



153 North 100 East
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Minutes of the Pre-Council and Regular Session of the **Lehi City Council** held **July 22, 2025 at 5:30 p.m.** at the 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: Beau Thomas, Deputy City Administrator; Ryan Wood, City Attorney; Brad Kenison, City Engineer; Kim Struthers, Community Development Director; Chief Jeremy Craft, Fire Department; Dean Lundell, Finance Director; Matt Lee, Management Analyst; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1) Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers Hancock and Newall would be present shortly. Councilor Condie gave the opening comment.

2) Presentations and Reports

2.1) Presentation and Discussion of Pressurized Irrigation Water Rates

Dean Lundell introduced Fred Philpot who brought a presentation. A few years ago, State law required the metering of all pressurized irrigation connections. A little over half of the 14,000 unmetered connections in the city have been metered since then. Philpot was hired to do the rate study. Mayor Johnson asked about the number of units compared to the population of Lehi. Lundell explained that there are about 18,000 irrigation connections. He explained that HOAs sometimes have one meter for a whole subdivision.

Fred Philpot had three aspects to his presentation: the current Lehi PI rate structure, reviewing a recent study conducted in Alpine, and an overview of comparable community structures.

Currently the rate is charged per connection based on lot size.

47
48 The Alpine Study looked at revising rates to introduce new base rates per acre, as well as a tiered
49 rating system, which introduced more equity into their model. Elements that are evaluated when
50 determining a rate include: revenue sufficiency (ensuring that expenses are covered for the
51 enterprise), equity, and simplicity. These latter two usually need to be balanced with each other.
52 Alpine wanted to introduce more equity and so the following aspects were considered when
53 determining the rate: lot size, usage, customer type, peak vs. off peak usage, impervious/pervious
54 area, and tiering of the structure that accounts for usage. Customer types were analyzed in order
55 to determine their average usage based off usage patterns. Part of the equity determinations took
56 high water usage in summer and low water usage in winter into account. Alpine opted for a base
57 rate per acre paired with a tiering structure that was specific to customer class (i.e. residential has
58 a separate tier system than agricultural).

59
60 Some other comparable communities were examined. Saratoga Springs has the most similar rate
61 system to Alpine. They use base rates and charge an additional usage rate which is tied to the
62 average allotment by customer type. Spanish Fork have a simpler approach. They use a base
63 charge by meter size and tier structure is based on per thousand gallons of water use. Springville
64 uses an allotment that starts at zero, and a tier system based on water usage.

65
66 The next step for the council is to determine the factors they want to weigh most heavily. Factors
67 include equity, ease of use, and conservation. Mayor Johnson mentioned that there are hardly
68 any complaints with the Saratoga Springs rate system, and that they frequently get feedback from
69 citizens that it feels like a fair system. The Council discussed conservation as a factor and
70 decided that it would be easier to implement a conservation-based system once the new system
71 has been put in place.

72
73 Councilor Condie discussed usage of PI water, which has limited use in the city. He thinks that
74 the simpler the system the better, but he agrees with a tiered system. He thinks the equity comes
75 from the base rate that everyone will be charged. Philpot discussed the risks that come with
76 usage rate.

77
78 Councilor Newall asked specifics about the graduated usage tiers. Similarly to taxes, only the
79 water used in tier 2 will be charged at the tier 2 rate. Philpot explained that allotments within
80 tiering structures help to make the system more equitable.

81
82 Councilor Hancock mentioned that residents have had positive reactions to conservation efforts
83 in the past, and as such he doesn't think the system should be used punitively. Councilor Condie
84 liked the idea of a slow roll out, implementing the plan in one area first before rolling it out to
85 the whole system. Councilor Stallings asked if the simplicity of the design is more for the city or
86 for the residents. It is primarily to help customers understand. The Council discussed how to roll
87 out the plan when not all homes are metered yet. They were in favor of giving citizens access to
88 the data as its available.

89
90 Philpot explained that rate recommendations can be modified to meet different policies. The
91 modeling tool is flexible and can be used to show several examples in order to create a plan that
92 works for the city.

93
94 2.2) Presentation of Financial Impact Analysis from Thanksgiving Point

95 McKay Christensen, the Thanksgiving Point CEO gave a presentation with assistance from Jason
96 Burningham from LRB. Burningham recommended taking rate stabilization into consideration as
97 a factor in regard to the water conversation.

98
99 Burningham presented the Economic/Fiscal Impact presentation that Thanksgiving Point put
100 together. He explained that “economic factors” relate to evaluating the venues and amenities at
101 Thanksgiving Point. “Fiscal factors” on the other hand relate more to the impact on cities and
102 larger bodies at the municipal, county, and state levels. The study took into account the last five
103 years and projected out to 2044. The study was conducted over the course of several months and
104 collected information from retail, hotels and lodging, employment, restaurants and food service,
105 construction, grants and contributions, and volunteer hours. These added up to \$8.3 billion over
106 the 25 year period the study covered. The fiscal impact was estimated to be at \$403.2 million
107 between sales tax, restaurant tax, transient room tax, income tax, and property tax. Lehi City
108 would be receiving about \$53.8 million of that. On an annual scale, that works out to a \$332
109 million economic impact, and a \$16.1 million fiscal impact, \$2.2 million of which will go to Lehi
110 City. Most of what Lehi City collects comes from sales tax.

111
112 Burningham also shared some information showing how Lehi residents use and benefit from
113 Thanksgiving Point. Over 300,000 visits were made from Lehi residents last year. Children on
114 WIC or SNAP benefits in the city can attend venues for free, and Lehi schools are eligible for
115 free field trips to the facilities. Additionally, the PARC days event enables Lehi residents to
116 attend for \$5 rather than the usual \$24 admittance fee.

117
118 A recent study conducted by Thanksgiving Point Institute showed that Lehi residents are overall
119 in favor of the PARC tax, and only slightly less in favor of PARC tax funds going to
120 Thanksgiving Point.

121
122 Future plans include a stained glass mural depicting the story of humanity and culture, a new
123 science and technology center for children, and a botanical garden and conservatory. Funding
124 will also go to renovating existing venues and museums, and to running programs that get
125 children involved and interested in science and technology.

126
127 Burningham closed his presentation by stating that Thanksgiving Point is one of the best
128 economic development impact tools within Utah County, and that he thinks the partnership
129 between Lehi City and Thanksgiving Point is a good and strong one.

130
131 Mayor Johnson shared that an in-house study estimated that Thanksgiving Point earned the city
132 around \$600,000 a year, which at the time he thought was an overestimate. He thinks that it’s
133 incredible that it’s closer to \$2.2 million. He thanked the presenters for their time and for the
134 study.

135
136 2.3) Discussion of the Draft SHAR Overlay Ordinance

137 Brittney Harris presented the item. She began by explaining that she made the changes requested
138 at the last presentation. More definitions have been added to clarify the text including: SHAR

Development, Standard Units, and Attainable Units. The method for calculating units is explained. The attainability standards have been updated, based on feedback from developers and engineering. Setbacks match other planned communities' standards.

Mayor Johnson asked how setbacks would work with the varying sizes of homes. Harris explained that there would be some flexibility, but it would essentially be a PUD. Standard lots in the development need to match zoning setbacks. The mayor is concerned about inconsistencies between setbacks causing disputes. Brittney used the Holbrook Farms area as an example of the smaller setbacks and how those affect the feel of the neighborhood. Mayor Johnson asked if setbacks would start after easements. The council discussed different potential easements, and if they could be counted as setbacks in certain cases.

Councilor Stallings asked for the two-year setback change to be based on the Certificate of Occupancy.

The code establishes that the City council is allowed to consider setbacks not lined out in code. This would allow Council to consider alternative solutions the City may not have considered. Additionally financial flexibility has been introduced, at the discretion of City Council.

Houses on additional lots will be required to be built using similar materials as other homes in the development. They will also be deed restricted in perpetuity for owner occupancy. Garages are discouraged for affordability reasons, but they may be included if attainability standards are still met. If garages are not included, they must be attachable in the future. There is a possibility of a reduced public right of way in certain circumstances.

The approval process begins when the applicant submits the layout showing lot sizes and widths and public rights-of-way, as well as rough building elevations for both attainable and standard units for comparison, and a proposed sale price with justifications if it crosses the \$400,000 price point.

Concept plans will be sent to DRC first, then to City Council, who will decide if they want to enter into a Development Agreement. The process will follow the steps in getting a Development Agreement approved from this point.

Mayor Johnson asked for an update on deed restrictions. Currently only the attainable lots will be deed restricted to owner-occupancy in perpetuity. Councilor Newall asked what the enforcement plan would be. If there is an HOA, then it will be taken care of by the HOA. Harris hopes for self-policing in the maintenance of the deed restriction. Mayor Johnson suggested reaching out to other cities to find a method for enforcement, such as a survey. Councilor Stallings asked how the deed restriction would be punished. Harris explained that there could be room for legal action. Ryan Wood explained that the city would likely try to reach a contract with the parties that are affected.

Councilor Stallings asked if it is still an overlay zone. It is no longer a city-wide overlay zone. Harris explained that designating land can affect prices of homes, as value increases as soon as a

density is established. The utilities have already taken ADUs into account, so the development agreements are less likely to cause strain on the utilities systems.

Councilor Stallings asked if the standard lots could have ADUs in these planned developments. They can, but city staff doesn't generally expect every home to have an additional unit. Councilor Stallings shared that she feels that the way the plan is written devalues the land at the expense of the landowner. Harris explained that while the developers will get a benefit for using the zone, due to the requirements that the homes be smaller they will not be receiving much more profit than they would in a normally zoned development. Councilor Stallings sees affordable housing and respecting the free market pricing of land as mutually exclusive.

Brad Kenison shared that the engineering department likes this plan better than previous iterations, as it helps them to estimate utility needs and impacts for areas.

Councilor Stallings asked if HOAs were a part of the code. They're not, that would be up to individual developers. At one point HOAs were discouraged, but the current iteration of the plan doesn't mention them. Councilor Stallings asked if HOA fees would be taken into consideration on potential Development Agreements. Kenison and Harris explained that any HOAs would be included in the information presented to the council. There would be no requirements for an HOA if there were no amenities, which the SHAR does not require.

Councilor Albrecht asked about an area of attainable housing that had an overlay denied, as the Council didn't want to increase the price of the land and the homes. She asked why that was denied, but this is going through. Councilor Stallings feels that not having the additional density on the General Plan is unfair to the property owner and undervalues the property. Mayor Johnson shared that there has never before been a discussion about the value of land based on zoning, and the fact that the conversation hasn't been avoided this time worries him. Councilor Stallings argued that usually the zones are in place already, so the information is usually available.

Councilor Newall has concerns over earmarking certain parts of Lehi for availability, as she worries it will develop entitlements or expectations in developers.

Mayor Johnson explained that he doesn't want the market to be controlled at the City Council level.

3) Agenda Questions

None.

4) Administrative Report

Mayor Johnson announced that item 5 has been postponed to another meeting as information is still being gathered and needs to be analyzed.

Councilor Newall reached out to Dane's Music to see if there was somewhere to obtain a piano for the civic center and library. A limited edition Steinway grand piano is being donated to the library.

Chief Paul spoke on a citizen that was bitten by a dog in Family Park who needed additional information for medical reasons. The community and police department were able to work together to locate and identify the dog to make his care simpler and easier.

Councilor Hancock mentioned that the device-sniffing dog Digi was part of a successful operation recently.

5) Mayor and Council Reports

None.

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.

2) Presentations and Reports

2.1) Waterwise Yard of the Month Presentation

Todd shared his presentation. He thanked the Council for allowing this opportunity to both educate and encourage citizens on water efficient landscaping. There was not a June winner because the city did a parade of homes to highlight previous winners.

The winners this month are Chrystal and Joshua Souter at 2796 N 900 E. One aspect of the design that the city really liked was the bold use of native shrubbery and grasses. It's also functional, including sitting areas and a firepit, as well as a chicken coop.

Chrystal explained that they worked with a landscape architect to make sure the design used local plants and was deer resistant. They designed it to limit turf grass as much as possible. They have a small patch in the back for their kids to play on, and everything else has low water requirements and is on a drip system. The native pasture grasses in their yard only need to be mowed once a year.

Joshua explained that the chickens are part of making their yard more environmentally friendly, as they eat fallen fruit from the trees and then fertilize the yard. They had previously tried to tap into a graywater system, but that unfortunately didn't work out when they were building and designing the home.

Central Utah Water Conservancy District provided a swag bag for the winners, who also received a Lowe's gift card from the city.

3) 20 Minute Citizen Input

James Harrison shared concerns about the SHAR. He thinks the implementation needs to be thought through in more detail. He is in support of free market economics and worries about the SHAR disrupting the identity of neighborhoods.

Tyson Hodges asked that the canal weeds in front of the STRATA development be looked at by the city as they have gotten out of control. He echoed James Harrison's concerns over the SHAR. He additionally is worried about the lack of cost control after the first homeowner, as well as the fact that the first homeowner seemingly has no timeline of how long they must keep the property. He is worried about house-flipping that would essentially make the homes unattainable after the first owner.

Bradley Anderson has lived in Lehi for over 38 years. He has concerns over the explosive growth that has happened in the last few years specifically in regard to water. He has a large property that has enjoyed a natural pond for many years. In the last two years it has dried up completely. The institutes he's reached out to for water data show that natural aquifers are drying up and he has worries about sustainability. Lorin Powell discussed how the Murdock Canal lost about 20% of its water in the Highland area. In the past Lehi has used the seepage from that, but when the canal was piped, the water was redirected back into Highland. It's not the only factor, but it's a major one for all bodies of water in the area. The city is also looking at ways to recharge the aquifer and has several projects in place now. One example is that the city is redirecting excess flow into a place at the mouth of the canyon where water seeps into the deep strata.

Rachel Freeman has concerns over bonus density being considered in the SHAR. She echoed Bradley Anderson's concerns and added her own over bonus ERUs.

LaRell Stephens echoed the concerns over the SHAR that have been shared. He wanted to know where the city was with integrating graywater and/or allowing citizens to collect graywater. Mayor Johnson explained that graywater must be processed before it can be used by the city. Usage of graywater could also result in complaints from people downstream who would normally be receiving that water. There is nothing in Lehi city code that prohibits the use of rain barrels.

Stephen Su'a-Filo thinks there should be more education on water rights and what they are allowed to be used for.

4) Consent Agenda

4.1) Approve Purchase Orders

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

320
321 **5) Consideration of Ordinance #44-2025 adopting Title 6 Chapter 5 Section 8, Bridge**
322 **Safety**
323

324 This item was pulled from the agenda.
325

326 **6) Consideration of a Grading Permit approval for the Upper Inverness Grading Permit**
327 **on 693.4 acres.**
328

329 Landon Larsen was present representing DR Horton. They are looking to keep fill on the lot so it
330 doesn't have to be trucked out and then back in to complete roadways.
331

332 Mayor Johnson asked if the site was going to balance. That is the goal.
333

334 **Motion:** Councilor Condie moved to approve the Grading Permit for the Upper Inverness
335 Grading Permit on 693.4 acres. He included all DRC comments and the Planning Commission
336 comments and motion. Councilor Newall seconded the motion.
337

338 Councilor Hancock asked if reapproval would be needed for the project if it went beyond the
339 allotted amount of time. It would need to be requested.
340

341 **Roll Call Vote:** Mayor Pro Tempore Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock,
342 Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.
343

344 **7) Consideration of Resolution #2025-49 approving a Construction Agreement with Rino**
345 **Excavating for the construction of the Lambert Basin Storm Drain.**
346

347 Lorin Powell presented the item. There were thirteen bidders on this project, and the city went
348 with the low bid from Rino Excavating based on past experience with them. The bid was around
349 half a million dollars. This is a big project with a 48 inch pipe going into the basin, under the
350 freeway and into a different basin. The purpose of this project is to connect retention basins in
351 the city.
352

353 Councilor Condie asked if there was an estimated start date on the project. Powell explained that
354 it would begin as soon as approval was given to the developer and the contract signed. He
355 estimated it would begin in three to four week. The project will be going under train tracks which
356 will need to be repaired at the behest of UTA.
357

358 Councilor Hancock asked if there has been any thought put into running utility lines under I-15.
359 Powell clarified that the project wouldn't be going under I-15 as it is east of trans west.
360

361 **Motion:** Councilor Hancock moved to approve Resolution #2025-49, a Construction Agreement
362 with Rino Excavating for the construction of the Lambert Basin Storm Drain. Councilor Albrecht
363 seconded the motion.
364

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

367
368 **8) Consideration of Resolution #2025-50 approving a Master Agreement with UDOT for**
369 **the construction of water, sewer, irrigation, and storm drain improvement as part of**
370 **the 2100 N Project.**
371

372 Brad Kenison presented the item. This agreement is how UDOT establishes design criteria for
373 streets in the city for developers. Matt Parker from UDOT is present to answer questions on
374 items.
375

376 Councilor Condie asked about timing of projects, specifically at Redwood and 2100 North.
377 Parker explained that the current project ends to the east of Redwood road, and some slip ramps
378 will be built into existing frontage roads. The project is estimated to be done in early spring. This
379 is when the 2100 North project will be starting. Proposals for the project will be coming in just
380 after Labor Day, after which contractors will be selected. There are a few milestones while under
381 construction including notice to proceed to start the design and a notice to proceed for the
382 earthwork.
383

384 Mayor Johnson asked if the updated drawing with the bridge change was sent. It was sent to
385 Michael, and Parker will send it to the Mayor personally after the meeting.
386

387 Parker gave an update on Pioneer Crossing. Bids have come in, and a contractor will begin work
388 in about a month. They expect the project to be done by the end of next summer.
389

390 Councilor Albrecht asked about a pedestrian bridge over SR-92. Parker is not familiar with the
391 project. Mayor Johnson and Brad Kenison shared that they have recently had a meeting where
392 they were shown concepts. The city has requested that the designs be revisited for financial
393 reasons. The road should be completed within the next two or three weeks. Councilor Stallings
394 asked if the pedestrian bridge would be connected to improvements to SR-92. It will be a
395 standalone project. Alternative funding is being sought out to help with the 7 million estimated
396 cost.
397

398 **Motion:** Councilor Condie moved to approve Resolution #2025-50, a Master Agreement with
399 UDOT for the construction of water, sewer, irrigation, and storm drain improvement as part of
400 the 2100 N Project. Councilor Newall seconded.
401

402 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
403 Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.
404

405 **9) Consideration of Resolution #2025-51 approving a Supplemental Agreement with**
406 **UDOT for water, sewer, irrigation, and storm drain improvements related to the**
407 **2100 N Project.**
408

409 Brad Kenison and Matt Parker presented the item. This is a way for the city to ensure that they
410 have master plan utilities stubbed across the freeway before surrounding structures go in. UDOT
411 will include the bid items in their contract. The goal is to get these into the original design

contract and not make it a change order. It will be competitively bid, and the City Council will have an opportunity to review it.

Councilor Albrecht thanked Kenison for thinking ahead.

Motion: Councilor Newall moved to approve Resolution #2025-51, a Supplemental Agreement with UDOT for water, sewer, irrigation, and storm drain improvements related to the 2100 N Project. Councilor Condie 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) Consideration of Resolution #2025-53 approving an Agreement with UDOT for the construction of an asphalt trail connection through Holbrook Park 2 from the Jordan River pedestrian bridge to Waterbury Drive.

Brad Kenison and Matt Parker presented the item. UDOT currently has some trails going across the Jordan River Bridge over frontage roads. Essentially the trails are being moved from off the bridges and the bridges are being taken down. Mayor Johnson has suggested moving this bridge to the north side of 2100 North. The trails will connect down to the Jordan River trail and then across the Jordan River on a separate structure which will stub into Holbrook Park #2 (to be renamed in the future). The project is estimated to be \$170,000.

Motion: Councilor Hancock moved to approve Resolution #2025-53, an Agreement with UDOT for the construction of an asphalt trail connection through Holbrook Park 2 from the Jordan River pedestrian bridge to Waterbury Drive. Councilor Albrecht seconded.

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

11) Consideration of Resolution #2025-54 approving an agreement with UDOT for the construction of an access road connection from 2100 North and Thanksgiving Way to the park and ride lot.

Brad Kenison and Matt Parker presented the item. The current design would change the Hadco access to a right-in right-out. Through working with the Hadfields, the city and UDOT were able to come to an agreement. The mayor's idea was to grant an additional access to Thanksgiving Way if the current design is selected. This project may or may not happen depending on the selected design. Costs would be shared between the city and Hadco because it would be a shared access.

Councilor Hancock asked if this would improve access to the Park and Ride. It will, and it is a priority of the project. The current access point will remain. If this plan is enacted, it will prevent people from needing to go through the Hadfield's property to access the Park and Ride.

Motion: Councilor Condie moved to approve Resolution #2025-54, an agreement with UDOT for the construction of an access road connection from 2100 North and Thanksgiving Way to the park and ride lot. Councilor Newall seconded.

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

12) Consideration of Resolution #2025-52 appointing a Member to the Board of Trustees of the Metropolitan Water District of Lehi.

Lorin Powell presented the item. Lorin is retiring as a board member and plans to work as a consultant with the board from this point on. Brad Kenison is being put forth as a replacement. He is involved with the water system and thus has the necessary experience.

Motion: Councilor Hancock moved to approve Resolution #2025-52 appointing a Member to the Board of Trustees of the Metropolitan Water District of Lehi. 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.

13) Consideration of Resolution #2025-55 approving the American Fork Dry Creek Watershed Agreement with the Natural Resources Conservation Service, U.S. Department of Agriculture.

Brad Kenison presented the item with help from Parker Versimac who was present representing Jones and DeMille. He has been working on the project for five years. This study was done jointly with American Fork and partially with Pleasant Grove and studied channels and improvements especially around Lehi Elementary. This is an amendment to the 1959 watershed plan. There have been fourteen amendments through the years. This amendment will address current flooding concerns.

Some portions of what they studied had been improved with development but most remains unimproved. Some adjustments on a planning level have been made based on the study, including allotments of water during flood events. Part of the study was making sure the improvements would be beneficial to the city. One proposed plan is to replace two corrugated metal culverts near the elementary school with box culverts with significantly increased capacity and trash racks. Additionally downstream segments will be improved. They are working with a budget of \$25 million and are thus focusing on the biggest problem areas. As improvements are made, new problem areas have appeared and have been addressed as they were found. Saratoga Springs has entered as a co-sponsor as they are at the edge where induced flooding happens.

Initially funding was allocated for replacing culverts and bridges, but partway through the project, it was rescinded, leaving it to the city to make those improvements. Versimac warned the council that they will likely need to buy right-of-way for sections they don't already own. The

city is not on the hook to pay for anything until the construction period. The design will be paid for by NRCS.

Kenison clarified that this agreement is required by NRCS in order to get the funding from the organization.

Councilor Condie asked about creek improvements near Willow Park, and if they were part of mitigating the issue of flooding. They were a part of the plan that has been completed ahead of time. Improvements are still being made in the interim. Councilor Condie asked about the split near Lehi Elementary. The study focuses on the area after the splitter as it is still functional and has recently been improved.

Motion: Councilor Condie moved to approve Resolution #2025-55, the American Fork Dry Creek Watershed Agreement with the Natural Resources Conservation Service, U.S. Department of Agriculture. He included all DRC 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.

14) Consideration of holding a Closed Meeting to discuss pending or reasonably imminent litigation.

Motion: Councilor Albrecht moved to go into a Closed Meeting to discuss pending or reasonably imminent litigation. 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.

15) Adjournment

With no further business to come before the City Council at this time, Councilor Albrecht moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 8:41 p.m.

Approved: August 26, 2025

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder