

Minutes of the
BOUNTIFUL CITY COUNCIL

September 12, 2023
Closed Session – 6:00 p.m.
Regular Session – 7:00 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.

Closed Session – 6:00 p.m.
Council Chambers Conference Room

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

**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).**

The meeting was opened at 6:05 p.m.

Councilmember Bradshaw made a motion to adjourn to a closed session and Councilmember Price-Huish seconded the motion. The motion was passed with a roll call vote as follows:

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

The closed session began at 6:05 p.m.

Mr. Drake left the meeting at 6:27 p.m.

Councilmember Bradshaw made a motion to adjourn the closed session and move into the regular session and Councilmember Bell seconded the motion which passed with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye”.

The closed session ended at 7:00 p.m.

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
Asst. City Manager	Galen Rasmussen
City Engineer	Lloyd Cheney
City Attorney	Clinton Drake
Planning Director	Francisco Astorga
Power Director	Allen Johnson
Water Director	Kraig Christensen
Recording Secretary	Maranda Hilton

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 7:06 p.m. and welcomed those in attendance. Mr. Bob Lindsay led the Pledge of Allegiance and three students from Bountiful High School, Mr. Covey Ure, Mr. Nathan Horne and Mr. Nash McReynolds, spoke about the U.S. Constitution in honor of Constitution Month.

Mayor Harris thanked the young men for their willingness to speak at the meeting and for their enthusiasm in sharing their love for their country.

PUBLIC COMMENT

The public comment section was opened at 7:16 p.m.

No comments were made.

The public comment section was closed at 7:16 p.m.

CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD AUGUST 22, 2023

Councilmember Bahr made a motion to approve the minutes from August 22, 2023 and Councilmember Bradshaw seconded the motion. The motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

COUNCIL REPORTS

Councilmember Bradshaw reported that the SDRD Truth in Taxation hearing will be November 6, 2023 at 6:00 p.m. in the community rooms on the second floor of the South Davis Recreation Center. She also noted that the proposed tax increase is now at 142% and she shared her concerns about increasing taxes instead of making more cuts and operating within the means of the budget. However, some minor progress is being made in the move toward an accounting system that will allow the board to track finances by use/program. She encouraged people to attend the next Board meeting in October and the Truth in Taxation in November hearing if they want to voice their concerns.

Councilmember Price-Huish asked if people will be able to attend the Truth in Taxation hearing via Zoom or another live-streaming service.

Councilmember Bradshaw answered that all the Board meetings are viewable on Zoom, but if they want to make a comment in the meeting they will need to attend physically.

Councilmember Higginson did not have a report.

Councilmember Bahr did not have a report.

1 Councilmember Price-Huish reported that the BDAC has many wonderful installation and
2 classes going on right now and encouraged people to check them out.

3 Mayor Harris thanked everyone who helped with the Day of Service on Saturday. She also
4 announced there would be a lot of fun activities for Fire Prevention Week later in the week and
5 encouraged everyone to participate.

6 Councilmember Bell did not have a report.
7

8 **BCYC REPORT**

9 Mr. Landon Wall (BCYC City Planner) reported that the BCYC has held its first two
10 meetings of the new year and they have begun planning future activities. On Saturday, September 9,
11 they helped clean the Heber C. Kimball Mill, and on October 12 they will host a drive to gather
12 needed supplies for the Teen Center in Woods Cross. At their next meeting they will plan the
13 Pumpkin Patch activity which will be held on October 28 at North Canyon Park.
14

15 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID AUGUST 16,** 16 **23 & 30, 2023**

17 Councilmember Higginson made a motion to approve the expenses paid August 16, 23 & 30,
18 2023 and Councilmember Price-Huish seconded the motion. The motion was approved with
19 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
20

21 **CONSIDER APPROVAL OF THE PUMP AND MOTOR INSTALLATION BY NICKERSON** 22 **COMPANY FOR THE 100 EAST WELL IN THE AMOUNT OF \$23,010 – MR. KRAIG** 23 **CHRISTENSEN**

24 Mr. Kraig Christensen reported that the 100 East well has been out of use since May when the
25 pump and motor were pulled out after a bearing failure was discovered. Nickerson already had a
26 rebuilt motor ready to install, but the City then asked them to rebuild the pump and both were
27 installed on August 11. The well is now up and running again. The budget has a contingency item for
28 unexpected failures such as this.

29 Councilmember Bradshaw made a motion to approve the installation by Nickerson Company
30 and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bahr,
31 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
32

33 **CONSIDER APPROVAL OF THE PURCHASE OF 15 FIRE HYDRANTS FROM** 34 **FERGUSON WATERWORKS IN THE AMOUNT OF \$50,475 – MR. KRAIG** 35 **CHRISTENSEN**

36 Mr. Christensen explained that fire hydrants play a significant role in the City’s water system,
37 not only as fire suppression tools but also as water quality management tools used to flush the system
38 after construction and maintenance projects. He explained that usually the City purchases hydrants as
39 needed when they are being replaced along with pipe or after accidents, but purchasing in bulk (15 or
40 more) results in savings of \$200 to \$300. Because hydrant prices have been going up in recent
41 months, the City decided to purchase fifteen hydrants to take advantage of the savings and reached
42 out to three vendors and received two replies back. Ferguson was the lowest bidder.

43 Councilmember Price-Huish made a motion to approve the purchase of hydrants from
44 Ferguson Waterworks and Councilmember Higginson seconded the motion. The motion was
45 approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
46

**CONSIDER APPROVAL OF RESOLUTION 2023-13 WHICH ADJUSTS CURRENT
APPROVED RESIDENTIAL RATES FOR THE BOUNTIFUL CITY POWER
DEPARTMENT – MR. ALLEN JOHNSON**

Mr. Allen Johnson explained that when the City made a change to their solar rates in June, they failed to adjust the rate for the 40 feed-in tariff solar customers. Resolution 2023-13 seeks to fix that oversight and pro-rate them back to June with the higher rates.

Councilmember Bradshaw asked if there is a way to make sure this oversight does not happen the next time rates are changed. Mr. Johnson said there is no definite way to prevent it from happening again, but he believes it will not happen again due to the inconvenience it caused this time.

Councilmember Bell made a motion to approve Resolution 2023-13 and Councilmember Price-Huish seconded the motion. The motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

**CONSIDER APPROVAL OF THE RELEASE OF THE PUBLIC UTILITY EASEMENT AT
139 NORTH 1575 EAST, LOT 112 OF STONE CREEK ESTATES PHASE I – MR. LLOYD
CHENEY**

Mr. Lloyd Cheney explained that Mr. Bryce and Ms. Brittany Tholen have asked for a release of a public utility easement located on their property so that they can build a covered structure to service their pool. Their rear yard is the boundary between the two phases of the Stone Creek Estates subdivision, so there is a utility easement on each side of the property line, and there will still be adequate access to the utilities if this request is approved. He said that the Tholens have acquired all of the necessary signatures from the utilities that are involved and that City staff recommends approval.

Councilmember Higginson made a motion to approve the easement release and Councilmember Bahr seconded the motion. The motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

**CONSIDER PRELIMINARY AND FINAL APPROVAL OF THE BROOKS PUD – MR.
LLOYD CHENEY**

Mr. Cheney explained that because funding is a concern for the developer of this property, they wanted to have a mechanism in place that would allow them to change ownership of the buildings so that pieces can be bought and sold. Creating a PUD plat was the most effective way to accomplish this. This required that at least four lots are created and that a property owners’ association be established, which is a condition of the approval. He reiterated that this change to the plat does not affect any of the prior approvals for the project.

Councilmembers asked questions about the size of the units, the timeline of the project and the parking requirements for the site. Questions were answered by staff.

Councilmember Bradshaw said she was happy to see units being built that could help people have ownership and build equity in a home instead of building more rentals. She said she hoped we could find a way to incentive builders to build more projects like this in the future.

Councilmember Bradshaw made a motion to grant preliminary and final approval of the Brooks PUD and Councilmember Higginson seconded the motion. The motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

**CONSIDER APPROVAL OF THE PROPOSAL OF NEWMAN CONSTRUCTION FOR THE
2023 STORM DRAIN PROJECT AT THE UNIT PRICES LISTED IN THEIR PROPOSAL -
MR. LLOYD CHENEY**

Mayor Harris announced that this item would be tabled until a future meeting.

ADJOURN

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

The regular session was adjourned at 7:49 p.m.

Mayor Kendalyn Harris

City Recorder