

JUNE 13, 2006

Minutes of the Public Hearing and City Council Meeting held on Tuesday, June 13, 2006 at Alpine City Hall, 20 North Main, Alpine, Utah 84004 as follows:

The following members were present and constituted a quorum:

Mayor Hunt Willoughby

City Council Members: Kimberly Bryant, Kent Hastings, Hata Puriri, Tracy Wallace and Thomas Whitchurch

Staff: Ted Stillman, Janis H. Williams, Shane Sorensen, April Riley, David Church, Jay Healey, Annette Scott and Kip Botkin, Police Chief

Others: Jannicke Brewer, Jim Tracy, Shelli Tracy, Craig Skidmore, Ula Hemingway, Robert Hemingway, Mark Cluff, Ross Beck, Kent Hanson, Bonna Hanson, Brandon Page, Caleb Warnock, *Daily Herald*, David Barlow, Teresa Cosper, Lori Robinson, Rebecca Whitchurch, Glenn Way, Denise Hesterly, Melanie Hulme, Linda Seeley, Carla Wheadon, Rhett Smith, Dave Kennings, Jo Mott, Michael Draper, Brian Draper, Bill Devey, Gary Anson, Wade Glathar, James Seeley, John McGilvary, Will S. Jones, Norine Garrett, Gene Garrett and Jason U. Thelin

PUBLIC HEARING – 7:00 pm: FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT REGARDING A MASS AND BULK ORDINANCE. Mayor Hunt Willoughby called the Public Hearing to order at 7:00 pm and welcomed those in attendance.

Ted Stillman said the City Council asked the Planning Commission to develop an ordinance addressing standards for buildings over 20,000 sq. ft. (i.e. massing and bulk). Mr. Stillman said this ordinance is called size and massing because this is what it was originally called. The Planning Commission recommended this draft to the City Council and consolidated the Site Coordinating Committee along with the standards for schools. Ted Stillman said that this ordinance deals with school site coordination, height, bulk and massing, off-site and on-site parking, traffic circulation and the details were discussed.

Dave Jennings asked if parking standards would apply the same to both an elementary school and Jr. High school and felt the parking for the Jr. High School should be greater. Mr. Jennings was concerned the Planning Commission used a blanket standard for both an elementary school and Jr. High and felt this might not be fair.

Mark Cluff, a citizen of Alpine and an elected official of the State School Board of Education, said this draft ordinance still refers to "Charter Schools" and thought this was going to apply to all schools. In 3.20.5.2, On-site parking, a reference to charter schools is made and Mr. Cluff said this should apply to all schools.

There were no other comments.

The public hearing adjourned at 7:10 pm.

CITY COUNCIL MEETING – Immediately following the Public Haring

- I. **CALL TO ORDER.** Mayor Hunt Willoughby called the City Council Meeting to order at 7:10 pm and welcomed those in attendance.
- II. **PRAYER/OPENING COMMENTS -** Kimberly Bryant
- III. **PLEDGE OF ALLEGIANCE.** Kent Hanson 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.

Rhett Smith proposed his Eagle Project planning to clean up areas around the trails in Lambert Park and put some benches there which will benefit hikers and bikers. Craig Skidmore said there was a very successful day clean up day on May 20, 2006; however, not all of the areas were cleaned. Mayor

Ciara Decker, a representative from Cedar Hills, invited the City Councilmen and Mayor to their Family Festival from July 15 through the 22nd and gave them dinner tickets.

Mitch Flygare and Michael Draper asked for permission to build batting cages in Burgess Park for their Eagle Projects. The boys felt this would be an asset to our town. Mayor Willoughby suggested that these two boys talk to Ron Devey and Shane Sorensen prior to doing this project as a location would have to be found and sprinklers would need to be relocated. It was asked if power would be in the batting machine and Shane Sorensen said that when they had their meeting in the spring with the baseball league, Greg Nielson indicated they did not want power in the batting cage.

V. CONSENT CALENDAR

Business License:

Dan Hauser – CRYSTAL PACIFIC MORTGAGE; 184 W. Fairview Circle

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

VI. REPORTS/INFORMATION**VII. ACTION ITEMS**

A. ORDINANCE NO. 2006-09; SIZE AND MASSING STANDARDS AND CREATION OF A STANDING COMMITTEE. Ted Stillman said the City Council asked the Planning Commission to develop an Ordinance addressing standards for schools (i.e. massing and bulk). A Public Hearing on this ordinance was held earlier in the evening. The Planning Commission at their meeting on June 6, 2006 made the following motions:

“Steve McArthur moved to recommend that the City Council adopt Article 3.20, Standards For Schools, to include the following sections: Section 3.20.1.1., Section 3.20.1.2. School site coordinating committee with the following additional language:

The Committee’s responsibilities shall include, but not be limited to, 1) review all potential sites for each facility 2) identify and compare the safety of all sites, and 3) categorize and measure (to the extent possible) the impact of each individual site

For purposes of siting such building in compliance with Utah State Law, the Committee shall be deemed to exclusively represent the municipality (City of Alpine).

The findings and reports of the Committee shall not be deemed to be approval of the site.

Section 3.20.2 Setback, Section 3.20.3 Height including a reference to Section 3.21.8 Rules for Determining Heights. Jim Tracy seconded. Ayes: 6. Nays: 0. Motion passed.

MOTION: Steve McArthur moved to recommend approval of Section 3.20.4 Bulk as written in Jim Tracy’s draft. Jim Tracy seconded. Ayes: 5. Nays: 1. Lincoln Watkins voted nay. Motion passed.

MOTION: Jim Tracy moved to eliminate Section 3.20.5 Massing and have Section 3.20.4 say Bulk and Massing. Steve McArthur seconded. Ayes: 0. Nays: 6. Motion failed.

MOTION: Steve McArthur moved to table Section 3.20.5 until they knew what massing was. Jim Tracy seconded. Ayes: 6. Nays: 0. Motion passed.

MOTION: Jim Tracy moved to recommend approval of Section 3.20.6.1 Off-site parking as written in Jim Tracy’s draft. Steve McArthur seconded. Ayes: 6. Nays: 0. Motion passed.

MOTION: Steve McArthur moved to recommend approval of Section 3.20.6.2 On-site parking for K through 9, and eliminate the word “charter” and the reference to 109A.305. Brian Baxter seconded. Ayes: 6. Nays: 0. Motion passed.

MOTION: Steve McArthur moved to recommend approval of Section 3.20.7 Curb cut with approval from the appropriate agency, i.e. City Engineer or UDOT. Jim Tracy seconded. Ayes: 6. Nays: 0. Motion passed.

MOTION: Lincoln Watkins moved to recommend approval of Section 3.20.8 Traffic circulation with the addition that the applicant indicate the estimated total registration with a breakdown by municipality. Steve McArthur seconded. Ayes: 6. Nays: 0. Motion passed.

MOTION: Jim Tracy moved to recommend approval of Section 3.20.9 Construction staging. Brian Baxter seconded. Ayes: 6. Nays: 0. Motion passed.

Mayor Willoughby said there were two questions brought up in the Public Hearing regarding parking spaces and omitting the name of charter school. Tracy Wallace made some corrections to the numbering system in the Ordinance as presented in the councilmen’s packet. Jim Tracy said we can omit the word “charter” in the first sentence and Thomas Whitchurch suggested that we replace the word “charter” with “public” school. David Church said he doesn’t think we should make a distinction between charter, public or private school and the idea that troubled him was creating a new School Site Coordination Committee and that would be like having a Planning Commission for the Planning Commission. There are consequences to having these committees and once an official committee is established they are subject to the

Open Meetings Act and minutes would have to be taken, the meeting noticed and the public is invited.

3.20.1.1 – Do we want to stay with the State Code? It was suggested that we strike “subject to Utah Code Section 53.A-20-108” and start the sentence with “A School....” Strike the word “charter” in sentence 2

Tracy Wallace said he sees and understands David Church’s opinion for establishing another official committee, but said he thinks this committee would only act under very specific circumstances. Hata Puriri said it still looked to him that the City Council would not be involved in the coordination of the sites. David Church said he felt we were focusing too much on the smaller picture and not looking at the bigger picture and said from all the meetings he has attended it is obvious to him that the City Council wants to be involved in the coordinating. The purpose of the statue is to work together and make sure that the school can be sewerred, water provided, and the infrastructure in place. Shane Sorensen said that in the development process the first step is to attend the DRC where questions are asked and answered. Kimberly Bryant said that when coming to the DRC a developer may not have a specific site, but questions could be asked about which site would work best.

Rebecca Whitchurch questioned the coordination of the site, and asked if the city would help the charter school condemn property for a site if the property owner was not willing to sell. Thomas Whitchurch said he was not anxious to enact an ordinance that was not going to be used and Kent Hastings said that maybe we should require schools to come to us if they remodel. Hata Puriri said this should not be a big issue, as every time a school remodels this benefits our children.

3.20.2 - Thomas Whitchurch felt the setback in the underlying zone should be applied. The setbacks in the Business/Commercial Zone was discussed. Kent Hastings asked why the rear setback was twice as much as the front setback and it was said the charter school was planning on having green space in the rear and parking in the front. This was corrected to read “The school should have a front setback of not less that 50 feet, side setbacks of not less than 40 feet on each side and a rear set back of not less than 50 feet.”

3.20.3 Height - Thomas Whitchurch felt we should apply 3.21.8 as this is the definition, which tells you where to measure.

3.20.4 Bulk and Massing – This was discussed and the example in the ordinance was corrected to read “Example: 10-acre site with a building having a 65,000 square foot building footprint would have a bulk ratio of 0.153 and would be acceptable (10/65 + .153). However, a 5-acre site with a 40,000 square foot building footprint would have a bulk ratio of 0.125 and would not be acceptable.

3.20.5.1 Off-site parking - Jannicke said the Planning Commission’s main concern is that parking should not be allowed on the street. Thomas Whitchurch asked if this ordinance was enforceable if Alpine School District came in and David Church said yes. Jannicke Brewer said the bussing next year to Timberline Jr. High has been cut out and they will need more parking places.

Rebecca questioned about requiring more parking places for any school and that would require the school district to acquire more acreage. Maurine Garrett had a question about parking and there being no bussing to a charter school. Their parking should be greater because parents would all be driving their children. Rebecca Whitchurch said that Alpine Elementary has over 400 cars and that is with children walking and some being bussed and others being driven by parents. The charter school is requiring parents to carpool the children. Dave Jennings said that right now the council is establishing criteria and there is no criteria. To base this ordinance without criteria is not good decision making.

3.20.5.2 On-site parking - This was corrected to read “Parking for schools serving grades K-0 shall be provided at the rate of 0.20 stalls per person (total of students and staff).

3.20.6 Curb Cut – This is fairly standard and will remain the same as in the draft ordinance.

3.20.7 Traffic circulation – This was corrected to read “A traffic study provided by the applicant shall be reviewed and accepted by the City engineer. A school shall disclose to Alpine City the number of students at application by city as supporting documents.”

3.20.8 Construction staging – This will remain the same as in the draft ordinance.

Mayor said the Council has now discussed and established standards for schools and adding 3.20.1.3 which deals with remodeling.

MOTION: Tracy Wallace moved to adopt Ordinance No. 2006-09, An Ordinance Establishing Standards for Schools as amended. Kent Hastings seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

Thomas Whitchurch said he was concerned about adopting an ordinance as quickly as the Council did. Mayor Hunt Willoughby thanked the Planning Commission for their hard work and said they were given a task and came through and

this was very much appreciated.

B. SITE PLAN – MAIN STREET LOCATION FOR MOUNTAINVILLE ACADEMY CHARTER SCHOOL. Mayor Hunt Willoughby said we have a letter from the developers of Mountainville Academy that they intend to build a campus-style charter school using the Dry Creek Commercial Development and we are dealing with a moratorium that was imposed at last City Council agenda until we deal with a Mass and Bulk Ordinance.

David Church said if we have ordinances we should follow them; however, we need to follow the State Law. The State Law says charter schools are to be processed on a first priority basis and can go to the head of the line and he is a little bit disappointed that we have not received anything from the Planning Commission on a site plan. Kent Hastings said that to process this expeditiously, could we approve this subject to the developer meeting the demands of the Planning Commission and David Church said he doesn't know how we can approve something that we don't know what we are approving. Mr. Church said we have contacted an ombudsman and are waiting for his opinion to see if he feels the charter school is vested and to see if this new ordinance applies to their application. If the charter school builds one building then we would have to revise the plat that has been recorded and that would not require a Public Hearing. Thomas Whitchurch asked if we can work off the ombudsman's draft letter. Hunt Willoughby said he wouldn't want to move forward based on the draft letter as the final opinion could be 180° opposite.

Jannicke Brewer said that if they are either going on the campus-style or one building style, there are still lots of little questions that need to be addressed. Thomas Whitchurch was concerned that the developer hasn't had the opportunity to address these issues and now we are being told the Planning Commission needs additional information. Mr. Whitchurch remembers that when the developer first came in they weren't looking for permission to build but were looking for our rules. David Church said there is nothing wrong with telling the developers we need additional information and Kent Hastings asked how to expedite this site plan approval. David Church said that Ted Stillman and staff could meet with the developers and tell them what is needed. Rebecca Whitchurch said the charter school would prefer to build the single-story building and Glen Way said the school would like the single-story plan which they are looking at as a place for 675 kids in the fall. Hata Puriri said this issue has divided our community and we can't fix what has happened in the past. Councilman Puriri asked how long would it take to build the single-story building. Glen Way said the single story building will take about five months and the campus style would be about 90 days. Hata Puriri asked if there was a temporary place to handle the students until the school building is complete. Rebecca Whitchurch tried to convey that they are trying to build a facility to educate our children. Hata Puriri said he is getting mixed messages, but would fight for the single-style site. Glen Way said he would echo David Church's council; however, we could have a special Planning Commission Meeting in 48 hours and there could also be a City Council Meeting that same evening to make the decision to allow the school to move forward. Mayor Willoughby said we will check with all members to see if we will have a quorum. Kent Hanson said that the northeast building is 56' from his fence and asked the developer what kind of fence he was planning on building. It was said this would now have to meet the new ordinance and the developer said there will be a concrete cast wall.

MOTION: Hata Puriri moved to call a special Planning Commission and City Council Meeting on Thursday, June 15, 2006 at 7:00 pm to review and finalize the Mountainville Academy Site Plan subject to attendance at the Planning Commission. Tracy Wallace seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

David Church asked to be excused and explained why the Buckner family's attorney filed a Notice of Claim. Mr. Church said this is not a new lawsuit but is the Notice on the old lawsuit.

C. CEMETERY GOALS. Ula Hemingway said the Cemetery Commission adopted goals for the Cemetery as follows:

1. Install wrought iron entry gates and arches, one on Main Street and one on Grove Drive.
2. Install sprinklers and sod along the recently paved Cemetery entrance road off of Main Street
3. Publish an informational booklet for the public which would contain rules, policies, plot map of Cemetery, who to contact and history of Cemetery Hill. This booklet is different from the plot-purchaser's booklet that is given at City Hall.

Mayor Hunt Willoughby said he is trying to get the BYU Geology Dept. to come and identify where some bodies are buried on the northwest side of the cemetery. Ula Hemingway said they want to establish a Cemetery Improvement Fund and some money was made off of the pancake breakfast on Memorial Day. Mrs. Hemingway said the gazebo in the Cemetery has become an information booth. The two goals that the Cemetery Commission can accomplish are:

1. Put Cemetery records on the City's web site
2. Establish a Cemetery Improvement Fund

The fence along the north side of Hunter's Ridge was discussed and Shane Sorensen made suggestions pertaining to this. Ula Hemingway said that now there is no fence around the cemetery and possibly this could be put on a

future priority list. Mayor Willoughby said that when we adopt the budget we will talk about accepting the Cemetery Commission's suggestions. Mayor Willoughby said he and the Council have no problem with the Cemetery Commission working on the two goals as outlined above and said the goals will be included in the budget discussion.

Mayor Hunt Willoughby excused Kimberly Bryant who had to leave the meeting.

D. ORDINANCE NO. 2006-10; CEMETERY RULES AND PROCEDURES. Ted Stillman said the Cemetery Commission has revised the rules and regulations governing the Cemetery and Ula Hemingway presented the revised rules to the City Council. This new ordinance repealed Chapter 8-200, Ordinance No. 89-03, Ordinance No. 2005-05, Ordinance No. 2005-11, Ordinance No. 2005-12 and Resolution No. R99-02. Thomas Whitchurch said that City employees have been removing flowers on Thursday morning for mowing and it was suggested that staff remove the flowers, etc. on Thursday afternoon or Friday morning. Bill Devey said he was up on the Cemetery before the deadline and saw a pickup with a little boy in the back going around picking up artificial plants, etc. Mr. Devey said it is not always city staff removing the flowers.

Thomas Whitchurch suggested several amendments to the ordinance and Hata Puriri asked Ron Devey if he has reviewed this ordinance with Chuck Mattfeldt. Ron Devey said it is pretty defined.

MOTION: Thomas Whitchurch moved to adopt Ordinance No. 2006-10, An Ordinance Amending Title 8-000, Cemetery Rules and Procedures as amended. Tracy Wallace seconded. Ayes: Kent Hastings, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

Item H was moved up on the agenda and dealt with at this time.

H. PLANNING COMMISSION APPOINTMENT. Mayor Hunt Willoughby said that Brian Baxter tendered his resignation from the Planning Commission. Brian Baxter has done an exemplary job, but due to work and church obligations Mayor Hunt Willoughby recommended that we appoint Jason U. Thelin to replace Brian Baxter and serve out the remainder of his term which will expire January 2012.

MOTION: Thomas Whitchurch moved to appoint Jason U. Thelin to replace Brian Baxter and be on the Planning Commission with his term to expire January 2012. Kent Hastings seconded. Ayes: Kent Hastings, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

E. ORDINANCE NO. 2006-11; McNIEL #2 ANNEXATION. Ted Stillman said that Lon Nield would like to annex 7.4412 acres into Alpine City. The property is located in the northeast area of Alpine at the end of Alpine Blvd. just north of Wintergreen Court. The Planning Commission recommended approval of the McNiel #2 Annexation at the meeting of June 6, 2006. Hunt said he received an e-mail from a former councilman who said there is a compelling reason to annex this property and Mayor Willoughby said this will give the City a few more feet of Alpine Blvd.

MOTION: Hata Puriri moved to adopt Ordinance No. 2006-11, An Ordinance of Annexation of Territory known as McNiel #2. Kent Hastings seconded. Ayes: Kent Hastings, Hata Puriri and Tracy Wallace. Nays: 0. Motion passed. Thomas Whitchurch was absent for this motion.

F. McNIEL SUBDIVISION, PLAT B – FINAL APPROVAL. Ted Stillman said the proposed development consists of five lots on 5.181 acres at approximately 550 N. Alpine Blvd. It is the first phase of the McNiel #2 Annexation, which is being processed concurrently with the annexation. The lots range in size from 40,077 sq. ft. to 47,156 sq. ft. An overall conceptual development plan was submitted previously to the Planning Commission. The overall plan was provided for planning purposes for the remainder of the Nield and Bennett properties. The plan has been prepared assuming the properties are annexed into the CR-40,000 zone. A new preliminary plan has been submitted for the remainder of the Nield property, which includes nine lots. On June 6, 2006 the Planning Commission moved to recommend that the City Council approve the proposed McNiel Subdivision, Plat B with the following motion:

"Kevin Cospers moved to recommend a preliminary and final approval of McNiel Revised Plat B subject to the following conditions:

1. The McNiel #2 Annexation be recorded
2. Property exchanges be reviewed by the City to ensure that no derelict parcels are created
3. A recordable easement document be provided for the temporary turnaround
4. The Fire Chief approve the location of the fire hydrants
5. The required pressurized irrigation main size be determined for Quail Creek Lane
6. The City's water policy be met with Alpine Irrigation Company shares

7. The redline comments on the plat and construction drawings be addressed
Jim Tracy seconded. Ayes: 6. Nays: 0. Motion passed.

MOTION: Tracy Wallace moved to grant final approval to the McNiel Subdivision, Plat B based on the Planning Commission's recommendation and subject to the following conditions:

1. McNiel #2 Annexation be recorded
2. Property exchanges be reviewed by the City to ensure that no derelict parcels are created
3. A recordable easement document be provided for the temporary turnaround
4. The required pressurized irrigation main size be determined for Quail Creek Lane
5. The City's water policy be met with Alpine Irrigation Company shares

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

G. ADAMS SUBDIVISION – FINAL APPROVAL. Ted Stillman said the proposed Adams Minor Subdivision located at approximately 799 N. Main Street consists of two lots on .63 acres in the TR 20,000 zone. The existing home was removed from the property. The boundary of this development consists of one parcel and extends to include a portion of a second parcel. Mr. Stillman said it is unclear if a boundary line adjustment has been made between the two parcels. If a boundary line adjustment has not been made, the remainder of the second parcel will need to be included as part of the subdivision. The water requirement has been calculated for the subdivision. A credit was allowed towards the water policy for the indoor use of one home and a 10,000 sq. ft. lot. The developer will be required to provide an additional 1.11 acre-feet of water to meet the water policy for the development.

On June 6, 2006 the Planning Commission moved to recommend that the City Council grant approval of the proposed Adams Subdivision with the following motion:

"Brian Baxter moved to recommend concept, preliminary and final approval to the Adams Subdivision subject to the following conditions:

1. A title report to verify if more than one parcel is included in the development. If a portion of a second parcel is included, the remainder of the second parcel will need to be included in the subdivision or a boundary line adjustment will be required to adjust the property line between the two parcels to match the boundary of the development.
2. New service laterals be provided for lot 2.
3. The city's water policy be met. The developer needs to state the source of the water rights for the development.
4. The necessary corrections be made on the plat and construction drawings.
5. A bond be provided for the required improvements.
6. A surveyor stamp be on the plat.

Lincoln Watkins seconded. Ayes: 6. Nays: 0. Motion passed.

MOTION: Tracy Wallace moved to grant final approval to the Adams Minor Subdivision based on the Planning Commission's recommendation subject to the following conditions:

1. A title report to verify if more than one parcel is included in the development. If a portion of a second parcel is included, the remainder of the second parcel will need to be included in the subdivision or a boundary line adjustment will be required to adjust the property line between the two parcels to match the boundary of the development.
2. Issues concerning access to the second parcel be considered.
3. New service laterals be provided for lot 2.
4. The city's water policy be met. The developer needs to state the source of the water rights for the development
5. The necessary corrections be made on the plat and construction drawings.
6. A bond be provided for the required improvements

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

H. PLANNING COMMISSION APPOINTMENT. This item was dealt with earlier in the meeting.

I. ORDINANCE NO. 2006-12 – ADOPTION OF 2006-2007 BUDGET. Ted Stillman said the 2006-2007 is now ready for adoption. Mayor Hunt Willoughby welcomed Kip Botkin, Police Chief, Brian Gwilliam and Brandon Verdi. Ted Stillman went over the following issues:

Recreation Alliance – The budget includes \$34,000 for the American Fork Recreation Program and American Fork would like a stronger participation in recreation such as having a city employee assist in the Recreation Program. Cedar Hills and Highland have both hired full-time employees to operate recreation programs and coordinate community events. We have included \$10,000 in the budget for a part-time recreation coordinator.

Hata Puriri felt that Cedar Hills cannot stand paying for another recreation building and Thomas Whitchurch said possibility Cedar Hills will donate the land and Alpine and Highland would provide the funding for the building. The survey will indicate which way the residents want to go.

Recreation Facility Proposals – Cedar Hills has received three proposals from consulting firms to examine the feasibility of constructing a recreation center to serve Alpine Highland and Cedar Hills. Alpine's cost to participate in the study will be \$6,672.00. The city has approved participation in the study and funds are included in the budget.

Westfield Road Construction – The budget includes funds to complete construction of Westfield Road. A possible funding mechanism would be:

Street Impact Fees	\$400,000
Whitby Woodlands	\$ 88,875
Class C Road Funds	\$181,900
Capital Improvement Fund	\$174,045
Total	\$844,820

Shane Sorensen said the price to construct Westfield Road changes on a daily basis and it was suggested that this project could be started right after Alpine Days. Hata Puriri asked if we could get this designed right away and Shane Sorensen said we could have this ready for the next City Council agenda.

Police – The PSD Board passed their budget at the last PSD Board meeting. The Police Dept. is requesting three additional officers to keep up with the growth that the communities are experiencing. Highland City plans to add the three officers in the 2006-2007 budget year, but they are not included in this budget. Each new officer costs \$104,215 and if all three officers were added, the total cost would be \$312,645. Alpine's share would be \$125,058. Highland is constructing a Police facility which will become the Police headquarters and once that building is complete the Police Department would like to renegotiate the agreement for police services. Currently Highland's share of the Police budget is 60% and Alpine's share is 40%. Highland wants to make sure they are getting 60% of services they are paying for. Highland would like increased police coverage so that there are two officers on duty at all times. They would like to have an increased level of police coverage. Alpine needs to come up with \$125,058 for its share of the three new officers; however, if there were two different police departments we would have to come up with \$500,000.

Ted Stillman said we need respond to Highland first; however, we can leave our tax rate the same. We have until August to think about this, but Mr. Stillman suggested we respond to Highland and tell them we have to make some revenue adjustments, possibly by looking at our building permit fees and give us until August to do so. Kip Botkin said that Alpine gets more than the 40% coverage because we house the Police Dept. Hata Puriri asked Ted Stillman to find a way for this to happen and Kent Hastings agreed with Hata Puriri except without raising taxes. Thomas Whitchurch asked about the possibility of not giving the officers a cost of living increase or merit increase. Ted Stillman felt this would be devastating to morale.

Fire – The Fire Dept. is finding it difficult to respond to calls for assistance by just using volunteers. They have completed a Fire Master Plan which calls for the addition of three part-time fire fighters this year (2006-2007) and to begin hiring additional full-time personnel the following year. The Fire Budget will increase from \$181,605 in 2005-2006 to \$260,670 in 2006-2007. With the addition of three additional full-time fire fighters in 2007-2008. Alpine's share of the Fire Budget is expected to increase to \$308,000.

Equipment – The budget includes funds to purchase a new dump truck to replace a 21-year old vehicle. The estimated cost is \$95,000.

Park Property Purchase – The budget includes funds to purchase property for a community park on 100 South and 600 East (Whitby property). This will also include a \$700,000 loan from the Pressurized Irrigation Fund.

Revenue – The Building Department fees are based on twelve-year old construction costs. Most cities index their building permit fees based on current construction costs. Alpine has a declining Tax Rate. We need to set a Truth in Taxation Hearing for August 8, 2006 to keep our tax rate the same as discussed above.

Code Enforcement – It has been suggested that the city hire a part-time Code Enforcement Officer to more regularly enforce signs, nuisances, etc. \$5,000 has been included in the budget for a part-time Code Enforcement Officer.

Additional Personnel – The budget includes for an additional full-time employee for the Public Works Department. This employee would help maintain the City's infrastructure as well as assist in the many projects that the city is involved in. The budget also includes funds for a part-time receptionist/billing clerk for the front office.

Cemetery Projects – The Cemetery Commission has recommended projects as follows:

1. Construction of iron arches and gates at the east and west entrances of the Cemetery.

- It was suggested that we come back with specs for the arches and the fence and retaining wall.
2. Installation of sod and sprinklers on both sides of the Main Street entrance road. Mayor Willoughby asked Ron Devey to check how much it would cost to lay the sod and sprinklers and do the fencing and retaining wall on the north side of Hunter's Ridge subdivision. Ron Devey said that all of these projects need to be done in order.
 3. Publication of an informational booklet of Cemetery Information for the Public's use

Thomas Whitchurch suggested the priority list for the Cemetery Projects be as follows:

1. The publication of an informational booklet for the public's use and put the cemetery records on the website
2. Installation of the fence and retaining wall on the north side of Hunter's Ridge Subdivision
3. Construction of the iron arches and gates at the east and west entrances of the Cemetery
4. Installation of sod and sprinklers

There was discussion on whether we charge the Baseball Leagues for use fees of Burgess Park. It was noted there was no revenue from the league, but we provide the Snack Shack, pay utilities and provide maintenance personnel for cleaning up the park.

MOTION: Thomas Whitchurch moved to adopt Ordinance No. 2006-12, the Final 2006-2007 Budget with the changes as specified. Kent Hastings seconded. Ayes: Kent Hastings, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

MOTION: Thomas Whitchurch moved to set a Truth in Taxation Public Hearing for August 8, 2006 at 6:30 for the discussion of our property tax rate. Hata Puriri seconded. Ayes: Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 1. Kent Hastings voted nay. Motion passed.

J. 2005-2006 AMENDED BUDGET. Ted Stillman said we need to set a Public Hearing to amend the 2005-2006 Budget.

MOTION: Kent Hastings moved to set a Public Hearing to amend the 2005-2006 Budget for June 27, 2006. Thomas Whitchurch seconded. Ayes: Kent Hastings, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

VIII. COMMUNICATION

Mayor Hunt Willoughby –

1. Asked if we have any desire to get in on the Alpine School District split review. The Mayor of Cedar Hills is looking at the possibility of joining in with northern Utah County cities for assessing the desire to create a separate school district. Mayor Willoughby asked the Council to look at this and also look at the ramifications.

2. At our MAG Meeting the other day UDOT has put quite a bit of money into some roads prior to the expansion of I-15 and most of the roads are in Utah County. There was a request that after all of that there are a couple of roads that were needed and were not covered by UDOT and it was requested by the Mayors to place ½ % increase on the November ballot. The other item was some line items that included fiberoptic lines down I-15. Mayor Willoughby felt this was bad use of funds and voted against this.

3. The Bennett property is being cleaned up. They have been hauling trailer loads away.

4. Has heard that Kenkraft has been sold to the mattress factory.

5. We have lost two residents, one in the plane crash that went down in Utah Lake and then George Rasmussen.

Hata Puriri – Asked about the Forge - Is it being remodeled?

Tracy Wallace – Thanked all the volunteers that helped with the Memorial Day Breakfast and the Alpine Youth Council. Caroldean Neves walked down and cooked all the sausages.

Thomas Whitchurch –

1. Tomorrow morning the Youth Council will be putting out the flags for Flag Day.
2. This Saturday will be the first Concert in the Park and during the summer these concerts will be on the 3rd Saturday each month.

Shane Sorensen – The shop furniture is in.

IX. EXECUTIVE SESSION to discuss litigation, property acquisition or personnel.

MOTION: Kent Hastings moved to go to Executive Session for the purpose of discussing property acquisition and personnel. Hata Puriri seconded. Ayes: Kent Hastings, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

X. APPROVAL OF MINUTES

Work Session, Public Hearing and City Council Meeting of May 23, 2006

MOTION: Kent Hastings moved to go back to Open Session, approve the minutes as amended and adjourn. Thomas Whitchurch seconded. Ayes: Kent Hastings, Hata Puriri, Tracy Wallace and Thomas Whitchurch. Nays: 0. Motion passed.

The meeting adjourned at 12:35 am.