

Draft Minutes – Pending Review



PROVO MUNICIPAL COUNCIL

Joint Meeting with State Representatives

5:30 PM, Tuesday, October 03, 2023

Community Room, City Hall, First Floor

Hybrid meeting: 445 W. Center Street, Provo, UT 84601 or

<https://www.youtube.com/provocitycouncil>

The in-person meeting will be held in the **Council Chambers**. The meeting will be available to the public for live broadcast and on-demand viewing on YouTube and Facebook at: [youtube.com/provocitycouncil](https://www.youtube.com/provocitycouncil) and [facebook.com/provocouncil](https://www.facebook.com/provocouncil). If one platform is unavailable, please try the other. If you do not have access to the Internet, you can join via telephone following the instructions below.

TO MAKE A VIRTUAL PUBLIC COMMENT:

To participate in the public comment portion(s) of the meeting, call in as an audience member as the presentation is wrapping up. Be sure to mute/silence any external audio on your end to reduce feedback (if you are viewing the live proceedings on YouTube, mute the YouTube video; you will be able to hear the meeting audio through the phone while you are on the line).

Press *9 from your phone to indicate that you would like to speak. When you are invited to speak, the meeting host will grant you speaking permission, calling on you by the last four digits of your phone number. Please begin by stating your first and last name, and city of residence for the record. After you have shared your comment, hang up. If you wish to comment on a later item, simply re-dial to rejoin the meeting for any subsequent comment period(s).

October 03 Council Meeting: Dial 346 248 7799. Enter Meeting ID 832 5365 0065 and press #. When asked for a participant ID, press #. To join via computer, visit zoom.us and enter the meeting ID and passcode: 563642.

Decorum

The Council requests that citizens help maintain the decorum of the meeting by turning off electronic devices, being respectful to the Council and others, and refraining from applauding during the proceedings of the meeting.

Opening Ceremony

Roll Call

Prayer

Pledge of Allegiance

1. **A Discussion Regarding Incentivizing Individual Home Ownership (18:00)**
Chair Katrice MacKay opened the meeting by discussing legislation that had been passed at the state level that would help homeowners with new construction purchases only. Chair MacKay stated that she had received many emails expressing frustration

Draft Minutes – Pending Review

that it excluded people who were maybe living in a home and wanted to buy it (versus renting) or wanted to live in a specific area that wasn't building currently. She sought the State Legislators thoughts on what can be done to help incentivize other types of home ownership. Representative Norm Thurston stated that a challenge they faced last session was they were trying to do more than one thing at a time, so it ends up not being productive. The main goal has been to try and increase the housing supply. By doing that, it will help with home affordability. There was a lot of discussion as to whether it should be new construction or other methods, but it was decided to go with new construction as a way to lower home costs on the market, through increased supply.

2. **A Discussion Regarding Landlord-Tenant Regulations (00:36:30)**

Vice-Chair Rachel Whipple introduced the next topic where it had been her experience through volunteering at the Family Justice Center – a place for lower income citizens who can't afford an attorney – where she would see folks who would bring an eviction notice or a judgment that had been entered against them, that they would have no notice of because the court paperwork would be served at the address they had been evicted from. The tenants would leave, thinking they weren't getting their deposit back, but the landlords would go to court and claim additional damages and win a default judgement because the defendant didn't show. Another situation is where they're given a three or ten day notice to vacate – that's not enough time to find a new place.

Representative Thurston agreed and stated that he had also seen many times where the landlords will hold the security deposit up to 30 days after the moveout to see if there if there were damages etc. So, the tenant is now having to come up with an additional first and last month's rent and hoping to get any of that previously deposited money back from the former landlord. One idea, that has been talked about at the State level, which landlords don't like, is that they must hold the deposits in an escrow account, because it shouldn't be their money until it really is. Many business models are counting on those deposits as revenue and at times are spending them before they should. Mr. Thurston thinks the escrow idea would be a way to combat the problems being faced by tenants. By doing this they're bound by legal processes that require a letter be sent stating here are the damages that are being claimed and give the tenant chance to answer the letter and state/share their side and then a judge or mediator can arbitrate from there. Representative Marsha Judkins shared that tenant/landlord laws have been something she has worked on her entire time in office. It's challenging and difficult because the rental companies have strong lobbyists and sometimes laws that help tenants but hurt landlords and that's not their intent either. Ms. Judkins says they are mindful – but haven't found the answer yet.

3. **A Discussion Regarding Homeless Services Provided in Provo (00:48:40)**

Chair MacKay spoke about all the different services that Provo City provides to the homeless population and expressed frustration that the State doesn't seem to recognize their efforts in this area. Chair MacKay wondered if there is any recognition at the State level for what Provo is doing. Rep. Thurston stated that he appreciated the chance to discuss where things were really at in Provo with assistance programs like housing vouchers and are people feeding off rumors or do they just not know where to go to get

Draft Minutes – Pending Review

the information. Mr. Thurston went on to say that some reports he had seen recently was that middle range emergency housing was the current critical need for this area. Rep. Judkins said that she thought it would be fair to say that the State does not see all the work being done towards and for the homeless in Utah County. Ms. Judkins think Provo does the most of all the cities in Utah county in this area. However, she says that overall, compared to Salt Lake County, Utah county is very lacking in resources for the people who are homeless or on the verge of it. Yes, there are hotel vouchers, but they come with restrictions depending on whose providing them. Ms. Judkins did say that last session she was able to work on a project where the legislators funded a project to define these types of issues. Representative Tyler Clancy talked about a project that he is working on covers mental health and not only talks about what is being done in Utah County but hopefully will be able to demonstrate the efforts as well. Mr. Clancy sees the need to document and then measure strategic goals – not just check a box so that context can be brought to these types of conversations.

4. **A Discussion Regarding Interim Committee Topics Applicable to Provo City** **(01:11:00)**

Representative Norm Thurston stated that he is serving on the business and labor, revenue and taxation, and education appropriations. He has not any issues in those three committees that would directly impact Provo City.

Representative Tyler Clancy said that the judiciary committee he is on has been focusing on homelessness and mental health. On the education committee that he is on, they're looking at a bill on school lunches that helps supplement some of the cost of that meal, because for some kids – there isn't a lot of food at home and that's one way they feel they can give back to the communities is by helping the kids this way. For older kids, some can't walk at graduation because they have lunch debt balances and if they have done everything else to be eligible to graduate – that shouldn't hold them back because mom and dad struggle with money. Part of the bill includes automatically enrolling any students of a family into the reduced or free lunch program if they apply for and are approved for other financial services like housing or food assistance etc. Right now, everything is a separate application.

Representative Marsha Judkins stated that she's on the revenue taxation committee. From that committee there are some property tax issues that have happened around the state and in Provo. Ms. Judkins stated she met with the County Assessor, and it was discussed that there may be some hospitals who claim non-profit status, but they may not be entitled to as much property tax relief as they think. This is due to the way the current law is written as the property must be used entirely for charity purposes and it is the State's opinion that there is for profit work happening on some of those properties. Another committee, Ms. Judkins is a part of is health and human services there aren't any bills that have started in that area.

Draft Minutes – Pending Review

5. **A Discussion Regarding Bills Applicable to Provo City for the Upcoming Legislative Season (01:17:20)**

Representative Marsha Judkins stated that there aren't many bills that have been made public, most bills are still privately being worked on and developed. Ms. Judkins stated she is in the early stages of wanting to create a bill that would create a county-based position that would hold the county they work for accountable to increase social determinants of health. Things like intergenerational poverty (how to help overcome that with a human centered approach). This position would also provide accountability for when money is given for those types of things, to report on how it was spent and the results of the expenditure. With this being at the county level – that person can help different entities (cities, groups like MAG – Mountainland Association of Governments etc.) create local solutions for local problems. Weber County has already started this process so it will be interesting to see how that position does there and what can be learned from it.

Representative Norm Thurston stated that he is working on a bill that has to do with election security. A group of legislators went over to Denver to observe their election process and one thing that was brought back was how they were able to put systems in place to be able to certify elections the same night or by 8 a.m. the next morning. That is a promise the state has made to their residents and Mr. Thurston thought that if Colorado could do it, Utah should be able to do so too.

On a final and separate topic, Councilor George Handley asked if the state had any kind of plan for installing more electric vehicle charging stations as those cars continue to increase in popularity. Rep. Thurston responded that UDOT has a master plan to install more throughout the state, but the part about who would pay for the installation of the those station – that's still being worked out.

Adjournment

If you have a comment regarding items on the agenda, please contact Councilors at council@provo.org or using their contact information listed at: provo.org/government/city-council/meet-the-council

Materials and Agenda: agendas.provo.org

Council meetings are broadcast live and available later on demand at youtube.com/ProvoCityCouncil

To send comments to the Council or weigh in on current issues, visit OpenCityHall.provo.org.

The next Council Meeting will be held on Tuesday, October 17, 2023. The meeting will be held in the Council Chambers, 445 W. Center Street, Provo, UT 84601 with an online broadcast. Work Meetings generally begin between 12 and 4 PM. Council Meetings begin at 5:30 PM. The start time for additional meetings may vary. All meeting start times are noticed at least 24 hours prior to the meeting.

Notice of Compliance with the Americans with Disabilities Act (ADA)

In compliance with the ADA, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting are invited to notify the Provo Council Office at 445 W. Center, Provo, Utah 84601, phone: (801) 852-6120 or email chanderson@provo.org at least three working days prior to the meeting. Council meetings are broadcast live and available for on demand viewing at youtube.com/ProvoCityCouncil.

Notice of Telephonic Communications

Draft Minutes – Pending Review

One or more Council members may participate by telephone or Internet communication in this meeting. Telephone or Internet communications will be amplified as needed so all Council members and others attending the meeting will be able to hear the person(s) participating electronically as well as those participating in person. The meeting will be conducted using the same procedures applicable to regular Municipal Council meetings.

Notice of Compliance with Public Noticing Regulations

This meeting was noticed in compliance with Utah Code 52-4-207(4), which supersedes some requirements listed in Utah Code 52-4-202 and Provo City Code 14.02.010. Agendas and minutes are accessible through the Provo City website at agendas.provo.org. Council meeting agendas are available through the Utah Public Meeting Notice website at utah.gov/pmn, which also offers email subscriptions to notices.