

Minutes of the  
BOUNTIFUL CITY COUNCIL  
November 14, 2023 – 5:00 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.

**Joint Meeting with Planning Commission – 5:00 p.m.**  
**City Hall Basement Multi-Purpose Room**

- |          |                           |   |
|----------|---------------------------|---|
| Present: | Mayor                     | Kendalyn Harris   |
|          | Councilmembers            | Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish |
|          | Planning Commissioners    | Lynn Jacobs, Krissy Gilmore, Beverly Ward, Sean Monson, Alan Bott                     |
|          | City Manager              | Gary Hill   |
|          | Planning Director         | Francisco Astorga   |
|          | Senior Planner            | Amber Corbridge   |
|          | Assistant Planner         | Jonah Hadlock   |
|          | Planning Admin. Assistant | Samantha Harris   |
|          | Recording Secretary       | Maranda Hilton  |
| Excused: | Planning Commissioners    | Jim Clark   |

Mayor Harris called the meeting to order at 5:03 p.m. and turned the time over to Mr. Francisco Astorga.

**JOINT CITY COUNCIL/PLANNING COMMISSION MEETING**

Mr. Astorga announced that the meeting today would be focusing on the Land Use section of the General Plan. He turned the time over to Mr. Joe Moss of Logan Simpson Design.

Mr. Moss went over the latest draft of the General Plan, explaining that the goal is to have the Plan be a tool to help the City Council and Planning Commission make land use and zoning decisions in the future. The City has been divided into Character Areas (Central, North, East, Foothill, and South) to help identify the best places to put different land uses and developments.

The Council and Planning Commission spent time discussing their opinions on the character areas and what changes they felt would make the plan more useful. They specifically talked about how to preserve the area around Lakeview Hospital, making some of the language about neighborhood residential zone standards more specific, adding the preservation of historic districts and plats into the Downtown Zone, and how to prioritize the standards of development along 500 South.

The meeting ended at 7:00 p.m.

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

Present: Mayor Kendalyn Harris  
Councilmembers Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish  
City Manager Gary Hill  
City Engineer Lloyd Cheney  
Planning Director Francisco Astorga  
Finance Director Tyson Beck  
Recording Secretary Maranda Hilton  
Excused: Power Director Allen Johnson

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

Mayor Harris called the meeting to order at 7:05 p.m. and welcomed those in attendance. Mr. Hunter Stone led the Pledge of Allegiance and Ms. Christine Lee, Bountiful North Stake Young Women President, offered a prayer.

**PUBLIC COMMENT**

The public comment section was opened at 7:08 p.m.

No comments were made.

The public comment section was closed at 7:08 p.m.

**CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD OCTOBER 10 & 26, 2023**

Councilmember Bahr made a motion to approve the minutes from the meeting held October 10 & 26, 2023, and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

**COUNCIL REPORTS**

Councilmember Bell encouraged everyone to donate to the Bountiful Food Pantry. They are low on food, especially turkeys for the upcoming holiday.

Councilmember Bradshaw gave an update about the South Davis Recreation District Truth in Taxation hearing. The proposed 140% tax increase did not pass, which means the Board will continue to discuss budget cuts, pool use compensation from the schools, and a smaller tax increase.

Councilmember Higginson thanked Councilmember Bradshaw for her work on the Recreation District Board, and for his fellow Councilmembers who attended the Truth in Taxation hearing and who collaborated to write a letter to the Board. He said he feels the outcome has been good. He welcomed the Bountiful High Mountain Biking team and encouraged people to go support the Bountiful High Football team on Friday.

Councilmember Bahr did not have a report.

1            Councilmember Price-Huish thanked the Bountiful High Mountain Biking team for the many  
2 hours of service they have given to help improve the trails. She thanked the Veterans Day committee,  
3 who organized a wonderful Veterans Day event. She welcomed the interim director of the Bountiful  
4 Davis Arts Center and encouraged people to attend the upcoming Winter Art Market.

5            Mayor Harris announced that the Davis Loan Fund awarded a loan to SIPS, who is moving  
6 from Clearfield to Layton. She also reported that the County Homeless Task Force is looking into  
7 how to accommodate “Code Blue” enforcement. The state legislature is requiring that the county  
8 have overflow shelters available if the weather is colder than 15 degrees. This will be put into effect  
9 next winter. She also thanked the fire department for their quick response at the house fire that  
10 happened in Bountiful a week ago.

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12 **CONSIDER APPROVAL OF:**

13        **A. EXPENDITURES GREATER THAN \$1,000 PAID OCTOBER 4, 11, 18, 25 &**  
14        **NOVEMBER 1, 2023**

15        **B. SEPTEMBER 2023 FINANCIAL REPORT**

16            Councilmember Bradshaw made a motion to approve the expenditures paid October 4, 11, 18,  
17 25 & November 1, 2023, and the September financial report. Councilmember Price-Huish seconded  
18 the motion, which passed with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish  
19 voting “aye.”

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21 **RECOGNITION OF BOUNTIFUL HIGH MOUNTAIN BIKING TEAM – MAYOR**  
22 **KENDALYN HARRIS & THE COUNCIL**

23            Mayor Harris welcomed the members, coaches, parents and volunteers of the Bountiful High  
24 Mountain Bike Team, which recently took first place at the state competition. She asked Mr. John  
25 Fojtek, Team Director, to talk about the team and their outstanding season.

26            Mr. Fojtek gave a short explanation about how the regional races are set up in mountain  
27 biking, and reported that after winning all three regional races, Bountiful went on to win the regional  
28 championship in Manti. He said that 86% of their athletes qualified to race at the state competition in  
29 Cedar City, which was something they are really proud of. He said that every athlete sets that as a  
30 goal at the beginning of the season. He also reported that Bountiful won the parent volunteer award,  
31 having the highest percentage of parent volunteers during the week, and expressed deepest thanks to  
32 all of the parents, coaches and volunteers who made it all possible. Bountiful athletes also received  
33 five of the seven spirit awards that were given. He lauded all of the students for their hard work, their  
34 positive attitudes and their determination.

35            Mayor Harris expressed how proud she was of the team and how well they represented  
36 themselves, their school and their City.

37            Councilmember Bradshaw expressed how proud she was of the team as well. She commended  
38 them for being some of the most courteous riders on the trails and for the hard work they have put in  
39 to help build and maintain Bountiful’s trails.

40            Councilmember Bell expressed his appreciation for the team and how they conduct  
41 themselves as well.

42            Councilmember Price-Huish added her congratulations to the team and gave thanks to all of  
43 the parents and coaches helping to shape these kids into great people.

44            Councilmember Bahr congratulated the team and said she is so impressed with the culture of  
45 leadership on the team. She encouraged them to keep that for their entire lives.

1 Councilmember Higginson encouraged the students to thank the people who have supported  
2 them, and to remember to reach out and lift those around them as they continue in life.  
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4 **BDAC PRESENTATION – MS. HOLLY YOCUM, EXECUTIVE INTERIM DIRECTOR**

5 Ms. Holly Yocum gave a presentation about the programs and events going on at the  
6 Bountiful Davis Arts Center. The BDAC offers art classes and free family art night events, organizes  
7 and hosts Summerfest, hosts recitals and live performances, exhibits local artists, organizes and hosts  
8 the Winter Art Market and Gingerbread Festival, employs local artists, and hosts school tours. She  
9 said she is so impressed with the BDAC, it is a beautiful space and it has such good support from the  
10 City Council and the community. She is working as the interim director to make sure the next  
11 director is set up for success and that the Board of Directors has a clear vision of the goals and  
12 mission of the BDAC.

13 The Mayor and Council thanked her for her wonderful efforts and expressed their excitement  
14 to see where the BDAC was headed in the future, as a part of the essential vibrancy of downtown  
15 Main Street.

16 Councilmember Price-Huish added that Ms. Yocum has done an awesome job, working non-  
17 stop to help move the BDAC forward and has been such a positive force.  
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19 **CONSIDER APPROVAL OF THE PURCHASE OF 32 TRANSFORMERS FROM IRBY IN**  
20 **THE TOTAL AMOUNT OF \$171,550 – MR. ALLEN JOHNSON**

21 Mr. Gary Hill filled in for Mr. Allen Johnson. He explained that the Power Department is  
22 asking to purchase more transformers. The City recently approved the purchase of transformers and  
23 decided to accept the bid that could be delivered sooner for a higher price. However, at the suggestion  
24 of Councilmember Higginson, they would like to also accept the other bid for transformers that were  
25 less expensive but have a longer delivery time.

26 Councilmember Bell made a motion to approve the purchase of the transformers and  
27 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bahr,  
28 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
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30 **FISCAL YEAR 2023 ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR)**

31 **A. PRESENTATION OF THE FISCAL YEAR 2023 ACFR – MR. TYSON BECK**

32 Mr. Tyson Beck explained that State law requires an independent auditing firm to look  
33 at the City’s financial statements and give an opinion about them. The audit is now complete  
34 and the City has received an “unmodified opinion” that the statements met Generally  
35 Accepted Accounting Principles (GAAP). The report will now be distributed to the various  
36 agencies as stipulated by law.

37 Mr. Beck went over the revenues and expenses of the City, explaining that the net  
38 position increased in FY2023. He also said that cash and investments in FY2022 and FY2023  
39 have been rebounding after a few years of heavier spending. He went over each City fund and  
40 its net gain/loss. The only fund with a negative equity position is the new Fiber fund, which is  
41 expected to continue until the network is built and can start acquiring subscribers.

42 Mr. Beck explained that sales tax increased by 1.5%, which is good, but not as big of  
43 an increase as the City had in the past few years. He expects to see that trend continue into  
44 FY2024.

45 Mr. Beck explained that the Light and Power fund reported a \$846,858 net income,  
46 but if the value of the gain on disposition of the old turbines that were traded-in is taken out,

1 they actually had a net loss of \$1.8M. He also brought attention to Bountiful Ridge Golf  
2 Course which had a net loss of \$44,000 even though they had the highest green fees ever and  
3 record revenues. Mr. Beck explained that there is a trend of net losses over the last 13 years of  
4 operations and mentioned that staff is monitoring this and advised the Council to keep an eye  
5 on it as well.

6 Mr. Beck went over the required reserve amounts for each fund and showed that each  
7 fund has sufficient reserves to meet the City's policy.

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9 **B. INDEPENDENT FINANCIAL STATEMENT AUDIT PRESENTATION FOR FY2023**  
10 **– MR. MARCUS ARBUCKLE**

11 Mr. Marcus Arbuckle, Keddington & Christensen, gave his report on the audit. He  
12 explained that the financial statements are good and accurate and that his firm issued an  
13 unmodified opinion. There were no recommendations to make except for one small finding  
14 pertaining to the Open and Public Meetings Act. One notice was sent out five days prior to the  
15 adoption of the budget instead of seven days prior. No instances of fraud were found, and all  
16 federal funds were spent appropriately.

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18 **CONVENE TO A CLOSED SESSION TO DISCUSS THE ACQUISITION OR SALE OF**  
19 **REAL PROPERTY, PENDING LITIGATION, AND/OR TO DISCUSS THE CHARACTER**  
20 **AND/OR COMPETENCY OF AN INDIVIDUAL(S) (UTAH CODE §52-4-205).**

21 Councilmember Bahr made a motion at 8:28 p.m. to convene in a closed session, and  
22 Councilmember Bradshaw seconded the motion. The motion passed with the following roll call vote:

23 Bell Aye  
24 Bradshaw Aye  
25 Higginson Aye  
26 Bahr Aye  
27 Price-Huish Aye

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29 The closed session began at 8:36 p.m.

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31 Present at the meeting:

32 Mayor Harris, Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish, Mr. Gary  
33 Hill

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35 Councilmember Bahr left the meeting at 9:59 p.m.

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37 Councilmember Higginson made a motion to return to the regular session and  
38 Councilmember Bell seconded the motion. The motion passed with Councilmembers Bell, Bradshaw,  
39 Higginson and Price-Huish voting "aye."

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41 **ADJOURN**

42 Councilmember Bradshaw made a motion to adjourn the meeting and Councilmember  
43 Higginson seconded the motion. The motion passed with Councilmembers Bell, Bradshaw,  
44 Higginson and Price-Huish voting "aye."

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46 The meeting was adjourned at 10:00 p.m.

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Kendalyn Harris, Mayor

  
City Recorder