



PROVO MUNICIPAL COUNCIL

Redevelopment Agency of Provo

Regular Meeting Agenda

5:30 PM, Tuesday, November 05, 2024

Council Chambers

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).

November 05 Council Meeting: Dial 346 248 7799. Enter Meeting ID 845 7389 8222 and press #. When asked for a participant ID, press #. To join via computer, visit zoom.us and enter the meeting ID and passcode: 569248.

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

Public Comment

Fifteen minutes have been set aside for any person to express ideas, concerns, comments, or issues that are not on the agenda:

Please state your name and city of residence into the microphone.

Please limit your comments to two minutes.

State Law prohibits the Council from acting on items that do not appear on the agenda.

Action Agenda

1. A resolution approving the transfer of \$220,000 from the General CIP Fund to the Legacy CIP fund, and the associated appropriation of \$220,000 in the Legacy CIP Fund to pay for Fire Station #1 construction costs. (24-084)
2. A public hearing for consolidated plan priorities. (24-091)

Redevelopment Agency of Provo

3. A resolution of the Redevelopment Agency of Provo City designating a Survey Area for the Proposed City Center Community Reinvestment Project Area. (24-082)

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, November 19, 2024. 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 rcaron@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

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.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: MISANDERS
Department: Council
Requested Meeting Date: 10-15-2024

SUBJECT: A resolution approving the transfer of \$220,000 from the General CIP Fund to the Legacy CIP fund, and the associated appropriation of \$220,000 in the Legacy CIP Fund to pay for Fire Station #1 construction costs. (24-084)

RECOMMENDATION: Approval of the resolution

BACKGROUND: The Council heard this issue during the October 1st Work Meeting. No major questions arose. ***Update, the appropriation has risen from \$200K to \$220K.**

FISCAL IMPACT:

PRESENTER'S NAME: Fire Chief Headman

REQUESTED DURATION OF PRESENTATION: 5

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 24-084

1 RESOLUTION 2024-__

2
3 A RESOLUTION APPROVING THE TRANSFER OF \$220,000 FROM THE GENERAL CIP
4 FUND TO THE LEGACY CIP FUND, AND THE ASSOCIATED APPROPRIATION OF
5 \$220,000 IN THE LEGACY CIP FUND, TO PAY FOR FIRE STATION I CONSTRUCTION
6 COSTS. (24-084)
7

8 RECITALS:
9

10 It is proposed that \$220,000 be appropriated in the Legacy CIP fund to pay for Fire Station I
11 construction costs;
12

13 The funding source is a \$220,000 transfer of public safety impact fees from the General CIP fund
14 to the Legacy CIP fund;
15

16 On November 5, 2024, the Municipal Council met to consider the facts regarding this matter and
17 receive public comment, which facts and comments are found in the public record of the Council's
18 consideration; and
19

20 After considering the facts presented to the Municipal Council, the Council finds that (i) the
21 appropriation should be approved, and (ii) such action furthers the health, safety, and general welfare of
22 the citizens of Provo City.
23

24 THEREFORE, the Municipal Council of Provo City, Utah resolves as follows:
25

26 PART I:
27

28 The Mayor is authorized to transfer \$220,000 of public safety impact fees from the General CIP
29 fund to the Legacy CIP fund.
30

31 PART II:
32

33 The Mayor is authorized to appropriate \$220,000 in the Legacy CIP fund for Fire Station I
34 construction costs.

35

36 PART III:

37

38 This resolution takes effect immediately.

39



FIRE STATION 1 FUNDING DISCUSSION



RENDERING 1



○ ○ ○ ○

Station 21 Team



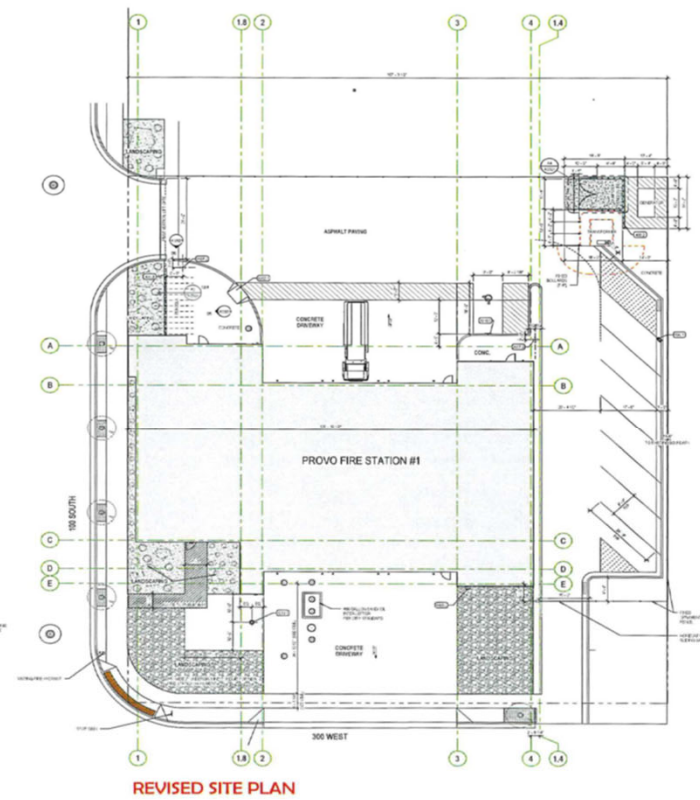
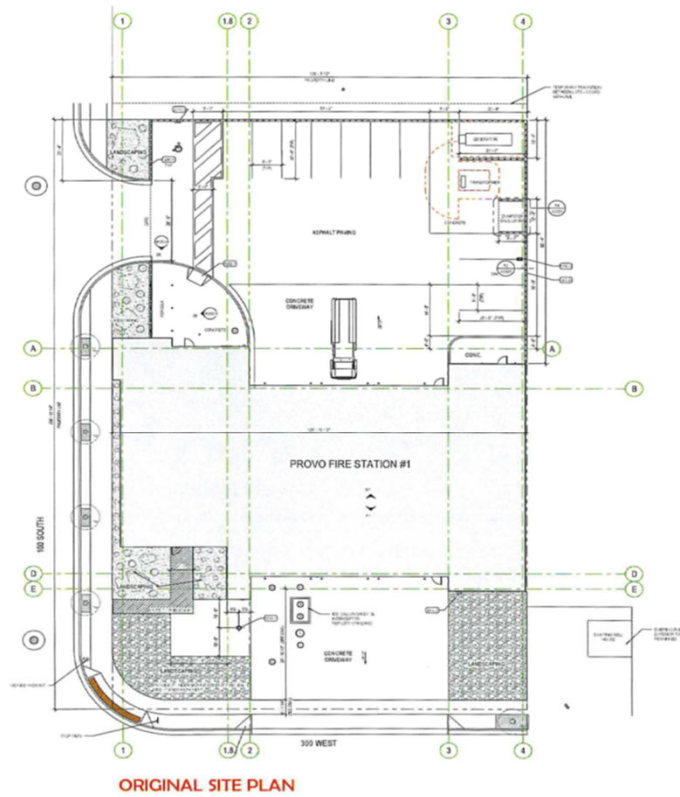
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We started with a contingency in the amount of \$293,987.



Site Redesign



○ ○ ○ ○

Under ground problems



○ ○ ○ ○

○ ○ ○ ○

Supply Chain issues



○ ○ ○ ○

○ ○ ○ ○

We need an additional amount of \$220,000 to complete the project



VCBO[®] Provo Fire Station #11

○ ○ ○ ○



Sequence of Funding

Approp 2-16-2021	\$ 3,500,000	(CARES)			
Approp 8-9-2022	<u>1,500,000</u>	(ARPA)			
	\$ 5,000,000				
Formal Bids – determined additional funding was needed of \$1,500,000					
Approp 8-22-2023	\$ 650,000	(Fire Impact Fees)			
Approp 8-22-2023	500,000	(CARES)			
Approp 8-22-2023	<u>350,000</u>	(ARPA)			
	<u>1,500,000</u>				
Total	<u><u>6,500,000</u></u>				



○ ○ ○ ○

Funding Sources

	<u>Original</u>	<u>Proposed</u>	<u>Total</u>
CARES	\$ 4,000,000		\$ 4,000,000
ARPA	1,850,000		1,850,000
Impact Fees	650,000	220,000	870,000
	<u>\$ 6,500,000</u>	<u>\$ 220,000</u>	<u>\$ 6,720,000</u>

○ ○ ○ ○

o o o o

THANK YOU FOR YOUR TIME

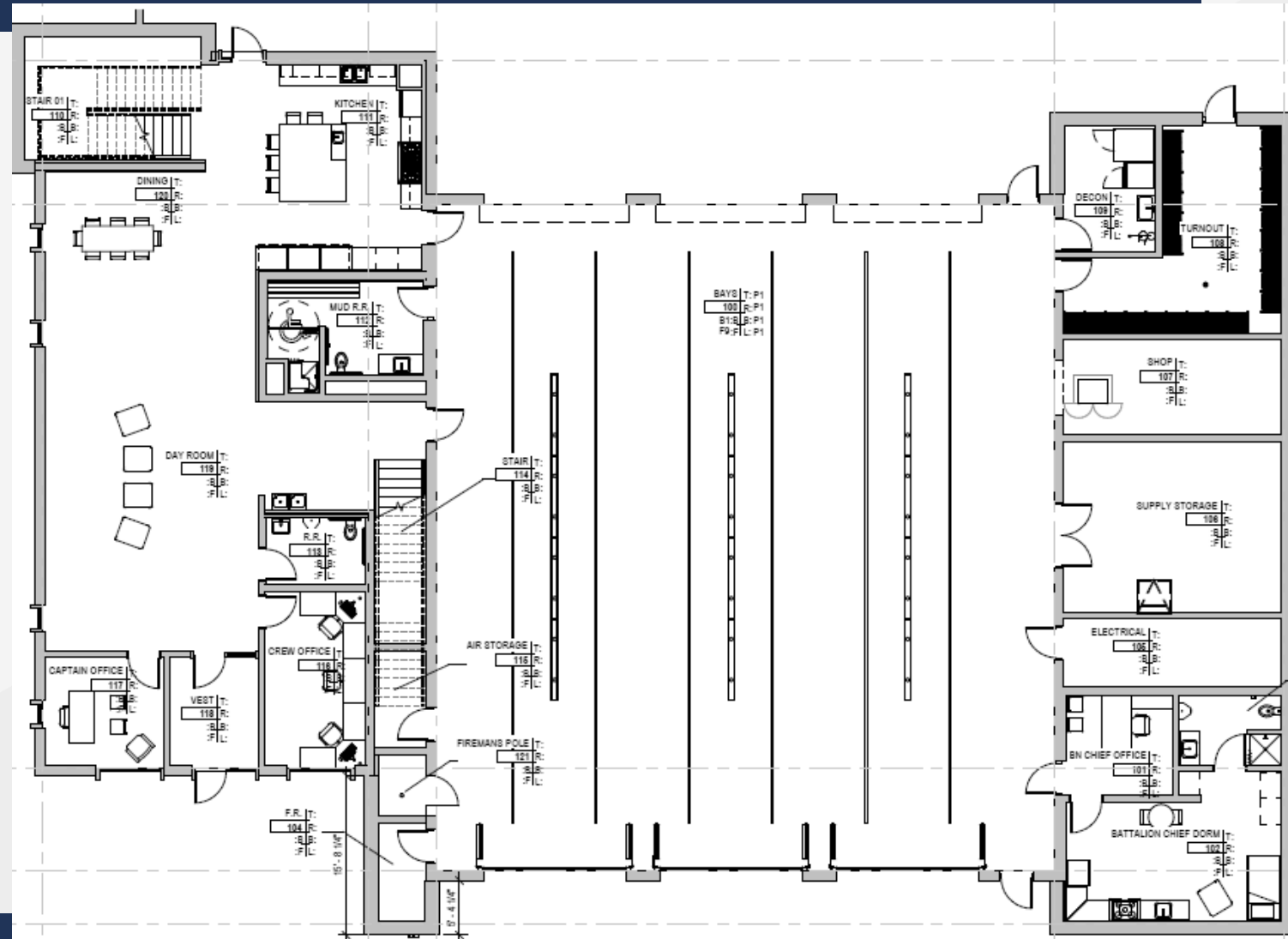
QUESTIONS?

o o o o

○ ○ ○ ○

ADD. INFO: FLOOR PLAN (LEVEL 1)

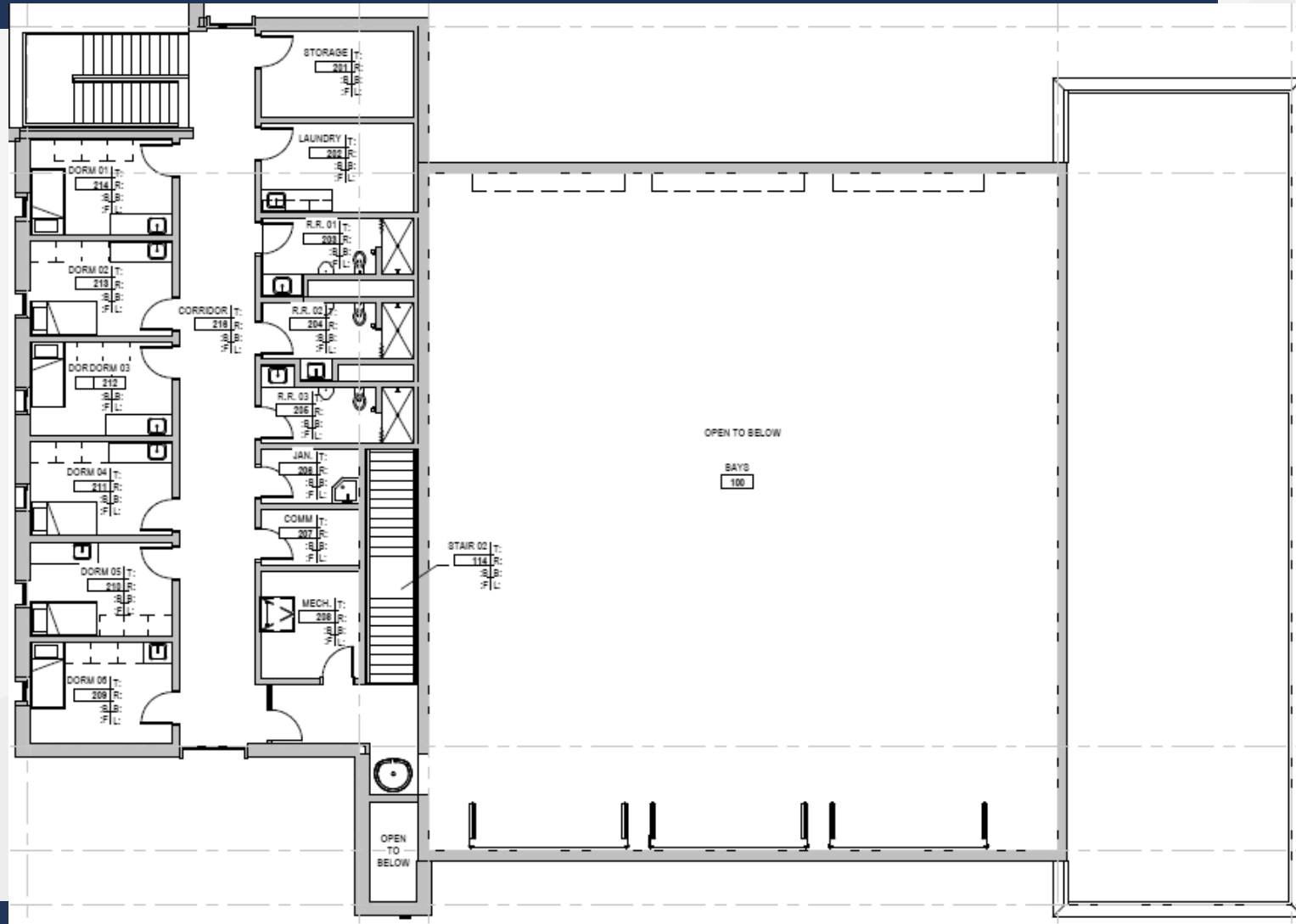
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ADD. INFO: FLOOR PLAN (LEVEL 2)

