



## PROVO MUNICIPAL COUNCIL

### Joint Meeting with the Provo School Board

12:00 PM, Thursday, August 16, 2018

Room 310, City Conference Room

351 West Center Street, Provo, UT 84601

#### Roll call ([0:04:07](#))

The following elected officials and members of the Provo School Board were present:

Council Chair Gary Winterton, conducting  
Council Vice-chair David Harding  
Councilor David Sewell  
Councilor George Handley  
Councilor David Knecht  
Councilor Kay Van Buren, arrived 12:11 PM  
Mayor Michelle Kaufusi  
Rebecca Nielsen, Provo School Board Member  
Melanie Hall, Provo School Board Member  
Julie Rash, Provo School Board Member  
Jim Petersson, Provo School Board Member, arrived 12:09 PM  
Superintendent Keith Rittel  
Stefanie Bryant, Provo School District Business Administrator

Excused: School Board President McKay Jensen, School Board Member Taz Murray, and Councilor George Stewart

The prayer was given by Rebecca Nielsen, Provo School Board member.

#### Agenda

1. A discussion with Brixton Capital regarding the Provo Towne Centre ([0:05:47](#))

Travis King, Brixton Capital CEO, presented. He introduced Bob Emery, Chief Investment Officer. Mr. King outlined the history of Brixton Capital and their philosophies. They felt that the energy of the mall needs to match the energy of the community; Brixton Capital loves Provo and Mr. King felt they have found a hidden gem in Provo, with its great quality of life, tight-knit residents, and other community assets.

In response to a question about whether malls were on the decline, Mr. King suggested that it was a case-by-case basis. Shopping, dining, entertainment, working, gathering, and embracing day-to-day main street life were all important parts of their vision for Provo Towne Centre. Councilors expressed appreciation for the great work that Brixton Capital has done for Provo and in the community. School Board Member Julie Rash expressed appreciation for the art gallery space that the mall has created for the School District—it has been such a positive opportunity in the community for students, parents, and the local schools.

Mr. King explained Brixton Capital aimed to create something that will be mixed-use at multiple levels and that would become a regional retail destination. It needs to be differentiated from other things that area and

elsewhere in the valley. Mr. King explained that they hoped to bring together elements that were focused on family, experiences, and increased dining options. Mr. King thanked the Council and School Board for having them and he looked forward to the continued partnership in the coming years. **Presentation only.**

2. An update on Timp-Kiwanis Bounous Park ([0:22:29](#))

Thomas McKenna, Parks Project Manager, presented an update on the Timp-Kiwanis Bounous Park. Mr. McKenna gave an update on the Land and Water Conservation Fund conversion process and indicated that the environmental assessment would be presented to the Council at an upcoming Council Meeting. The Council would vote on a resolution regarding the mitigation property and conversion to the National Park Service. Mr. McKenna responded to questions from Councilors and Board members regarding the environmental assessment and a conservation easement. Chair Gary Winterton expressed that the neighborhood has been concerned, as it has been unclear what the School Board was willing to agree to for use of the facility and green space. Councilor George Handley noted that that was the linchpin question and that durability of an agreement was a critical conversation that needed to happen.

School Board member Rebecca Nielsen asked whether Parks and Recreation had any sense from the National Park Service regarding the approval of the conversion process. Mr. McKenna explained that there were several cultural artifacts on the site in west Provo and that the State Historic Preservation office has been very involved in the process. School Board member Melanie Hall asked about the process for getting input on a regional sports park in the west side of the City. Mr. McKenna indicated that it had been a rigorous process and that the process was ongoing as part of the conversion process. Stefanie Bryant, Provo School District Business Administrator, asked whether Parks and Recreation had a sense of the revenues of a regional sports park. Parks and Recreation Director Scott Henderson indicated that the anticipated impact to the city and county was approximately \$11 million per year. With over 20 fields at one site, this park would be a very attractive element for attracting regional and national tournaments to the area. **Presentation only.**

- An update on traffic concerns with the opening of Provo High School ([0:45:34](#))

Captain Todd Grossgebauer gave an update on the strategic plan for the Police and Engineering departments and the School District with regards to traffic, parking, and pedestrian safety at the new Provo High School. Captain Grossgebauer outlined measures that the City was taking to address some of the issues which arose, including continued implementation of the department's school resource officer program. Captain Grossgebauer explained that crosswalks and speed zones are established based on the safety plan which the school submits to the State. The City would work with the Police and Engineering departments and school district officials to conduct continuing evaluation of those measures to ensure that the safety plans and strategies were effective. Captain Grossgebauer indicated that if vehicle and pedestrian observance of train crossings continued to be an issue, that UTA could dispatch their officers to monitor some of those issues.

Councilor David Harding suggested that a policy discussion on hiring and retention of crossing guards may be something for the Council to examine. Superintendent Keith Rittel clarified that the State Risk Management department places some limitations on what the School District can do (for instance, State Risk Management discourages safety patrols) and per state statute, crossing guards are a responsibility of the City. **Presentation only.**

3. A discussion on the Council's bond resolution ([1:05:51](#))

Wayne Parker, CAO, outlined details of the City's upcoming bond election. The current building was financed with a bond that was passed 50 years ago. The building is aging and is not seismically sound. The City began assessing the future needs in 2012 with several space analyses and a structural engineering review. The City has taken a backseat over the last few years in order to allow the School District to get their bond underway. This year, several factors led to a more robust discussion, including the availability of a property at

the Provo Towne Centre mall. Mr. Parker outlined the background information as well as Council's recent action to place a bond issue on the November ballot. The intent was to build a facility that would meet the City's needs for at least 50 years. The bond issue on the ballot was to bond for building a new city hall, police, fire, and emergency dispatch center, and fire station #2. Mr. Parker shared some considerations, including redevelopment potential downtown, and the desire to locate the facility in the downtown area (approximately 600 South to 500 North and 400 East to 500 West). Councilors shared additional comments and Chair Winterton encouraged the School Board's support of the bond. **Presentation only.**

- A presentation on Provo's Got Talent ([1:20:39](#))

Mayor Michelle Kaufusi invited Deputy Mayor Isaac Paxman to present on the Provo's Got Talent competition. The event was intended to bring the City and School District together. The event would be held in the spring of 2019 and Mr. Paxman invited the participation of the School District. **Presentation only.**

4. A discussion on a proposal to amend the occupancy limits for a single-family house ([1:26:12](#))

Councilor David Knecht introduced the proposal currently before the Planning Commission, to amend the definition of the occupancy limits for a single-family house. One of the considerations was what would offer parity or equal opportunity to different kinds of tenants.

School Board Member Jim Petersson explained that he was sympathetic to the economics, and loved the energy and vitality that single adults bring to an area, but noted that he has seen where there are negative impacts to a traditional single-family neighborhood.

Chair Winterton invited additional comments from the School Board. School Board Member Julie Rash indicated that the Board could certainly look into whether their enrollment has been affected. She suggested that there could be some changes in neighborhoods where the school wasn't necessarily impacted. She proposed that the School District examine the data surrounding schools and enrollment rates.

Councilor George Handley expressed the need to rely on data in evaluating the situation. He noted that with single professionals leaving Provo, the City and School District are losing a tax base that would help the schools. Mr. Handley didn't know what demographic trends suggested—perhaps families are simply smaller than they used to be, perhaps people are marrying later, etc. Mr. Handley thought it was problematic to assume something or someone is creating a problem if they were not. **Presentation only.**

5. Other discussion or questions ([1:38:07](#))

Chair Winterton invited any additional questions or concerns to address a future meeting.

## **Adjournment**

*Adjourned by unanimous consent.*