



153 North 100 East  
Lehi, UT 84043  
(801) 768-7100

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **July 23, 2024**, at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

**Members Present:** Mark Johnson, Mayor  
Paige Albrecht, Council Member  
Paul Hancock, Council Member  
Heather Newall, Council Member  
Michelle Stallings, Council Member

**Excused:** Chris Condie, Council Member (joined the meeting virtually at approximately 7:20 p.m.)

**Others Present:** Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Beau Thomas, Deputy Administrator; Dean Lundell, Finance Director; Sierra Pierson, Management Analyst; and Teisha Wilson, City Recorder.

### **Pre Council, 6:30 p.m.**

#### **1. Welcome and Opening Comment**

Mayor Johnson welcomed everyone and noted that all Councilmembers were present, except for Councilor Condie who was excused. Councilor Hancock gave the opening comment.

#### **2. Presentations and Reports**

None.

#### **3. Agenda Questions**

None.

#### **4. Administrative Report**

Kim Struthers informed the Council that there are encroachment issues into the open space in Traverse Mountain and made the Council aware that letters had been sent to residents that are in violation.

Steve Marchbanks, Parks and Facilities Manager, gave an update on Family Park and informed them that the Grand Opening would likely be held in early September.

#### **5. Mayor and Council Reports**

The Council reported on their assigned committees.

The meeting recessed at approximately 6:59 p.m.

The meeting resumed at approximately 7:00 p.m.

**Regular Session, 7:00 p.m.**

**1. Welcome, Roll Call, Pledge of Allegiance**

Mayor Johnson welcomed everyone and noted that all Councilmembers were present, except for Councilor Condie who is excused. Councilor Albrecht led the Pledge of Allegiance.

**2. 20 Minute Citizen Input**

Steve Brown expressed concerns with the aesthetics, safety, and construction of Holbrook Farms Park.

**3. Consent Agenda**

3.1) Approve Minutes from the City Council Meeting.

3.2) Approve Purchase Orders.

3.3) Approve Surplus Items

**Motion:** Councilor Hancock moved to approve the consent agenda. Councilor Albrecht seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Absent; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

**4. Consideration of Ordinance #45-2024 amending the Lehi Municipal Code, Title 6, Chapter 1 Fire Regulations, to include regulations for hyperbaric facilities and chambers.**

This item was pulled and will be heard at a future meeting.

**5. Consideration of Resolution #2024-41 approving an agreement with Ice America for the construction of a temporary ice rink.**

Steve Marchbanks stated that the ice rink was very popular with a lot of community support, so they would like to extend the contract to the same vendor as last year. The rink will be larger, and they plan to be more efficient with operations.

**Motion:** Councilor Albrecht moved to approve Resolution #2024-41 approving an agreement with Ice America for the construction of a temporary ice rink. Councilor Newall seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Absent; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

Councilor Condie joined the meeting virtually at approximately 7:20 p.m.

**6. Consideration of Resolution #2024-42 approving an agreement with Quicksilver Concrete for concrete removal and replacement services.**

Brad Benson, Streets Department Manager, presented this item to the Council.

**Motion:** Councilor Newall moved to approve Resolution #2024-42 approving an agreement with Quicksilver Concrete for concrete removal and replacement services. Councilor Hancock seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

**7. Consideration of Resolution #2024-43 approving an agreement with Parkin Tennis Courts for the construction of pickleball courts at Shadow Ride Park.**

Steve Marchbanks was available for questions.

**Motion:** Councilor Albrecht moved to approve Resolution #2024-43 approving an agreement with Parkin Tennis Courts for the construction of pickleball courts at Shadow Ride Park. Councilor Stallings seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

**8. Consideration of Plat Amendment approval for the Gardner Point Phase 5 Plat Amendment, relocating the PUE, located at approximately 1180 North 3960 West**

Ben Gazette with Edge Homes was representing the applicant.

**Motion:** Councilor Newall moved to grant Plat Amendment approval for the Gardner Point Phase 5 Plat Amendment, relocating the PUE, located at approximately 1180 North 3960 West; including the Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

**9. Consideration of Ordinance #44-2024 approval of the Thanksgiving Point Area Plan Amendment to allow automotive repair as a permitted use in the commercial zone.**

John Madsen was representing the applicant.

**Motion:** Councilor Hancock moved to approve Ordinance #44-2024 the Thanksgiving Point Area Plan Amendment to allow automotive repair as a permitted use in the commercial zone; including the Development Review Committee and Planning Commission comments. Councilor Newall seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

**10. Public Hearing to receive input respective to the LBR study, report, and recommendation for the Creation of a New School District.**

Mayor Johnson stated that this is the second required public hearing related to the potential creation of a new school district.

Mayor Johnson opened the public hearing.

Julie King, a resident of Saratoga Springs, expressed support for the Central Interlocal and praised the collaborative experience.

Mac Sims, Lehi resident, agreed with forming an Interlocal Agreement and encouraged a continued commitment to district employees and students. He also emphasized the importance of collaboration for long-term success.

John Madsen, Lehi resident, was in favor of putting it on the ballot for voters to decide and he was in favor of the split.

Joylynn Lincoln, a resident of Saratoga Springs, shared her perspective on Alpine School District's growth and the need for more local control.

Emily Lockhart, Lehi resident, was in support of putting the split on the ballot and was for the split itself, citing the importance of resident decision-making and the potential benefits for students. She also cautioned against the challenges of change and encouraged consideration of the needs of all Alpine School District students, including those from Saratoga Springs.

Steve Brown, Lehi resident, expressed support for local hiring in Alpine School District. He also advocated for accountability and community involvement.

Stacy Bateman, Lehi resident, highlighted her relationship with the Council emphasizing their long-term collaboration on city needs. She stated that forming an interlocal agreement presents residents with the best option for a split. She stated her support for the split.

Lisa Cook, Lehi resident, stated that she can appreciate the need for more local control, but was concerned that west Lehi may not get the needed funding with the proposed alignment. She was in favor of a split but was unsure if the proposed boundary was the best option.

Mayor Johnson closed the public hearing.

Mayor Johnson shared that he initially did not want to get involved in the school district split. However, after the last school bond election failed, there were some concerning numbers that prompted the need to have further discussions about a potential split. He was pleased that any final decision would ultimately be made by the voters. He expressed gratitude for the collaborative work and partnership between the City Council and the school board members.

Councilor Stallings emphasized the importance of hearing all perspectives on the proposed school district split. She expressed gratitude for the public's input and acknowledged the

council's thorough research and consideration of the complex issue. She conveyed the Council's commitment to a thoughtful, inclusive process as they determine whether to put the split on the ballot.

Councilor Hancock stated that he has been thoroughly researching the issue for an extended period. He believes the split will provide better local control and the ability to address the unique needs of each area. He also highlighted the importance of representation, noting that the central district's representation would be more closely aligned with student population. Additionally, Hancock pointed out that the three proposed districts would still be among the largest in the state, maintaining economies of scale. He also believes this specific configuration will best serve the interests of students, teachers, and taxpayers in the area.

Councilor Newall emphasized the critical importance of the financial implications in this decision, as they directly impact students, teachers, and classroom resources. She believes the central district configuration would result in less tax increases compared to staying with Alpine School District. She noted the west side's strong motivation to split from Alpine, leaving a two-way or three-way split as Lehi's options. She highlights a concerning \$21 million annual deficit in the south part of the current district, projected to grow to \$31 million within 5 years. Newall worries that addressing this deficit through school closures or raising taxes in the north would negatively impact students and teachers, as funding would go towards buildings rather than programs and personnel. Overall, Newall's primary concerns center around finding a sustainable financial solution that best serves the needs of the community.

It was noted the Council Condie expressed his support at the previous public hearing.

Councilor Albrecht expressed respect for the Council's evolving decision-making process as they collected more data. As a former special education teacher in Alpine School District, she understands the concerns of teachers, parents, and students. She stated that an interlocal agreement was necessary after seeing the challenging conditions faced by students and teachers in Saratoga Springs, where a new high school was denied. She believes Alpine School District has outgrown its ability to equitably address student needs across the region. She was in support of putting the school district split on the ballot and personally favors creating a central school district, as she believes it will better serve the interests of students and teachers.

## **11. Adjournment**

With no further business to come before the City Council at this time, Councilor Newall moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 8:15 p.m.

Approved: September 10, 2024

Attest:

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Mark Johnson, Mayor

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Teisha Wilson, City Recorder