○ ○ ○ ○



Legacy CIP	Project	Job Code	Budget	Budget Adj	Final Budget	Actual 2021	Actual 2022	Actual 2023	Actual 2024	Actual 2025	Balance
Approp 2-16-2021	Fire Station #1 (CARES Savings)	FRSTAT-CA	3,500,000	500,000	4,000,000			15,000	1,706,215	749,973	1,528,812
Approp 8-9-2022	Fire Station #1 (ARPA)	FRSTAT-AR	1,500,000	350,000	1,850,000			190,315	1,659,685		-
Approp 9-5-2023	Fire Station #1 (Impact fees)			650,000	650,000						650,000
Approp 2-16-2021	Airport Terminal	PS1313	400,000		400,000	20,000	115,689		210,082		54,229
Approp 7-6-2021	Slate Canyon		1,250,175		1,250,175		1,250,175				-
Approp 11-1-2022	City Center Demolition (ARPA)	GNDEMO	3,000,000	(350,000)	2,650,000			857,342	493,344	1,300,844	(1,530)
Approp 8-3-2021	Hillside and Canyons Plan	CD1000	300,000	(90,658)	209,342			104,598	79,780		24,964
	Council Zoom Room		-	63,557	63,557	-	63,557	-	-		-
Approp 05-14-2024	Zoning Re-Write	CD1001	-	200,000	200,000	-	-	-	38,390	15,820	145,790
Unappropriated Fund Balance			-	-	-	-	-	-	-	-	169,821
Total			<u>9,950,175</u>	<u>1,322,899</u>	<u>11,273,074</u>	<u>20,000</u>	<u>1,429,421</u>	<u>1,167,256</u>	<u>4,187,496</u>	<u>2,066,637</u>	<u>2,572,085</u>



ADMINISTRATIVE
SERVICES
TEL 801 852 6504
351 W CENTER ST
PO BOX 1849
PROVO, UT 84603

NOTICE OF PUBLIC HEARING BEFORE THE MUNICIPAL COUNCIL

Notice is hereby given that the Municipal Council of Provo, Utah will hold a public hearing on the following item during the Council Meeting that will take place on Tuesday, November 5th, 2024 at 5:30 p.m. in the Council Chambers located at the Provo City Center Building, 445 West Center Street, Provo, Utah. Anyone interested is invited to attend.

Provo City Municipal Council will consider an appropriation of \$220,000 in the Legacy CIP fund to help pay for Fire Station I construction costs. The funding source of the appropriation is a \$220,000 transfer of public safety impact fees from the General CIP fund to the Legacy CIP fund.

The meeting will also be available to the public for live broadcast and on-demand viewing at: youtube.com/provocitycouncil. Those who would like to participate in the meeting virtually may do so via Zoom. To join the Zoom meeting, visit zoom.us/join and enter Meeting ID 845 7389 8222 and Passcode 569248. To listen or comment via phone, dial **346-248-7799**, enter Meeting ID 845 7389 8222 and press #. Press # again for participant ID. Once connected, press *9 to indicate that you would like to comment. For more information regarding how to comment in the electronic meeting, visit agendas.provo.org and click on the meeting agenda.

Kelsey Zarbock, Budget Officer

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: MMCNALLEY
Department: Development Services
Requested Meeting Date: 11-05-2024

SUBJECT: A public hearing for consolidated plan priorities. (24-091)

RECOMMENDATION: Public Hearing to invite input into the priorities for funding in the 2025-29 Consolidated Plan and 1st year Action Plan.

BACKGROUND: Part of the planning process for the 5 year consolidated plan to allow public input to address funding priorities.

FISCAL IMPACT:

PRESENTER'S NAME: Melissa McNalley

REQUESTED DURATION OF PRESENTATION: 5-10 Minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 24-091

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: SWILMOTH
Department: Development Services
Requested Meeting Date: 11-05-2024

SUBJECT: A resolution of the Redevelopment Agency of Provo City designating a Survey Area for the Proposed City Center Community Reinvestment Project Area. (24-082)

RECOMMENDATION: To be heard at the November 5, 2024 Work & Council meeting.

BACKGROUND: The Redevelopment Agency of Provo City seeks to designate a survey area and authorize related actions for the proposed City Center Community Reinvestment Project Area from approximately 800 West to 100 East along Center Street and from approximately 100 North to 400 South along University Avenue.

FISCAL IMPACT:

PRESENTER'S NAME: Keith Morey, Economic Development Division Director

REQUESTED DURATION OF PRESENTATION: 10 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 24-082

1 RESOLUTION 2024-RDA-_____
2

3 A RESOLUTION OF THE PROVO CITY REDEVELOPMENT AGENCY DESIGNATING A
4 SURVEY AREA FOR THE PROPOSED CITY CENTER COMMUNITY REINVESTMENT
5 PROJECT AREA (24-082)
6

7 Pursuant to the provisions of the Utah Limited Purpose Local Government Entities -
8 Community Reinvestment Agency Act (the “Act”), specifically Utah Code Annotated (“UCA”) §
9 17C-5, the Redevelopment Agency of Provo City (the “Agency”) was created and continues to
10 operate under the Act;
11

12 The Agency is authorized to engage in project area development activities under the Act;
13

14 The Agency, having conducted preliminary investigations, initial studies, and inquiries,
15 now seeks to undertake project area development activities in all or a portion of the area depicted
16 in Exhibit A (the “Survey Area”). The Agency anticipates that these efforts may result in the
17 creation of a community reinvestment project area (the “Proposed Project Area”);
18

19 On November 5, 2024, the Provo City Redevelopment Agency board met to consider the
20 facts regarding this matter and receive public comment, which facts and comments are found in
21 the public record of the Agency’s consideration; and
22

23 After considering the facts presented, the Board finds that (i) the proposed project area
24 should be designated as a Survey Area as described herein, and (ii) such action furthers the
25 health, safety, and general welfare of the citizens of Provo City.
26

27 THEREFORE, the governing board of the Redevelopment Agency of Provo City resolves
28 as follows:
29

30 PART I:
31

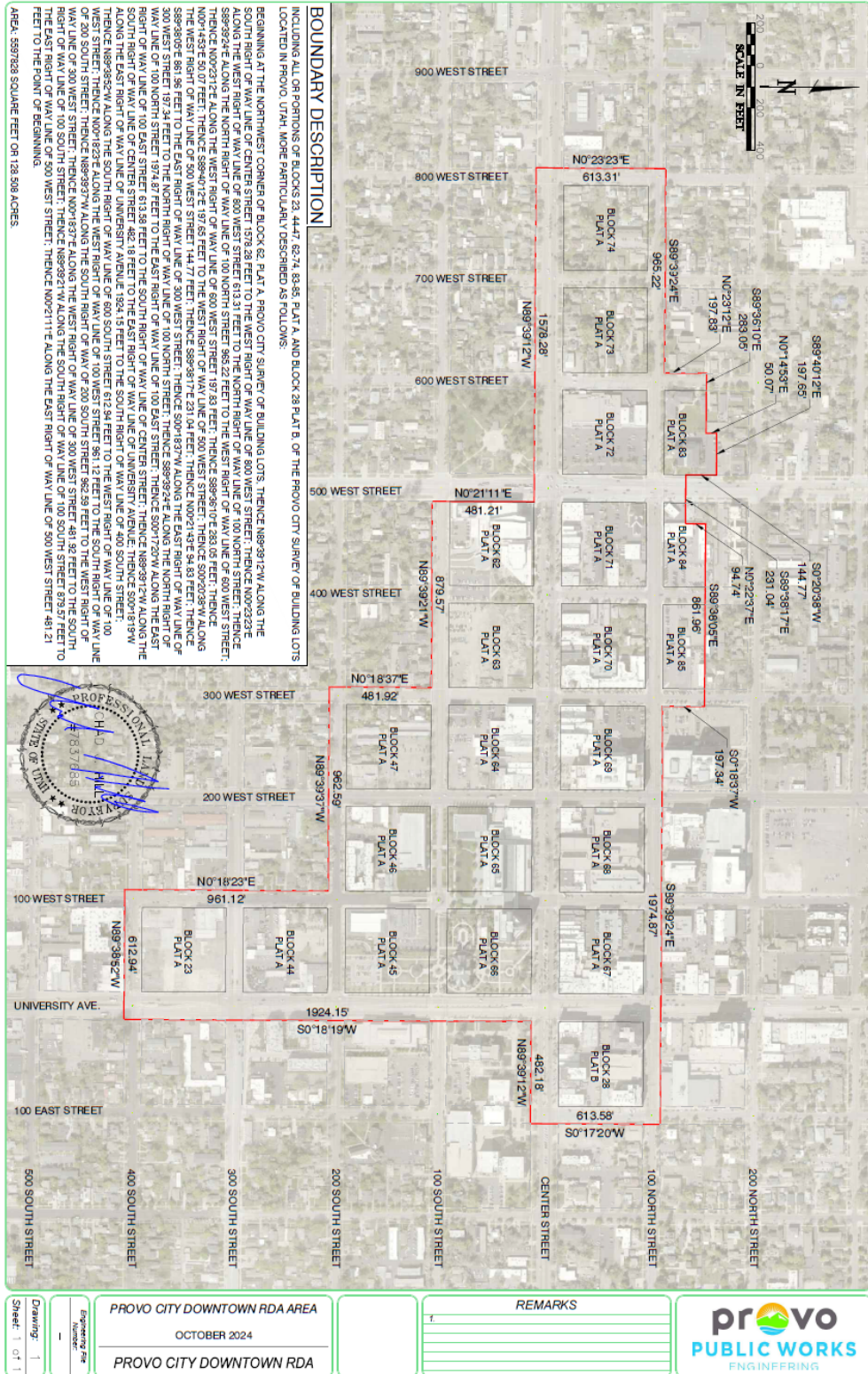
- 32 1. The geographic area as shown in Exhibit A is designated as a Survey Area.
33
34 2. The Survey Area requires study to determine whether project area development is feasible
35 and desirable within some or all of the Survey Area, and whether the creation of one or
36 more community reinvestment project areas, including the proposed City Center
37 Community Reinvestment Project Area, is advisable within the Survey Area. All steps
38 necessary to accomplish said study should be undertaken.
39
40

41 PART II:
42

43 This Resolution takes effect immediately.
44

EXHIBIT A

Survey Area Map



PROVO MUNICIPAL COUNCIL STAFF REPORT

Submitter: Keith Morey

Department: Redevelopment Agency

Requested Meeting Date: November 5, 2024

SUBJECT: A resolution of the Redevelopment Agency of Provo City designating a Survey Area for the proposed City Center Community Reinvestment Project Area.

RECOMMENDATION: Approve the resolution.

BACKGROUND: The Redevelopment Agency of Provo City seeks to designate a survey area and authorize related actions for the proposed City Center Community Reinvestment Project Area from approximately 800 West to 100 East along Center Street and from approximately 100 North to 400 South along University Avenue.

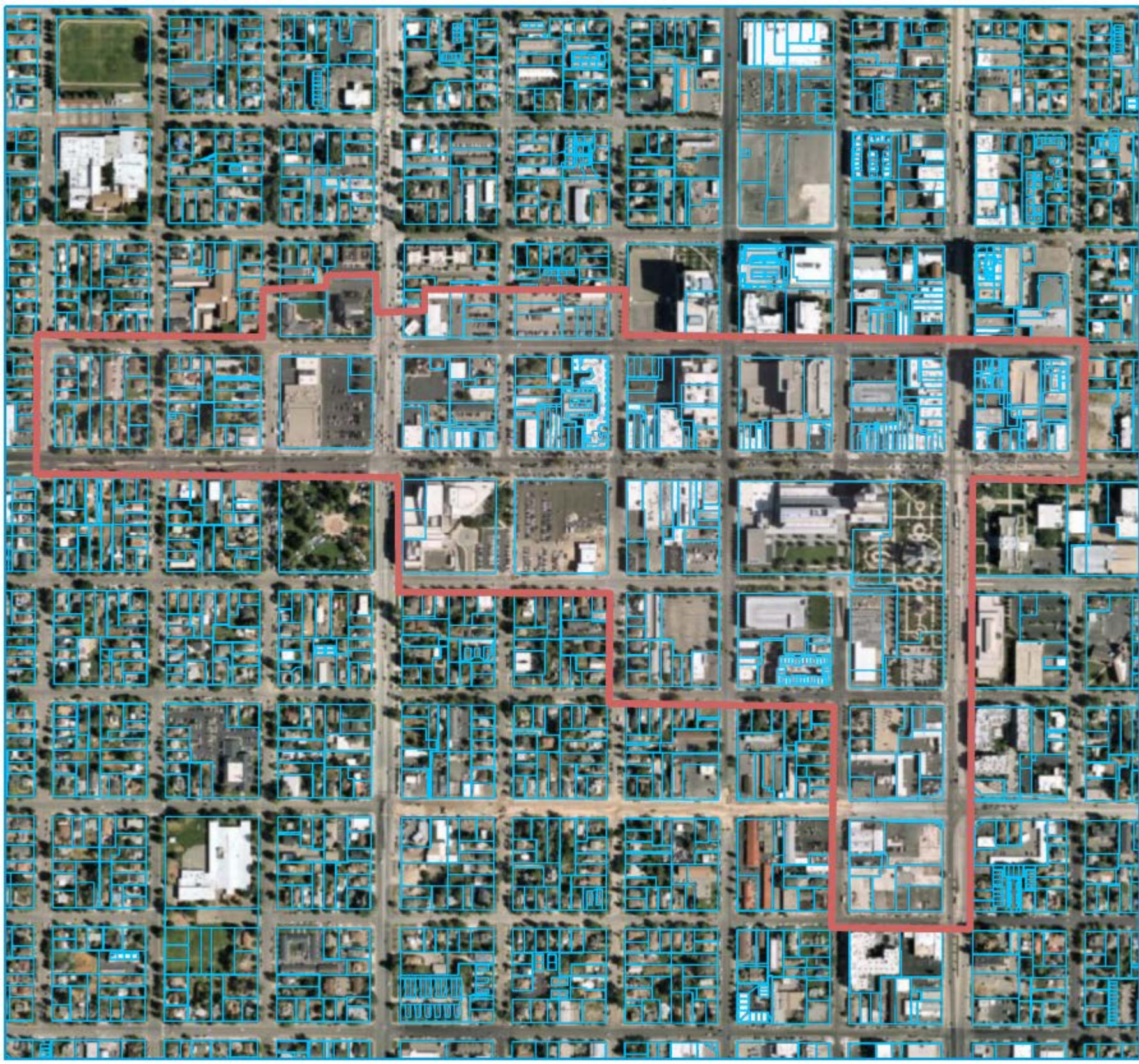
FISCAL IMPACT:

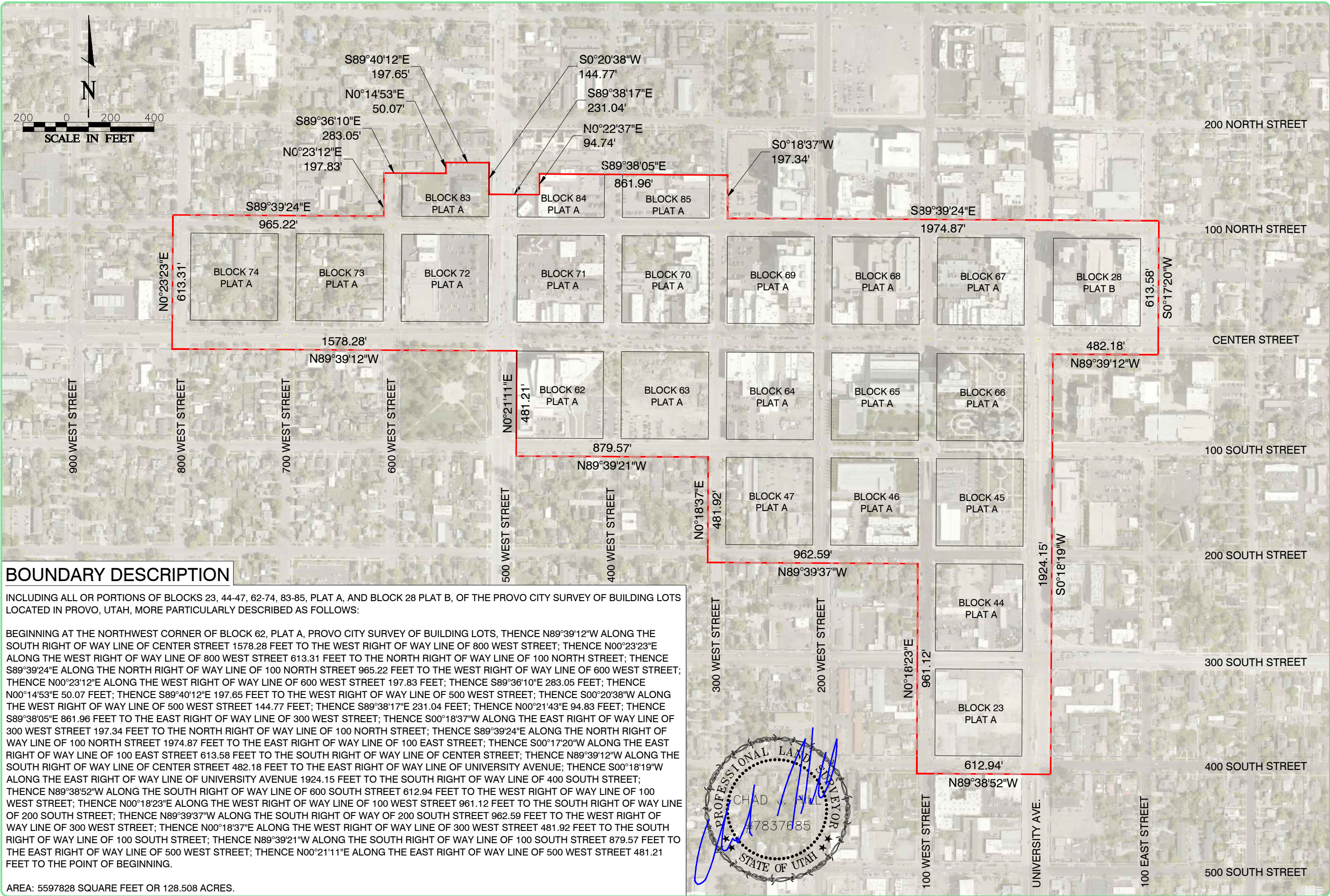
PRESENTER'S NAME: Keith Morey, Economic & Redevelopment Director - Development Services

REQUESTED DURATION OF PRESENTATION: 10 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:
Supports economic retail growth of locally owned and operated businesses.

CITYVIEW OR ISSUE FILE NUMBER:



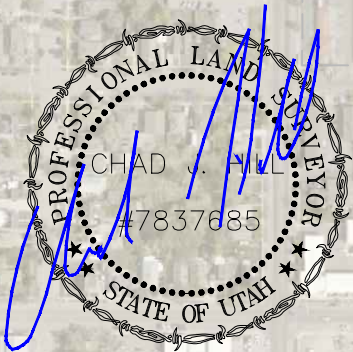


BOUNDARY DESCRIPTION

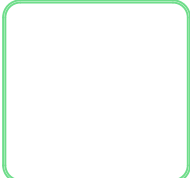
INCLUDING ALL OR PORTIONS OF BLOCKS 23, 44-47, 62-74, 83-85, PLAT A, AND BLOCK 28 PLAT B, OF THE PROVO CITY SURVEY OF BUILDING LOTS LOCATED IN PROVO, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 62, PLAT A, PROVO CITY SURVEY OF BUILDING LOTS, THENCE N89°39'12"W ALONG THE SOUTH RIGHT OF WAY LINE OF CENTER STREET 1578.28 FEET TO THE WEST RIGHT OF WAY LINE OF 800 WEST STREET; THENCE N00°23'23"E ALONG THE WEST RIGHT OF WAY LINE OF 800 WEST STREET 613.31 FEET TO THE NORTH RIGHT OF WAY LINE OF 100 NORTH STREET; THENCE S89°39'24"E ALONG THE NORTH RIGHT OF WAY LINE OF 100 NORTH STREET 965.22 FEET TO THE WEST RIGHT OF WAY LINE OF 600 WEST STREET; THENCE N00°23'12"E ALONG THE WEST RIGHT OF WAY LINE OF 600 WEST STREET 197.83 FEET; THENCE S89°36'10"E 283.05 FEET; THENCE N00°14'53"E 50.07 FEET; THENCE S89°40'12"E 197.65 FEET TO THE WEST RIGHT OF WAY LINE OF 500 WEST STREET; THENCE S00°20'38"W ALONG THE WEST RIGHT OF WAY LINE OF 500 WEST STREET 144.77 FEET; THENCE S89°38'17"E 231.04 FEET; THENCE N00°21'43"E 94.83 FEET; THENCE S89°38'05"E 861.96 FEET TO THE EAST RIGHT OF WAY LINE OF 300 WEST STREET; THENCE S00°18'37"W ALONG THE EAST RIGHT OF WAY LINE OF 300 WEST STREET 197.34 FEET TO THE NORTH RIGHT OF WAY LINE OF 100 NORTH STREET; THENCE S89°39'24"E ALONG THE NORTH RIGHT OF WAY LINE OF 100 NORTH STREET 1974.87 FEET TO THE EAST RIGHT OF WAY LINE OF 100 EAST STREET; THENCE S00°17'20"W ALONG THE EAST RIGHT OF WAY LINE OF 100 EAST STREET 613.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF CENTER STREET; THENCE N89°39'12"W ALONG THE SOUTH RIGHT OF WAY LINE OF CENTER STREET 482.18 FEET TO THE EAST RIGHT OF WAY LINE OF UNIVERSITY AVENUE; THENCE S00°18'19"W ALONG THE EAST RIGHT OF WAY LINE OF UNIVERSITY AVENUE 1924.15 FEET TO THE SOUTH RIGHT OF WAY LINE OF 400 SOUTH STREET; THENCE N89°38'52"W ALONG THE SOUTH RIGHT OF WAY LINE OF 600 SOUTH STREET 612.94 FEET TO THE WEST RIGHT OF WAY LINE OF 100 WEST STREET; THENCE N00°18'23"E ALONG THE WEST RIGHT OF WAY LINE OF 100 WEST STREET 961.12 FEET TO THE SOUTH RIGHT OF WAY LINE OF 200 SOUTH STREET; THENCE N89°39'37"W ALONG THE SOUTH RIGHT OF WAY OF 200 SOUTH STREET 962.59 FEET TO THE WEST RIGHT OF WAY LINE OF 300 WEST STREET; THENCE N00°18'37"E ALONG THE WEST RIGHT OF WAY LINE OF 300 WEST STREET 481.92 FEET TO THE SOUTH RIGHT OF WAY LINE OF 100 SOUTH STREET; THENCE N89°39'21"W ALONG THE SOUTH RIGHT OF WAY LINE OF 100 SOUTH STREET 879.57 FEET TO THE EAST RIGHT OF WAY LINE OF 500 WEST STREET; THENCE N00°21'11"E ALONG THE EAST RIGHT OF WAY LINE OF 500 WEST STREET 481.21 FEET TO THE POINT OF BEGINNING.

AREA: 5597828 SQUARE FEET OR 128.508 ACRES.



REMARKS
1.



PROVO CITY DOWNTOWN RDA AREA	PROVO CITY DOWNTOWN RDA
OCTOBER 2024	

Engineering File Number:	—
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Drawing:	1
Sheet:	1 of 1