

February 27, 2007

Minutes of the Public Hearings and City Council Meeting held on Tuesday, February 27, 2007 at Alpine City Hall, 20 North Main, Alpine, Utah 84004 as follows:

The following members were present and constituted a quorum:

Mayor Pro-Tempore Thomas Whitchurch

City Council Members: Kimberly Bryant, Kent Hastings (joining via phone from Norway, Hata Puriri, Tracy Wallace and Thomas Whitchurch

Staff: Ted Stillman, Shane Sorensen (joining via phone from St. George, Utah, April Riley, Janis H. Williams and Ron Devey

Others: Jannicke Brewer, Jim Tracy, Craig Skidmore, Rob Schaffer, Bill Fairbanks, Travis Howden, Jacen Christensen, Alex Heaten, Cody Harris, Micah Hannemann, Perry Nuffer, Alex Kogki, Scott Woodward, Dana Beck, Chris Bowerbank, Steve Cospie and Will S. Jones

PUBLIC HEARINGS – Thomas Whitchurch, Mayor Pro-Tempore called the Public Hearings to order at 7:03 pm and welcomed those in attendance. Ted Stillman introduced the Public Hearings as follows:

1. FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT REGARDING THE PROPOSED ADOPTION BY THE CITY COUNCIL OF AN AMENDED ALPINE CITY WATER CAPITAL FACILITIES PLAN.

2. FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT REGARDING THE PROPOSED ADOPTION BY THE CITY COUNCIL OF AN AMENDED ALINE CITY WATER IMPACT FEE ORDINANCE

Ted Stillman went over the projects and water rates as follows:

CULINARY WATER RATES

<u>CURRENT</u>	<u>PROPOSED</u>	<u>CHANGE</u>
\$9.00 1 st 8,000 gal.	\$9.00	0

BOX ELDER CULINARY WATER RATES

<u>CURRENT</u>	<u>PROPOSED</u>	<u>CHANGE</u>
\$7.60	\$9.00	+\$1.40

PRESSURIZED IRRIGATION RATES

<u>CURRENT</u>	<u>PROPOSED</u>	<u>CHANGE</u>
\$0.0009 Per Sq. Ft.	\$0.00102 Per Sq. Ft.	+0.00012
\$18.00 (20,000 Sq. ft.)	\$20.40 (20,000 Sq. Ft) + \$2.40	

WATER IMPACT FEES (20,000 Sq. ft. lot)

<u>CURRENT</u>	<u>PROPOSED</u>	<u>CHANGE</u>
\$225	\$2,246	+ \$2021

PRESSURIZED IRRIGATION IMPACT FEES (20,000 Sq. Ft. lot)

<u>CURRENT</u>	<u>PROPOSED</u>	<u>CHANGE</u>
\$0.0728 sq. ft.	\$0.095.	+ \$222
\$1456	\$1900	+ \$444

IMPACT FEE COMPARISON (20,000 Sq. Ft. lot)

<u>YEAR</u>	<u>WATER</u>	<u>PRESSURIZED IRR.</u>	<u>TOTAL</u>
2001	\$3300	0	\$3300
2002	\$225	\$1456	\$1681
2007	\$2246	\$1900	\$4146

Steve Cospie asked why there was such a large jump in the rates and Ted Stillman said that changes are necessary to make the system function better. Shane Sorensen said that construction costs have gone up dramatically and the size of the home are larger which puts a demand on the system.

Rob Shafer, a custom home builder, was concerned that the impact fees were imposed equitably, but said it appears our City has done this right. Mr. Shafer was happy that we have used a local company to do the study and commended the city for this. Rob Shafer felt that impact fees should not cover the cost of new construction.

The Public Hearings adjourned at 7:15 pm.

CITY COUNCIL MEETING - Immediately following the Public Hearings.

I. CALL TO ORDER. Thomas Whitchurch, Mayor Pro-Tempore called the meeting to order at 7:15 pm and excused Mayor Hunt Willoughby who is out of town and Councilman Kent Hastings who is in Norway. Shane Sorensen, City Engineer was in St. George and will be participating in the City Council Meeting by phone.

I. PRAYER/OPENING COMMENTS – Thomas Whitchurch

II. PLEDGE OF ALLEGIANCE. Jason Christensen from Troop 1088 led the audience in the Pledge of Allegiance.

III. PUBLIC COMMENT. Time has been set- aside for the public to express their ideas, concerns and comments on items not on the agenda.

Chris Bowerbank, Managing Partner of Summit Event Management, LLC. said he wants to hold a half-marathon in Alpine City on Saturday, June 16, 2007 to benefit the Lone Peak High School Cross-Country and Track programs. Their main concern would be to minimize impact to the city and maximize the runner's experience. All roads would be within Alpine City and are accurately measured using GPS technology. Tracy Wallace asked if the date of the race has been published. Councilman Whitchurch suggested that Chris Bowerbank work with Craig Skidmore to identify the City's extensive trail system so maybe some of the trails can be used for this event.

IV. CONSENT CALENDAR

Bond Releases:

Bryce Rasmussen – WHISPERING PINES, Red Pine Drive - \$6,832.32

Dave Taylor – TAYLOR MEADOWS, 100 South - \$21,600.00
 Dave Taylor – TAYLOR MEADOWS, 100 South – Bond Split

MOTION: Hata Puriri moved to approve the Consent Calendar. Kimberly Bryant seconded. Ayes: Kimberly Bryant, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

V. ACTION ITEMS

A. ORDINANCE NO. 2007-01 – WATER IMPACT FEES. Ted Stillman said that Horrocks Engineers have completed the Water Capital Facilities Plan. Public Hearings on the Plan were held earlier in the meeting on the Water Capital Facilities Plan and Water Impact Fees. Tracy Wallace identified some typo errors that needed to be corrected.

MOTION: Tracy Wallace moved to adopt Ordinance No. 2007-01 – An Ordinance Enacting an Impact Fee for the Proposed Alpine City Water System Capital Facilities Plan as amended. Hata Puriri seconded. Ayes: Kimberly Bryant, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

B. RESOLUTION NO. R2007-01 – FEE SCHEDULE & CHARGES. Ted Stillman said this resolution adopts the new Pressurized Irrigation water rates. Ted Stillman said we now have a lot of requests for copies of various maps and this will have to be added at a later date and Animal Control fees have been taken out. Ted Stillman said there are some changes in the Box Elder Subdivision rate of culinary water. Item No. 6 identifies the Pressurized Irrigation rates.

Tracy Wallace proposed that the late fee be increased to \$25.00 for Home Occupations which he felt would encourage them to not be late. Also, Mr. Wallace continued, if their business license has been expired for more than one year, they should pay for all the years their license has been expired. Under the water rates for Box Elder and Willow Canyon, Tracy Wallace asked why we only identified them. Shane Sorensen said that up Ft. Canyon they could be added and Jim Tracy said that Vista Meadows would also fall under this when it comes in. Tracy Wallace further stated another thing he would like to change is the park fees to read “one-day park area fee.” Councilman Wallace said he doesn’t want someone to think they are reserving all of Burgess Park.

Shane Sorensen suggested that line item B should go away and maps and publications, item B the Zoning Map should be deleted as well.

MOTION: Tracy Wallace moved to adopt Resolution No. R2007-01, A Resolution establishing a Consolidated Fee Schedule and adopting the new Pressurized Irrigation water rates as amended (adding “area” to the park reservations form). Hata Puriri seconded. Ayes: Kimberly Bryant, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

C. LUMINARIES AGREEMENT. Ted Stillman said we have a new Luminaries Agreement. Joni Wootton reported on the success of the Luminaries project and presented a new Agreement with the City. The new agreement had the dates for the 2007 season and Mrs. Wootton asked about the possibility of using a bay on the east side of the shop.

MOTION: Kimberly Bryant moved to approve the Luminaries Agreement for the 2007 year. Tracy Wallace seconded. Ayes: Kimberly Bryant, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

D. RODEO GROUNDS USE. Ted Stillman said that Scott Woodward has requested the use of the Rodeo Grounds on September 8, 2007 for the Utah Pony of the Americas Horse show which would be an all-day affair. Thomas Whitchurch asked how many visitors would be participating. Scott Woodward said there would be about 25 participants and about 40 to 50 people attending. Hata Puriri asked Scott Woodward to leave the Rodeo Grounds as he found it.

MOTION: Kimberly Bryant moved to approve the use of the Rodeo Grounds on September 8, 2007 for the Utah Pony of the Americas Horse Show. Hata Puriri seconded. Ayes: Kimberly Bryant, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

Thomas Whitchurch said the PRO Committee has been working on a Master Plan for the Rodeo Grounds. Councilman Whitchurch felt we have put a burden on the Dana Beck to run the Rodeo every year for Alpine Days and Dana Beck said that one thing that worries him is that nothing is happening for this year's Alpine Days. Tracy Wallace said that Maria Beck did an excellent job to write down exactly what needed to be done. Dana Beck also said that he wants to do something different than just have the Pure Bulls. Thomas Whitchurch said there is a possibility of getting the trenching donated so there can be electricity up there; however, Dana Beck felt we have already lost the opportunity to have electricity up there. Kimberly Bryant suggested that we communicate with the public that to put lights up there does not mean the whole side of the mountain would be lit up. Hata Puriri asked how we tell Dana Beck to move forward if he has to go through all the different committees. Dana Beck said they have already turned down \$8,000 as they were told they have to wait for the Master Plan. It was recommended that staff work on the cost for electricity and establish a policy for who would turn the electricity on and off, etc.

E. SOLID WASTE CONTRACT. Ted Stillman said that for the past three and one-half years ACE Disposal has picked up Alpine's residential waste. The residential waste is currently picked up on Fridays and ACE Disposal would like to switch to a collection schedule of Monday through Fridays. They would divide the City into five areas and pick up one area each day. One truck would be assigned to Alpine and would be here each day. ACE Disposal indicated this collection schedule would make them more flexible to solve issues as they arise and accommodate any special needs and growth. ACE Disposal also felt they could provide a higher level of service if they have a single operator who is responsible and accountable for providing these services. This operator would do the trash collection and then the recycle collection would be done on his last load each day. The recycling cans will still be picked up every other week and ACE Disposal proposed that this start on April 9th. Tracy Wallace asked what ACE is doing to encourage recycling.

MOTION: Hata Puriri moved to approve the request by ACE Disposal to change the collection schedule to five days a week as proposed that this start on April 9, 2007. Tracy Wallace seconded. Ayes: Kimberly Bryant, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

F. PARADISE COVE, PHASE 2 AMENDED PLAT. April Riley said that Carter Construction purchased both lots in Phase 2 of the Paradise Cove development. The currently recorded plat shows both units situated fairly close to the road and the owners, along with the owner of the neighboring unit, would like to move the building lots another 15 feet back. Not only would this allow for more parking space for these two units, but the neighbor would also gain a much better view from his front window. The units cannot be moved to the south as that would encroach into the 10 foot setback requirement. April Riley said that Carter Construction is the sole owner of this phase of the development which was recorded on its own, therefore, they may sign the amended plat and a Public Hearing will not be necessary.

MOTION: Tracy Wallace moved to approve the plat amendment for Paradise Cove, Phase 2 based on the Planning Commission's recommendation. Kimberly Bryant seconded. Ayes: Kimberly Bryant, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

G. WESTFIELD ROAD RECONSTRUCTION. Ted Stillman said the bids were opened for the Westfield Road Improvement Project on Friday, February 23, 2007 at 10:00 am. The low bid and only bid was submitted by Staker Paving and Construction of Orem, Utah in the amount of \$1,001,836.50. The estimate provided by Wilding Engineering was \$1,339,903.00. Shane Sorensen indicated he would have concerns with only receiving one bid; however, because of our experience in working with Staker Paving over the years and due to the amount of effort that they put into preparing their bid, Mr. Sorensen felt comfortable recommending awarding the contract to them. Shane Sorensen said they were the only contractor who contacted him to drive through the project with them and the only contractor to call and ask questions concerning the project. In addition, we put together our own cost estimate for the project which was \$1,033,331.25.

The Westfield Road reconstruction scenario is as follows:

Street Impact Fees	\$ 400,000
Whitby Woodlands	\$ 88,875
Class C Road Funds	\$ 190,000
Capital Improvement Fund	<u>\$ 371,125</u>
Total	\$1,050,000

Shane Sorensen said that traffic control was included in their bid and said we would allow them to close part of Westfield Road. Staker Paving agreed to start on the recommended date.

MOTION: Tracy Wallace moved to award the Westfield Road Improvement Project to Staker Paving in the amount of \$1,001,836.50 based on staff's recommendation. Kimberly Bryant. Ayes: Kimberly Brant, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

MOTION: Tracy Wallace moved that the construction staking and inspection contract be awarded to Wilding Engineering for \$36,720 with hourly labor and per test for materials testing being billed against the maximum. Hata Puriri seconded. Ayes: Kimberly Bryant, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

H. INTERLOCAL COOPERATION AGREEMENT – HIGHLAND CITY. Ted Stillman said we have been meeting with the north Utah County cities for the last couple of months at the request of Highland City to investigate the possibility of forming a groundwater replenishment district. The purpose of the district would be to jointly file for grants to study the best methods to protect, preserve and replenish the groundwater in North Utah County. Highland City has agreed to perform all of the staff work required to file the grant applications, etc., at their expense. Some methods of preserving the groundwater could include groundwater recharge with winter flows from the various water sources that the Cities have. In addition, Mayor Frandsen of Highland felt that as a more united body, we can be more successful in protecting our water sources from other entities, such as Jordan Valley Water Conservancy District.

MOTION: Hata Puriri moved to approve the Interlocal Agreement with Highland City concerning groundwater replenishment. Kimberly Bryant seconded. Ayes: Kimberly Bryant, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed. Tracy Wallace was not present for the vote.

I. PRESSURIZED IRRIGATION BOOSTER STATION. Ted Stillman said that in working with Horrocks Engineers to update the City's Water Capital Facilities Plan, we have identified the need for a booster pump station to supply additional water to meet the demands in the northwest portion of the City. This project, along with other improvements that are being constructed or are proposed for future construction will improve the pressures in this area during times of high water demand. In addition, this area is currently supplied water through a single line. Construction of a booster pump station on 400 West, just north of the Westfield Road intersection will provide a second supply of water for the area. The 400 west site was chosen due to its proximity to the boundary of two pressure zones, availability of right-of-way, proximity to three phase power, and proximity to one of the large irrigation transmission lines in the system. The proposed booster pump station would be an underground facility, with minimal infrastructure being visible above ground. The pump station would have a capacity of 500 gpm.

Horrocks Engineers had proposed a design and construction management fee of \$12,500 for the project. It was estimated that the pump station would cost \$75,000 to construct.

MOTION: Kimberly Bryant moved that the design of the 400 West Booster Pump Station be awarded to Horrocks Engineers for an amount not to exceed \$12,500. Hata Puriri seconded. Ayes: Kimberly Bryant, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed. Tracy Wallace was not present for the vote.

J. MAIN STREET LIGHTING. Ted Stillman said that in the next couple of weeks the Main Street lights will be installed. The lighting supplier shipped the materials for the lights a few weeks ago;

however, when we opened the boxes with the decorative bases, we realized that they had a square bottom rather than a circular bottom like the street light near the parking lot in Legacy Park. The supplier has agreed to exchange the bases if we prefer the circular base over the square one. A decorative base with a square bottom was at the City Council meeting for inspection

MOTION: Tracy Wallace moved that the City Council approve the round decorative base design that will be the city standard for the Main Street Lighting fixtures. Hata Puriri seconded. Ayes: Kimberly Bryant, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

VI. REPORTS

A. FINANCIAL REPORT. Ted Stillman reviewed the Financial Report outlining how revenues are doing and also listing the Fund Balances as follows:

Property Tax – Is up \$179,990 over the same time last year. This reflects the reassessment of Alpine as well as the decision to leave the Tax Rate the same.

Sales Tax - Is up \$141,433 over the same time last year. This reflects Utah's strong economy.

Franchise Fees – Are almost even with last year. This reflects reduction of the Telecommunications tax as well as the cap on natural gas franchise put on by the legislature.

Plan Check Fees – Continue to lag because of slow residential development. In 2006 there were 48 building permits issued for new homes where we would normally have 80 building permits issued for new homes.

Building Permits – Also continue to lag because there is a slow down in residential permits

B. PROJECT LIST. Ted Stillman said that at the last City Council meeting, Councilman Whitchurch asked when we would be discussing projects for the upcoming budget year. The draft project list for the current fiscal year (2006-2007) and for the next fiscal year (2007-2008) was presented and discussed which included:

PROJECT LIST 2006-2007

PARKS

Legacy Park Restrooms	\$ 50,000	Southpointe Play Equipment	\$ 15,000
Legacy Park Pavilion rehabilitation	\$ 5,000	Smooth Canyon Play Equipment	\$ 5,000
Smooth Canyon Restrooms	\$ 50,000	Burgess Park Tennis Courts	\$ 100,000
Legacy Park Play Equipment border	\$ 15,000	Burgess Park Basketball Courts	
Total	\$105,000	Total	\$ 180,000

STREETS

Westfield Road Construction	\$1,100,00	Crack Sealing & Chip Sealing	\$ 100,000
Crack Sealing & Chip Sealing	\$ 100,000	Overlays	\$ 200,000
Overlays	\$ 200,000		
Heritage Hills Blvd.	\$ 60,000		
Main Street and Heritage Hills Blvd. Intersection	\$ 35,000		
Total	\$1,495,000	Total	\$ 300,000

CAPITAL IMPROVEMENTS

Main Street Bridge and Roundabout Lighting	\$ 20,000	Main Street Lighting	\$ 50,000
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ADA Hazards		\$ 20,000	ADA Hazards		\$ 20,000
	Total	\$ 40,000		Total	\$ 40,000

WATER

300 East Well rehabilitation	\$ 150,000
Elk Ridge Water Line	\$ 10,000
PRV Moyle Estates (Wilderness Dr.)	\$
PRV North Main Street	
Total	\$ 160,000

SEWER

Fort Canyon Sewer	\$ 700,000
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PRESSURIZED IRRIGATION

Grove Drive Filter Bldg. & Pipe line	\$ 65,000
400 West Booster	\$ 50,000
Total	\$ 650,000

STORM DRAIN

Hog Hollow Storm Drain
Storm Drain Master Plan

CEMETERY

Entry arches, landscaping east entrance and Creation of 100 new plots	\$ 50,000	North side expansion and Creation of 300 new plots	\$ 50,000
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VII. COMMUNICATION

Future Business

Kimberly Bryant said that Wayne Walker goes around and weeds city property as a help to the community.

Hata Puriri asked if the Dance Company who took over the Community Theater Bldg. on 100 West have ever come to the city for approval of their site plan dealing concerning parking. It was suggested that a letter be sent to the owners of the Dance Company.

Jannicke Brewer – Peppermint Place is going to the Board of Adjustment to ask for a variance on the size of the proposed sign. The Planning Commission felt the few signs that are a little larger could be grandfathered.

VIII. EXECUTIVE SESSION to discuss Litigation, Property Acquisition and Personnel

MOTION: Kimberly Bryant moved to go to Executive Session to discuss litigation, property acquisition and personnel. Tracy Wallace seconded. Ayes: Kimberly Bryant, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

IX. APPROVAL OF MINUTES

City Council Meeting of February 13, 2007

MOTION: Kimberly Bryant moved to go back to Open Session and approve the minutes of the City Council Meeting of 2/13/2007 and adjourn. Hata Puriri seconded. Ayes: Kimberly Bryant, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

The meeting adjourned at 9:40 pm.