

Minutes of the
BOUNTIFUL CITY COUNCIL
September 26, 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

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| 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, Jim Clark |
| | City Manager | Gary Hill |
| | City Engineer | Lloyd Cheney |
| | City Attorney | Clinton Drake |
| | Planning Director | Francisco Astorga |
| | Senior Planner | Amber Corbridge |
| | Assistant Planner | Jonah Hadlock |
| | Planning Tech./Admin. Asst. | Taelor Hoyt |
| | Recording Secretary | Maranda Hilton |
| Excused: | Planning Commissioners | Alan Bott, Sean Monson |

Mr. Francisco Astorga called the meeting to order at 5:04 p.m. and turned the time over to Mr. Joe Moss from Logan Simpson Design.

JOINT GENERAL PLAN DISCUSSION WITH PLANNING COMMISSION

Mr. Joe Moss presented a brief overview of the General Plan updating process and explained that the consultants are now in the drafting stage of the plan. He added that there will still be opportunities for the public to give input. He presented the vision statement that was drafted with help from the Council, Planning Commission and steering committee: “Bountiful provides a high quality of life for residents. Bountiful has a vibrant Main Street, abundant recreation opportunities, an array of housing options, and locally focused retail. All of which is in a safe, family-friendly, and welcoming community that is the anchor of South Davis County.” He then went through each of the six proposed “Guiding Principles” associated with the vision statement and had Councilmembers and Planning Commissioners give input, rank aspects of them, and discuss them. The six guiding principles are:

1. “A welcoming community built for everyone regardless of age or income”
2. “A business-friendly community that serves the community with a variety of locally focused services, shopping, and entertainment options”
3. “A connected community with complete networks for pedestrians, bicycles, transit, and vehicles.”
4. “An active community with diverse outdoor recreational opportunities and access to our

1 mountain backyard”

2 5. “An efficient and resilient community with effective utilities and robust services”

3 6. “A friendly community with lively community events, and neighborly connections”.

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5 Following the discussion, Mr. Moss announced that the next steps in the process will be
6 another steering committee meeting in October, another joint session tentatively scheduled for
7 November, release of a rough draft plan to the public, and then adoption hearings in December.

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9 The meeting ended at 6:54 p.m.

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

15 Present:	Mayor	Kendalyn Harris
	Councilmembers	Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish
	City Manager	Gary Hill
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	Streets Director	Charles Benson
	Police Chief	Ed Biehler
	Police Lt.	Andrew Smith
	Power Director	Allen Johnson
	Parks Director	Brock Hill
	IT Director	Greg Martin
	Computer Technician	Sheldon Hunt
	Recording Secretary	Maranda Hilton

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

34 Mayor Harris called the meeting to order at 7:02 p.m. and welcomed those in attendance. Ms.
35 Pam Edwards led the Pledge of Allegiance and Pastor Josiah Walker, Redeeming Life Church,
36 offered a prayer.

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38 **PUBLIC COMMENT**

39 The public comment section was opened at 7:05 p.m.

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41 No comments were made.

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43 The public comment section was closed at 7:05 p.m.

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45 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD SEPTEMBER 12,**
46 **2023**

1 Councilmember Bradshaw made a motion to approve the minutes from the meeting held
2 September 12, 2023 and Councilmember Higginson seconded the motion. The motion passed with
3 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
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6 **COUNCIL REPORTS**

7 Councilmember Higginson did not have a report.

8 Councilmember Bahr did not have a report.

9 Councilmember Price-Huish reported that the BDAC recently opened five new exhibits and
10 they are doing a collaboration with the Bountiful History Museum which is staying open late on
11 Monday evenings. She encouraged everyone to go see the new art exhibits and check out the History
12 Museum afterwards.

13 Mayor Harris reported that the South Davis Metro Fire District voted on and passed an 18.6%
14 tax increase, with all of the increase going toward firefighter pay. The South Davis Sewer District is
15 facing stricter regulations from the Division of Water Quality and will be proposing its own tax
16 increase to help pay for the necessary treatment plant upgrades. The Truth in Taxation hearing will be
17 held December 7, 2023, at 6:00 p.m.

18 Councilmember Bell reported that the local Gibbons Family music group will be putting on a
19 Christmas Concert on December 19, at Woods Cross High School, the proceeds of which will be
20 used to fund the Summer Concert Series. Tickets are available on the City website or at
21 www.showtix4u.com and cost \$20 each. He encouraged everyone to go to the concert.

22 Councilmember Bradshaw reported that the South Davis Recreation District’s Truth in
23 Taxation hearing will be held November 6, 2023, at 6:00 p.m. in the community rooms on the second
24 floor of the Recreation Center. The proposed increase will be 142%. She stated she still continues to
25 have concerns about both the tax increase and the ongoing financial strength of the District.
26

27 **CONSIDER APPROVAL OF:**

28 **A. EXPENDITURES GREATER THAN \$1,000 PAID SEPTEMBER 6 & 13, 2023**

29 **B. JULY 2023 FINANCIAL REPORT**

30 Councilmember Higginson made a motion to approve the expenditures paid September 6 &
31 13, 2023, and the July financial report. Councilmember Bell seconded the motion, which passed with
32 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
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34 **RECOGNITION OF MR. DAVE EDWARDS – CHIEF ED BIEHLER**

35 Police Chief Ed Biehler recognized Mr. Dave Edwards for his 31 years of service in the
36 Bountiful Police Department. He listed some of the many assignments that Mr. Edwards took on
37 during his career, including patrol, detective, school resource officer, narcotics, and firearms and
38 tactics group. He said that Mr. Edwards always worked tirelessly, even on assignments he did not
39 particularly want. His work on the emergency preparedness and CERT program was very valuable
40 and helped Bountiful make it through the emergencies it experienced in the past few years. He also
41 transformed the way the officers do firearm drills, and it made a huge difference. Chief Biehler
42 recognized Mr. Edwards for his mentorship to him and to many others at the Police Department.
43 Chief Biehler also recognized Mrs. Pam Edwards for her amazing support of her husband.

44 Mr. Edwards expressed his gratitude for the recognition and also for the support he always
45 felt from City leaders. He spoke of how lucky the police department is to have such a wonderful and
46 caring administration. He said that the Police Department is full of wonderful people and has great

1 leaders who serve and lead by example. He spoke about his time working in the dispatch center and
2 how difficult a job it is, and lauded all the dispatchers for who they are and the magnificent job they
3 do every day. He ended by asking the Council to continue to take great care of all the officers and
4 dispatchers.

5 Mrs. Pam Edwards expressed her thanks for the support the Council gives to the Police
6 Department and said she is grateful for the time her husband spent as an officer in Bountiful. She
7 offered special thanks to Mr. Grant Hodgson, Mr. Paul Rapp, Mr. Tom Ross, and Chief Ed Biehler,
8 saying that the impact they've had on her family's life is unmatched. She said she is excited for the
9 adventures to come.

10 Chief Biehler presented Mrs. Edwards with flowers.

11 Mayor Harris thanked Mr. Edwards for his dedication and the impact he had on our
12 community and thanked Mrs. Edwards for all that she has given as well. Mayor Harris presented Mr.
13 Edwards with a check.

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15 **CONSIDER APPROVAL OF A ROOF REPAIR AGREEMENT WITH REDLINE ROOFING**
16 **TO REPAIR THE MAINTENANCE BUILDING ROOF AT BOUNTIFUL RIDGE GOLF**
17 **COURSE IN THE AMOUNT OF \$36,957 – MR. BROCK HILL**

18 Mr. Brock Hill explained that the Golf Course shop building was built in 1975 and needs
19 major repairs due to the failure of seams, missing panels, and the existence of holes, etc. The repair
20 has been planned for and approved of in the golf course budget and staff recommends the acceptance
21 of the low bid from Redline Roofing.

22 Councilmember Bell asked if the work would be finished before winter. Mr. Brock Hill
23 answered that it should be.

24 Councilmember Bell made a motion to approve the roof repair agreement and
25 Councilmember Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bell,
26 Bradshaw, Higginson and Price-Huish voting "aye."

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28 **CONSIDER APPROVAL OF RESOLUTION 2023-14 WHICH AUTHORIZES THE STEEL**
29 **SOLAR 1A PROJECT SECOND AMENDED AND RESTATED TRANSACTION**
30 **SCHEDULE – MR. ALLEN JOHNSON**

31 Mr. Allen Johnson explained that in 2020 the City Council approved a 25-year power
32 purchase agreement for solar power from the Steel Solar 1A Project. The contract was then amended
33 due to rising prices and supply chain issues in 2022 and reapproved by the Council. It is now
34 necessary to amend the agreement again due to a change in how the project will be financed. The
35 contract is still for 25 years, and the pricing has not changed, but the City did negotiate an agreement
36 with Utah Associated Municipal Power Systems (UAMPS) to help manage excess solar power
37 generation during the middle of the day. The City also worked out a way to do a pre-pay system to
38 leverage the margin between private and public financing to lower prices. The final thing they
39 negotiated for is a proposal for battery storage on site to help mitigate afternoon excess power
40 generation. The project is anticipated to go online in mid-November.

41 Councilmember Bradshaw made a motion to approve Resolution 2023-14 and
42 Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bahr,
43 Bell, Bradshaw, Higginson and Price-Huish voting "aye."

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45 **CONSIDER APPROVAL OF THE PURCHASE OF 23 TRANSFORMERS FROM ANIXTER**
46 **POWER SOLUTIONS IN THE AMOUNT OF \$227,098 – MR. ALLEN JOHNSON**

1 Mr. Johnson explained that the Power Department needs to build up its inventory of
2 transformers, so they reached out for bids. The low bidder had a delivery time of over a year, so staff
3 recommends accepting the bid from Anixter Power Solutions who has a 26-week delivery time. He
4 added that Councilmember Higginson suggested accepting the low bid in addition to the high bid, so
5 that the Power Department receives more transformers in a year's time.

6 Councilmember Price-Huish asked if Mr. Johnson feels that prices are starting to normalize.
7 Mr. Johnson said prices do not seem to be dropping yet.

8 Mayor Harris said she loves the idea of accepting both bids and taking advantage of a lower
9 price, as Councilmember Higginson suggested.

10 Councilmember Price-Huish made a motion to approve the purchase of the transformers and
11 Councilmember Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bell,
12 Bradshaw, Higginson and Price-Huish voting "aye."

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14 **CONSIDER APPROVAL OF THE PURCHASE OF 200 LED POST-TOP FIXTURES FROM**
15 **ANIXTER POWER SOLUTIONS IN THE AMOUNT OF \$71,956 – MR. ALLEN JOHNSON**

16 Mr. Johnson explained that the Power Department is replacing older streetlights with more
17 efficient LED lights. The LEDs use less electricity and they are dimmable, so the Power Department
18 can control the brightness based on where they are placed. The new lights will also lower costs as
19 they do not need as much maintenance.

20 Councilmember Higginson made a motion to approve the purchase of the LED street lights
21 and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bahr,
22 Bell, Bradshaw, Higginson and Price-Huish voting "aye."

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24 **CONSIDER APPROVAL OF THE QUOTE FROM SIDEWINDER IN THE AMOUNT OF**
25 **\$39,790 TO REPAIR THE PINEVIEW GENERATOR – MR. ALLEN JOHNSON**

26 Mr. Johnson explained that the Power Department had to shut down the Pineview Hydro plant
27 this summer when it stopped working. The City put a temporary splice on a failing wire and reached
28 out to Sidewinder for a quote. Sidewinder will replace the wire cable and clean the generator for
29 \$39,790 and they have scheduled the repair to happen the first week of November. Mr. Johnson said
30 Pineview will be down for four days, and he is hopeful the City can run Pineview through most of the
31 winter.

32 Councilmember Price-Huish made a motion to approve the quote from Sidewinder and
33 Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bahr,
34 Bell, Bradshaw, Higginson and Price-Huish voting "aye."

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36 **CONSIDER APPROVAL OF THE PURCHASE OF A NEW CABLE PULLER FROM HEE'S**
37 **ENTERPRISES/CONDUX IN THE AMOUNT OF \$197,000 – MR. ALLEN JOHNSON**

38 Mr. Johnson explained that the City currently owns two outdated cable pullers, but they are
39 becoming more unreliable and harder to find parts for. The Power Department budgeted for this item
40 and the new equipment functionality will make pulling underground cables much faster and easier.
41 Staff recommends the purchase from Hee's Enterprises.

42 Councilmember Bell made a motion to approve the purchase of a new cable puller and
43 Councilmember Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bell,
44 Bradshaw, Higginson and Price-Huish voting "aye."

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

Councilmember Bradshaw made a motion at 7:54 p.m. to convene to a closed session, and Councilmember Price-Huish seconded the motion. The motion passed with the following roll call vote:

Bahr	Aye
Higginson	Aye
Price-Huish	Aye
Bradshaw	Aye
Bell	Aye

The closed session began at 7:58 p.m.

Present at the meeting:

- Mayor Harris
- Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish
- Mr. Gary Hill
- Mr. Clint Drake
- Mr. Lloyd Cheney
- Mr. Francisco Astorga

Councilmember Bell made a motion to return to the regular session at 9:15 p.m. and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

ADJOURN

Councilmember Higginson made a motion to adjourn the meeting. The motion passed with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

The meeting was adjourned at 9:15 p.m.


Kendalyn Harris, Mayor


City Recorder