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Minutes of the
BOUNTIFUL CITY COUNCIL

November 9, 2021 – 6:00 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Millie Segura Bahr, Kate Bradshaw, Kendalyn Harris, Richard Higginson, Chris R. Simonsen
	City Manager	Gary Hill
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	Streets Director	Charles Benson
	Parks Director	Brock Hill
	Recording Secretary	Maranda Hilton

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

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

WASHINGTON PARK MASTER PLAN DISCUSSION – MR. LLOYD CHENEY

Mr. Lloyd Cheney explained that, as promised, they conducted a very robust public process to obtain feedback from the community about the proposed park design. He said that the room was filled to capacity at each meeting. He introduced Mr. Bret Nielsen from MGB+A, who is here to give an overview of what the public input was and to offer potential designs. He explained that the purpose of tonight’s meeting is to receive guidance from the Council so they can solidify a design and bring it back for approval.

Mr. Nielsen went over the details of the public process and the results of the survey. He noted that they had over 1,000 responses to the survey, which showed great participation from the community. The results from the public process led them to use Concept A as a backbone for designing a master plan for the park. The master plan is designed with everything that residents, the school district and the City want, but it is overbudget by around \$900K. The idea is that some of the more expensive elements could be added later, as funds for them become available. The master plan includes a skate park, six pickleball courts (with room to add two-four more courts), two lacrosse fields, one practice field, two small pavilions, one medium pavilion, a restroom, a playground for two- to five-year-olds, a playground for five- to 12-year-olds, an open lawn area, a new parking lot and walking trails. He also presented two alternative plans, which are within the budget, based on either installing pickleball courts upfront or a skate park upfront. Installing pickleball courts would require taking out the small pavilions and the skate park. Installing the skate park would mean losing pickleball courts, the playground for younger children, the small pavilions, the medium pavilions, and shrinking the parking lot a little bit.

1 Councilwoman Bahr asked about the possibility of reconfiguring the layout to have the
2 practice field run N-S instead of E-W. Mr. Nielsen said he was not sure a lacrosse field would fit that
3 way, but a soccer field or little league football field would work in that space. Councilman Higginson
4 asked about the plans to grade that field and said he hoped it would be level. Mr. Cheney agreed and
5 said they would regrade it and that he will need to compare the layout with the ground survey.

6 Mayor Lewis asked about the possibility of using private funding to build the pickleball
7 courts and the skate park. Mr. Gary Hill agreed that it should be discussed; that private funding could
8 accelerate the timeline for getting some of the elements that residents want. The Mayor felt that
9 private funding would help residents feel a sense of ownership over the park.

10 Mr. Hill noted that the six pickleball courts will cost around \$200K and the skate park will
11 cost around \$680K.

12 Councilman Simonsen encouraged the two groups (pickleball players and skateboarders) to
13 have passion enough to go out and fundraise for what they want, just as the Veterans Park Foundation
14 did for the Veteran's Park. He advised them to set goals, get organized, and be creative.

15 Mr. Cheney added that although he does not advocate spending contingency money from the
16 outset, there will be a contingency fund that could potentially be reallocate toward one of these
17 elements, once the budget is better understood.

18 Councilman Higginson said his recommendation is to move forward with a skate park that is
19 more budget-friendly than the one outlined in the master plan. He thinks the City should plan for the
20 park that is wanted, but maybe incorporate some cheaper elements so that can be done. He felt
21 pickleball courts should be along the west side, he loves all the walking trails and wants a third field.

22 Mr. Hill added that they can ask residents to reauthorize the RAP Tax in three years, which
23 would generate another \$600K per year if the economy stays the same. RAP Tax funds could be used
24 for some of the more expensive elements as well.

25 Councilwoman Harris said she appreciated all the work that residents did to help get the bond
26 passed for the park. She noted that Mr. Mike Nielsen, a Bountiful resident, has a lot of experience in
27 designing pickleball courts, and that he should be used when the time comes to make changes there.
28 She agreed that if private funding is an option, it cannot hurt to explore that avenue, since there is a
29 gap between what is wanted and what is affordable. She also asked about the possibility of the Rec
30 District Board helping to fund or facilitate the pickleball courts.

31 Mr. Hill answered that the idea behind a joint funding with the Rec District was that other
32 cities would donate their RAP Tax money to the Rec District, who would then pay for and operate the
33 courts. He explained that there would need to be a discussion about what the intention for the courts
34 are, whether they will be used for tournaments or residential play. He also said that, as yet, he has not
35 seen any interest from the surrounding cities in using their tax money for courts in Bountiful.

36 Councilman Simonsen said that he really liked the layout of the master plan design, and that it
37 allows these two groups to get what they want. But, he added, he thinks they should come up with the
38 funds themselves.

39 Councilwoman Bradshaw said how passionate she is about having more parks in Bountiful to
40 alleviate the crowded fields. She complimented Councilman Simonsen and his fundraising prowess
41 but cautioned that the City should be realistic and recognize the differences in the demographics of
42 the two specialty groups. She said that the kids who want a skate park do not have money to donate,
43 and that asking the groups to fundraise for their wants would not present an equal burden. She said
44 that her opinion about moving forward probably best aligns with Councilman Higginson's remarks,
45 with the added suggestion that the City help facilitate finding grants and donors for the park.

1 Mr. Cheney pointed out some other elements that have not been discussed yet, like lighting,
2 fencing around the skate park, parking and security cameras. He explained that they will take the
3 Council's comments from the meeting and come back with a more refined design.

4 Councilman Higginson added that he would like more details about exactly what is included
5 in a \$600K skate park, and that he believes something can be built that will serve the community for
6 less than that.

7
8 The meeting ended at 6:59 p.m.
9

10
11 **Regular Meeting – 7:00 p.m.**
12 **City Council Chambers**
13

14 Mayor Lewis called the meeting to order at 7:02 p.m. and welcomed those in attendance. Mr.
15 Jesse Bell led the Pledge of Allegiance, and Pastor Robin Swope, Bountiful Community Church,
16 offered a prayer.
17

18 **PUBLIC COMMENT**

19 The public comment section was opened at 7:05 p.m.
20

21 Ms. Julie Hattabaugh (3894 Bountiful Blvd) thanked the Council and Mayor Lewis for their
22 service on behalf of her family. She also thanked them for their support of the Veterans Park.
23

24 Ms. Heidi Perry (812 South 300 West) suggested keeping the bus drop off from Washington
25 Elementary and connecting it to the south parking lot in order to keep more cars from using 740
26 South, which is narrow. She explained that the neighbors to the park are concerned about fire and
27 emergency vehicles being able to get down their street. She added that she would like to see a nine-
28 square-in-the-air game go into the new park, which she has brought before the Council previously,
29 with signatures.
30

31 Mr. Eric Hattabaugh (3894 Bountiful Blvd) also thanked the Council and Mayor for their
32 service and help with the Veterans Park. He feels strongly that the pickleball courts and skate park
33 should be privately funded. He said, although he is a pickleball player, he doesn't believe those who
34 do not play should pay for the courts. The same should go for the skate park. He encouraged those
35 groups to partner with the City to submit designs, fundraise and pay for part of it. He believes they
36 can raise it.
37

38 The public comment section was closed at 7:11 p.m.
39

40 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD ON OCTOBER**
41 **26, 2021**

42 Councilwoman Bradshaw made a motion to approve the minutes and Councilwoman Harris
43 seconded the motion. The motion was approved with Councilmembers Bahr, Bradshaw, Harris,
44 Higginson and Simonsen voting "aye".
45

46 **COUNCIL REPORTS**

1 Councilwoman Bradshaw did not have a report.

2 Councilman Simonsen thanked the City for installing a WWI/WWII monument at a historical
3 site on Main Street after it had been removed from the Cemetery. He announced that they will be
4 holding a wreath-laying ceremony at the Veteran’s Park on Veteran’s Day at 11:00 a.m. and
5 encouraged everyone to attend. Congressman Chris Stewart and a few others will be speaking, along
6 with an elementary school choir performance.

7 Ms. Julie Hattabaugh explained that an organization called “Wreaths Across America” honors
8 veterans in cemeteries and other venues, and if you purchase a wreath from them, \$5 of the profit
9 goes toward the Veteran’s Park Fund.

10 Councilwoman Harris thanked the Hattabaughs and Councilman Simonsen for their work on
11 the Veteran’s Park, saying how lucky she felt to have it in Bountiful City. She also thanked
12 Councilwoman Bradshaw for her work with the state legislature and said she would love to know if
13 there was anything of interest from the special session.

14 Councilwoman Bahr did not have a report.

15 Councilman Higginson did not have a report.

16
17 **CONSIDER APPROVAL OF:**

18 **A. EXPENDITURES GREATER THAN \$1,000 PAID OCTOBER 18 & 25, 2021**

19 **B. SEPTEMBER 2021 FINANCIAL REPORT**

20 Councilwoman Harris made a motion to approve the expenditures and the September
21 financial report and Councilwoman Bahr seconded the motion. The motion passed with
22 Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.

23
24 **BCYC REPORT**

25 Ms. Libby Anderson reported that they had 21 youth volunteers, 175 cans of donated food,
26 and 150 attendees at their Pumpkin Patch activity on October 9th. She also reported that they have
27 planned upcoming activities at the Bountiful History Museum and the Bountiful Food Pantry. They
28 also ordered t-shirts and asked that anyone with volunteer opportunities please reach out to them.

29
30 **CONSIDER APPROVAL OF THE APPOINTMENT OF MR. ALAN BOTT TO THE**
31 **BOUNTIFUL PLANNING COMMISSION – MR. FRANCISCO ASTORGA**

32 Mayor Lewis mentioned that he and Mr. Astorga interviewed five candidates for this Planning
33 Commission spot and were very impressed with all of them.

34 Mr. Astorga agreed, adding that Mr. Bott has a background in development and is especially
35 concerned with helping with RDA development as the City looks at projected growth.

36 Councilwoman Harris made a motion to approve the appointment of Mr. Alan Bott to the
37 Bountiful Planning Commission and Councilman Higginson seconded the motion. The motion passed
38 with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.

39
40 **FICAL YEAR 2021 ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) – MR.**
41 **TYSON BECK**

42 **A. PRESENTATION OF THE FY 2021 ACFR – MR. TYSON BECK**

43 Mr. Tyson Beck explained that although the name of the annual report has changed from the
44 Comprehensive Annual Financial Report (CAFR) to the Annual Comprehensive Financial Report
45 (ACFR), nothing else about it is different.

1 Mr. Beck first went over the net position of the City, which increased \$12.6M from FY2020.
2 There has been an increase in the net position over the last five fiscal years, which is a wonderful
3 trend and means the City is in a good position financially. He also noted that the Light and Power
4 Fund paid off its power bond during FY2021, which was \$9.3M outstanding, and as of June 2021 the
5 City had no bonded debt.

6 Mr. Beck gave an overview of revenues and expenses. All governmental activities were
7 funded by sales tax (39%), grants and contributions (25%), property tax (11%), franchise tax (14%),
8 charges for service (7%), investment earnings (2%) and other (2%). Those funds were used for public
9 safety (48%), highways and streets (23%), general government (16%), parks and recreation (8%),
10 planning and engineering (4%), and redevelopment (1%).

11 Mr. Beck then explained that all business activities run by the City (Light and Power, Water,
12 Landfill, etc.) are funded by charges for services (93.57%), grants and contributions (4.38%),
13 investment earnings (1.03%) and other (1.02%). The funds were used for Light and Power (69%),
14 Water (12%), Landfill and Sanitation (8%), Golf Course (5%), Storm Water (3%), Recycling (2%),
15 and Cemetery (1%). He explained that the City's enterprise funds are not subsidized by the City,
16 which means that the enterprise fees charged cover the cost of operations.

17 Mr. Beck went over the cash and investment balance and explained that it has been trending
18 upward since 2009, but in FY2020 and FY2021 the City had intentional use of cash for some capital
19 projects which has decreased the overall cash position. He reassured that the City still has what is
20 needed to operate and is not in a bad position.

21 Next, Mr. Beck went over the net income/loss and equity positions for each fund. The General
22 Fund had a net income of \$2.6M and an equity position of \$6.5M, the Capital Projects Fund had a net
23 loss of \$5.3M and an equity position of \$24.4M, the Redevelopment Agency Fund had a net income
24 of \$820k and an equity position of \$8.2M, the Landfill Closure Fund had a net income of \$4k and an
25 equity position of \$888k, the RAP Tax Fund had a net income of \$149k and an equity position of
26 \$526k, the Municipal Building Authority (which was dissolved in FY2021 and assets were
27 transferred to the General Fund) had a net loss of \$368k and an equity position of \$0, the Cemetery
28 Perpetual Care Fund had a net income of \$120k and an equity position of \$2.2M, and the Debt
29 Service Fund had a net income of \$211 and an equity position of \$21k.

30 For the enterprise funds, the net incomes/losses and equity positions are as follows; Light and
31 Power Fund had a net income of \$1.5M and an equity position of \$63.7M, the Water Fund had a net
32 income of \$4.4M and an equity position of \$31.6M, the Landfill and Sanitation Fund had a net loss of
33 \$2M and an equity position of \$16M, the Storm Water Fund had a net income of \$898k and an equity
34 position of \$8.8M, the Golf Course had a net income of \$57k and an equity position of \$3.9M, the
35 Recycling Fund had a net income of \$14k and an equity position of \$23k, and the Cemetery Fund had
36 a net income of \$280k and an equity position of \$6.6M. He explained every fund was in a good
37 position as far as equity is concerned.

38 Mr. Beck said that due to a loan forgiveness between the Water and Landfill Funds, the Water
39 Fund showed an abnormally large net income, and the Landfill showed a net loss, but it was
40 completely intended.

41 Mr. Beck explained that due to a change the state legislature made regarding max fund
42 balances, the City can now increase the balance of our General Fund from 25% to 35% of total
43 revenues. This change will be beneficial to the City from a bond rating standpoint and allows the City
44 to keep more sales tax revenue in the General Fund. The City's sales tax revenue increased 15%
45 (\$1.3M) from the previous year, which was unexpected, and most of that was used to help bring the
46 General Fund balance up to 35%.

1 Mr. Beck added that the City also received \$1.6M in CARES Act revenue, \$540k of which
2 was sub-granted to other districts. The windstorm that occurred in September 2020 did significant
3 damage to City infrastructure and the City was awarded a total of \$1M from FEMA for reparations;
4 \$314k of that went to the General Fund. The General Fund also received \$707k more than the
5 previous year in transfer revenue. \$370k came from a one-time MBA-closure transfer with the
6 remaining increase stemming from an increase in the Light and Power Fund transfer, due to the
7 Power Department having a record year in electric metered sales.

8 Mr. Beck went over the Capital Projects Fund, which saw a \$5.3M net loss. It received \$1.5M
9 less in sales tax funds, which were diverted to the General Fund, and a total of \$9.1M was spent on
10 large and infrequent capital projects during FY2021.

11 Next, Mr. Beck went over the reserve balances of each fund. All funds are meeting or
12 exceeding their target reserve balances except the Recycling Fund which still has a deficiency of
13 \$303k. Councilwoman Harris asked about the recycling industry and if things are looking up yet. Mr.
14 Charles Benson answered that there has been a definite improvement in the market, and the City has
15 gone from paying \$55/ton for recyclables to actually being paid \$5-\$10/ton some months. The City
16 still pays for the contamination fees, but now only pay \$1,100/month instead of the usual
17 \$12,000/month. Mr. Beck also mentioned that the reserves for the Capital Projects Fund and the Golf
18 Fund are being monitored closely as they are close to having to use minimum reserve balances to
19 operate.

20 The Council thanked Mr. Beck for his report and making the content easy to understand.

21
22 **B. INDEPENDENT FINANCIAL STATEMENT AUDIT PRESENTATION FOR FY**
23 **2021 – MR. MARCUS ARBUCKLE**

24 Mr. Marcus Arbutckle presented the results of the independent financial audit. He said there
25 were three reports contained in the audit: internal controls, state compliance, and compliance with
26 major programs. The report states that the City’s internal controls are adequate and there were no
27 findings or recommendations. Concerning state compliance, the report found one instance where staff
28 failed to notice a budgeted fund transfer approval by the City Council after the approving public
29 meeting was held. The report on how money was spent from major programs found that the City
30 complied with all spending of awarded funds from the CARES Act and from FEMA.

31 Mr. Arbutckle added that they had an easy time working with City staff to accomplish the
32 audit and thanked the staff for all they do.

33
34 **CONSIDER APPROVAL OF THE PURCHASE OF A SUPERVISOR TRUCK FROM**
35 **PERFORMANCE FORD IN THE AMOUNT OF \$36,449 – MR. KRAIG CHRISTENSEN**

36 Mr. Kraig Christensen explained that this truck will be replacing one of their supervisor
37 trucks, as they try to keep their vehicles on a five-year rotation plan. They tried to get three bids for
38 vehicles, but GM and Ram were not accepting any government orders. They were able to get bids
39 from two Ford dealerships, and are recommending the truck from Performance Ford, which is the low
40 bid and is under-budget.

41 Councilwoman Harris thanked him for his efforts to get the lowest price possible.

42 Councilwoman Harris made a motion to approve the truck purchase from Performance Ford
43 and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr,
44 Bradshaw, Harris, Higginson and Simonsen voting “aye”.

1 **CONSIDER APPROVAL OF AWARDING A CONTRACT FOR BOUNTIFUL TRAIL**
2 **CORRIDOR ALIGNMENTS TO IMBA TRAIL SOLUTIONS IN THE AMOUNT OF \$39,215**
3 **- MR. FRANCISCO ASTORGA**

4 Mr. Astorga explained that as he, Mr. Brock Hill and Mr. Todd Christensen have worked on
5 the trails project, they have come to the conclusion that in order to be eligible for grant money they
6 will need to narrow down the proposed trail corridors and move from a concept into an alignment. He
7 explained that IMBA comes highly recommended, and they request that the Council award the
8 contract to IMBA.

9 Councilman Higginson made a motion to approve the contract with IMBA and
10 Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers Bahr,
11 Bradshaw, Harris, Higginson and Simonsen voting "aye".

12
13 **ADJOURN**

14 Councilwoman Bahr made a motion to adjourn the meeting and Councilwoman Bradshaw
15 seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson
16 and Simonsen voting "aye".

17
18 The regular session was adjourned at 7:59 p.m.



Mayor



City Recorder