



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

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

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

142
143 Mayor Johnson asked how setbacks would work with the varying sizes of homes. Harris
144 explained that there would be some flexibility, but it would essentially be a PUD. Standard lots
145 in the development need to match zoning setbacks. The mayor is concerned about
146 inconsistencies between setbacks causing disputes. Brittney used the Holbrook Farms area as an
147 example of the smaller setbacks and how those affect the feel of the neighborhood. Mayor
148 Johnson asked if setbacks would start after easements. The council discussed different potential
149 easements, and if they could be counted as setbacks in certain cases.

150
151 Councilor Stallings asked for the two-year setback change to be based on the Certificate of
152 Occupancy.

153
154 The code establishes that the City council is allowed to consider setbacks not lined out in code.
155 This would allow Council to consider alternative solutions the City may not have considered.
156 Additionally financial flexibility has been introduced, at the discretion of City Council.

157
158 Houses on additional lots will be required to be built using similar materials as other homes in
159 the development. They will also be deed restricted in perpetuity for owner occupancy. Garages
160 are discouraged for affordability reasons, but they may be included if attainability standards are
161 still met. If garages are not included, they must be attachable in the future. There is a possibility
162 of a reduced public right of way in certain circumstances.

163
164 The approval process begins when the applicant submits the layout showing lot sizes and widths
165 and public rights-of-way, as well as rough building elevations for both attainable and standard
166 units for comparison, and a proposed sale price with justifications if it crosses the \$400,000 price
167 point.

168
169 Concept plans will be sent to DRC first, then to City Council, who will decide if they want to
170 enter into a Development Agreement. The process will follow the steps in getting a Development
171 Agreement approved from this point.

172
173 Mayor Johnson asked for an update on deed restrictions. Currently only the attainable lots will be
174 deed restricted to owner-occupancy in perpetuity. Councilor Newall asked what the enforcement
175 plan would be. If there is an HOA, then it will be taken care of by the HOA. Harris hopes for
176 self-policing in the maintenance of the deed restriction. Mayor Johnson suggested reaching out to
177 other cities to find a method for enforcement, such as a survey. Councilor Stallings asked how
178 the deed restriction would be punished. Harris explained that there could be room for legal
179 action. Ryan Wood explained that the city would likely try to reach a contract with the parties
180 that are affected.

181
182 Councilor Stallings asked if it is still an overlay zone. It is no longer a city-wide overlay zone.
183 Harris explained that designating land can affect prices of homes, as value increases as soon as a

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

186
187 Councilor Stallings asked if the standard lots could have ADUs in these planned developments.
188 They can, but city staff doesn't generally expect every home to have an additional unit.
189 Councilor Stallings shared that she feels that the way the plan is written devalues the land at the
190 expense of the landowner. Harris explained that while the developers will get a benefit for using
191 the zone, due to the requirements that the homes be smaller they will not be receiving much more
192 profit than they would in a normally zoned development. Councilor Stallings sees affordable
193 housing and respecting the free market pricing of land as mutually exclusive.

194
195 Brad Kenison shared that the engineering department likes this plan better than previous
196 iterations, as it helps them to estimate utility needs and impacts for areas.

197
198 Councilor Stallings asked if HOAs were a part of the code. They're not, that would be up to
199 individual developers. At one point HOAs were discouraged, but the current iteration of the plan
200 doesn't mention them. Councilor Stallings asked if HOA fees would be taken into consideration
201 on potential Development Agreements. Kenison and Harris explained that any HOAs would be
202 included in the information presented to the council. There would be no requirements for an
203 HOA if there were no amenities, which the SHAR does not require.

204
205 Councilor Albrecht asked about an area of attainable housing that had an overlay denied, as the
206 Council didn't want to increase the price of the land and the homes. She asked why that was
207 denied, but this is going through. Councilor Stallings feels that not having the additional density
208 on the General Plan is unfair to the property owner and undervalues the property. Mayor Johnson
209 shared that there has never before been a discussion about the value of land based on zoning, and
210 the fact that the conversation hasn't been avoided this time worries him. Councilor Stallings
211 argued that usually the zones are in place already, so the information is usually available.

212
213 Councilor Newall has concerns over earmarking certain parts of Lehi for availability, as she
214 worries it will develop entitlements or expectations in developers.

215
216 Mayor Johnson explained that he doesn't want the market to be controlled at the City Council
217 level.

218
219 **3) Agenda Questions**
220 None.

221
222 **4) Administrative Report**
223 Mayor Johnson announced that item 5 has been postponed to another meeting as information is
224 still being gathered and needs to be analyzed.

225
226 Councilor Newall reached out to Dane's Music to see if there was somewhere to obtain a piano
227 for the civic center and library. A limited edition Steinway grand piano is being donated to the
228 library.

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

233
234 Councilor Hancock mentioned that the device-sniffing dog Digi was part of a successful
235 operation recently.

236
237 **5) Mayor and Council Reports**

238 None.

239
240 **Regular Session, 7:00 p.m.**

241
242 **1) Welcome, Roll Call, Pledge of Allegiance**

243
244 Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor
245 Stallings led the pledge of allegiance.

246
247 **2) Presentations and Reports**

248
249 **2.1) Waterwise Yard of the Month Presentation**

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

253
254 The winners this month are Chrystal and Joshua Souter at 2796 N 900 E. One aspect of the
255 design that the city really liked was the bold use of native shrubbery and grasses. It's also
256 functional, including sitting areas and a firepit, as well as a chicken coop.

257
258 Chrystal explained that they worked with a landscape architect to make sure the design used
259 local plants and was deer resistant. They designed it to limit turf grass as much as possible. They
260 have a small patch in the back for their kids to play on, and everything else has low water
261 requirements and is on a drip system. The native pasture grasses in their yard only need to be
262 mowed once a year.

263
264 Joshua explained that the chickens are part of making their yard more environmentally friendly,
265 as they eat fallen fruit from the trees and then fertilize the yard. They had previously tried to tap
266 into a graywater system, but that unfortunately didn't work out when they were building and
267 designing the home.

268
269 Central Utah Water Conservancy District provided a swag bag for the winners, who also
270 received a Lowe's gift card from the city.

271
272 **3) 20 Minute Citizen Input**

273

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

277
278 Tyson Hodges asked that the canal weeds in front of the STRATA development be looked at by
279 the city as they have gotten out of control. He echoed James Harrison's concerns over the SHAR.
280 He additionally is worried about the lack of cost control after the first homeowner, as well as the
281 fact that the first homeowner seemingly has no timeline of how long they must keep the
282 property. He is worried about house-flipping that would essentially make the homes unattainable
283 after the first owner.

284
285 Bradley Anderson has lived in Lehi for over 38 years. He has concerns over the explosive
286 growth that has happened in the last few years specifically in regard to water. He has a large
287 property that has enjoyed a natural pond for many years. In the last two years it has dried up
288 completely. The institutes he's reached out to for water data show that natural aquifers are
289 drying up and he has worries about sustainability. Lorin Powell discussed how the Murdock
290 Canal lost about 20% of its water in the Highland area. In the past Lehi has used the seepage
291 from that, but when the canal was piped, the water was redirected back into Highland. It's not the
292 only factor, but it's a major one for all bodies of water in the area. The city is also looking at
293 ways to recharge the aquifer and has several projects in place now. One example is that the city
294 is redirecting excess flow into a place at the mouth of the canyon where water seeps into the deep
295 strata.

296
297 Rachel Freeman has concerns over bonus density being considered in the SHAR. She echoed
298 Bradley Anderson's concerns and added her own over bonus ERUs.

299
300 LaRell Stephens echoed the concerns over the SHAR that have been shared. He wanted to know
301 where the city was with integrating graywater and/or allowing citizens to collect graywater.
302 Mayor Johnson explained that graywater must be processed before it can be used by the city.
303 Usage of graywater could also result in complaints from people downstream who would
304 normally be receiving that water. There is nothing in Lehi city code that prohibits the use of rain
305 barrels.

306
307 Stephen Su'a-Filo thinks there should be more education on water rights and what they are
308 allowed to be used for.

309
310 **4) Consent Agenda**

311
312 4.1) Approve Purchase Orders

313
314 **Motion:** Councilor Condie moved to approve the consent agenda. Councilor Albrecht seconded
315 the motion.

316
317 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
318 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 weeks. 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

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

414
415 Councilor Albrecht thanked Kenison for thinking ahead.

416
417 **Motion:** Councilor Newall moved to approve Resolution #2025-51, a Supplemental Agreement
418 with UDOT for water, sewer, irrigation, and storm drain improvements related to the 2100 N
419 Project. Councilor Condie seconded the motion.

420
421 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
422 Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

423
424 **10) Consideration of Resolution #2025-53 approving an Agreement with UDOT for the
425 construction of an asphalt trail connection through Holbrook Park 2 from the
426 Jordan River pedestrian bridge to Waterbury Drive.**

427
428 Brad Kenison and Matt Parker presented the item. UDOT currently has some trails going across the
429 Jordan River Bridge over frontage roads. Essentially the trails are being moved from off the bridges and
430 the bridges are being taken down. Mayor Johnson has suggested moving this bridge to the north side of
431 2100 North. The trails will connect down to the Jordan River trail and then across the Jordan River on a
432 separate structure which will stub into Holbrook Park #2 (to be renamed in the future). The project is
433 estimated to be \$170,000.

434
435 **Motion:** Councilor Hancock moved to approve Resolution #2025-53, an Agreement with UDOT
436 for the construction of an asphalt trail connection through Holbrook Park 2 from the Jordan
437 River pedestrian bridge to Waterbury Drive. Councilor Albrecht seconded.

438
439 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
440 Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

441
442 **11) Consideration of Resolution #2025-54 approving an agreement with UDOT for the
443 construction of an access road connection from 2100 North and Thanksgiving Way
444 to the park and ride lot.**

445
446 Brad Kenison and Matt Parker presented the item. The current design would change the Hadco
447 access to a right-in right-out. Through working with the Hadfields, the city and UDOT were able
448 to come to an agreement. The mayor's idea was to grant an additional access to Thanksgiving
449 Way if the current design is selected. This project may or may not happen depending on the
450 selected design. Costs would be shared between the city and Hadco because it would be a shared
451 access.

452
453 Councilor Hancock asked if this would improve access to the Park and Ride. It will, and it is a
454 priority of the project. The current access point will remain. If this plan is enacted, it will prevent
455 people from needing to go through the Hadfield's property to access the Park and Ride.

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

460

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

463

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

466

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

470

471 **Motion:** Councilor Hancock moved to approve Resolution #2025-52 appointing a Member to the
472 Board of Trustees of the Metropolitan Water District of Lehi. Councilor Newall seconded the
473 motion.

474

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

477

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

481

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

488

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

498

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

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

504
505 Kenison clarified that this agreement is required by NRCS in order to get the funding from the
506 organization.

507
508 Councilor Condie asked about creek improvements near Willow Park, and if they were part of
509 mitigating the issue of flooding. They were a part of the plan that has been completed ahead of
510 time. Improvements are still being made in the interim. Councilor Condie asked about the split
511 near Lehi Elementary. The study focuses on the area after the splitter as it is still functional and
512 has recently been improved.

513
514 **Motion:** Councilor Condie moved to approve Resolution #2025-55, the American Fork Dry
515 Creek Watershed Agreement with the Natural Resources Conservation Service, U.S. Department
516 of Agriculture. He included all DRC comments. Councilor Newall seconded the motion.

517
518 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
519 Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

520
521 **14) Consideration of holding a Closed Meeting to discuss pending or reasonably imminent
522 litigation.**

523
524 **Motion:** Councilor Albrecht moved to go into a Closed Meeting to discuss pending or
525 reasonably imminent litigation. Councilor Hancock seconded the motion.

526
527 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes;
528 Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

529
530 **15) Adjournment**

531
532 With no further business to come before the City Council at this time, Councilor Albrecht moved
533 to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed
534 unanimously. The meeting was adjourned at approximately 8:41 p.m.

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538 Approved: August 26, 2025

Attest:

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Mark Johnson, Mayor

Teisha Wilson, City Recorder