



PROVO MUNICIPAL COUNCIL

Redevelopment Agency of Provo

Regular Meeting Minutes

5:30 PM, Tuesday, April 21, 2020

Room 200, Municipal Council Chambers

Electronic meeting: <https://www.youtube.com/user/provocitycouncil>

Opening Ceremony

Roll Call

THE FOLLOWING MEMBERS OF THE COUNCIL AND ADMINISTRATION WERE PRESENT:

Councilor Shannon Ellsworth
Councilor George Handley
Councilor Travis Hoban
Councilor David Shipley
Council Attorney Brian Jones
Mayor Michelle Kaufusi

Councilor Bill Fillmore
Councilor David Harding
Councilor David Sewell
Chief Administrative Officer Wayne Parker
Council Executive Director Cliff Strachan

Conducting: Council Chair George Handley

Prayer – David Harding

Pledge of Allegiance – Dave Sewell

Public Comment ([0:14:18](#))

There were no public comments.

Action Agenda

- 1. Resolution 2020-13 appropriating \$4,900,526 in the Airport Fund for the acquisition of land near the airport and authorizing an interfund loan from the Energy Fund as a funding source, applying to fiscal year ending June 30, 2020. (20-067) ([0:14:18](#))**

Motion: An implied motion to approve Resolution 2020-12, as currently constituted, has been made by council rule.

John Borget, Director of Administrative Services, presented. The property in question (29.64 acres) was located just east of Duncan Aviation and shared south, east, and west property lines

with the airport. The purchase price was \$165,000 per acre for a total purchase price of \$4,900,526 (including closing costs).

The purchase would be funded through an interfund loan from the Energy Department. The terms of the loan would be ten years, with a level principle interest payment of \$490,000.53, and a variable interest rate equal to the monthly state pool interest rate. The loan would be repaid through airport revenues and a transfer from the general fund. We anticipate that, in the early years, the airport would not have revenues to make this payment. However, as the airport continued to add additional scheduled flights because of the new terminal, we felt there was a strong chance the airport would eventually be able to make the annual payment.

Purchase of the property would allow the city to use the land as a match for future airport grants. If the purchase were not approved, the city would need to come up with a cash match for the grants. The Administration was recommending approval of the appropriation and interfund loan.

Mr. Fillmore asked if the Administration had any second thoughts about the request, in light of Covid 19 and its impact on the municipal budget. Mr. Borget replied that we had been hoping to purchase this property for several years. The property involved multiple family members and this was the first time they came to a consensus about selling the property. Purchase of the property would also provide funding for future grant projects. The \$490,000 principle payment would be a challenge this year, and in subsequent years, until the airport revenues began coming in. With the significance of the property and our commitment to building a new terminal and other infrastructure at the airport, the Administration was united in making a recommendation to approve the resolution.

Mr. Sewell asked how much money was available in the Energy Fund that this appropriation would be drawn from. In addition, did anyone at the Energy Department or Energy Board have any concerns about meeting financial obligations, given projected revenue drops? Mr. Borget replied that Travis Ball, Energy Director, was supportive of the action and had made the Energy Board aware of the proposal. The Energy Department had \$26 million in unrestricted reserves.

Councilors Harding and Shipley felt the timing was poor. However, when you look at all the facts, it was a good purchase and they needed to approve it in order to facilitate expansion at the airport. We did not want to sacrifice the long-term projects for a short-term gain.

Chair Handley opened public comment. There was no response to the request and no further council discussion. He called for a vote on the implied motion to approve the resolution.

Vote: The motion was approved 7:0 with Councilors Ellsworth, Fillmore, Handley, Harding, Hoban, Sewell, and Shipley in favor.

2. Resolution 2020-13 adding the structure known as Amanda Knight Hall, located at 42 E 800 N, to the Provo Landmarks Register. (PLLN20200115) ([0:31:06](#))

Motion: An implied motion to approve Resolution 2020-13, as currently constituted, has been made by council rule.

Dustin Wright, Provo City Planner, presented. The Amanda Knight Hall was built in the 1930's as a women's dormitory for Brigham Young University. He noted that this was the first building on campus named in honor of a woman. In later years, it served as a German training center for the Church of Jesus Christ of Latter-day Saints. The property was recently sold to RLS Construction and rezoned to CMU (Campus Mixed Use) in October 2019 so it could be restored to its original use. The Landmarks Commission was recommending this action.

In the applicant's presentation to the Landmarks Commission, they stated they would:

- Preserve the name of the building (because of its great significance).
- Remove the AC units from the windows in order to restore the windows to their original state.
- Make minor adjustments to the interior of the building to restore it back to how it was before the training center was housed there.
- Keep the exterior of the building to maintain its historical value.

When renovations were completed, the building would be used as a woman's dormitory. The building had been preserved throughout the years. It has not had any major alterations that would make it ineligible for historical designation.

Mr. Fillmore noted that he had spent three wonderful years at the Amanda Knight Hall learning German. He was delighted it would be preserved and placed on the Historical Register. He suggested placing a plaque somewhere acknowledging its time as a German training center.

Ms. Ellsworth agreed that the building needed to be preserved. She appreciated the applicant's willingness to preserve the integrity of the interior and exterior of the building, along with preserving the name of the building.

Brandon Smith, applicant, thanked Provo City for their efforts in saving this building. His business was restoring historical properties and they take advantage of state and federal tax credits. As noted before, they would retain the exterior of the building, restore windows to their original state, and make minor adjustments to the interior of the building.

Celeste Kennard, Joaquin Neighborhood Chair, said this was a happy day for the neighborhood. They had tried to get this building on the landmarks register for a long time. This action aligned with the neighborhood plan. There were many entities that worked together to make this happen. She said the building might also qualify to be placed on the National Register of Historic Places.

Chair Handley invited public comment. There was no response to the request.

Mr. Harding said there were so many people to thank for making this happen. When concerned citizens, stakeholder institutions, and city staff got together, we can do amazing stuff.

Chair Handley called for a vote on the implied motion to approve the resolution.

Vote: The motion was approved 7:0 with Councilors Ellsworth, Fillmore, Handley, Harding, Hoban, Sewell, and Shipley in favor.

3. *****CONTINUED*** An ordinance amending Provo City Code to establish a Critical Hillside Overlay (CH) Zone. Citywide application. (PLOT20200077)**
4. *****CONTINUED*** An ordinance amending the Zone Map classification of multiple East Bench properties to include them in the Critical Hillside Overlay (CH) Zone. Citywide application. (PLR20200078)**

Chair Handley reported that Items No. 3 and 4 had been continued. He invited Bill Peperoni, Director of Development Services, to comment.

Mr. Peperone explained they had been in discussion with several property owners. As a result, the ordinance and map had been amended to incorporate some of those changes. They would be mailing out 2,000 notices of the amended ordinance to property owners in the area. After a period for public input, it would go back to the Planning Commission for approval.

Chair Handley said the councilors were looking forward to comments from property owners and the Planning Commission.

Adjourn

The meeting was adjourned at 6:16 p.m. by unanimous consent.