

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **September 24, 2024**, at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Others Present: Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Dean Lundell, Finance Director; Sierra Pierson, Management Analyst; Brad Kenison, Assistant City Engineer; Steve Marchbanks, Parks and Facilities Superintendent; and Sherrie Benson, Deputy Recorder.

Fiber Network Open House at Wines Park, 5:00 p.m.

Pre Council, 5:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Hancock gave the opening comment.

2. Presentations and Reports

2.1) Presentation of 2300 West Road Design- Engineering Department

Mr. Owen Mecham had sent emails and comments regarding 2300 West. Brad Kenison addressed those concerns and explained why the project was continuing as planned. Kenison provided a timing update, noting that the contractor had been working diligently north of 1500 North and 2300 West, with completion expected between October 15 and 31, including the 2100 North acceleration lane and traffic signal. The project was to resume in the spring, with hopes that by fall 2025, the entire 2300 West project, from 2150 North to Main Street, would be striped and completed with five lanes along the entire length.

Mr. Mecham had expressed concern that a sidewalk should be installed on the west side of 2300 West, stating it would be more cost-effective to do so now while a contractor was already hired. He also mentioned issues with traffic and safety due to road height and drainage, noting that the area was prone to becoming a weed zone. Brad explained that the 2300 West right of way had been included in the Transportation Master Plan since 1980 as an 8-foot right of way for a five-lane road. The property had been acquired in 2022 to ensure sufficient roadway width for future buildout.

The City had met with MAG regarding the waste ditch trail crossing to ensure it was a safe crossing. Discussions included whether to install a sidewalk on 2300 West, given the properties

and bench were lower. Both MAG and the City were concerned with pedestrian access. A new set of trails was being constructed for more secure pedestrian pathways. Three options were considered: a Hawk signal, undercrossing, or overcrossing, with the overcrossing deemed the safest option. Plans also included curb, gutter, and sidewalk installations between 300 North and 900 North, to improve pedestrian safety along the arterial roadway. Since none of the lots fronted the roadway, pedestrian access was to be directed to the east side of 2300 West. Other nearby areas, such as River Way and the Jordan River trail, had also avoided sidewalk installations where homes did not front the road. Pedestrians walking southbound would be directed to 2375 to access an existing sidewalk, reducing the risk of walking directly alongside traffic.

At 1500 North and 2100 North, pedestrians were right up against traffic. The City had taken this concern to the MAG TAC committee, which reviewed the options for the waste ditch crossing. They chose to fund a Hawk signal, as well as another Hawk signal at North Point Elementary and 2150 North. Reports indicated that Hawk signals were safe for both pedestrians and drivers.

In terms of drainage, the proposal was to funnel stormwater into the storm drainage system rather than using a swell. Speed on the roadway was also a concern. Although the design speed was 45 MPH, the posted speed was set at 35 MPH and would remain so.

Council Member Condie asked whether the trail systems on the west side between 300 North and 900 North were going to be moved. Brad responded that they were being improved and that pedestrians would have access to a Hawk signal from both sides. Condie also asked for clarification on drainage and who would be responsible for weed control and maintenance. Brad stated that the City would handle the maintenance. Condie inquired about the possibility of a hard surface path on 300 North and 900 North, to which Brad replied that it was possible, but construction would impede on the right of way. The biggest challenge, according to Brad, would be acquiring right of way and access from property owners, which could take up to a year and a half.

Council Member Stallings raised concerns about snow removal and where the snow would be placed. Brad said he had spoken with BJ Benson, the Streets Supervisor, who explained that snow, depending on its density and type, could be plowed into the swell. Benson assured that snow would be plowed as carefully as possible, with the goal of keeping drainage on City property. Michelle agreed with Brad that having children cross at the two designated crossing points—300 North and 900 North—would be the safest option before crossing over to 2300 West.

2.2) Report from Lehi Serves on National Day of Service.

Chuck Meeker, a co-director for Lehi Serves, a grassroots movement, indicated that community service had beneficial results. On the 9/11 Day of Service, 16 businesses participated with 1,800 attendees. Meeker highlighted the establishment of strong relationships with nonprofit organizations. The event aimed to remind the community how they came together to work and serve. There were two events: an indoor service fair and an outdoor service project. Adobe partnered by providing their multipurpose room for the indoor event. Several activities took place, and much was accomplished.

As part of the outdoor event, Exchange Park was cleaned up, trees were planted at Willow Park, and puncture vine was removed. At the Jordan Willows area, three projects were completed,

including trail cleanup and branch removal. Dragon Fly Safety Park was also visited, and improvements were made to the Traverse Mountain Trail area. At Lehi City Cemetery, volunteers prepped and raked a 1,600 square-foot area to enhance the appearance of the cemetery. Family Park was also attended to. Overall, more volunteer hours were served than in previous years, marking a positive trend.

The Skyridge and Lehi High School Student Councils had a significant impact on the 9/11 Day of Service. During the indoor service fair, participants created pinwheels, toy cars, quilts, and bears. Plans included increased involvement from both profit and nonprofit organizations. Texas Instruments matched volunteer time on a pro-rated basis. In April, they planned to participate in National Youth Service Day.

Mayor Johnson and the council members expressed their gratitude to the volunteers and members of Lehi Serves for their contributions.

2.3) Presentation and Discussion of Family Park Hours of Operation.

Steve Marchbanks gave a presentation and provided updated information on Family Park. He presented a timeline for the park's development (noting he could provide a PowerPoint presentation). The community had agreed on creating a leisure park for gathering, which the Council and City supported. They sent out RFQs and brought concept designs to the Council for approval. Steve emphasized that the park had been in the works for approximately 20 years. In 2022, the timeline was pushed out due to pressures on contractors, suppliers, and staff, who were working to ensure the park would open in 2024.

In the past 10 days, several issues had arisen, including locks being cut off gates, gates removed from their hinges, human feces found on the field, kids being lifted onto the shade structures, kids kicking equipment, staff being yelled at, rocks thrown into storm drains, and scooters being ridden in the park, which caused damage to the concrete.

Questions were raised about the need for staff at the park and why it was fenced. The park was fenced for manageability, and since it was an all-abilities park, it was designed to help manage children, especially those with disabilities, who might wander. Council Member Albrecht mentioned that a tall fence had also been considered to prevent children from slipping away.

Staff were required to manage the park because it was triple the size of any other park in Lehi City. Staff responsibilities included monitoring water levels, cleanliness, maintenance tasks, restrooms, and pavilions, as well as ensuring compliance with park regulations. Their role was not to dictate how people used the park but to stop damage when it occurred. Since March, \$32,000 had been spent on vandalism repairs at various parks. The repairs were handled by City staff rather than contractors.

Council Member Condie asked for clarification about the park's unique features. Steve explained that Family Park had 700 unique pieces of equipment, and Condie pointed out that some items, like the airplanes used as monkey bars, couldn't be easily or quickly fixed. Steve reiterated that Family Park was a unique feature in Lehi City that required special care. One of the reasons for choosing the vendor was that they were based in the U.S.

Steve also discussed the park's operation on Sundays and its closure in winter. While there was no plan to close the park on Sundays, snow and ice during winter would be a challenge, especially for the park's soft fall material, which would void the warranty if damaged by snow. Steve presented several options (A through D) for park operating hours. He also noted that shaded areas and hills would pose risks during icy conditions.

Council Member Condie asked if the hardening of the park's material would be an issue, and Steve confirmed it would, likely deterring people from using the park in icy weather.

Steve emphasized that the park should remain open on Sundays but expressed the need for additional full-time and part-time staff, along with a vehicle, which would be an annual cost. Steve had reached out to other all-abilities parks, and most, like Spanish Fork, had a four-foot gate and did not have closed entrances. Steve mentioned that while the park could remain open, it might need to be closed in the winter due to safety concerns. Police had already been involved in dealing with incidents at the park, and most people had been understanding of the closures.

Mayor Johnson commented on the extensive damage to the Splash Pad, noting that the concrete had been hand-poured and later required leveling by the concrete company. The health department had also identified structural concerns with the surface.

Council Member Newall asked what the FTE (full-time employee) hired for Family Park would do during the winter months (December–March) when the park would be less busy. Steve stated that staff were already working overtime, at about 82 hours per week, and additional staffing was necessary. The new FTE would also assist with the ice rink installation.

Council Member Condie asked if banning scooters and skateboards was to prevent damage to the sprayers and other equipment. Steve agreed, explaining that hitting a brass nozzle could cause problems. He also pointed out that there was already a skate park in the city. Mayor Johnson added that the skate park community policed itself well.

Council Member Stallings inquired about the tax increase to fund the new FTE for Family Park. She asked why the initial cost had increased by \$70,000. Steve explained that the parks department worked closely with Mel, the Events Coordinator, to provide services and that staffing and vandalism concerns were a challenge. He stated that if one park was treated a certain way, others should be treated similarly. Stallings acknowledged that finding the right balance of funding and staffing was a challenge.

Council Member Hancock commented on the safety concerns, noting that while skateparks were expected to have high-speed activity, Family Park, with small children, should not. He thanked the Parks Staff for their hard work and acknowledged the challenges they faced, including negative online comments.

Council Member Newall mentioned that she had received a petition regarding the park's closure but had not been asked her opinion. She expressed sympathy for the staff and supported the idea of allowing them time with their families.

Council Member Albrecht thanked Steve and the staff for making Family Park special, mentioning that the park had been a personal project for Steve for about 20 years.

Mayor Johnson addressed the spread of misinformation about the park, emphasizing the importance of accurate communication. He opened the floor to public comments.

Hailey Sousa, who started a petition to keep Family Park open, emphasized the importance of family time and urged for the park to remain open all weekend, including Sundays. Lindsay Lewis inquired about the park's cost and budget, and Mayor Johnson provided the information, explaining that the PARC tax was not for ongoing costs. Simone Malley expressed concerns about damage to the playground in cold weather and suggested installing cameras to prevent vandalism.

Steve responded that a soft closure might not be effective since people often ignored non-definitive closure dates.

Angie Cooper apologized for the spread of misinformation and asked if the City had learned anything from the situation. Mayor Johnson stated that better signage might help, though he believed some signs had been intentionally removed to provoke emotions.

Mayor Johnson closed the public comment period and stated that a decision regarding staffing would be made soon. Council Member Hancock suggested that volunteer organizations might help with park maintenance, especially on the 9/11 Day of Service. Mayor Johnson acknowledged that vandalism was an ongoing problem, not just at Family Park.

2.4) Lehi City Financial Report.

Dean Lundell presented information on the financial report, including sales tax data from the last fiscal year and budget trends. He reported that the City was above the budgeted amount for sales tax.

Council Member Condie asked if the plus and minus figures equated to a surplus. He expressed concern that the Parks department needed more staff, stating that the sales tax increase reflected how well the City was managed. He appreciated the City's efficient operations but emphasized the importance of maintaining City services. Condie felt a disservice had been done by not taking the opportunity to allocate funds appropriately, particularly for staff. He also inquired about the maintenance of roads, which were the City's responsibility, noting that there weren't enough staff to handle these tasks. He stated the City couldn't afford to say "no" to funding additional staff. Condie apologized to Steve for the lack of staffing in the Parks department, stressing that City property needed to be maintained.

Dean also provided an update on utility funds, reporting steady revenue. While cash reserves were holding, irrigation was slightly behind, though culinary funds were performing well. Sewer rates remained a challenge following a recent rate increase. Class C money was being maintained.

Dean noted that the budget amendment, which included wage compensation, would be addressed during the meeting that night, and confirmed that the McLachlan Well had been acquired.

3. Agenda Questions

None.

4. Administrative Report

None.

5. Mayor and Council Reports

The Council reported on their assigned committees.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Stallings led the Pledge of Allegiance. Mayor Johnson also noted the Regular Session was starting later than usual, about 7:35 p.m., due pre council going longer than anticipated.

2. Presentations and Reports

2.1) Lehi Waterwise Yard of the Month Presentation.

Withdrawn from the agenda.

3. 20 Minute Citizen Input

Owen Mecham attended for public comment and expressed support for the widening project. However, he wanted to ensure that the project would not negatively impact his home. He was concerned about the absence of sidewalks and the potential effects of snowpack and residual water on his property. He noted that the roadway moves away from and abuts his fence, and he requested that the project not cause undue damage to his property from water and snowpack, as this could result in water flowing onto his property instead of staying on the road. He also raised concerns about road safety, particularly the height difference between the fence and the street. Owen referenced emails he had sent regarding these issues.

Aaron Watson agreed with Owen and added that safety and noise were concerns. He noted that the 3 1/2-foot fence was inadequate, and he believed that a sidewalk, curb, and gutter would help mitigate potential safety hazards. He also mentioned the need for increased privacy and suggested that a retaining wall could address both safety and noise concerns.

Elizabeth Scadden shared her worries about noise and its impact on her family. She asked if a sound barrier or wall could be installed to mitigate the noise. Elizabeth requested a wall between the park-and-ride and her property to reduce construction noise as well. In response, Brad Kenison mentioned that an environmental study was underway, while Mayor Johnson advised her to contact UDOT. Council Member Michelle Stallings explained that a sound study would be conducted to determine if a barrier was needed, based on certain criteria. Council Member Chris Condie asked clarifying questions regarding the annexation of Hadco and the road's connection plans.

Carl Farnsworth, Darlene van Werkhoven, and Don West expressed their gratitude to Steve Marchbanks but noted that the museum sign was still missing. They expressed a desire to reopen the Train Depot, stating that the restoration would benefit Lehi residents. They emphasized that many photos and artifacts had been donated to the Hutchings Museum, which was later converted, and at Lehi Heritage Days, citizens expressed interest in reopening the Depot. They felt that keeping the museum closed was disrespectful to the heritage of the building and noted that many volunteers were willing to help with its reopening. They inquired about the reasons for the delay.

Mayor Johnson responded, explaining that there was an ongoing legal situation preventing further action. He stated that a contract was in place with the Chamber of Commerce for use of the building. City Attorney Ryan Wood reiterated that the City had provided explanations multiple times and that a criminal investigation was ongoing. Mayor Johnson expressed his appreciation for their passion but explained that, due to the investigation, there was little that could be done now. By contract, only the Chamber of Commerce should be using the building. The group expressed frustration about the use of the building and the handling of the artifacts.

4. Consent Agenda

4.1) Approve Minutes from the City Council Meeting.

4.2) Approve Purchase Orders

Motion: Councilor Condie moved to approve the consent agenda. 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.

5. 5) Public Hearing for Executive Municipal Officers Compensation Increases.

Dean Lundell spoke to the budget adjustments and compensation.

Mayor Johnson opened and closed the public hearing.

6. 6) Budget Adjustment #1 for FY 2025

a. Public Hearing

b. Consideration of Resolution #2024-52 amending the Lehi City Budget for Fiscal Year 2025.

Mayor Johnson opened and closed the public hearing for item 6a.

Motion 6b: Councilor Condie moved to approve Resolution #2024-52 amending the Lehi City Budget for Fiscal Year 2025. Councilor Newall seconded the motion.

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

7. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 9:47 p.m.

Approved: November 12, 2024

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder