

Minutes of the
BOUNTIFUL CITY COUNCIL
December 12, 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.

Work Session – 5:00 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
	Planning Director	Francisco Astorga
	Power Director	Allen Johnson
	Police Chief	Ed Biehler
	IT Director	Greg Martin
	Recording Secretary	Maranda Hilton

Mayor Harris called the meeting to order at 5:03 p.m. and welcomed those in attendance.

REVIEW OF GENERAL PLAN GOALS – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga presented the latest draft of the general plan and asked for input on the “Guiding Principles” section and their underlying goals.

The goals of the first three guiding principles were discussed at length before time ran out. The Council recommended several changes. Staff took notes to make those changes it was suggested the discussion be continued at the next work meeting.

DISCUSSION WITH STATE LEGISLATORS

Mayor Harris welcomed Representative Ray Ward, Senator Todd Weiler, and Representative Paul Cutler and expressed her appreciation for their service and willingness to discuss the City’s concerns as Utah heads into its legislative session. She asked Councilmember Bradshaw to start off by talking about the upcoming concerns regarding legislation that may affect the Intermountain Power Project (IPP).

Councilmember Bradshaw explained the concerns that the City still has about potential legislation that could affect and even stop the IPP and gave reasons why the project is so important and beneficial to Bountiful and its residents.

Councilmember Higginson added the entire Council stands behind Councilmember Bradshaw’s comments and is committed to supporting the IPP.

Mayor Harris implored the legislators to be the City’s allies in this endeavor as they head into the session, because this will affect what Bountiful residents pay for their power.

1 Rep. Ward said he agreed with what was said, and he hopes that even though differing parties
2 at the state disagree on what to do with the plant, he hopes they will not decide anything that will
3 jeopardize the project. He also pointed out that this project, after it is up and running, has a whole
4 host of other benefits that it will bring to the state and the energy industry as a whole. He said he sees
5 so many reasons to build it and the project has his support.

6 Rep. Cutler said that he believes both sides want the same thing; dispatchable, reliable and
7 relatively cheap power. He does not agree that the state taking control of that asset is the right
8 answer, but he hopes both sides can come together and make progress on this issue.

9 Sen. Weiler said that he has been one of two members of his caucus that supported the IPP
10 and voted against the majority, and he is happy to continue that fight, but he is not hopeful it will
11 make a difference.

12 Councilmember Bradshaw thanked him for his help and said they will continue trying to find
13 him more allies.

14 Mr. Gary Hill was asked to give an update about legislation that may affect housing in the
15 City. He explained that Bountiful supports the goal of Governor Cox to help improve affordable
16 housing throughout the state, but Bountiful does not support a one-size-fits-all approach to housing
17 policies. The staff and Council are especially concerned about the preemption of local land use
18 authority and a minimum statewide density for residential housing zones.

19 Sen. Weiler said that he tries to be as pro-city as he can, and he will continue to do so.
20 However, there are some cities who work against each other to the detriment of their residents, and
21 when senators get a feel for that happening, they try to apply a template for everyone.

22 Rep. Ward said that he feels current legislation is simply not solving the housing problem
23 along the Wasatch front quickly enough and he would be in support of legislation that requires a
24 minimum housing density in residential zones. Bountiful would be affected less than other cities that
25 are less built-out, but he thinks they still need to allow for more density.

26 Mr. Hill asked if Rep. Ward would be willing to work with the City if they do not want that
27 preemption of local authority. Rep. Ward said yes, that's why he came for the discussion.

28 Mayor Harris expressed her appreciation to Rep. Ward, Rep. Cutler and Sen. Weiler for
29 coming.

30
31 Mayor Harris closed the meeting at 7:11 p.m.

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

37
38 Present: Mayor Kendalyn Harris
39 Councilmembers Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard
40 Higginson, Cecilee Price-Huish
41 City Manager Gary Hill
42 City Engineer Lloyd Cheney
43 Planning Director Francisco Astorga
44 Streets Director Charles Benson
45 Water Director Kraig Christensen
46 Police Chief Ed Biehler

1 IT Director Greg Martin
2 Streets Director Charles Benson
3 Recording Secretary Maranda Hilton
4
5 Excused: Senior Planner Amber Corbridge
6 Finance Director Tyson Beck
7
8

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

10 Mayor Harris called the meeting to order at 7:17 p.m. and welcomed those in attendance.
11 Tommy and Jake Bahr led the Pledge of Allegiance and Ms. Holly Ruhr, Bountiful Stone Creek
12 Stake Primary President, offered a prayer.
13

14 **PUBLIC COMMENT**

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

16
17 No comments were made.

18
19 The public comment section was closed at 7:20 p.m.
20

21 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD NOVEMBER 14**
22 **& 28, 2023**

23 Councilmember Bahr made a motion to approve the minutes from November 14 & 28, 2023
24 and Councilmember Price-Huish seconded the motion. The motion was approved with
25 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
26

27 **BCYC REPORT**

28 Ms. Athena Tongaonevai, BCYC City Manager, reported that the youth council made and
29 delivered cards for the Police Department and they received a tour of the public safety building along
30 with the Mayor. Their next activity will be a white elephant gift exchange activity for all BCYC
31 members.
32

33 **COUNCIL REPORTS**

34 Councilmember Higginson did not have a report, but thanked his fellow councilmembers for
35 all the work they do on behalf of the City.

36 Councilmember Bahr did not have a report and echoed Councilmember Higginson’s
37 sentiments.

38 Councilmember Price-Huish reported that the Winter Art Festival is still happening at the
39 BDAC and encouraged everyone to go check it out.

40 Councilmember Bell did not have a report.

41 Councilmember Bradshaw reported that the SDRD Board had a lengthy meeting the previous
42 night and a budget was adopted which will include an increased property tax of \$775,000 (7.5%)
43 along with some budget cuts and fee increases.
44

45 **CONSIDER APPROVAL OF:**

- 46 a. **EXPENDITURES GREATER THAN \$1,000 PAID NOVEMBER 22 & 29, 2023**

1 **b. OCTOBER 2023 FINANCIAL REPORT**

2 Councilmember Higginson made a motion to approve the expenditures and the October
3 financial report and Councilmember Price-Huish seconded the motion. The motion passed with
4 Councilmembers Bell, Bahr, Bradshaw, Higginson and Price-Huish voting “aye.”

5
6 **RECOGNITION OF COUNCILMEMBER MILLIE SEGURA BAHR – MAYOR**
7 **KENDALYN HARRIS**

8 Mayor Harris recognized Councilmember Millie Segura Bahr for her service on the City
9 Council. She explained that she encouraged Councilmember Bahr to run and has enjoyed watching
10 her bring a passion to issues that impact neighborhoods and residents. Mayor Harris expressed her
11 respect for Councilmember Bahr and all that she brought to her service on the Council over the last
12 four years. Mayor Harris presented Councilmember Bahr with a plaque of recognition and a bouquet
13 of flowers. She also presented Councilmember Bahr’s husband, Christian Bahr, with some
14 chocolates.

15 Councilmember Price-Huish said that Councilmember Bahr was a lodestar of how to perform
16 this job with dignity and class and added that she would miss her very much.

17 Councilmember Bradshaw expressed how much she appreciated watching Councilmember
18 Bahr and her husband and children find a balance and become a team as they all helped serve the
19 community and make it a part of their family life. She said that Councilmember Bahr set a wonderful
20 example, particularly for women, in how to serve. She also said how much she came to rely upon and
21 value Councilmember Bahr’s opinions and insights.

22 Councilmember Bell expressed his appreciation for Councilmember Bahr’s commitment and
23 dedication, especially as she juggled the demands of family life alongside her Council duties. He said
24 that her thoughtful and intentional approach to the job was much appreciated.

25 Councilmember Higginson said that he was impressed by Councilmember Bahr’s preparation
26 from the very first meeting and said it has been an honor to get to know her and sit by her for the past
27 four years. He noted that she is very smart, has a good business sense and is witty and amazing.

28 Councilmember Bahr expressed her appreciation for the Mayor’s encouragement to run for
29 the Council and for all she learned from Mayor Harris and her colleagues on the Council. She said
30 that she could not have asked for a better group of people to disagree with and work together with.
31 She thanked the staff for their amazing support. She thanked her husband, Christian, and her children,
32 for their support. She thanked the Council for their graciousness every time her children had to come
33 to the meetings. She said it was such an honor to serve the community in this capacity and how
34 grateful she is for the experience.

35
36 **CONSIDER APPROVAL OF THE RELEASE OF THE PUBLIC UTILITY EASEMENTS ON**
37 **LOT 13 OF THE GRANADA HILLS NO. 4 AND LOT 1 OF THE GRANADA HILLS NO. 7**
38 **SUBDIVISIONS – MR. LLOYD CHENEY**

39 Mr. Lloyd Cheney explained that this request for a public utility easement release is to allow
40 the owners to do some landscaping and install a retaining wall in their backyard. There are currently
41 no utilities in this easement and due to a prior lot line adjustment, there are ample easement
42 possibilities in this area. All impacted utility companies have agreed to the release and staff finds the
43 release to be appropriate.

44 Councilmember Higginson made a motion to approve the release of the public utility
45 easement as presented and Councilmember Bell seconded the motion. The motion passed with
46 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

1
2 **CONSIDER APPROVAL OF THE 2024 CITY COUNCIL MEETING SCHEDULE – MR.**
3 **GARY HILL**

4 Mr. Gary Hill explained that the Utah Open and Public Meetings Act requires municipalities
5 to give notice of their meeting schedule at least once a year. Bountiful proposes to keep the same
6 schedule for 2024, meeting on the second and fourth Tuesdays of every month, with December 24th
7 being an exception. The schedule can be changed at any time as needed.

8 Councilmember Bell made a motion to approve the 2024 Meeting Schedule and
9 Councilmember Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bell,
10 Bradshaw, Higginson and Price-Huish voting “aye.”

11
12 **CONSIDER APPROVAL OF THE PRELIMINARY/FINAL ARCHITECTURE AND SITE**
13 **PLAN FOR NEW CONSTRUCTION AT 299 NORTH 200 WEST – MS. AMBER**
14 **CORBRIDGE**

15 Mr. Francisco Astorga explained that the Planning Commission reviewed this one week ago
16 and forwarded a positive recommendation. A Conditional Use Permit will also be issued, following
17 the approval from the Council, for a General Contractor office without any exterior storage. This will
18 be a 5,000 sq ft addition to the site currently located at 299 North 200 West.

19 Councilmember Bahr made a motion to approve the architecture and site plan for 299 North
20 200 West as presented and Councilmember Higginson seconded the motion. The motion passed with
21 Councilmembers Bahr, Bell, Bradshaw, Higginson, and Price-Huish voting “aye.”

22
23 **CONSIDER APPROVAL OF THE PURCHASE OF THE FORTIVOICE SOLUTION FROM**
24 **ONWARD TECHNOLOGY IN THE AMOUNT OF \$66,968 – MR. GREG MARTIN**

25 Mr. Greg Martin explained that “end-of-life” was just announced for the City’s phone system
26 (Mitel), and that the system the City uses for voice recording (Mitel Oaisys) is past end-of-life as
27 well. Staff has done research into both on-premise and cloud-based replacement solutions and
28 recommend FortiVoice Solution. It would be purchased through Onward Technology and will take
29 several weeks to implement throughout the City.

30 Councilmember Price-Huish made a motion to approve the purchase of FortiVoice Solution
31 and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bahr,
32 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

33
34 **CONSIDER APPROVAL OF THE EXTENSION OF THE TRAILS PROJECT**
35 **MANAGEMENT SERVICES CONTRACT FOR 2024 IN THE AMOUNT OF \$45,000 – MR.**
36 **TODD CHRISTENSEN**

37 Mr. Todd Christensen explained that it has been a been year for trails this year, completing 16
38 miles of trails with several contractors and five crews all working at once. The services of a project
39 manager have been invaluable during this project. The contract with Creative Trails has ended, but it
40 has an option for extension and staff recommends extending the contract. The rate has increased but
41 the overall cost compared to last year is less, because of the expectation that the duration will be a
42 couple months shorter than last year.

43 Councilmember Bahr made a motion to approve the extension of the trails project
44 management service contract.

45 Councilmember Bell asked if all of the trails planned for with bond funds will be completed
46 with this contract. Mr. Christensen said no that staff had hoped the money would go a little farther

1 than it did, and there is also an issue with some delays happening due to needing another NEPA
2 approval from the Forest Service before some of the trails can be completed.

3 Councilmember Bell seconded the motion.

4 Councilmember Price-Huish asked if this contract extension will cover the remaining nine
5 miles of approved trails, and if they are funded already. Mr. Christensen said yes it will cover those
6 miles and that they are already funded.

7 The motion passed with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish
8 voting “aye”.

9
10 **CONSIDER APPROVAL OF A CONTRACT WITH HANSEN ALLEN & LUCE TO**
11 **PERFORM GROUNDWATER MONITORING AT THE BOUNTIFUL SANITARY**
12 **LANDFILL FOR 2024 & 2025 IN THE AMOUNT OF \$43,400 – MR. TODD CHRISTENSEN**

13 Mr. Christensen explained that the Landfill is required to do groundwater monitoring in order
14 to ensure the landfill is not causing contamination of the surrounding groundwater. On a quarterly
15 basis a consultant comes out and samples the water, sends the samples to a lab, and then reports back
16 with the results. A four-year contract was entered into with Hansen, Allen & Luce in 2020, with the
17 option to extend. Unfortunately, rates have gone up, because the lab they were using got bought out,
18 but they have been very fair and reasonable and consistent to work with. Staff recommends extending
19 the contract with them for 2024 and 2025.

20 Councilmember Price-Huish made a motion to approve the contract with Hansen Allen &
21 Luce and Councilmember Higginson seconded the motion. The motion passed with Councilmembers
22 Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

23
24 **CONSIDER APPROVAL OF RESOLUTION 2023-15 ALLOWING THE MAYOR AND**
25 **COUNCIL MEMBERS TO PARTICIPATE IN CITY COUNCIL MEETINGS**
26 **ELECTRONICALLY WHEN NEEDED – MR. GARY HILL**

27 Mr. Hill explained that this authorization, which is required by state code, will allow
28 Councilmembers to participate remotely in meetings for the next calendar year.

29 Councilmember Bradshaw made a motion to approve Resolution 2023-15 and
30 Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bell,
31 Bradshaw, Higginson and Price-Huish voting “aye.” Councilmember Bahr abstained from voting.

32
33 **CONVENE TO A CLOSED MEETING TO DISCUSS THE ACQUISITION OR SALE OF**
34 **REAL PROPERTY, PENDING LITIGATION, AND/OR TO DISCUSS THE CHARACTER**
35 **AND/OR COMPETENCY OF AN INDIVIDUAL(S) (UTAH CODE §52-4-205)**

36 Councilmember Bradshaw made a motion to convene to a closed session to discuss the
37 acquisition or sale of real property, pending litigation, and/or to discuss the character and/or
38 competency of an individual(s). Councilmember Bahr seconded the motion, which passed with the
39 following roll call vote:

40 Bahr Yes
41 Higginson Yes
42 Price-Huish Yes
43 Bell Aye
44 Bradshaw Aye

45
46 The regular meeting closed at 8:04 p.m.

1 The closed meeting began at 8:10 p.m.
2

3 Present: Mayor Harris, Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish,
4 Mr. Gary Hill, Mr. Lloyd Cheney, Mr. Francisco Astorga, and Mr. Matt Murri
5

6 Councilmember Bahr made a motion to return to the open meeting at 8:50 p.m. and
7 Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bahr,
8 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
9

10 **ADJOURN**

11 Councilmember Bahr made a motion to adjourn the regular session and Councilmember
12 Price-Huish seconded the motion. The motion passed with Councilmembers Bahr, Bell, Bradshaw,
13 Higginson and Price-Huish voting “aye.”
14

15 The regular session was adjourned at 8:50 p.m.
16

Mayor Kendalyn Harris

City Recorder