

Minutes of the  
BOUNTIFUL CITY COUNCIL  
June 11, 2024 – 6:30 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 – 6:30 p.m.**  
**City Council Chambers**

- |          |                         |  |
|----------|-------------------------|--|
| Present: | Mayor                   | Kendalyn Harris  |
|          | Councilmembers          | Jesse Bell, Kate Bradshaw, Richard Higginson (via Zoom), Cecilee Price-Huish |
|          | City Manager            | Gary Hill  |
|          | Asst. City Manager      | Galen Rasmussen  |
|          | City Engineer           | Lloyd Cheney   |
|          | Chief Building Official | Don Simons   |
|          | Streets Director        | Charles Benson   |
|          | Recording Secretary     | Maranda Hilton   |
| Excused: | Councilmember           | Matt Murri   |
|          | City Attorney           | Brad Jeppsen   |
|          | Planning Director       | Francisco Astorga  |

Mayor Harris called the meeting to order at 6:30 p.m. and welcomed those in attendance.

**135 SOUTH MAIN FEASIBILITY REPORT – MR. LLOYD CHENEY**

Mr. Lloyd Cheney explained that as staff inspected the building at 135 South Main Street, they found significant improvements that need to be made to the electrical, HVAC, plumbing and other utility systems. He asked the Council for the following direction: amending the contract with Design West to begin the design phase, hiring a construction manager, and the process of searching for a future tenant.

Mayor Harris said she felt the best option would be to renovate the space instead of rebuilding it. The entire council agreed with that.

Councilmembers asked questions about the potential layout of the space and how to best utilize both the east and west entrances, and rooftop dining, to connect Main Street to Town Square. Mr. Mike Perez, Design West Architects, answered questions about the design process and what was possible within certain budgetary and operational constraints. Councilmembers all agreed that being mindful of the budget was important, but that creating a space that added to the vibrancy of Main Street was their top goal. They liked the idea of utilizing some of the parking lot on the east side of the building as suggested by Mr. Cheney.

Mayor Harris suggested putting out an RFI to begin the search for a tenant as soon as possible, and not waiting until the space was finished. Mr. Cheney agreed that the search for a tenant

1 could happen concurrently with the design and construction but suggested waiting six to eight weeks  
2 until they had a better timeline established. The Council agreed that was a good idea.

3 Mr. Cheney thanked the Council for their feedback and said he had what he needed to move  
4 forward.

5  
6 The work session ended at 7:03 p.m.

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

11 Present:	Mayor	Kendalyn Harris
12	Councilmembers	Jesse Bell, Kate Bradshaw, Richard Higginson (via Zoom), Cecilee Price-Huish
13		
14	City Manager	Gary Hill
15	Asst. City Manager	Galen Rasmussen
16	City Engineer	Lloyd Cheney
17	Asst. City Engineer	Todd Christensen
18	Chief Building Inspector	Don Simons
19	Parks Director	Brock Hill
20	IT Director	Greg Martin
21	HR Director	Jessica Sims
22	Power Superintendent	Jess Pearce
23	Asst. Water Director	Jerry Wilson
24	Streets Director	Charles Benson
25	Recording Secretary	Maranda Hilton

27 Excused:	Councilmember	Matt Murri
28	City Attorney	Brad Jeppsen
29	Planning Director	Francisco Astorga

30  
31  
32 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

33 Mayor Harris called the meeting to order at 7:08 p.m. and welcomed those in attendance. Ms.  
34 Claudia Lindeberg led the Pledge of Allegiance and Pastor Jim Gunnuscio, First Baptist Church of  
35 Bountiful, offered a scripture and a prayer.

36  
37 **PUBLIC COMMENT**

38 Public comment was opened at 7:10 p.m.

39  
40 Ms. Melanie Berthold (1501 Maple Hills Drive) said she was there representing her neighbors  
41 and herself to inform the Council about the disruption that Utopia fiber installation has caused their  
42 neighborhood. She talked about the unrepaired damage caused to sprinklers, sidewalks and  
43 landscaping and the evasion of the contractors responsible. On Monday she was able to meet with  
44 City staff and a representative from B. Jackson construction; the meeting was respectful and  
45 accountability was taken and a timeline agreed upon for repairs. She ended by saying that her  
46 neighbors had three requests for the Council; 1. Ensure that those responsible repair the damage at

1 once, 2. Recognize the disruption and upset to citizen’s lives, and 3. Evaluate the true cost when  
2 looking into future projects, including the cost of time.  
3

4 Ms. Peggy Bazzaz (1511 Maple Hills Drive) said she wanted to talk to the Council about the  
5 unsafe sidewalks, the need for streetlight repairs, and the need for “No Parking” areas on the blind  
6 corners on Maple Hills. She said that her community has tried to bring this to the City’s attention  
7 before, but nothing has been done. She requested Maple Hills neighborhood be put on the City’s ten-  
8 year schedule of repairs, and that they be given a way to instigate the repairs of the sidewalks and  
9 streets, streetlights and a no parking zone.  
10

11 Ms. Claudia Lindeberg (2057 Penman Lane) reported that the water feature at Creekside Park  
12 has not been functional for the better part of three years and wanted to know why.

13 Mr. Gary Hill answered that it has been a challenge and staff have been working on a water  
14 quality issue that has prevented them from running the water feature there. The City is anxious to  
15 have it operational as well.  
16

17 Public comment was closed at 7:17 p.m.  
18

19 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD APRIL 25 &**  
20 **MAY 14 & 28, 2024**

21 Councilmember Bradshaw made a motion to approve the minutes from April 25 & May 14 &  
22 28, 2024, and Councilmember Price-Huish seconded the motion. The motion passed with  
23 Councilmembers Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
24

25 **COUNCIL REPORTS**

26 Councilmember Higginson did not have a report.

27 Councilmember Price-Huish did not have a report.

28 Mayor Harris announced that a new business named “Bricks and Minifigs” had their grand  
29 opening that week at The Square on 2600 South. They host birthday parties and classes, and take  
30 Lego trade-ins.

31 Councilmember Bell reported that the Bountiful History Museum is partnering with  
32 downtown businesses to place QR codes on their buildings, which will give information about the  
33 historical uses of those sites.

34 Councilmember Bradshaw reported that Governor Cox may call a special legislative session  
35 next Wednesday mainly to address SB161, the IPA power plant bill. She asked her colleagues to be  
36 ready for a potential briefing for cities this Friday once a draft is released.  
37

38 **BCYC REPORT**

39 Mr. John Cook, advisor to the BCYC, reported that they recently had the swearing-in for 54  
40 new youth council members. They are planning to help with several events this summer, including  
41 the Coats for Kids event, the Chalk Art festival, and the Handcart Parade.

42 Councilmember Bradshaw asked if they plan to do the “Stomp on Main” event again this  
43 year. Mr. Cook said they definitely plan on hosting that event again, it was a favorite of everyone last  
44 year.  
45

46 **CONSIDER APPROVAL OF:**

1 **A. EXPENDITURES GREATER THAN \$1,000 PAID ON MAY 22 & 29, 2024**

2 **B. APRIL 2024 FINANCIAL REPORT**

3 Councilmember Higginson made a motion to approve the expenditures paid May 22 &  
4 29, 2024 and the April financial report, and Councilmember Price-Huish seconded the  
5 motion. The motion passed with Councilmembers Bell, Bradshaw, Higginson and Price-  
6 Huish voting “aye.”  
7

8 **CONSIDER APPROVAL OF THE PROPOSAL FROM EQUINOX ENGINEERING FOR**  
9 **THE LANDFILL POND EXPANSION IN THE AMOUNT OF \$39,930 – MR. TODD**  
10 **CHRISTENSEN**

11 Mr. Todd Christensen explained that as the landfill ages and the City begins to use the  
12 southern portion of the property, it will require more storm water retention than it currently has. That  
13 event is several years away, but staff would like to begin the lengthy approval process to build it now,  
14 because of anticipated regulations which will be more restrictive and more expensive in the near  
15 future. He explained that Equinox Engineering has a lot of experience and is the company that helped  
16 the City navigate the issues that arose during the North Canyon Trailhead project. After the permits  
17 are obtained the City will self-perform the work of expanding the retention basin.

18 Councilmember Bradshaw asked if this new regulation was about shallow aquifers. Mr.  
19 Christensen said no, it is regards impoundments and will require that all impoundments have a  
20 synthetic liner and groundwater monitoring.

21 Councilmember Bell made a motion to approve the proposal from Equinox Engineering and  
22 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bell,  
23 Bradshaw, Higginson and Price-Huish voting “aye.”  
24

25 **CONSIDER FOR ADOPTION – FY 2024 AMENDED BUDGET AND FY 2024-2025 FINAL**  
26 **BUDGET WITH RELATED ITEMS – MR. GALEN RASMUSSEN**

27 Mr. Galen Rasmussen presented the budget for review, saying that it has been open to the  
28 public since May, and tonight they will satisfy the requirement to hold public hearings on applicable  
29 sections of the budget before considering adoption. He added that the certified tax rate was not  
30 available until just today, but the budget can be adopted without those specifics due to how the  
31 adoption ordinance is written.

32 **A. PUBLIC HEARING ON THE FY2024-2025 COMPENSATION INCREASES FOR**  
33 **EMPLOYEES INCLUDING EXECUTIVE MUNICIPAL OFFICES**

34 Mr. Rasmussen showed a chart of all proposed compensation increases for executive  
35 municipal officers as required by new State law.

36 The public hearing started at 7:57 p.m.

37 Ms. Claudia Lindeberg (2057 Penman Lane) asked what kind of increase it was and  
38 how it compares to a city of the same size.

39 Mr. Rasmussen answered that there is a Cost of Living Adjustment (COLA) of 6%  
40 being proposed this year for all City employees, and a merit increase of 5% is also being  
41 offered to all eligible employees based on the City’s step and grade scale. He added that  
42 Bountiful conducts regular market studies to see where they compare to the other cities and  
43 tried to stay in the average of the top third.

44 Mayor Harris added that she appreciates staff doing regular market studies so that  
45 Bountiful can stay competitive to compensate and retain good employees.

1 Councilmember Bradshaw asked Mr. Gary Hill if he would elaborate on the new State  
2 law and more about the step and grade process the City uses.

3 Mr. Hill answered that every position in the City is classified as a certain grade, and  
4 the market study determines what grade that position is in. Each grade has a certain number of  
5 steps. For the first five years of employment, every employee receives a 5% merit increase.  
6 After those five years, merit increases freeze until year ten, and again until year fifteen, etc.  
7 There are exceptions for Police, who have a different number of steps, and for  
8 Journeymen/Linemen in the Power department. Managers do not have a freeze; they just walk  
9 through the steps until they get to the top of the paygrade. State law now requires that any  
10 increases for executive employees be shown as a percentage change and specifically approved  
11 as part of the budgetary process.

12 The public hearing ended at 8:05 p.m.

13 Councilmember Price-Huish added that she knows 11% seems like a large increase on  
14 paper, but she is comfortable with the policy because of the regular market studies and feels a  
15 6% COLA is the right call to help catch up to inflation. She also said that the merit increases  
16 are based on evaluation and performance, and she feels the employees are the City’s greatest  
17 asset.

18 **B. PUBLIC HEARING ON THE FY 2024-2025 TRANSFER OF FUNDS FROM LIGHT**  
19 **AND POWER FUND TO GENERAL FUND**

20 Mr. Rasmussen explained that a transfer of \$3,072,651 will be sent to the General  
21 Fund from the Power Fund this year. That amount is based on 10% of all metered sales, and it  
22 contributes to the funding of Police, Fire, and Streets operation, and helps keep property taxes  
23 lower.

24 The public hearing started at 8:10 p.m.

25 No comments were made.

26 The public hearing ended at 8:10 p.m.

27  
28 **C. PUBLIC HEARING ON THE FY 2023-2024 AMENDED BUDGET AND THE FY**  
29 **2024-2025 FINAL BUDGET**

30 Mr. Rasmussen reviewed the different taxing entities and showed how Bountiful City  
31 compares to other cities in Davis County.

32 The public hearing started at 8:16 p.m.

33 No comments were made.

34 The public hearing ended at 8:16 p.m.

35  
36 **D. CONSIDER APPROVAL OF ORDINANCE 2024-04 APPROVING COMPENSATION**  
37 **INCREASES FOR EMPLOYEES INCLUDING EXECUTIVE MUNICIPAL**  
38 **OFFICERS**

39 Councilmember Bradshaw thanked the staff for their many hours working on this  
40 year’s budget. She said that the budget is one of the most important things they do in the City  
41 and hoped that the lack of public comment meant that residents agree with what was  
42 presented.

43 Councilmember Bell reminded residents that all the preparatory budget meetings that  
44 take place each year are open to the public.

1 Councilmember Bradshaw made a motion to approve Ordinance 2024-04 and  
2 Councilmember Bell seconded the motion. The motion passed with Councilmembers Bell,  
3 Bradshaw, Higginson and Price-Huish voting “aye.”  
4

5 **E. CONSIDER APPROVAL OF ORDINANCE 2024-05 ADOPTING AMENDED AND**  
6 **FINAL BUDGETS, PROPERTY TAX RATES, COMPENSATION SCHEDULES,**  
7 **AND RELATED ITEMS**

8 Councilmember Bradshaw made a motion to approve Ordinance 2024-05 and  
9 Councilmember Higginson seconded the motion. The motion passed with Councilmembers  
10 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
11

12 **CONSIDER ADOPTION OF RESOLUTION 2024-05 APPROVING AN INTERLOCAL**  
13 **COOPERATIVE AGREEMENT BETWEEN FARMINGTON CITY, NORTH SALT LAKE**  
14 **CITY AND BOUNTIFUL CITY FOR BUILDING INSPECTION SERVICES – MR. LLOYD**  
15 **CHENEY**

16 Mr. Lloyd Cheney explained that the City is now required to provide a list of three qualified  
17 inspection firms to developers in the event that the City is unable to perform those services within  
18 three business days of a request. Mr. Don Simons came up with the idea to partner with neighboring  
19 cities to share resources. This interlocal agreement would allow Bountiful, Farmington and North Salt  
20 Lake to help one another do timely inspections if ever needed.

21 Mayor Harris asked if the agreement had an end date. Mr. Simons answered that it did not.  
22 They plan for it to be ongoing, but that any of the cities may decide to leave at any point.

23 Mr. Cheney added that there are no financial impacts, all services will be provided free of  
24 charge.

25 Councilmember Bell asked what would happen if inequality became a problem, if one city is  
26 having to compensate for another more often than not. Mr. Simons said that in the past three years of  
27 his employment at Bountiful City, his department has never taken longer than three days to complete  
28 an inspection. Staff feels very confident it will not be an issue for any of the cities in the agreement.  
29 Farmington City has agreements with some other cities to the north, so a lot of cities are looking out  
30 for each other. If it ever becomes a problem the agreement can be terminated at will without an issue.  
31 Mr. Cheney agreed with that assessment.

32 Councilmember Higginson said he thinks it is a great idea and added that the legislation was  
33 introduced because a very small number of municipalities have long wait times, but most cities,  
34 including Bountiful, do not have a problem. This agreement meets the requirements of the bill that  
35 was passed due to the false narrative that the legislature bought into.

36 Councilmember Price-Huish asked about the contract with WC3, an inspection company  
37 listed in the staff report. Mr. Simons answered that the City does have a continuing contract with  
38 WC3 for inspection services when overflow occurs and will continue to utilize their services before  
39 calling upon the interlocal agreement. Mr. Cheney said they use WC3 only about five hours a month,  
40 but that may increase when some upcoming major projects start needing inspections.

41 Councilmember Higginson made a motion to approve Resolution 2024-05 and  
42 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bell,  
43 Bradshaw, Higginson and Price-Huish voting “aye.”  
44

1 **CONSIDER APPROVAL OF THE PROPOSAL FROM SILVERLEAF PARTNERS FOR**  
2 **THE BOUNTIFUL POLICE DEPARTMENT DISPATCH CENTER IN THE AMOUNT**  
3 **NOTED IN THEIR PROPOSAL – MR. LLOYD CHENEY**

4 Mr. Cheney explained that staff put out an RFP for Construction Manager/General Contractor  
5 (CMGC) services for the remodel of the Police dispatch center. They received two responses and are  
6 recommending Silverleaf Partners, who were a subcontractor on the remodel of City Hall. Mr.  
7 Cheney explained that one of the deciding factors after analyzing the submitted timelines in their  
8 proposals, was that Silverleaf would be a better value if the project takes longer than a month.

9 Councilmember Bradshaw made a motion to approve the proposal from Silverleaf Partners  
10 and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bell,  
11 Bradshaw, Higginson and Price-Huish voting “aye.”

12 Councilmember Bell asked if there is a contingency built into the budget. Mr. Cheney  
13 answered that the budget has yet to be developed, but it will likely be around 10%.

14  
15 **CONSIDER APPROVAL OF THE PURCHASE OF A FOUNTAIN 9800SS AQUEOUS**  
16 **PARTS WASHER FROM NORTHERN TOOL IN THE AMOUNT OF \$43,000 – MR.**  
17 **CHARLES BENSON**

18 Mr. Charles Benson explained that their current parts washer has sprung a leak and was  
19 corroded beyond repair. Staff looked at a few different options and are recommending a replacement  
20 that is fully stainless steel because it will last longer without corrosion.

21 Councilmember Price-Huish said she appreciates they are recommending the higher quality  
22 model.

23 Councilmember Price-Huish made a motion to approve the purchase of a Fountain 9800SS  
24 Aqueous Parts Washer form Northern Tool and Councilmember Bradshaw seconded the motion. The  
25 motion passed with Councilmembers Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

26  
27 **ADJOURN TO AN RDA MEETING WITH A SEPARATE AGENDA**

28 Councilmember Bell made a motion to adjourn to an RDA meeting with a separate agenda  
29 and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bell,  
30 Bradshaw, Higginson and Price-Huish voting “aye.”

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32 The meeting was adjourned at 8:37 p.m.  
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Mayor Kendalyn Harris

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City Recorder