

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **October 27, 2020**, at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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; Dean Lundell, Finance Director; Shaye Ruitenbeek, Management Analyst; and Teisha Wilson, City Recorder.

Pre-Council, 4:00 p.m.

1. Welcome and Invocation

Mayor Johnson welcomed everyone and noted that all Councilmembers were present.

2. Presentations and Reports

2.1 Central Corridor Transit Study Presentation

Shane Marshall gave an update on the Central Corridor Transit Study that's being conducted in Utah County. He discussed Bus Rapid Transit from Lehi to Orem and where that might be. He stated that in Lehi, they intend to use the right of way along the rail.

2.2 Discussion of the fiber feasibility study from Magellan Advisors

John Honker, with Magellan, addressed the Council as a follow up to the presentation at the work session meeting earlier in the month. Mr. Honker stated that the finding of the study showed that the regulatory risks suggest that the City should avoid providing retail ISP services. Instead, the City could partner with one or more retail ISPs. He stated that they estimated the take rate would be 45% as long as the fees are competitive. With that 45% take rate they expect an estimated 9 million of surplus over 20 years. Mr. Honker then detailed how the services would be provided in a partner/wholesale model.

Councilor Hancock inquired about the difference between the City building its own network, versus have a company like UTOPIA doing the construction. Mr. Honker stated that the biggest difference is the control.

Mayor Johnson stated that they would prefer to move forward with the wholesale model because as the study shows, it presents a moderate risk with a high reward and the City would control the system.

There was discussion about the 9 million surplus and if that is worth the risk. Mr. Honker explained that the real benefit is having the control and owning the system, because there are other things that you can do with the system, such as using it for schools, internal applications, and transportation. Mayor Johnson stated that with a UTOPIA model, they may not even have representation on the board. Councilor Koivisto stated that she likes having the control.

Councilor Condie stated that if he remembers right, UTOPIA estimated that the buildout would cost 50 million, which is less than the projected cost for doing it ourselves by about 30 million. Mr. Honker stated that they don't know how UTOPIA estimated their cost. He said that Magellan did a thorough in-depth analysis of the city's current system and estimated costs based on that. He stated that there would be some cost that the city would incur that UPOPIA would not such as equipment cost and working capital. He also stated that they included contingencies in their estimate, so he believes they are not comparing the same costs. He also said that they are very conservative on construction costs. He said that he could provide some comparison points. Councilor Condie stated that it's not necessarily a bad thing for someone else to own the system and would like to know why the estimates were so different.

Mayor Johnson noted that the information provided to UTOPIA for their estimate was not the same information that Magellan was able to produce during their study.

Jason Walker, City Administrator, stated that if the city owned the system or if UTOPIA owned it, the payment obligation is the same. Mr. Walker also noted that after the bond is paid for then the City could have the option to lower its rates.

There was discussion regarding the timeline for engineering and construction costs and how quickly the city could move forward with a bond. Mayor Johnson recommended that the Council reach out to the study group with questions. Mayor Johnson stated that he wants the Council to feel comfortable moving forward with a decision.

3. Agenda Questions

None.

4. Administrative Report

4.1 Capital Lease Update from Finance

Dean Lundell, Finance Director, stated that in the budget this year they included an option to purchase 3 pieces of large equipment through a capital lease and that will be on the next Council agenda for approval.

5. Mayor and Council Reports

The Mayor and Council gave a report on the committees they serve on.

Mayor Johnson asked Steve Marchbanks, Parks Director, to give an update on the most recent concept for Family Park. Mr. Marchbanks presented a rough draft of a concept plan that will be shown to residents at the ribbon cutting ceremony on Saturday. He stated that they are making this a leisure park based on feedback from the residents.

The meeting recessed at approximately 6:00 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. Councilor Koivisto led the Pledge.

2. Presentations and Reports

2.1 Retirement Congratulations presented to Jean Hatch with the Lehi Arts Council.

Jean Hatch was recognized for her many years of service as the Lehi Arts Council Director.

2.2. Awards Recognition to the Lehi City Planning Department by APA Utah

The Planning Department was recently recognized by the APA Utah for their work with the new public safety building design and connectivity standards.

2.3 Proclaim November 2020 as Epilepsy Awareness Month

Mayor Johnson read the Proclamation for Epilepsy Awareness Month.

3. 20 Minute Citizen Input

None.

4. Consent Agenda

4.1. Approve Minutes from the September 22, 2020 Council Meeting.

4.2 Approve Purchase Orders

Motion: Councilor Koivisto moved to approve the consent agenda items. 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.

5. Consideration of Final subdivision approval of Hidden Canyon Plat C, a 56-lot residential subdivision located at approximately Fox Canyon Road and Oak Wood Circle.

Dillon Young with Toll Brothers was representing the applicant. He noted that this will be a 49-lot subdivision and not 56 lots.

Motion: Councilor Southwick moved to grant Final subdivision approval of Hidden Canyon Plat C, a 49-lot residential subdivision located at approximately Fox Canyon Road and Oak Wood Circle; subject to 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 Preliminary subdivision approval the Willow Point, a 420-unit residential development located at approximately 2100 North 4100 West.

Brandon Watson was representing the applicant. He stated that one of the Planning Commissioners voted no due to some traffic concerns; however, there is a plan to mitigate those issues.

Motion: Councilor Condie moved to grant Preliminary subdivision approval of South Creek, a 21-lot residential subdivision located at 1400 South 1940 West; subject to 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, No. The motion passed 4-1.

7. Consideration of Ordinance #59-2020, approval of Clay's Zone Change, changing the zoning from RA-1 to R-2 on 0.68 acres of property located at 521 West 1200 North.

Clay Greenwood was the applicant.

Motion: Councilor Koivisto moved to approve Ordinance #59-2020, Clay's Zone Change, changing the zoning from RA-1 to R-2 on 0.68 acres of property located at 521 West 1200 North; subject to all Development Review Committee and Planning Commission Comments. 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.

8. Adjournment

With no further business to come before the City Council at this time, Councilor Koivisto moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:50 p.m.

Approved: November 10, 2020

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder