

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **May 12, 2020**, online at www.lehi-ut.gov.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Shaye Ruitenbeek, Management Analyst; Melanie Hansen, Events Coordinator; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Welcome and Prayer

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Councilor Condie, who will join the meeting at 7:00 p.m. Councilor Southwick offered the prayer.

2. Presentations and Reports

2.1 Fraud Risk Assessment Recommendations-

Dean Lundell, Finance Director, gave an update on the Fraud Risk Assessment. He stated that there are three things they would like to implement by the end of the year. One of those is an audit committee that would be made up of 5 individuals which would include two Councilmembers, two staff members and an outside representative. They also need employees to annually sign the code of ethics document that's part of the employee policy manual. He said the last one is for the elected officials to do an online training. They are still looking at getting a fraud hotline established for employee and the public to contact to report concerns.

2.2 COVID-19 Update and Discussion

Jason Walker, City Administrator, gave an update on the current pandemic. He stated that the Utah County Commission and Health Department will make recommendations to the State regarding which phase Utah County should be in. He said that if they decide to transition to yellow, then the City would need about 2 weeks to have everything in place to be able to operate safely in the yellow phase.

3. Agenda Questions

Mayor Johnson reported that items 10 and 11 were withdrawn by the applicant.

4. Administrative Report

Mr. Lundell reported that the sales tax numbers for March were not as bad as expected. He said that the city has a good diversity of revenue sources, but it is a fluid situation, so they aren't sure what to expect for April.

David Kitchen, Human Resources Director stated that they are looking at best practices on what employers can do to protect their employees when they return. We have good leadership and they are taking these precautions seriously.

Mr. Kitchen stated that they had a recent opportunity to enroll in a new healthcare option for employees that would be in addition to the standard insurance offered. The program is called Nice Healthcare. It would allow employees home access to a Physician's Assistant free of cost to the employee with the potential of future premium savings and better renewal rate for the City.

There was discussion about the likeness of employees using the system. This program is new so there isn't a lot of data on utilization. The Council was interested in exploring this option and asked that staff conduct a survey to see what the utilization might be from employees.

5. Mayor and Council Reports

None.

The meeting recessed at approximately 6:50 p.m.

The meeting reconvened at approximately 7:00 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. Mayor Johnson led the Pledge.

2. Consent Agenda

2.1. Approve Minutes from the April 28, 2020 Council Meeting.

2.2 Approve Purchase Orders

Motion: Councilor Albrecht moved to approve the consent agenda items. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

3. Community Development Block Grant (CDBG) Annual Action Plan for FY2020, and Consolidated Plan for 2020-2024

a. Public Hearing

There were no comments

b. Consideration of approval for the proposed Community Development Block Grant (CDBG) Annual Action Plan for FY2020, and Consolidated Plan for 2020-2024.

Jessica Delora, from Mountainland Association of Governments was representing Lehi City.

Motion: Councilor Condie moved to approve the Community Development Block Grant (CDBG) Annual Action Plan for FY2020, and Consolidated Plan for 2020-2024. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

4. Public Hearing for the Lehi City Fiscal Year 2021 Budget and Consolidated Fee Schedule.

There were no comments.

5. Consideration of Ordinance #26-2020, a zone change for Lehi Block, changing the zoning from Industrial to Commercial on 30-acres located at approximately 2303 North 1200 West.

Ryan Simmons, with the Boyer Company, was representing the applicant.

Motion: Councilor Southwick moved to approve Ordinance #26-2020, a zone change for Lehi Block, changing the zoning from Industrial to Commercial on 30-acres located at approximately 2303 North 1200 West, and subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

6. Consideration of Ordinance #27-2020, a zone change for the New Star Commercial Development, changing the zoning from C (Commercial) to C-H (Heavy Commercial) on 3-acres of property located at approximately 333 Millpond Drive.

Mr. Aki Miyagi was representing the applicant.

Motion: Councilor Southwick moved to approve Ordinance #27-2020, a zone change for the New Star Commercial Development, changing the zoning from C (Commercial) to C-H (Heavy Commercial) on 3-acres of property located at approximately 333 Millpond Drive; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

7. Consideration of a Plat Amendment to Quail View, located at 2774 North 900 East, amending lots 4,5 & 6.

Jason Yates was representing the applicant. He stated that the plat map should only have lots 5 and 6. Lot 4 is not affected by this.

Motion: Councilor Southwick moved to approve Plat Amendment to Quail View, located at 2774 North 900 East, amending lots 5 & 6; and also approving a second PI connection and noting that a new plat needs to reflect that there is a change only to lots 5 and 6; and subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

8. Consideration of revisions to the Cold Spring Ranch HD1 preliminary plat, amending the building sizes, number of units, and walkways.

Greg Haws was representing the applicant.

Motion: Councilor Southwick moved to approve revisions to the Cold Spring Ranch HD1 preliminary plat, amending the building sizes, number of units, and walkways; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

9. Consideration of Ordinance #28-2020, a Development Code amendment for Section 06.140, changing the residential building material requirements in Planned Communities.

Motion: Councilor Koivisto moved to approve Ordinance #28-2020, a Development Code amendment for Section 06.140, changing the residential building material requirements in Planned Communities; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

10. Consideration of Concept approval for the Timp Point, a 200-lot residential development located at approximately 2400 West Hardman Way.

The item was withdrawn by the applicant.

11. Consideration of Concept approval for the Willow Point, a 420-lot residential development located at approximately 4100 West Hardman Way.

The item was withdrawn by the applicant.

12. Consideration of Ordinance #29-2020, a Development Code amendment to the Connectivity Standards in Chapter 37.

Motion: Councilor Hancock moved to approve Ordinance #29-2020, a Development Code amendment to the Connectivity Standards in Chapter 37; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

13. Consideration of Ordinance #25-2020, repealing Section 2-1-12 of the Lehi City Municipal Code, requiring a security deposit for utility accounts.

Motion: Councilor Southwick moved to approve Ordinance #25-2020, repealing Section 2-1-12 of the Lehi City Municipal Code, requiring a security deposit for utility accounts. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

14. Adjournment

With no further business to come before the City Council at this time, Councilor Albrecht moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:45 p.m.

Approved: June 9, 2020

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder