD CHENEY**

26 Mr. Cheney explained that the remodel of the dispatch center has uncovered a few more
27 issues that need to be resolved. He said that the fire alarm panel is old enough that repairing it would
28 require using used parts no longer under warranty. Staff discussed the options and is recommending
29 replacing the system with a new one from Johnson Controls. The \$172,990 stated on the agenda is the
30 estimated cost of the entire dispatch remodel project; the cost for the fire alarm panel and installation
31 is \$33,529 plus about \$12,000 in other associated costs.

32 Councilmember Bradshaw asked how this will affect the budget. Mr. Cheney answered that
33 this was an unanticipated expense, and the plan is to use legislative contingency funds to cover it.

34 Councilmember Bradshaw said she supported having a reliable, working fire alarm in the
35 public safety building and feels comfortable with that coming from the legislative contingency fund if
36 the City Manager is confident using those funds.

37 Councilmember Bradshaw made a motion to approve the proposal from Johnson Controls and
38 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw,
39 Higginson, Murri, and Price-Huish voting “aye.”

40
41 **CONVENE IN A CLOSED SESSION IN THE COUNCIL CONFERENCE ROOM AT CITY**
42 **HALL TO DISCUSS THE ACQUISITION OR SALE OF REAL PROPERTY, PENDING**
43 **LITIGATION AND/OR TO DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN**
44 **INDIVIDUAL(S)(UTAH CODE §52-4-205).**

1 Councilmember Bradshaw made a motion to convene to a closed session for the reasons
2 outlined acceptable in the State code, and Councilmember Higginson seconded the motion. The
3 motion passed with the following roll call vote:

4 Price-Huish Aye
5 Murri Aye
6 Bradshaw Aye
7 Higginson Aye

8
9 The regular session was closed at 8:00 p.m.

10 The closed session began at 8:05 p.m.

11
12 Present: Mayor Pro Tem Price-Huish
13 Councilmembers Bradshaw, Higginson and Murri
14 Mr. Gary Hill
15 Mr. Brad Jeppsen

16 Councilmember Higginson made a motion to close the closed session and return to the regular
17 session and Councilmember Bradshaw seconded the motion. The motion passed with
18 Councilmembers Bradshaw, Higginson, Murri and Price-Huish voting “aye.”

19
20 **ADJOURN**

21 Councilmember Higginson made a motion to adjourn the meeting and Councilmember
22 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson,
23 Murri, and Price-Huish voting “aye.”

24
25 The meeting was adjourned at 8:24 p.m.


Kendalyn Harris, Mayor


City Recorder