Minutes of the
BOUNTIFUL CITY COUNCIL RETREAT
Friday, January 13, 2023 – 8:00 a.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.

Bountiful City Council Retreat – 8:00 a.m.
The Hyatt Place, 222 North Union Ave, Farmington, UT

Present:	Mayor	Kendalyn Harris
	Councilmembers	Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish
	City Manager	Gary Hill
	Assistant City Manager	Galen Rasmussen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	Power Director	Allen Johnson
	Parks Director	Brock Hill
	HR Director	Shannon Cottam
	IT Director	Alan West
	Water Director	Kraig Christensen
	Streets Director	Charles Benson
	Police Chief	Ed Biehler
	SDMFD Chief	Dane Stone
	Recording Secretary	Maranda Hilton
Excused:	City Attorney	Clint Drake

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WELCOME, PLEDGE OF ALLEGIANCE, AND PRAYER/THOUGHT

Mayor Harris started the meeting at 8:08 a.m. and welcomed everyone. Councilmember Bell led the Pledge of Allegiance and Councilmember Higginson offered a prayer.

POWER RESOURCE OUTLOOK

Mr. Allen Johnson gave an overview of the current state of the City's power resources. He explained the challenges of buying and selling power on the market in order to meet the power needs of the City while avoiding wasting money on unused power. The power load has to be balanced every single hour and the pricing changes hourly.

The City has the ability to purchase gas to use in the power plant and to purchase power from the Colorado River Storage Project (CRSP). He said that typically the City purchases 42-45% of its power from the CRSP and purchases another 25% from the market, but because of multiple drought years, the CRSP is unable to supply enough power and the next fiscal year will see the City

purchasing 44% of its power from the market and only 25% from the CRSP. Not only will it be much more expensive, but if Lake Powell goes to "dead pool" it will mean a big loss of power resources for possibly many years. Mr. Johnson also explained that there are two new phenomena taking place right now; a heat dome and an atmospheric river, that are driving up power costs.

Mr. Johnson talked about the upcoming projects that Bountiful has signed up for which are the Red Mesa and Steel Solar projects coming online in March 2023 and January 2024 respectively, and the Intermountain Power Project (IPP) which is scheduled to be online by June 2025. He covered the big issues that the IPP is facing; oppositional legislation, coal supply-chain issues, and possible EPA regulation issues; and said that it still has a long way to before it is a sure thing.

Mr. Johnson shared the good news that the Weber/Ogden snowpack is at 197% and although it is not enough to fill Lake Powell, it will enable the City to fill its reservoirs and will save money by using the two hydro plants more this year.

Mr. Johnson explained that the San Juan Enchant Project in Farmington, New Mexico has been shut down due to the settlement of a lawsuit. He said that there will be ongoing costs for demolition and site maintenance for many years.

Mr. Johnson explained that although Bountiful was able to keep its costs lower than most of the other UAMPS cities by being very diligent about watching the market and predicting future needs, Bountiful has been paying more for power than the City is able to sell it for. He advised the Council that if the City wants to keep their reserves from being depleted, a rate increase may be necessary. He added that most other cities are looking into rate increases and most of them have a variable rate policy which spreads the extra cost to the consumers. Bountiful has never adopted a variable rate policy because it means the residents never know how much they will pay for power, but it is an option if the Council wants to go that route. His staff recommends a 10% rate increase in order to stop depleting reserves.

Councilmember Price-Huish asked what kind of a rate increase would help build a reserves back up. Mr. Gary Hill answered that a 20% rate increase should do that, but the price of future power is unknown.

Councilmember Price-Huish asked how many cities have a variable rate currently. Mr. Johnson said 60-70% of the bigger cities do.

Mr. Johnson said that knowing if the Council is agreeable to a rate increase or a switch to a variable rate will be helpful as they head into the budgeting process. Councilmember Bell said he was in favor of a rate increase sooner rather than later.

BREAK

The meeting took a break from 9:41 a.m. until 9:47 a.m.

POLICY PRIORITIES DISCUSSION (CONT)

Mayor Harris asked if there were any other proposals for changes to the policy priorities document.

Councilmember Price-Huish proposed adding "target opportunity areas" to the "Proactive, Compatible Economic Development" section. The Council all agreed.

Councilmember Price-Huish also asked that the City develop an economic plan and keep a list of underproductive properties in the City, as a way to foster economic growth opportunities and have those properties become productive. Councilmember Bradshaw asked if she would like that to happen concurrently with the General Plan or afterwards. Councilmember Price-Huish answered that

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she feels it should happen concurrently because it is outside of the scope of what Logan Simpson is doing for the General Plan.

Mayor Harris said she likes the idea but feels it may be a bit too large in scope. She suggested that the Planning Department have a short list of the most important properties they could give to interested parties who call. She said anything more might step into what the private real estate sector is already doing.

Mr. Gary Hill said that the City has a robust understanding of the most underutilized properties and could easily create and maintain a list of those that dovetails with the General Plan if the Council would like that.

Mr. Francisco Astorga added that the Planning Department does not get very many calls about the availability of existing buildings. They generally get calls about the City's appetite for rezoning a certain area. He feels that the cost of rent is the barrier to growth, not the lack of awareness about what is available.

Councilmember Bell said he loves the idea of fostering economic growth, but he feels it will happen organically as the City focuses on finishing the General Plan and gaining direction from that, and also holding downtown events and adding art. He does not feel that a list of properties will accomplish the goal.

Councilmember Price-Huish said she liked Mr. Gary Hill's idea and would like to see it as comprehensive as possible and have it happen concurrently with the General Plan update. She said she feels strongly that Bountiful can help facilitate partnerships and foster growth without stepping on the toes of realtors. Mr. Gary Hill said that creating and maintaining a comprehensive list will not be possible with existing staff resources.

Councilmember Bahr said she was comfortable with keeping things how they are, she feels the current system is working, and that keeping a list will not be a good use of staff time.

Councilmember Bradshaw said that looking at the list of current projects, she would rank this as number five on the list in order of priority, and she would not want it to eat up the time the Planning Department is spending on other projects. Councilmember Higginson agreed with that sentiment.

Mr. Gary Hill asked if the Council was opposed to the Planning Department making a very general list of the properties that the City tends to get a lot of questions about anyway. The Council said that would be fine.

PROJECT AND ISSUE UPDATE

Mr. Gary Hill presented a list of current City projects and each Councilmember and the Mayor took turns choosing a project to be updated about.

Councilmember Bahr asked about the downtown art project. Mr. Brock Hill said that he and Ms. Rebecca Montealegre have been walking around identifying locations for art installations. They would like to place the "Daydream" sculpture in front of Zion's Bank on Main Street if the Council approves. The dragon sculpture is bigger and they believe finding a place inside town square might work best for that one, but they are concerned about it being damaged if it is too accessible.

Mr. Gary Hill asked if the Council was alright with the chosen location for "Daydream" and they answered affirmatively. Councilman Higginson suggested allowing Zion's Bank to sponsor the art.

Councilmember Price-Huish asked about staffing levels at the City. Each Department Head was asked to share whether or not they are fully staffed and how many spots they have open. The Parks Department is down three full-time employees, the Power Department is down one full-time

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and one part-time employee, the Fire Department is down twelve employees, the Water Department is down two full-time employees, and the Police Department is down one full-time dispatcher and one full-time officer.

Councilmember Bradshaw and Mr. Gary Hill updated the Council about upcoming homelessness legislation. Mr. Hill explained that because Davis County does not have a homeless shelter it is being targeted this year. He explained that the State has told Davis County to figure out a plan, otherwise the State will step in and tell them what to do. There have been two major proposals in the legislature; Utah County must find 300 beds for overflow and Davis County must find 100 beds for overflow. Councilmember Bradshaw added that there is also a proposal to move homeless camps to a property that has legal camping.

Mr. Gary Hill explained that although no one wants a shelter in their community, it will be worse in the end if the State figures it out for local government. Councilmember Bradshaw explained that mitigation funds for shelters have not come close to covering the actual costs, but that she has been unable to gain any traction with the County Commissioner on the topic. She wants the Council to be very aware of this issue and how it may affect Bountiful City.

Mayor Harris asked for an update about the AlphaGraphics property. Mr. Gary Hill answered that he spoke to Mr. Richey two days earlier and he is now ready to move to a new building and sell his current property. However, the proposed buyer is no longer interested, so an opportunity was missed there.

Councilmember Bell asked for advice on the summer concert series. He explained that the Christmas concert was cancelled due to poor ticket sales, and because those ticket sales help fund the summer concerts in the park, they are scrambling to know what to do. He explained that Mr. Richard Watson, who runs the concerts as a member of the Community Service Council, has decided to schedule another concert to try and raise funds. He would like to have the Bread tribute band, Toast, perform.

Mr. Gary Hill added that the City subsidizes the summer concerts by about $10,000 to $12,000 each year.

The Council discussed the best course of action. They decided that instead of trying to put on another fundraising concert, to give Mr. Watson a budget of $12,000 for the summer concerts this year, and to let him stretch that as far as he could. They also expressed their desire that Mr. Watson have more help, so Mr. Gary Hill advised that the best way to find good people to serve would be for the Councilmembers to invite individuals.

Councilmember Higginson asked that Councilmember Bell convey the Council's appreciation for the tireless service Mr. Watson gives to the City.

Councilmember Higginson asked about the dispatch consolidation issues. Mr. Gary Hill answered that things are looking better and now the north-end cities have met and are figuring it out together. The County has agreed to give up dispatch and Layton City has agreed to provide dispatch services for the north end for the County, as long as they can work out the budget and how to give everyone a voice. Another meeting will take place in two weeks, and if that goes well, they will figure out who gets dispatched by Bountiful and who gets dispatched by Layton.

WASHINGTON PARK NAMING

The Mayor led a discussion about what to name the park currently being constructed where Washington Elementary used to be. Councilmembers Bahr, Bradshaw and Bell all said they preferred Washington Park. Councilmember Higginson said his first choice was Washington Fields, but that he

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was okay with Washington Park as well. Councilmember Price-Huish proposed the names Paradise Park, Mountain View Park, Harmony Park, Arbor Park and Friendship Park.

The Council agreed that the majority vote was for Washington Park.

ADJOURN

Mayor Harris thanked everyone for being there and contributing to the wonderful meetings.

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

The meeting was adjourned at 11:44 a.m.

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Mayor Kendalyn Harris

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City Recorder

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