



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

Minutes of the **Regular Meeting** of the **Lehi City Council** held **November 18, 2025** 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 (participated electronically)
Heather Newall, Council Member
Michelle Stallings, Council Member

Excused:

Others Present: Jason Walker, City Administrator; Beau Thomas, Deputy City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Chief Jeremy Craft, Fire Department; Dean Lundell, Finance Director; and Teisha Wilson, City Recorder.

Pre-Council, 6:00 p.m.

1) Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Councilor Hancock, who will join the meeting virtually. Councilor Albrecht gave the opening comment.

2) Presentations and Reports

None.

3) Agenda Questions

None.

4) Administrative Report

None.

5) Mayor and Council Reports

None.

6) Possible consideration of a motion to hold a Closed Meeting for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

Motion: Councilor Condie moved to hold a Closed Meeting for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual. Councilor Newall seconded the motion.

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

The Meeting resumed at approximately 7:03 p.m.

Regular Session, 7:00 p.m.

1) Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Councilor Hancock who is joining virtually. Councilor Newall led the Pledge of Allegiance.

2) 20 Minute Citizen Input

None.

3) Consent Agenda

3.1) Reapproval of Ordinance for Clark Meadows Annexation.

3.2) Approve Meeting Minutes

3.3) Approve Purchase Orders

Motion: Heather Newall moved to approve the consent agenda. Paige Albrecht seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

Regular Agenda

4) Consideration of Resolution #2025-83, amending the Lehi City Water Conservation Plan.

Greg Allred, Water Department Manager, presented this item.

Motion: Chris Condie moved to approve Resolution #2025-83, amending the Lehi City Water Conservation Plan. Heather Newall seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

5) Consideration of Resolution #2025-81 approving an agreement between Lehi City and Corrio Construction for the Jordan Willows Lift Station upgrade.

Greg Allred, Water Department Manager, presented this item.

Motion: Paige Albrecht moved to approve Resolution #2025-81 approving an agreement between Lehi City and Corrio Construction for the Jordan Willows Lift Station upgrade. Chris Condie seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

6) Consideration of Resolution #2025-79 ratifying the purchase of property as the successful bidder at a foreclosure auction.

Marlin Aldred stated that the city is acquiring the property to address a leak in the reservoir. Once it's fixed the city will sell the property.

Motion: Chris Condie moved to approve Resolution #2025-79 ratifying the purchase of property as the successful bidder at a foreclosure auction. Heather Newall seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

7) Consideration of Resolution #2025-82, approving an agreement between Lehi City and RB&G Engineering Inc. for engineering services for the widening of 2300 West between Pioneer Crossing and Main Street.

Lorin Powell, City Engineer, stated that the Mountainland Association of Governments (MAG) is funding this project.

Motion: Heather Newall moved to approve Resolution #2025-82, approving an agreement between Lehi City and RB&G Engineering Inc. for engineering services for the widening of 2300 West between Pioneer Crossing and Main Street. Paige Albrecht seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

8) Budget Amendment #2 for FY2026

The Amendment is to fund a code enforcement officer.

a. Public Hearing

Rachel Freeman was in support of the amendment.

b. Consideration of Resolution #2025-78, amending the Lehi City Budget for fiscal year 2026 (July 1, 2025 - June 30, 2026).

Motion: Michelle Stallings moved to approve Resolution #2025-78, amending the Lehi City Budget for fiscal year 2026 (July 1, 2025 - June 30, 2026). Heather Newall seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

9) Consideration of Ordinance #65-2025, approval of the Smith Zone Change on 0.40 acres located at 235 West State Street, changing the zoning from R-2 (Medium Density Residential) to Neighborhood Commercial.

Motion: Chris Condie moved to approve Ordinance #65-2025, approval of the Smith Zone Change on 0.40 acres located at 235 West State Street, changing the zoning from R-2 (Medium Density Residential) to Neighborhood Commercial, included DRC and Planning Commission comments. Michelle Stallings seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

10) Consideration of Ordinance #66-2025, approval of the Skye Area Plan Amendment, creating some design changes to the General Nonresidential Design Requirements in the Mixed-Use areas.

Mark with the Gardner Company explained that rather than applying for multiple conditional uses, they would like to amend the area plan for drive-through alignments.

Rachel Freeman expressed concern with pedestrian access and safety.

Motion: Heather Newall moved to approve Ordinance #66-2025, approval of the Skye Area Plan Amendment, creating some design changes to the General Nonresidential Design Requirements in the Mixed-Use areas, including DRC and Planning Commission comments. Paul Hancock seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

11) Consideration of Resolution #2025-84 authorizing the issuance and sale of Sales Tax Revenue Bonds to finance all or a portion of the construction of a science and technology building on the campus of Thanksgiving Point.

McKay Christensen and Jason Burningham explained the project's mission, economic impact and financial benefits. They said that the project expands STEM education access, especially for low-income kids who already receive free admission to Thanksgiving Point's programs. They

said that an independent study projected more than \$400 million in total economic and fiscal benefit over 20 years, including about \$54 million directly to Lehi (roughly \$2.2 million per year in new general-fund revenues). By using a sales tax revenue bond backed by the city's strong credit, the interest rate is significantly lower than Thanksgiving Point could get on its own, generating an estimated \$6.9 million in present-value savings. Because Thanksgiving Point is a 501(c)(3), those savings must be reinvested in facilities and programs rather than paid to shareholders.

Council and staff also emphasized that Lehi is leveraging its credit. Multiple protections were built in: a ground lease and building as collateral, debt service and capital reserve funds funded by Thanksgiving Point, and a pledge of net revenues from all Thanksgiving Point facilities (not just the new center), supported by an endowment. Utah County is also anticipated to cover roughly the first three years of bond payments.

Michelle Stalling's concerns centered on the use of public credit and overall taxpayer risk. She was uneasy pledging Lehi's sales tax revenues for a facility run by a private nonprofit, citing the Utah Constitution's limits on lending public credit and noting Lehi already has substantial debt backed by pledged revenues. She preferred exploring a conduit bond (or similar structure) that could still provide tax-exempt financing without tying up city sales tax and wanted a side-by-side comparison before committing. Michelle was also concerned that Utah County or the state may ultimately contribute less than expected and was uncomfortable with the city owning a building operated by Thanksgiving Point under long, complex lease/ground-lease arrangements.

Other Councilmembers concluded that the community educational benefits, projected revenue to Lehi, and layered risk protections justified moving forward with the sales tax revenue bond structure.

Motion: Heather Newall moved to Resolution #2025-84 authorizing the issuance and sale of Sales Tax Revenue Bonds to finance all or a portion of the construction of a science and technology building on the campus of Thanksgiving Point and that in the lease agreement section 3.5 which refers to \$1.50 per each ticket, be changed to the net revenue of all facilities of Thanksgiving Point, and also include in either the ground or lease agreement that the science and technology center facility will be operated the same as the current Thanksgiving Point facilities.

Randy Farnsworth, legal counsel, clarified that agreement be modified from ticket sales to net revenues from all of Thanksgiving Point facilities, and secondly, that the new science technology facility be operated substantially similar to public programming as Thanksgiving Point currently operates.

Heather Newall seconded the motion.

Michelle Stallings suggested making the language broader rather than applying it to a specific section. She also asked to clarify the facility operations.

Chris Condie stated that as an example, children on SNAP or WIC benefits have free access to this building as they currently do with other buildings.

Amended Motion: Chris Condie amended the motion to strike his comment referencing 3.5 so that it can be applied anywhere else that may be appropriate. Heather Newall seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall.
NO: Michell Stallings. The motion carried 4-1.

Councilor Stallings noted that she is supportive of the project and expressed appreciation, but she would have liked to look at other options so they wouldn't have to obligate taxpayer money for this.

12) Consideration of Resolution #2025-80, the Board of Canvassers Certifying the Official Canvassers' report of the November 4, 2025, General Municipal Election for Lehi City, Utah.

Motion: Paul Hancock moved to approve Resolution #2025-80, the Board of Canvassers Certifying the Official Canvassers' report of the November 4, 2025, General Municipal Election for Lehi City, Utah. Heather Newall seconded the motion.

Roll Call Vote: YES: Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, Michelle Stallings. The motion passed unanimously.

Closed Meeting

Motion: Chris Condie moved to hold a Closed Meeting for the character, professional competence, or the physical or mental health of an individual. Heather 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.

The closed meeting was held at approximately 8:40 p.m.
The regular meeting resumed at approximately 9:27 p.m.

13) Adjournment

The meeting adjourned at approximately 9:28 p.m.

Approved: December 9, 2025

Attest:



Mark Johnson, Mayor



Teisha Wilson, City Recorder

