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PROVO MUNICIPAL COUNCIL

Redevelopment Agency of Provo

Regular Meeting Minutes

5:30 PM, Tuesday, May 15, 2018

Room 200, Municipal Council Chambers

351 West Center, Provo, Utah

Opening Ceremony

Roll Call

THE FOLLOWING MEMBERS OF THE COUNCIL AND ADMINISTRATION WERE PRESENT:

Council Member George Handley
Council Member David Knecht
Council Member George Stewart
Council Member Gary Winterton
Council Attorney Brian Jones
Mayor Michelle Kaufusi

Council Member David Harding
Council Member David Sewell
Council Member Kay Van Buren
Council Executive Director Clifford Strachan
Chief Administrative Officer Wayne Parker

Conducting: Chair Winterton

Prayer – Jeff Larsen

Pledge of Allegiance – Jeff Larsen

Approval of Minutes

- **March 6, 2018 Council Meeting**
- **March 27, 2018 Council Meeting**

The meeting minutes for March 6, 2018 and March 27, 2018 were approved by unanimous consent.

Presentations, Proclamations, and Awards

1 A presentation of the Mayor's Award of Excellence ([0:11:11](#))

Mayor Kaufusi presented the Mayor's Award of Excellence to Gary Bushman. Mr. Bushman was recognized for his work as the Provo 360 Project Manager. She explained Provo 360 was the project name for the implementation of new technology that would be used by city employees throughout all departments. Mr. Bushman had stepped down from his role as Division Director of Human Resources to serve as the Project Manager. This had given Daniel Softley the opportunity to serve as the interim Division Director of Human Resources. Mayor Kaufusi said this was a complex project and Mr. Bushman had been tenacious in ensuring the project remained on schedule and the agreed upon functionality was delivered. He put the project schedule ahead of his personal plans, including retirement. Mr. Bushman was presented with the award alongside his son Jason and wife Debbie.

Next, Mayor Kaufusi presented Josh Ihrig, Information Systems Division Director, with the Mayor's Award of Excellence. She appreciated his outstanding service on the Provo 360 project. Mayor Kaufusi

said he had significantly contributed to the vision of the project. Mr. Ihrig had implemented organizational structure to support the project. In addition to working on the project full-time, he continued to manage the entire Information Systems division and keep the city's technology running. Mr. Ihrig, standing alongside his wife, was presented with the Mayor's Award of Excellence.

2 A presentation of the May 2018 Employee of the Month (0:08:51)

Chaz Addis, Employee Association President and City Forrester, announced Victoria Young, Power System Control Operator, as the May 2018 Employee of the Month. Mr. Addis invited her supervisor, Michal Czarnecki to say a few words about Ms. Young.

Mr. Czarnecki said Ms. Young immigrated to America from Guyana in 2014. She was determined to get a job at Provo Power. She scheduled an appointment with Tad Smallcomb, System Operations Manager, and introduced herself as an electrical engineering student and explained she was looking for a job. He told her there were no positions available, so she offered to volunteer. She was given an unpaid internship in August of 2016, which transitioned to a paid internship in January 2017. Finally, in November of 2017 she was hired as a System Control Operator. Mr. Czarnecki said she set the pace for the organization and was an all-around amazing employee. Her favorite part of working at Provo Power was the great people.

Public Comment

Fifteen minutes had been set aside for any person to express ideas, concerns, comments, or issues that were not on the agenda. Chair Winterton opened public comment. There was no response.

Action Agenda

3 Resolution 2018-19 of the Provo City Municipal Council regarding the implementation of a New Water Reclamation Facility. (18-051) (0:28:18)

Motion: An implied motion to approve Resolution 2018-19, as currently constituted, has been made by council rule.

David Decker, Public Works Director, presented. He indicated the city had been aware for several years that the Utah Division of Water Quality would implement new regulations on treatment plants in Utah. He said these new regulations would go into effect in 2020. In 2017 the State granted Provo City a variance with conditions. One of the conditions required several resolutions to be passed by certain dates. The first deadline was June 2018, this resolution required council to pass a resolution to indicate the general direction for the treatment plant. Mr. Decker described three options the state had presented:

- Rehabilitate the existing plant to meet regulations by 2025;
- Phased approach for a new facility; or
- New full-capacity facility, this would also be a phased approach.

Staff recommended council pursue the option for a new facility with a phased approach. The resolution included an approximate cost for this option. There would be two other resolution deadlines in 2019.

Chair Winterton opened public comment, there was no response. He called for a vote on the implied motion.

Roll Call Vote: The motion to approve Resolution 2018-19 passed 7:0 with Council Members Handley, Harding, Knecht, Sewell, Stewart, Van Buren, and Winterton in favor.

- 4 **(**This item has been continued**) - The Community Development Department requests a Code Amendment to Chapter 14.20 (SC3 Zone) to establish an open space requirement for the residential portion of mixed-use developments within this zone. Citywide impact. (PLOTA20180113)**
- 5 **(**This item has been continued**) An ordinance amending Provo City Code to increase the height limit for assisted living facilities in the Low Density Residential (LDR) Zone. The project initiating this proposed change is in the Riverbottoms Neighborhood, but the proposed amendment would have a citywide impact. (PLOTA20180054)**

Although the item had been continued, Brian Jones, Council Attorney, made a clarifying comment. Mr. Jones explained that in the previous meeting, the council asked Community Development staff to propose how to handle this request without making a city-wide change to the zone. The proposal the staff developed involved rezoning the property to Medium Density Residential (MDR) and using a development agreement to limit certain aspects of the development. Because the proposed rezone was less restrictive than the one discussed, council needed a new recommendation from the Planning Commission.

- 6 **Resolution 2018-20 tentatively adopting a proposed budget for Provo City Corporation for the fiscal year beginning July 1, 2018 and ending June 30, 2019. (18-005) ([0:34:22](#))**

Motion: An implied motion to approve Resolution 2018-20, as currently constituted, has been made by council rule.

Dustin Grabau, Budget Officer, presented. He said the tentative budget had been presented to Council two weeks earlier. They had begun the process of evaluating the budget. The budget included \$211,627,000 of expenditures. The General Fund represented about 27 percent of the total number. There were a number of changes from the previous year. Mr. Grabau said the largest increases came from sales tax and fee increases. There would be future meetings to review the details. Mr. Grabau said when the budget is presented in June there would be a reconciliation of all changes made through the evaluation process.

Mr. Stewart pointed out there was not a detailed previous-year budget provided for the Covey Center. Mr. Grabau said he would get this information for him.

Chair Winterton opened public comment. There was no response.

Roll Call Vote: The motion to approve Resolution 2018-20 passed 7:0 with Council Members Handley, Harding, Knecht, Sewell, Stewart, Van Buren, and Winterton in favor.

Recess as the Municipal Council and convene as the Redevelopment Agency

Motion: Council Member Stewart made a motion to adjourn as the Municipal Council and convene as the Redevelopment Agency. Council Member Van Buren seconded the motion.

Chair Winterton called for a vote on the motion.

Roll Call Vote: The motion Passed 7:0 with Council Members Handley, Harding, Knecht, Sewell, Stewart, Van Buren, and Winterton in favor.

Redevelopment Agency of Provo

7 Resolution 2018-RDA-05-15-1 tentatively adopting a proposed budget for the Redevelopment Agency of Provo City Corporation for the fiscal year beginning July 1, 2018 and ending June 30, 2019. (18-062) (0:38:52)

Mr. Grabau, Budget Officer, presented the proposed Redevelopment Agency (RDA) budget. Overall, the proposed budget was \$7,377,462. There were six funds in the budget, the largest was the Community Development Block Grant (CDBG).

Recognizing that the RDA had just recently learned exactly how much funding would be granted for HOME and CDBG programs, Mr. Stewart asked if the numbers in the budget reflected the actual amount, or just the preliminary estimation. David Walter, Redevelopment Agency Director, explained they would be getting about nine percent more funding than anticipated and final budget would reflect the actual amount.

Redevelopment Agency Chair Knecht opened public comment, there was no response. He called for a motion.

Motion: Board Member Harding moved to approve Resolution 2018-RDA-05-15-1 as currently constituted. Board Member Handley seconded the motion.

Roll Call Vote: The motion to approve Resolution 2018-RDA-05-15-1 Passed 7:0 with Board Members Handley, Harding, Knecht, Sewell, Stewart, Van Buren, and Winterton in favor.

Adjourn as the Redevelopment Agency and convene as the Storm Water Service District by unanimous consent.

Stormwater Service District

A resolution tentatively adopting a proposed budget for the Provo City Storm Water Service District for the fiscal year beginning July 1, 2018 and ending June 30, 2019. (18-063) (0:43:27)

Dustin Grabau, Budget Officer, presented the Stormwater Service District budget which was included in the appendix of the budget on page 129. The total proposed budget was \$4,713,241 for expenditures across the operating and capital improvement funds.

Chair Winterton thanked Mr. Grabau for his diligent work on the budget.

Chair Winterton opened public comment. There was no response. He called for a motion.

Motion: Council Member Handley made a motion to approve Resolution 2018-SSD-05-15-1 as currently constituted. Council Member Knecht seconded the motion.

Roll Call Vote: The motion Passed 7:0 with Council Members Handley, Harding, Knecht, Sewell, Stewart, Van Buren, and Winterton in favor.

Adjournment

The meeting was adjourned by unanimous consent at approximately 6:10 p.m.