

April 13, 2004

Minutes of the City Council Meeting held on Tuesday, April 13, 2004 at 7:00 pm at Alpine City Hall, 20 North Main, Alpine, Utah.

The following members were present and constituted a quorum:

Mayor Phil Barker

Council Members: Kimberly Bryant, Kent Hastings, Hata Puriri (arrived at 7:40 pm) and Thomas Whitchurch

Staff: Ted Stillman, Janis H. Williams, Shane Sorensen and Jay Healey

Others: Jannicke Brewer, Dale Porter, Clair Bigler, *New Utah*, Ula B. Hemingway, Robert Hemingway Caroldean Neves, Ra Puriri, Moana Burgess, Greg Nielson, Richard James, Jani James, Jim Tracy, Milan Malkovich, Michelle Stone, Gayle Palmer, Loretta Stevens, Toni Farr and Rick Farr

I. **CALL TO ORDER.** Mayor Phil Barker called the meeting to order at 7:00 pm and welcomed all those in attendance. Councilman Hunt Willoughby and Rachel McTeer were excused from the meeting. Hunt Willoughby was in Nepal mountain climbing and Rachel McTeer was in St. George attending a conference.

II. **OPENING COMMENTS/PRAYER.** Julian Hatch was given an opportunity to give Opening Comments but was not able to attend tonight's meeting. Phil Barker gave the Opening Prayer.

III. **PLEDGE OF ALLEGIANCE.** PFC Dan Evans, a recent graduate from the Marine Corps. Infantry Training lead the audience in the Pledge of Allegiance.

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

Caroldean Neves thanked the city staff for removing the tree at 600 East and 100 South. This tree has been a safety issue for a long time and now the walk to and from school is much safer.

Michelle Stone asked that a stop sign be put up on the corner of 300 North and Aspen Ridge Lane. A truck hit Mrs. Stone's mother when it was coming down 300 North and slid on the ice and right into her. Shane Sorensen said this road does not meet the criteria for a stop sign, but said we would look at it again. Mayor Barker asked if there was another kind of traffic control that could be used. It was suggested that the police be asked to patrol this street more often.

The stretch of Westfield Road between Alpine City's boundary and 6000 West in Highland was discussed as to who maintains this stretch of road. Shane Sorensen said part of this road is in the County and part in Highland City. Mr. Sorensen also stated that this road will be upgraded as developments going to the north are being constructed.

V. **CONSENT CALENDAR –**

A. Business Licenses:

Paul M. Newey – RIDGELINE TECHNOLOGY GROUP, 855 S. Andes Drive
Michelle P. Stone – VISUALIZE TRAVEL, LLC; 1085 East 300 North
Kerry Hurst – LINCOLN LEGAL SERVICES; 132 W. Cascade Ave.

B. Bond Releases:

Grant Gifford – PHEASANT RIDGE-CANYON CREST ROAD - \$29,971.20
Troy Tolbert – PARADISE COVE SENIOR HOUSING - \$82,304.64
Steve Biegler – LONG DRIVE SUBDIVISION - \$18,663.88

C. Payment Requests:

Wilding Engineering, Inc. – DOWNTOWN STREET IMPROVEMENTS DESIGN - \$41,590.90
High Peaks Contractors – FT. CANYON SEWER EXTENSION (Final Payment) - \$6,913.95

Mayor Barker questioned the stamped asphalt on the Pheasant Ridge-Canyon Crest Road and if this was approved by the City Engineer. Shane Sorensen said the contractor wanted to go to the expense of installing it.

MOTION: Kent Hastings moved to approve the Consent Calendar. Thomas Whitchurch seconded. Ayes: Kimberly Bryant, Kent Hastings and Thomas Whitchurch. Nays: 0. Motion passed.

VI. SCHEDULED ITEMS

A. TAYLOR-WHITBY PARK PLAN. Ted Stillman said that Ensign Engineering has completed their Concept Plan for the Taylor-Whitby Park. The plan will give an idea of what will fit in the park and this will be discussed further in Executive Session. Kent Hastings said he would like to see some racket ball courts to offer variety to our town; however, Jannicke Brewer said there are many people asking for more tennis courts. The existing house will stay on the property. Shane Sorensen said that Ensign Engineering envisioned large green open spacing and there is plenty of room for growth. Caroldean Neves asked if this park will be lit and if so if the tennis courts lighting could be put on a timer. Mayor Barker said it was good to see what would fit in this area; however, there is a lot of work to do before this project can be started.

B. RODEO GROUNDS USE. Ted Stillman said the LDS Church would like to use the Rodeo Grounds in June for a rodeo and felt that use of the Rodeo Grounds by others would be great. The city needed to develop rules and regulations for use of the grounds by others and items that could be included in a Facility Use Agreement could include:

1. Certificate of Insurance
2. Agreement to clean up the grounds
3. Fee (does the city want to charge a fee for use of the Rodeo Grounds?)

Thomas Whitchurch felt the council needed to consider whether to charge a fee according to what kind of event that was going to be there. Kent Hastings suggested that we have two kind of agreements, one for use-for profit and another one for non-profit. Thomas Whitchurch suggested that staff go to Lehi and Pleasant Grove to see what they do. Jannicke Brewer said the city already secures a fairly large deposit from renters and if the renters meet the criteria required, then the deposit is refunded.

MOTION: Hata Puriri moved to approve the use of the Rodeo Grounds by the LDS Church subject to the following:

1. Provide a Certificate of Insurance
2. Sign an Agreement to clean up the grounds after the rodeo
3. Provide some type of port-a-potties up there.

Kent Hastings seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

C. Ranch Drive Landscaping. Mayor Barker suggested this item be put off until David Church could be present at our City Council Meeting.

D. WILLOW CANYON DEBRIS BASIN. Shane Sorensen said that at the last meeting, the idea was discussed of forming a committee of Willow Canyon property owners to come up with a better way of assessing the property owners for the cost to construct the debris basins. The feeling is that those further away from the debris flows should pay less. City staff met with a group of property owners to try and arrive at a better way to assess the properties in the debris basin area. To date there have been nine sets of plan given out to contractors. Thomas Whitchurch asked if we have seen any mudslides up there with the recent rainfall. Jay Healey said he was surprised at how well the area has held up. Ted Stillman said staff was discouraged with the amount of money that was available with this kind of project and discovered there is no federal grants.

E. SCHOOL SAFETY – 100 SOUTH and 300 NORTH. Ted Stillman said the city has had many requests to improve the safety of school children at the following intersections to place stop signs in a number of locations including:

1. 300 North and 600 East
2. 100 South and 600 East
3. Canyon Crest and Parkway

Ted Stillman said that cars go speeding by when children are trying to cross the streets and parents feel the

answer is to add stop signs; however, the drawback is that stop signs impede traffic flow on collector roads. Jay Healey has been experimenting with a different kind of product that can be put down to mark intersections. It would cost about \$1,200 per cross walk to have the company install these; however, Jay Healey felt that if the maintenance workers installed these crosswalks, it would cost the city less. The one that was put down on 200 North and 200 East has lasted for a year now, but is guaranteed for three years. Regular paint would only last one year and the crosswalks would need to be repainted every year. Caroldean Neves said the crossing guard has been putting out the orange cone on Grove Drive but Mrs. Neves has received a call from Officer Cal Miller saying he doesn't want the crossing guard going all over town putting up the other cones. City staff proposed the following:

1. 300 North and 600 East - Place cones at the intersection during school crossing times and permanent school crossing markers in the street
2. 100 South and 600 East - Place cones at the intersection during school crossing times and permanent school crossing markers in the street
3. Canyon Crest and Parkway - Place permanent school crossing markers in the street

Ula Hemingway asked about including the crosswalks on Main Street at 100 South and Center Streets.

MOTION: Kent Hastings moved to install permanent school crossing markers at the following intersections:

1. 100 South and 600 East
2. 300 North and 600 East
3. Canyon Crest and Parkway
4. Ranch Drive and Westfield Road
5. Center Street and Main
6. 100 South and Main

at a cost of up to \$6,500. Kimberly Bryant seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

F. LDS CHURCH WEST STAKE CENTER CONDITIONAL USE. Ted Stillman said the LDS Church plans to build a Stake Center at Long Drive and Canyon Crest across from Timberline Middle School. A copy of the site plan was included in the packets. Mr. Stillman said that churches are a Conditional Use in the CR-40,000 Zone and a Conditional Use Permit would be required. The Planning Commission approved the West Stake Center Site Plan and Conditional Use permit at their meeting of April 6, 2004 with the following motion:

"Dale Porter moved to approve a conditional use permit and site plan for the LDS West Stake Center subject to the following:

1. The minor items redlined on the engineering drawings be addressed
2. A bond be provided for the required improvements
3. The fire chief verify that the proposed fire protection system is adequate
4. A solid vinyl fence be constructed along the south perimeter of the church property adjacent to residences. The color will be selected by the church to match the building
5. The curbs along Long Drive and Canyon Crest Road be painted red to indicate that no street parking is allowed

Loretta Stevens seconded. Ayes: 4. Nays: 0. Motion passed."

Ted Stillman said the Church is looking at buying the two lots to construct a pavilion and have more parking; however, the price is being negotiated. Painting the curb red in front of the Church was discussed and Jannicke Brewer said the Planning Commission recommended all curbs be painted red on both streets. Shane Sorensen suggested that only the curb be painted red in front of the Church as we know for sure about this property and that we can deal with the additional property when it comes in. The vinyl fence was discussed and it was suggested that a solid white fence be constructed to the adjoining private property owners.

MOTION: Thomas Whitchurch moved to approve the Alpine West LDS Stake Center site plan and Conditional Use Permit subject to the following:

1. A bond be provided for the required improvements
2. That the Fire Chief verifies that the proposed fire protection system is adequate
3. That the fence be a solid vinyl fence to the adjoining private property owners
4. That the curb be painted red on the streets

Kimberly Bryant seconded. Ayes: Kimberly Bryant, Kent Hastings and Thomas Whitchurch. Nays: 0. Motion passed.

G. CENTER STREET COTTONWOOD TREES. Shane Sorensen said there are four cottonwood trees located on West Center Street just west of 100 West that have been a nuisance to some residents for a number of years. The trees are partially on the city right-of-way and are in the way for the Downtown Improvement Project sidewalks. Shane Sorensen said we have received permission from the property owner to allow the trees to be removed; however, it was proposed planting suitable 2" caliper trees in their place. The estimated cost to remove the five cottonwoods trees is \$1,650.

MOTION: Hata Puriri moved to authorize the expenditure of \$1,650 to remove the five cottonwood trees on West Center Street by Bland Tree Service. Thomas Whitchurch seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

H. OAK HILLS HAVEN, PLAT B AMENDMENT. Ted Stillman said that Rick Farr lives at 476 Oak Lane, which is off of High Bench Road. Oak Lane is a private lane and this request to modify the lot lines will eliminate the shared driveway situation and provide an individual driveway for each lot. The Planning Commission approved the amended plat at their meeting of April 6, 2004 as follows:

"Dale Porter moved to recommend approval of Amended Plat B for Oak Hills Haven Subdivision. Loretta Stevens seconded. Ayes: 4. Nays: 0. Motion passed."

It was noted that everyone said they would sign the plat; however, if one of the owners does not sign then the City Council will have to hold a public hearing and Rick Farr said he doubted that one neighbor would sign. The zoning in this area is CR 20,000.

MOTION: Thomas Whitchurch moved to approve the Oak Hills Haven Plat B amendment subject to:

1. Proper number of signatures being secured
2. If the signatures are not able to be secured then a Public Hearing be set at the next available date given the proper notice

Kimberly Bryant seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

I. HEALEY HEIGHTS, PLAT K. Ted Stillman said that Healey Heights, Plat K is a 10-lot subdivision and is the final plat in the Healey Heights Subdivision. The Planning Commission approved the Final Plat at their meeting of April 6, 2004 as follows:

"Dale Porter moved to approve the final plat for Healey Heights, Plat K subject to:

1. A bond being provided for the required improvements
2. Sufficient water be provided to meet the City's water policy
3. A fence be constructed on the north side of lots 91 and 92 between the south side of the trail easement according to recommendations from the City Engineer

Loretta Stevens seconded. Ayes: 4. Nays: 0. Motion passed."

It was noted that this subdivision is a good example of good planning with open space, etc.

MOTION: Hata Puriri moved to approve the Final Plat for Healey Heights, Plat K subject to the following:

1. A bond being provided for the required improvements
2. Sufficient water be provided to meet the city's water policy
3. A fence be constructed on the north side of lots 91 and 92 between the south side of the trail

Kent Hastings seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

J. MOON SUBDIVISION. Ted Stillman said the Moon Subdivision is located at the end of Alpine Drive and the City Council at their meeting of February 24, 2004 approved the exception for the 77-foot radii at centerline for the two horizontal curves with the City Engineer's comments being discussed. The Planning Commission granted approval to the preliminary plat at their meeting of April 6, 2004 as follows:

"Dale Porter moved to approve the preliminary plat for the Moon Subdivision subject to:

1. The comments redlined on the plans and plat be addressed
2. The Fire Chief approve the location of any new fire hydrant.

Thomas Whitchurch seconded. Ayes: 4. Nays: 0. Motion passed."

Ted Stillman said this subdivision has presented some drainage challenges and this was discussed at length; however, the preliminary plat was before the council for review. Mr. Stillman said that later on in the meeting the council would be discussing Storm Drain Impact Fees.

K. AERATOR PURCHASE. Ted Stillman said that this year the city is embarking on an upgraded Park Maintenance Program. The upgraded program includes contract mowing of ball fields and greater attention to maintenance. All of the parks have been fertilized and the sprinkler systems are being checked out to make sure they function properly; however, one necessary ingredient in maintaining our playing fields is aeration. The city has a small aerator but it cannot keep pace with the aeration schedule we would like to establish which would be to aerate three times a year and in some locations more. The cost to contract aeration would be approximately \$1,600 each time or \$4,800 for three times. Ted Stillman said to purchase our own 80" wide aerator would cost the city \$6,945 with funds coming from the city's Capital Improvement Reserve Fund. Hata Puriri asked about the warranty of the machine and Shane Sorensen said he would check into this.

MOTION: Thomas Whitchurch moved to authorize the purchase of an aerator for \$6,945 after the warranty information is obtained. Hata Puriri seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

L. STREET AND STORM DRAIN IMPACT FEE STUDIES. Shane Sorensen said the Capital Facility Plans need to be updated regularly, which is the basis for Impact Fees. The Storm Drain Impact Fee has not been updated for three years and the Street Impact Fee has not been updated for six years. Impact fees are charged to new developments to provide the infrastructure necessary to accommodate the growth and Shane Sorensen proposed that Horrocks Engineers prepare the Storm Drain and Street Impact Fees as they have all of the city base data in their system. The cost to update the Storm Drain Impact Fee would be \$1,700. Mayor Barker asked when the last time we studied increasing impact fees and Shane Sorensen said we need to do this periodically so we don't find ourselves in the same situation as with the Willow Canyon and Preston Canyon debris basins. The Street Impact Fee will be dealt with later.

MOTION: Kent Hastings moved that Horrocks Engineers be authorized to update the Storm Drain Impact Fees not to exceed \$1,700. Hata Puriri seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

M. ROUNDABOUT LANDSCAPING. Shane Sorensen said that Hilltop Landscaping has completed the preliminary design for the landscaping of the roundabout and Mayor Phil Barker had asked several citizens to review the design. Shane Sorensen said that when Hilltop Landscaping was doing the landscape work at the Junction, the owner approached Mr. Sorensen about volunteering his landscaping expertise. Several comments received from various residents were discussed such as tall landscaping, short landscaping, having a sculpture, not having a sculpture, etc. Dave Prina said that from a design perspective to have only short landscaping would limit what could be planted and only short perennials could be planted. Thomas Whitchurch was concerned about drivers looking at the sculpture, which would cause accidents. Kent Hastings was concerned about the safety and said he would like to be able to see through the roundabout to see where his exit point would be and would like to see some grass and flower beds. Thomas Whitchurch expressed his concern about if the roundabout was planted with grass this would be inviting to kids using this area as a place to gather, play or to sit. Shane Sorensen said there would be the logistics to getting the lawnmower there to mow the grass and Kimberly Bryant said the roundabouts she has seen were beautiful with many flower gardens on them. Caroldean Neaves said the PTA doesn't want to see tall trees planted, but low landscaping. The school children that will be crossing at this intersection are small people. Richard James said that all the new roundabouts in Europe are designed so you can see all the way around them. The only ones with statues in them are the ones that were downtown and the older ones. Ra Puriri suggested that we give the maintenance of the roundabout to residents in town so they would have a sense of pride in the entrance to our city. Thomas Whitchurch suggested that the Council Members go look at the roundabout that Draper recently constructed on 1300 East that is very complex. Mr. Whitchurch felt this roundabout is very confusing and the stamped concrete distracted him.

Dave Prina asked what the threshold was and Mayor Barker said he would like to see some vegetation planted that is native to the area. Shane Sorensen asked if the landscaping at the Junction was what the council had in mind and open enough. Bob Hemingway asked if the asphalt and the holes would be repaired. Shane Sorensen said the contractor was waiting for 80° weather to make the repairs.

N. CANYON CREST LANDSCAPING. Shane Sorensen said landscape plans for Canyon Crest Road and the Carlisle Well site were previously reviewed. The city is now preparing to bid these projects and the City Council was asked to review the final plans. Jannicke Brewer said the biggest challenge in planning for the landscape project was the area that we have to work with.

MOTION: Thomas Whitchurch moved to approve the Canyon Crest landscaping plans. Kent Hastings seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

O. 2004-2005 BUDGET PRESENTATION. Ted Stillman discussed the Tentative 2004-2005 Budget with the budget schedule being is as follows:

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|----------------|--|
| April 13, 2004 | Presentation of the Tentative 2004-2005 Budget to the City Council |
| April 27, 2004 | Work Session on the Tentative Budget |
| May 11, 2004 | Adoption of the Tentative Budget |
| May 25, 2004 | Public Hearing on the Tentatively Adopted Budget |
| June 15, 2004 | Adoption of the Final Budget |

Ted Stillman said there were several new projects and programs the City Council may want to consider funding as follows:

Alpine Yesterdays – The cost for 500 copies would be \$11,985 and if the City sold all 500 copies at \$35.00 each, the profit would be \$5,515.00.

Recreation Program – The City currently contracts with American Fork for Recreation Programs such as the Jr. Jazz. The City pays American Fork \$30,000 per year to operate the Recreation Program and we are looking to see if we want to sponsor this program.

Arts Council – Some cities fund their Arts Council, which promote the arts. The estimated cost to operate the Arts Council is \$10,000.

Ted Stillman said he was still waiting for the councilman to respond to ranking the priority list.

VII. COMMUNICATION

Ted Stillman and Shane Sorensen discussed the need for new fencing around the Pony League Field as players are hitting balls over the fence. The council was asked to prioritize the fencing projects. Greg Nielson said the Baseball League would be willing to spend \$2,500 toward the fencing projects and felt the portable fencing that is there is a safety hazard. Hata Puriri felt the \$2,500 the Baseball League has could be used on the netting and dirt; however, Greg Nielson said the league would like to use the \$2,500 on the Little League outfield fence.

MOTION: Hata Puriri moved to approve the expenditure of \$2,056 to be used on the dugouts at the old Major's Field (on the southwest corner in Burgess Park) and \$4,500 for 170 feet of 20 foot-tall fencing on the Pony League field. Kent Hastings seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

Mayor Phil Barker – David Adams has served on the North Pointe Solid Waste Board, was then elected to serve as president and has now asked that he be replaced. They meet on Monday evening in Lindon. Mayor Barker asked Hata Puriri to serve in this capacity to replace David Adams.

Kimberly Bryant – Thanked staff for cutting the tree down on 600 East and 100 South. Thanked the street sweepers.

Kent Hastings –

1. Brought the council up-to-date on the upcoming Family Focus Days and hoped that everyone would arrive early, as door prizes will be given away. Both Bob Evans and Lloyd Newell will be Masters of Ceremonies.

2. The Memorial Day Service will be at 7:00 am with the Alpine Elementary Choir singing. Kent Hastings would like to have a Newline Article in the May issue announcing activities. Kent Hastings asked that Chuck Mattfeldt get water to some areas in the cemetery to make the cemetery beautiful. It was suggested that we put in an order for 50 more Alpine flags.

3. Is meeting with the County to assist in drafting the Beer Handler's Ordinance.

Hata Puriri –

1. Asked about the pothole on Long Drive opposite Westfield Elementary.
2. All of our fields are being used to the maximum and suggested that the council refer people to talk to Rachel McTeer for scheduling their events on the fields.

Thomas Whitchurch – Asked about the Council's opinion in securing some poles from Lindon City to hang banners over Main Street for advertisement purposes. UDOT no longer allows anyone to hang banners on Utah Power's poles and Ted Stillman said that if we get the poles, Utah Power would help us hang up the banners. It was suggested that we put the poles up on south Main Street by Dry Creek Bridge.

Shane Sorensen –

1. TIP Funding meeting will be on Monday, April 26, 2004 and they will discuss proposed projects then vote.
2. The lawn maintenance is moving along very good. He talked to the contractor and who has done the mowing all by himself. Shane Sorensen asked him if we could take the mowing of Smooth Canyon Park and weed control and give this to the next bidder. Summit Landscaping has two other contracts that he is committed to and eventually he would like to get us on a Monday, Tuesday and Friday schedule.
3. Talked to the crossing guard in Highland and he felt our roundabout is working better than the stop light in Highland.

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

MOTION: Kent Hastings moved to go to Executive Session for the purpose of discussing litigation and extend the meeting to 10:00 pm. Thomas Whitchurch seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

MOTION: Hata Puriri moved to go back to Open Session, extend the meeting to 10:10 pm, approve the minutes and adjourn. Kimberly Bryant seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

IX. APPROVAL OF MINUTES:

Public Hearing and City Council Meeting of March 23, 2004

The meeting adjourned at 10:10 pm.