

Minutes of the **Work Session** of the **City Council** held Tuesday, **June 02, 2015**, at 4:00 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Bert Wilson, Mayor
Chris Condie, Council Member
Paul Hancock, Council Member
Mark Johnson, Council Member
Johnny Revill, Council Member
Mike Southwick, Council Member

Others Present: Jason Walker, City Administrator; Robert Ranc, Interim Assistant City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Joel Eves, Power Director; Jeremy Craft, Fire Chief; Cameron Boyle, Management Analyst; Teisha Wilson, Deputy Recorder; and 6 citizens.

1. Welcome and Opening Comment

Mayor Wilson welcomed everyone and noted that all City Councilmembers were present. Councilor Southwick gave the opening comment.

2. Update from UDOT- Lorin Powell, City Engineer

Representatives from UDOT and Horrocks Engineers attended the meeting and presented possible solutions for future road improvements on I-15 from 2100 North to the Point of the Mountain to address the rapid growth. Two maps were presented to the Council. The first map showed an interstate with traditional interchanges along the corridor. A second map or diagram was shown that represents a one way frontage road concept that disperses the traffic. Councilor Condie asked how effective the second concept would be and has it been done before. Ms. Terry Newell, with UDOT, replied that that is the concept for the Mountain View Corridor and that Texas, Phoenix, and Florida have used this concept. She said that with the traditional corridor, the interchanges would be overwhelmed by 2050, but by dispersing the traffic, it would improve congestion at build out compared to the traditional option. She said that the one way frontage roads also allow for more flexibility on where the ramps are located which will disperse traffic from the intersections. There was discussion regarding the future of the 2100 North connection from I-15. Ms. Newell said that the area is growing more dense than expected, so they are trying to adjust their traffic models to account for the added and future growth. Ms. Newell said that they could begin construction in 2020, but the new concept will be more money and may take more time to construct. She would like to have a concept plan in place and do everything they can now so that when the funding does come through, then they are ready to begin construction. She stated that the Lehi interstate is not the most congested and does not have the most delays on I-15. She said that there are worse areas, but that it could shift by the time construction is done and as the area continues to grow. Councilor Hancock stated that the pending economic growth of the area is an important layer to emphasize when the City seeks funding. Todd Munger, Public Works Director, inquired if the frontage roads would remain in the State's system or if Lehi would take responsibility of them. Ms. Newell replied that it is most likely that they would remain as part of the State's system.

Mayor Wilson reported that the construction of UDOT's East Main Street improvement project has most likely been moved up to next year.

Councilor Condie asked how the City can strategize to seek funding from the legislature for the I-15 project. Mayor Wilson stated that there are other areas of the State that are in greater need of improvements. Councilor Hancock suggested collaborating with Davis County or other areas in need of funding to partner with them. Mayor Wilson believes that it will come down to the car counts. Councilor Hancock stated that the State legislature could bond, but that they may be hesitant to do so. He suggested partnering with other areas to encourage the State to bond for transportation projects.

Jason Walker, City Administrator, reported that they will bring a Resolution to the Council to show support of the approval of the local sales tax option, which would provide more funding for road improvements in Lehi. He said that a portion of that levy would go to UTA for their projects.

3. Fire Station Update- Chief Craft, Fire Department

Chief Jeremy Craft reported on the results of the calls per area study. He said he was very surprised by all the calls on the west side and after further study of the statistics, he now feels comfortable building the next fire station in Traverse Mountain.

4. Discussion on transportation funding – Jason Walker, City Administrator

This item was discussed at the end of item #2.

5. Economic Development and Incentive Update – Jason Walker, City Administrator/ Doug Meldrum, Economic Development Director.

Doug Meldrum inquired how the Council felt about offering incentives. Councilor Johnson feels that there should be some guidelines and believes it's problematic to take everything on a case by case basis. He believes that they should find a mechanism to treat all businesses fairly and that it should be legislated. Councilor Revill said that some companies may not seek an incentive, but they may have to give it to them if the incentives are legislated. Mr. Meldrum stated that he treats incentives as a business decision. Councilor Johnson believes that steps out of government's roll. He stated that establishing rules can give Lehi protection and that it's okay to tell business no when they ask for incentives. Councilor Hancock said that they can create guidelines, but not codify it and prefers not to have it in the code. Mr. Meldrum reported that the School District will typically follow a certain model or policy when offering incentives. Mayor Wilson believes that the restaurants are not basing their decision to come on incentives. Councilor Revill said that he is for incentives based on performance. Councilor Hancock believes that different businesses can be offered different incentives based on a business decisions. Councilor Revill suggested a more defined procedure when someone asks for incentives. Mayor Wilson said that is already in place. Mr. Meldrum said that in a previous City that he worked for they waived impact fees instead of giving incentives. Councilor Johnson stated that once they start waiving impact fees it will just shift the burden elsewhere and he feels that is not appropriate.

There was discussion regarding why there are not more sit down restaurants in Lehi. Mayor Wilson said the restaurants are looking here now, especially with the improved economy, but it's just a slow process. Councilor Southwick said that maybe the City should offer an incentive for the first type of business that comes in.

Mr. Walker said that his default answer with incentives is always no, but that they will hear them out. Councilor Hancock, Councilor Southwick and Mayor Wilson agreed. Councilor Johnson said that it is only a matter of time before someone tightens down on economic development and establishes rules. Mayor Wilson said there are some small things they can do to help businesses get here. Councilor Johnson is concerned when tax dollars are returned to businesses, because it passes the burden onto the citizens. Councilor Hancock said that when offering incentives the City should look at the math and the business case behind it to see if the return to the City would be significant. Councilor Johnson agrees, but believes that each business should be treated fairly and given the same type of incentive for the same type of business. Councilor Hancock believes that incentives can be different. Councilor Revill feels that the City doesn't have to offer incentives if a business does not ask.

6. Code Revision – Titles 7-12- Ryan Wood, City Attorney

Ryan Wood, City Attorney, presented the Code revision items. Councilor Condie asked about Connor Boyack's list of clean up items. Mr. Wood replied that most of the items were already cleaned up in the revision process, but that he will review the list to ensure that all the typos were corrected. He said that any substance changes would be up to the Council. Councilor Southwick inquired about adding to the cemetery ordinance that e-cigarettes are also banned in the cemetery. He stated that in 7-1-13 under E2, it says that no one shall park a vehicle on any City streets in a snow storm. He didn't think it made sense to state "any" street. He said as it reads, you can't park on any street in a snow storm. Mr. Wood said that it was intended for residential areas. Council Johnson stated that the City may want to restrict certain hours. Mr. Wood will look at clarifying that item.

Councilor Southwick inquired if it was feasible to double stack at the cemetery. Todd Munger, Public Works Director, stated that they have researched the matter and found it isn't feasible right now due to the instability of the soil.

7. Consideration of Resolution #2015-42 approving a Real Estate Purchase Agreement between Lehi City and W. & D. Adams Family, LLC.

MOTION: Councilor Southwick moved to approve Resolution #2015-42 approving a Real Estate Purchase Agreement between Lehi city and W. & D. Adams Family, LLC. The Motion was seconded by Johnny Revill.

Roll Call Vote: Councilor Southwick, Yes; Councilor Johnson, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; and Councilor Revill, Yes. The Motion passed unanimously.

Mayor Wilson asked that the Council adjourn into a Closed Executive Session for the purpose of discussing the sale or purchase of real property.

MOTION: Councilor Revill moved to adjourn into a Closed Executive Session. Councilor Hancock seconded the motion.

Roll Call Vote: Council Johnson, Yes; Councilor Condie, Yes; Council Hancock, Yes; Councilor Revill, Yes; and Councilor Southwick, Yes. The Motion passed unanimously.

The meeting adjourned into a Closed Executive Session at approximately 6:16 p.m.
The meeting reconvened at 7:15 p.m.

8. Adjournment

With no further business to come before the City Council at this time the meeting adjourned at approximately 7:15 p.m.

Approved: July 14, 2015

Attest:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder