

Minutes of the **Work Session** of the **City Council** held Tuesday, **October 06, 2015**, at 4:00 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Bert Wilson, Mayor
Chris Condie, Council Member
Paul Hancock, Council Member
Mark Johnson, Council Member
Johnny Revill, Council Member

Excused: Mike Southwick, Council Member

Others Present: Jason Walker, City Administrator; Robert Ranc, Assistant City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Joel Eves, Power Director; Darren Paul, Police Chief; Robert Marshall, Code Enforcement Officer; Cameron Boyle, Management Analyst; Beau Thomas, Management Analyst; Marilyn Banasky, City Recorder; and 8 citizens.

1. Welcome and Opening Comment

Mayor Wilson welcomed everyone and noted that all City Councilmembers were present except Councilor Southwick who is excused. Councilor Johnson gave the opening comment.

2. Discussion of internal power generation – Joel Eves, Power Director.

Joel Eves stated that he will discuss current market conditions, load analysis, internal generation analysis, proposal of solutions, and possible next steps.

Shane Miner from Wheeler Machinery discussed the current market conditions. He reported that coal fired power plants will be shutting down within the next few years, which will put a strain on power supplies. Mr. Eves discussed Lehi City's current power resources and load conditions. He stated that due to the fact that coal fired plants are being required to shut down, the cost of power will go up as the power load increases. He explained that if Lehi had internal generation, they could have more control over their own power costs as they now buy power in advance. He stated that Lehi would have saved over \$300,000 by having internal generation over the last two years. Mr. Eves suggested starting with three natural gas powered generators at a cost of \$10,000,000. He proposed to build a Lehi owned and operated internal generation facility that would include:

- 10 generator bays
- Office, control, and dispatch facility
- Utility interface switchgear control room
- 7 bay pull-through maintenance shop.

Mr. Eves reported that a big question is where to put the facility and how to get the natural gas line to it. He stated that he has evaluated four sites. They are as follows:

- Current Site
 - Projected cost is \$9,980,800.00
- Alternate Site #1 (Mink Farm)
 - Projected cost is \$12,023,000.00

- Alternate Site #2 (South East)
 - Projected cost is \$13,706,440.00
- Alternate Site #3 (North West)
 - Projected cost is \$13,821,980.00

Councilor Hancock inquired if money were no object which site Mr. Eves would like. Mr. Eves replied that he likes the current site, but if money was no object, he would start from scratch on the buildings. He stated that they would grow into 10 generators, but would start with three and each additional generator would cost \$2 million. He stated that the next steps would be:

- File notice of intent with UDAQ
- Gas line extension to building location
- Construction of facility
- Procurement of generator sets

Mr. Eves inquired if the City Council wants to move forward. Councilor Condie stated that he is in favor of moving forward and wants to look at renovating the current building at the current site.

3. Review of proposed Code Revision – Ryan Wood, City Attorney

Ryan Wood stated that he has looked at the minutes from the previous meetings where this was discussed and made those changes as well looking at the suggestions from Conner Boyak. There were no comments from the City Council. Mr. Wood stated that he will place this item on the next City Council agenda for consideration.

4. Discussion of leasing City Conduit – Councilor Condie

Councilor Condie reported that he met with Ignite Fiber and he feels if there is space in the City conduit and someone applies for a Franchise Agreement, that they should be allowed to lease the conduit. Ryan Wood stated that he is working on standards to implement the leasing of conduit. Councilor Condie inquired as to the time frame to get those standards adopted as he would like to speed it up and begin leasing the conduit. Mr. Wood replied that he needs a few weeks to work on the standards. Mayor Wilson stated that he wants to ensure that this is done right and wants Mr. Wood to come up with standards that are fair and equitable to everyone. Councilor Condie stated that he looking at the second meeting in November. Councilor Hancock inquired as to who pays for the infrastructure to the homes. Lorin Powell replied that the developer pays for that. Councilor Hancock inquired about bonding. Mr. Powell replied that they have required bonding in the past but that is for infrastructure when the subdivision is being built. He stated that getting the fiber to the home wouldn't be covered by a bond. Mr. Wood replied that would be part of the Franchise Agreement which would cover the right-of-way on public property. He stated that once they go onto private property, the City isn't held responsible. A discussion was held as to where the conduit is and how to tap into it for individual homes. Councilor Hancock stated that he also wants to consider this during the second meeting in November. Marilyn Banasky discussed the November meeting schedule and reported that there is only one City Council meeting currently scheduled for November. She stated that she does need to hold a meeting on November 17, 2015 to canvass the General Municipal election. Mayor Wilson suggested working on this for the November 17th meeting. A discussion was held regarding who would

be responsible for any damages. Mr. Powell stated that the City may need some of the conduit for their needs and cautioned about leasing all the space out to outside entities.

5. Discussion of marketing the RAP and Local Option tax proposals – Councilor Condie.

Robert Ranc discussed the pre-election tax survey that was done by Y2 Analytics. Quin Monson from Y2 Analytics presented the results. He reported that the survey showed that voters didn't know about the taxes but that both taxes were likely to pass. He explained that if the RAP tax passes, the survey shows residents support splitting the funding equally between arts and cultural activities and recreation and parks. For the Transportation tax the survey shows residents support repairing and expanding roads. Councilor Johnson brought up the fact that the For argument regarding the RAP tax is on the City website and newsletter but there is not an Against argument. A discussion was held regarding the legality of allowing an Against argument for the RAP tax since the deadline for submitting an argument has passed. It was decided that the City Recorder would contact the Lt. Governor's office and find out if anything can be done to accept and publish an Against argument. Connor Boyak gave a suggestion that the City post a statement that the absence of an argument is not the position of the City.

Councilor Condie stated that he wants to discuss how the RAP tax money would be spent if it passes. A discussion was held regarding setting percentages to be spent on parks, recreation, and arts. Councilor Condie stated that he would like to see some of the money help the Curtis Center. Cameron Boyle inquired if the Council commits to certain percentages, does that commit those percentages for the entire 10 years. Ryan Wood stated that it would not bind the Council. Councilor Revill asked for a list of projects that they could look at to help them come up with projects that they could allocate the money to. Councilor Hancock stated that he wants to see a list of projects for the first year or two in order to get an idea of the types of projects in the parks and arts areas. Mayor Wilson stated that he would like to go with the percentages that were requested in the survey. Councilor Johnson requested that the survey results be posted.

Mayor Wilson stated that Councilor Johnson has requested that Lorin Powell discuss an item regarding the Peck Park design. Lorin Powell reported that while he was working on the Master Plans he saw some things that need to be changed by the parks. He stated that there could be infrastructure and road changes that could be made. Councilor Johnson suggested having Landmark Design do a reassessment with the roads and water tank as per Mr. Powell's suggestions. Mayor Wilson stated that he wants to have Landmark Design do their independent plans first. Councilor Johnson stated that Landmark Design should be aware that Mr. Powell is looking at repositioning water tanks. Councilor Hancock stated that he doesn't see any problem with providing them with this information. Consensus was reached to contact Landmark Design about these changes.

6. Discussion of mink farm/fly issue – Councilor Revill.

Councilor Revill reported that he had a discussion after the town hall meeting. He called Utah State University last week and e-mailed them to see what more the City can do to solve this problem and make the citizens feel that they are listening. He received a reply and forwarded it to the Council. He thinks a study should be commissioned to find out where the fly problem is coming from or find out what the neighborhood could do to prevent it. He is looking at doing that with Utah State University. Councilor Hancock stated that it is

disappointing that the community representative is not here to express their concerns. Robert Marshall stated that he has not been contacted by the community representative at all and that all communication has been done by him. He reported that he has went to check on the Mink Farm numerous times and has asked for any responses from the community representative and has never been contacted.

Mayor Wilson reported that he would like to convene into a Closed Executive Session to discuss the character, professional competence, or physical or mental health of an individual.

Motion: Councilor Revill moved to adjourn into a Closed Executive Session to discuss the character, professional competence, or physical or mental health of an individual. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Revill, Yes; Councilor Hancock, Yes; Councilor Johnson, Yes; and Councilor Condie, Yes. The motion passed unanimously.

The meeting adjourned into a Closed Executive Session at 6:37 p.m.
The meeting reconvened at 7:02 p.m.

7. Adjournment

With no further business to come before the City Council at this time the meeting adjourned at approximately 7:02 p.m.

Approved: October 27, 2015

Attest:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder