

MAY 10, 2005

Minutes of the Work Session and City Council Meeting held on Tuesday, May 10, 2005 at Alpine City Hall, 20 North Main, Alpine, Utah 84004 as follows:

The following members were present and constituted a quorum:

Mayor Philip D. Barker

City Council Members: Kimberly Bryant, Kent Hastings, Thomas Whitchurch and Hunt Willoughby

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

Others: Jannicke Brewer, Dale Porter, Jim Tracy, Tracy Wallace, Phil Andrus, Steve McArthur, Downing Aiken, Kay Van Buren, Janice Ann Brown, James Roberts, Tiffany Begum, Tony Begum, Andrew Jackson, *Mountainland Association of Governments*, Gale Norton, *New Utah News*, Liz Swanson, Blake Hallock, Tyler Thompson, Larry Brown, Andy Spencer, Nicole Brown

6:00 pm – WORK SESSION on the 2005-2006 BUDGET. Mayor Phil Barker called the Work Session on the 2005-2006 Budget to order at 6:00 pm. Ted Stillman introduced the subjects to be discussed as follows:

1. Project Priorities (Page 15)
2. Equipment Replacement (Page 32)

The following equipment is proposed to be acquired in 2005-2006 year:

- a. Dump truck – Our oldest dump truck is 21 years old and the repairs are costing more than it is worth.
- b. Lawn Mower – Our oldest grasshopper mower is 10 years old and is beginning to fall apart and needs to be replaced
- c. Backhoe – The \$3,000 in the budget continues our backhoe lease. Every three years we receive a new backhoe
- d. Trash Pump – The trash pump is necessary for pumping areas where we have flooding

3. Rent (Public Safety District)

The City currently takes in \$70,000 per year in Public Safety District Rental. This is for use of the Fire Station and the Police Station by the Lone Peak Public Safety District. Alpine charges the District rent because when the district was formed Alpine had built a fire station and police station to house the district at a cost of \$800,000. Rent was charged to allow Alpine to recoup some of the cost of these facilities.

Highland City is bidding the construction of a new fire station and will soon be bidding the construction of a new police station. They will either be charging rent on their facilities or we will all quit charging rent. In any event we will be losing revenue or we will be paying more.

4. Youth Council

The Youth Council is requesting a total of \$2,687.00 for next year. There was some confusion in their budget last year because they thought that some of their expenses were covered elsewhere in the budget. This year we are showing their total budget and are showing as revenue the amount of money they bring in from their Alpine Days Booth. The Youth Council would also like to approve expenditures that are charged to their budget.

The work session adjourned at 7:00 pm.

7:00 pm – CITY COUNCIL MEETING. Immediately following the Work Session on the 2005-2006 Budget.

I. CALL TO ORDER. Mayor Phil Barker called the City Council Meeting to order at 7:00 pm and welcomed those in attendance.

II. PRAYER/ OPENING COMMENTS – Kent Hastings

III. PLEDGE OF ALLEGIANCE. Kristen Staib, Youth Council Mayor, led 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.

A. STRAWBERRY DAYS QUEEN. Nicole Wilson, the Queen of Pleasant Grove Strawberry Days introduced the rest of her Court and they told about the upcoming events. A Strawberry Cheesecake was given to the Council.

B. YOUTH COUNCIL. Mayor Phil Barker presented the Youth Council members who have served during this school year with a Certificate of Appreciation and gift for all their hard work.

V. CONSENT CALENDAR –

- A. Business License:**
 Vicki Talmage – VITAE LIFE, LLC; 190 NORTH 100 WEST
 Brent Knapp – BLUE SKY FUNDING; 337 Matisse Lane
 Jessica Barlow – PROVIDENT DESIGN; 883 S. Healey Court
 Rick Christensen – RICK L. CHRISTENSEN CONSTR; 811 High Ridge Drive
- B. Bond Releases:**
 Sterling Bench – STERLING BENCH SUBDIVISION; 200 North
 Keith Swain – LONG DRIVE SUBDIVISION

Shane Sorensen explained the conditional approval for a Bond Release on the Sterling Bench Subdivision and Ted Stillman said that Mr. Bench recorded deeds rather than the subdivision plat. Mr. Stillman said that Sterling Bench agreed to have the subdivision approval extended and then ready the plat for recording. Shane Sorensen said that Janis Williams records the plats and won't sign the Bond Release until after the plat is recorded. Mr. Sorensen said the city pushed for these improvements to be completed as they had to dig in 200 North and this is one of the roads that is part of the overlay project.

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

VI. SCHEDULED ITEMS

A. GENERAL PLAN VISIONING (JOINT WORK SESSION WITH THE PLANNING COMMISSION). Ted Stillman said the Planning Commission has been working on updating the General Plan and are in attendance to hold a joint visioning session with the City Council. The Land Use Element of the General Plan as well as several possible surveys used to obtain citizen input on the direction that Alpine should take were discussed. Andrew Jackson with Mountainland Association of Governments facilitated the visioning process and will compile all the information gathered and then let the council members know the final results of the survey.

B. HERITAGE HILLS ANNEXATION. Ted Stillman said that at the City Council Meeting of March 22, 2005 Heritage Hills Annexation and Subdivision was approved. The motion required that "the Northpointe right-of-way Agreements be finalized and signed within six weeks and if not this would automatically come back to the Council...." The six-week deadline to finalize the agreements expired on May

4, 2005; however, the Agreements are in process but not finalized. Ted Stillman recommended that an additional 30 days be granted for the finalization of the Agreements. Ted Stillman supplied the Council with Draft #10 of the Northpointe Right-Of-Way Agreement and Thomas Whitchurch recommended that the time limit be changed to read 25 years in place of 10 years. It was said that if Heritage Hills wanted to they could begin construction of the Subdivision improvements pending the recordation of the Subdivision and Annexation Plats. Shane Sorensen said that according to our Ordinance that is in place, after Preliminary approval the developer can start work on the subdivision at his own risk even though it isn't recommended.

MOTION: Kent Hastings moved to grant Heritage Hills an additional thirty (30) days to complete all of the Right-of-Way Agreements. Kimberly Bryant seconded. Ayes: Kimberly Bryant, Kent Hastings and Thomas Whitchurch. Nays: 0. Motion passed.

C. STERLING BENCH MINOR SUBDIVISION EXTENSION. Ted Stillman said that Sterling Bench has requested that the city extend his final plat approval for another 180 days. The minor subdivision is a two-lot subdivision on .571 acres in the BC/TR-10,000 Zone. The minor subdivision was approved by the City Council October 10, 2000 and at the City Council Meeting of October 2, 2004 the Sterling Bench Minor Subdivision was granted a six-month extension. Mr. Stillman said the applicant is requesting another extension.

MOTION: Thomas Whitchurch moved to approve an extension for the Sterling Bench Minor Subdivision for another 180 days. Kent Hastings seconded. Ayes: Kimberly Bryant, Kent Hastings, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

D. ORDINANCE NO. 2005-12, CEMETERY RULES. This will be dealt with at a later date.

E. GROVE COURT SUBDIVISION EXTENSION. Ted Stillman said the Grove Court Subdivision is located at 600 North and Grove Drive and contains five lots, two of which have existing homes on them. The subdivision is in the TR-10,000 zone. The Planning Commission recommended approval of the subdivision at their meeting of August 3, 2004 and the City Council granted final approval at their meeting of August 10, 2004. The applicant is requesting an extension of the Final Plat approval. Tiffany Begum said they would like to change the name of the subdivision to Wayne Court after Wayne McDaniel.

MOTION: Kent Hastings moved to grant a six-month extension to the Grove Court Subdivision. Kimberly Bryant seconded. Ayes: Kimberly Bryant, Kent Hastings, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

F. NORTH MOUNTAIN PUBLISHING SITE PLAN. Ted Stillman said that Tyler Thompson plans to construct a warehouse on 100 East. The Gateway-Historic Architectural Review Committee reviewed the building and site plan at their meeting of May 3, 2005 and recommended that a Certificate of Appropriateness be granted to the 100 East Warehouse Building subject to the following:

1. That the northern facade be stepped back 5 to 10 feet from the driveway and that a landscape buffer be added
2. That dormers be added to the front façade
3. Remove circular driveway
4. Use square windows
5. Extend front façade closer to the street

The Planning Commission reviewed the Site Plan at their meeting of May 3, 2005 and granted approval with the following motion:

"Jim Tracy moved to grant site plan approval to the North Mountain Publishing Warehouse

located at 174 North 100 East subject to the following conditions:

1. The concrete in the driveway area be reconstructed with 8" thick concrete
2. A bond be provided for the required improvements
3. The water policy be met
4. Calculations be provided for the storm drain sump
5. The setbacks be accepted as drawn on the plat
6. A plan for parking lot lighting be submitted and approved by staff
7. The garbage enclosure be cinderblock and stucco and align it with the parking stall
8. The two parcels be combined into one parcel
9. The parking stalls be 19 feet deep

Steve McArthur seconded. Ayes: 5 Nays: 0. Motion passed.

MOTION: Hunt Willoughby moved to approve the North Mountain Publishing Site Plan subject to the following recommendations and resolving the guide-wire issue"

1. The concrete in the driveway area be reconstructed with 8" thick concrete
2. A bond be provided for the required improvements
3. The water policy be met
4. Calculations be provided for the storm drain sump
5. The setbacks be accepted as drawn on the plat
6. A plan for parking lot lighting be submitted and approved by staff
7. The garbage enclosure be cinderblock and stucco and align it with the parking stall
8. The two parcels be combined into one parcel
9. The parking stalls be 19 feet deep

Kent Seconded. Ayes: Kimberly Bryant, Kent Hastings, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

G. 200 NORTH OFFICE BUILDING SITE PLAN. Ted Stillman said that Cameron Calder is remodeling an historic home located on the northeast corner of Main Street and 200 North into an office building. The Gateway-Historic Architectural Review Committee reviewed the building and site plan at their meeting of May 3, 2005 and recommended that a Certificate of Appropriateness be granted subject to the following:

1. That exterior grids be used on the windows
2. That the addition be compatible with the rest of the building

The Planning Commission recommended approval of the Site Plan at their meeting of May 3, 2005 with the following motion:

"Steve McArthur moved to approve the change of use from residential to office building for the structure at 15 East 200 North belonging to Cameron Calder and require the parking lot to be striped and lit and to include a handicap accessible parking stall. Jim Tracy seconded. Ayes: 5 Nays: 0. Motion passed."

Ted Stillman said this was on the City Council agenda for information only.

H. WHITBY WOODLANDS B & C FINAL PLAT. Ted Stillman said the Whitby Woodland Subdivision consists of 59 lots on about 40 acres. Mr. Stillman said the developers of Whitby Woodlands asked to be taken off of this agency and be on the agenda in two weeks.

I. CHLORINE INJECTION SYSTEM. Ted Stillman said the chlorine injection system at the Grove Springs tank is old and needs to be replaced. The City has received bids from the companies listed below to replace the Chlorine Injection System as follows:

Waterford	\$8,753.00
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WETCO

\$9,385.00

MOTION: Kent Hastings moved to award the bid to install the Chlorine Injection system from Wetco in the amount of \$9,385.00. Thomas Whitchurch seconded. Ayes: Kimberly Bryant, Kent Hastings, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

J. SEWER PLAN UPDATE. Shane Sorensen said the City has not updated the sewer impact fees for several years. In the past these studies have been prepared by Horrocks Engineers and it is recommended that they update the Sewer Capital Facilities Plan and the Sewer Impact Fees. The cost to update the Sewer Master Plan is \$10,020.00.

MOTION: Hunt Willoughby moved to authorize Horrocks Engineering to improve the Sewer Capital Facilities Plan and Sewer Impact Fees in the amount of \$10,020.00. Thomas Whitchurch seconded. Ayes: Kimberly Bryant, Kent Hastings, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

K. LEGACY PARK PARKING LOT LIGHTING. Ted Stillman said that several City Council meetings ago Jannicke Brewer brought up the need for lighting in the parking lot adjacent to Legacy Park across from City Hall. Shane Sorensen obtained costs to install two parking lot lights. At the City Council meeting of April 26, 2005, Councilmember Kimberly Bryant asked that approval of the Legacy Park parking lot lighting be delayed to provide the opportunity to examine other types of light fixtures. Mrs. Bryant showed pictures of other lighting fixtures from Highland City's Town Center and from Freedom Elementary School in Highland. Kimberly Bryant suggested that we put in several different styles of lights and then have the citizens decide what they want. It was decided that we look at the tear-drop and acorn lighting. Jannicke Brewer said that Thanksgiving Point has some light fixtures that could be looked at as well as University Park in Provo. Larry Brown echoed comments by Kent Hastings that the light fixtures were for ambiance and not to light the whole road. The council decided that several types of lights would be borrowed to try out on a temporary basis.

VII. COMMUNICATION

Thomas Whitchurch said interviews were held last Saturday for new Youth Council members and many applied.

Kent Hastings – September 13, 2005 at 6:00 pm was scheduled to meet up at Kent Hastings in-law's cabin at Sundance for City Council Meeting. Several options for food was discussed. Kent Hastings asked if we could list on our website park facilities that we have, how to schedule a park and what facilities are available at each park. Mr. Hastings asked if he could get the Planning Commission Agendas and Minutes and was told these were on the website.

Mayor Phil Barker suggested that we make reference to the Website in each Newsline

Kimberly Bryant said the parking up at Smooth Canyon Park is a problem. Ted Stillman said they are going to stripe over by the Church which should help. Kimberly Bryant has met with Tracy Wallace about Alpine Days and plans are progressing. Mrs. Bryant said she needs help on the Memorial Day breakfast, especially with cooking pancakes and help with transporting the tables and chairs. There will be a box at the end of the table to encourage contributions, with the money going directly to Cemetery improvements.

Shane Sorensen said the bridges on South Main Street are now being worked on and hopefully in four to six weeks everything should be done. Shane Sorensen showed the precipitation graph and said we are about 15 " higher on a 30-year average using today's date.

Thomas Whitchurch asked about getting the poles to hang banners on so that they can be installed in plenty of time for Alpine Days. Ted Stillman said there were two poles up by the Busch Well.

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

Session was not needed.

IX. APPROVAL OF MINUTES:

Public Hearings and City Council Meeting of April 26, 2005

MOTION: Hunt Willoughby moved to approve the minutes of the Public Hearings and City Council Meeting of April 26, 2005 and adjourn. Kimberly Bryant seconded. Ayes: Kimberly Bryant, Kent Hastings, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

The meeting adjourned at 9:15 pm.