

JULY 27, 2004

Minutes of the PUBLIC HEARING and CITY COUNCIL Meeting held on July 27, 2004 at Alpine City Hall, 20 North Main, Alpine, Utah 84004 as follows:

The following members were present:

Mayor Philip D. Barker

City Council Members: Kent Hastings, Hata Puriri, Thomas Whitchurch and Hunt Willoughby

Staff: Ted Stillman, Janis H. Williams, Shane Sorensen, Rachel McTeer and Annette Scott

Others: Jannicke Brewer, Dale Porter, Clair Bigler, *New Utah*, Jim Tracy, Bill Moeller, Janeane Moeller, Scott Moeller, Spencer Moeller, Craig Duncan, Curtis Fillmore, Phyllis Fillmore, Christopher Eppich, Brian Hale, Brandon Christensen, Jerry Jensen, Jordan Jensen, Ula B. Hemingway, Curtis Miner, Wayne Viehweg and Caroldean Neves

TOUR – 6:00 pm: TOUR ARBORETUM at PETERSEN PARK

PUBLIC HEARING - 7:00 pm: For the purpose of receiving public comment regarding amending Plat A, lot 13 of Alpine Village Subdivision

Mayor Phil Barker called the Public Hearing to order at 7:00 pm and welcomed those in attendance. Mayor Barker stated the purpose of the Public Hearing and asked for public comment regarding the topic. Ted Stillman showed a picture of the existing lot 13 of Alpine Village Subdivision, Plat A and the proposed lot and said this is in the CR 20,000 zone. The Board of Adjustment dealt with the requested variance to the square footage requirement for a building lot at their meeting of May 13, 2004.

There were no other public comments

The Public Hearing adjourned at 7:05 pm.

CITY COUNCIL MEETING – Immediately following the Public Hearing

I. **CALL TO ORDER.** Mayor Phil Barker called the City Council Meeting to order at 7:05 pm and welcomed those in attendance.

II. **PRAYER/ OPENING COMMENTS –** Hata Puriri

III. **PLEDGE OF ALLEGIANCE.** Brian Hales from Troop 1111 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.

Jordan Jensen presented his Eagle Scout Project and asked the council for approval. Mr. Jensen wanted to build a drinking fountain in the Smooth Canyon Park under the direction of Ron Devey, his scout leader.

Brian Hales presented his Eagle Scout Project and said he would like to dig 2-foot radius holes around the trees in Legacy Park and Smooth Canyon Park and fill in with bark. The City would get the bark from Timpanogos Special Service District.

Jannicke Brewer asked why the grass has gotten so yellow in Burgess Park and Mayor Barker said that sand and gravel got into the line. This problem is now being corrected. Old sprinkler heads have been replaced and a new line is being added to increase the watering area in the park. Ted Stillman said that we have had a bill bug problem and this has been sprayed for.

Chris Eppich presented his Eagle Scout Project and said he is going to be doing some work in Legacy Park. There is going to be an engraved stone from the Cottonwood Quarry placed on the southwest corner of the park and Mr. Eppich is going to do the landscaping around this stone.

Spencer Moeller from Troop 1088 presented his Eagle Scout Project and said he would like to paint the handicap parking spaces around City Hall and the Police Department plus the ones in Burgess Park. Mr. Moeller said he would look to see and then ask if the schools needed their handicap stalls painted. Spencer Moeller was asked to coordinate this project with Shane Sorensen and Ted Stillman.

Brandon Christensen said he would like to go throughout the community of Alpine and repaint the house numbers on the curbs for his Eagle Project. Mr. Christensen felt it would be helpful to have addresses painted on the curbs in case of emergencies, for household services and to help make the neighborhood more presentable. Brandon Christensen said he would have about 10 other scouts help him with the project and was planning on doing about 320 houses in a two-day period. Ula Hemingway suggested that the scout get the homeowners permission prior to painting the curb.

V. CONSENT CALENDAR –

A. Business License:

Frederick W. Crook – THE CHINA GROUP, 731 Sunburst Lane

B. Bond Releases:

Keith Swain/Steve Biegler - LONG DRIVE SUBDIVISION – \$15,251.84

Gary Payne – SWISS ONE SUBDIVISION, PHASE III - \$66,554.40

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

VI. SCHEDULED ITEMS

A. TRAIL USE MAP. Ted Stillman said there were two walking trail maps; the first one was of the entire city and the second one of Lambert Park. The maps have new legends focused on use and staff was looking for comments and whether something has been missed. Staff's suggestions included:

1. Make sure that the connections into the Forest wilderness area are approved by the Forest service
2. Don't show the North Point/Heritage Hills area until subdivisions are recorded
3. Take Preston debris area off while under construction
4. No dead end trails
5. Permission from private property owners to show usable trails on the map if we currently do not have a trail right of way

Ted Stillman said the purpose of these maps is to clearly show which trails people could use. The Planning Commission approved the Trail Use Maps at their meeting of July 20, 2004 and the Trail Committee would like to have the map printed in color and ready in time for Alpine Days. Cost estimates would be approximately \$500.00 and there would be a cost of \$1.00 per map. Thomas Whitchurch asked if we have received permission to go through the Forest Service lands and Rachel McTeer indicated that we did. Jannicke Brewer said there would be a few changes to the map and the order would be rearranged. Thomas Whitchurch asked if the City or Trail Committee has approached private property owners and Jannicke Brewer said the Trail Committee has made visits with this being carefully documented. Rachel McTeer said they do have Joel Kester's written approval, but the Trail Committee is concentrating on working with the Forest Service right now.

MOTION: Kent Hastings moved to adopt the Trail Use Maps, authorize the printing of 500 copies, instruct staff to determine the best quality of paper, sell the maps for the same amount that the City pays for the printing of each copy and get written permission from private property owners who has a trail that crosses their land prior to printing the maps. Thomas Whitchurch seconded. Ayes: Kent Hastings, Hata Puriri, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

B. AMENDMENT TO LOT 13, ALPINE VILLAGE SUBDIVISION, PLAT A – FILLMORE LOT.

Ted Stillman said the Fillmore Minor Subdivision is located at 800 East and 100 South. The Planning Commission recommended approval of the Fillmore Minor Subdivision at their meeting of June 15, 2004 subject to the following:

1. A bond be provided for the required improvements
2. The Fire Chief has determined that the existing fire hydrants are adequate
3. The open storm drain channel will be piped
4. That the water policy be met for lot two
5. That the redlines corrections be made on the Plat
6. That Plat A of Alpine Village be amended

Ted Stillman said that the Engineer's comments were included in the packet along with the minutes and findings of fact from the Board of Adjustment meeting of May 13, 2004 where they granted a variance to allow the new lot to be 17,040 square feet rather than 20,000 square feet. Hunt Willoughby questioned the side-yard set back and Curtis Fillmore said that the railroad ties make a natural lot division.

MOTION: Hunt Willoughby moved that lot 13 of Alpine Village, Plat A be amended and that the Fillmore Minor Subdivision be approved based on the recommendation of the Board of Adjustment for the variance based on the following conditions:

1. A bond be provided for the required improvements
2. The Fire Chief has determined that the existing fire hydrants are adequate
3. The open storm drain channel will be piped
4. That the water policy be met for lot two
5. That the redlines corrections be made on the Plat
6. That Plat A of Alpine Village be amended

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

Curtis Fillmore asked if he had to pipe the storm drain ditch since the City said they were going to do this project. Mr. Fillmore said he has maintained and kept this ditch cleaned from debris. The residents farther up the hill are going to get the ditch covered behind their homes by the city for free and Curtis Fillmore didn't think it was fair to impose the cost of covering the ditch by his home on him. Mayor Barker suggested that we add the cost of covering this portion of the ditch to his bond.

C. 1331 PRESTON DRIVE – PLANTING IN CITY OPEN SPACE. Ted Stillman said that Wayne Viehweg is building a home at 1331 Preston Drive and would like to plant some trees in city open space on the north side of his lot. The Planning Commission recommended approval of the request at their meeting of July 20, 2004 with the following motion:

“Dale Porter moved to approve the landscape plan for the open space adjacent to Wayne Viehweg's property at 1331 Preston Drive with the condition that there would be 7 to 10 trees planted in a random design, and they would be irrigated by a drip line extended into the open space.”

MOTION: Thomas Whitchurch moved that Wayne Viehweg be allowed to plant 7 to 10 trees in city open space adjacent to his home at 1331 Preston Drive, that the trees would be irrigated by a drip line and that a written agreement be made between the City and Mr. Viehweg reflecting these conditions. Hunt Willoughby seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

D. ROUNDABOUT LANDSCAPING. Mayor Phil Barker said that at the last City Council Meeting the Council decided not to award the Roundabout Landscaping bid to either Hilltop Landscaping or Team Green Landscaping but decided to send out RFPs for the design of the Roundabout Landscaping. Several council members have expressed a desire to reconsider the decision made at the last City Council Meeting to award the Roundabout landscaping contract.

Hunt Willoughby indicated that he regretted not voting on Kimberly Bryant's motion to award the bid to Hilltop Landscaping although he liked both plans and felt the city would now be two weeks ahead on this project. Mayor Barker said that since there was a consensus on the Hilltop Landscaping design then we could look at trimming down some of the costs. Hunt Willoughby felt the design was too busy for him and trimming down the design seemed more appealing. Kent Hastings indicated that neither company presented another design to stay within the \$25,000 budget made in the first motion. Hunt Willoughby said that one way to cut costs would be to grass the four corners of the intersection.

MOTION: Thomas Whitchurch moved to grant Hilltop Landscaping the bid for the Roundabout Landscaping per the design as submitted without the water feature, for an amount not to exceed \$30,000 and that this project starts as soon as possible. Kent Hastings seconded. Ayes: Kent Hastings, Hata Puriri, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

E. MAIN STREET VILLAGE AMENDED PLAT. Ted Stillman said that an amended plat for Main Street Village Planned Commercial Development was included in the packets. Building pads 5, 6, and 7 on the existing plat will be combined into pads 5 and 6 on the amended plat to accommodate the power line; however, the building pads will have to be renumbered because of the loss of one pad. The number of parking spaces will remain the same and if the applicant does not obtain all of the signatures from the property owners a Public Hearing will be necessary.

MOTION: Kent Hastings moved to approve the amended Main Street Village Plat contingent upon all the property owners in that subdivision gives approval. Hata Puriri seconded. Ayes: Kent Hastings, Hata Puriri, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

F. MAIN STREET LIGHTING. Shane Sorensen has completed the specifications for the Main Street lighting project and an example of the type of lights that the City is looking at was displayed and discussed. Kent Hastings said he would like to see the Master Plan and that he didn't want to see too much light pollution. Thomas Whitchurch said he was not in favor of lighting streets in residential areas, but Main Street is the main corridor to our town. Shane Sorensen discussed the different kinds and number of lights that we were looking at. Neil Hadlock had made a presentation on this earlier and broke the project into two phases for a total estimated cost of approximately \$187,000. Jannicke Brewer asked if we were trying to create a gathering place in the downtown area. Caroldean Neves, who lives in the downtown area, said she didn't want to see so many light poles that would take her family's star gazing activity away. Kent Hastings asked if we want the lights for character or to really light Main Street. Both Hata Puriri and Mayor Barker said they would like to look at the cost difference between the square or round poles. Shane Sorensen said that all of the street lights we now have are maintained by Utah Power and they replace burned out bulbs; however, the lights that are being considered are not ones approved by Utah Power and the City would have to maintain these poles.

MOTION: Hata Puriri moved to authorize bidding of the Main Street Lighting Project and have Shane Sorensen write the specifications for the project. Thomas Whitchurch seconded. Ayes: Kent Hastings, Hata Puriri, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

G. MAIN STREET BRIDGE. Shane Sorensen had completed the design and specifications for the Main Street bridge and arches and said that Bill Turnbull did the preliminary design for this bridge when he did the Canyon Crest Bridge. Shane Sorensen showed some different designs that could be used and discussed different options. Mr. Sorensen said to build the bridge out in Main Street as previously shown would cost approximately \$75,000 as this would involve the storm drain system. Shane Sorensen suggested that he work on this and come back with some numbers for option A with the fence and option B without the fence. Horrocks Engineering proposed to design the Alpine Highway Traffic Calming for an amount not to exceed \$8,900.

MOTION: Kent Hastings moved to authorize staff to negotiate engineering costs with Horrocks Engineering, to proceed with the design that does not include the fence and not to exceed \$5,000 for the Main Street Bridge. Hata Puriri seconded. Ayes: Kent Hastings, Hata Puriri, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

H. ARCHITECTURAL REVIEW BOARD APPOINTMENT. Mayor Phil Barker said the Gateway-Historic Architectural Review Board consists of the following members:

Hunt Willoughby--	Representing the City Council
Steve MacArthur--	Representing the Planning Commission
Steven Rapp--	Representing a resident of the District area.
Mel Clement--	Representing a resident outside the District area.
Soren Simonsen--	Representing a registered architect.

Mayor Barker said that Steven Rapp has moved and recommended that Scott Jorgensen be appointed to fill the vacancy for a person representing residents of the district area. It was noted that Scott Jorgensen owns a business in the Gateway-Historical District area.

MOTION: Hunt Willoughby moved to approve the appointment of Scott Jorgensen to serve on the Gateway-Historic Architectural Review Board. Thomas Whitchurch seconded. Ayes: Kent Hastings, Hata Puriri, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

I. GASB 34. Ted Stillman said that GASB 34 is a new Federal accounting requirement for governments. The new requirements basically require cities to use business type financial statements where assets are included in the balance sheet and are depreciated. The first step in the requirement was to inventory all city assets such as streets and assign a value to them. Next a "Dry Run" Financial Statement was created using 2002-2003 fiscal year data. The State Auditor's Office and our own auditor Greg Ogden helped develop the GASB-34 Financial Reports and Rachel McTeer coordinated the project.

J. FINANCIAL REPORT. Ted Stillman reviewed the final Financial Report for 2003-2004 Fiscal Year, which was broken down in the following categories:

BUDGET GRAPHS—Pages A through E

Please Note: Page B - Culinary Water Sales are down.
Page C - The Sewer Fund has a declining cash balance.

5-YEAR BUDGET PROJECTIONS--- Pages E through Q

Please Note: Page J—Capital Improvement Fund updated costs and the ending fund balance.

FINANCIAL REPORT—JUNE, 2004—Pages 1 through 54

Please Note: Page 1—General Fund Cash—Is \$401,755 and should only have been \$332,000.

Page 6—Government Buildings—Exceeded the Budget by \$4,661.66 because insurance for 2004-2005 was paid in June.

Ted Stillman explained why the water culinary water sales were down and said he hoped this would even out and be corrected this year.

K. DOWNTOWN IMPROVEMENT PROJECT – ASPHALT. Shane Sorensen said the Downtown Improvement Project is progressing and the curb and gutter is already being laid. Staff updated the City Council on the status of the Downtown Improvement project and discussed the following:

Overlays - Grove Drive has been dug up a number of times for sewer, pressurized irrigation and storm drain. It should be overlaid and Shane Sorensen said this would cost approximately \$56,000 to go up to Eastview Drive/770 North.

New Asphalt Curb to Curb - 300 East, 200 East and Center Street can be constructed with new asphalt at an additional cost of \$22,000. Doing this now would save the city from coming back in a couple of years to do this work.

Shane Sorensen said the plan was to do full-width asphalt on 300 East, 200 East part of Center Street and 100 East. Also, Mr. Sorensen indicated that 120 South is in terrible condition and for an additional \$5,600, this street could be asphalted. Ted Stillman said we were going to pay for these improvements out of B & C Road Funds and we could borrow from next years B & C Road Funds to pay for the additional improvements suggested. Caroldean Neves asked if construction could not start prior to 7:00 am and that the residents be given prior notice to having to move their cars.

MOTION: Thomas Whitchurch moved to authorize full-width asphalt work on 100 North, a little portion on

Center Street and 100 East and 120 South at a cost not to exceed \$30,000. Hata Puriri seconded. Ayes: Kent Hastings, Hata Puriri, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

VII. COMMUNICATION

Kent Hastings – visited the Bookmobile and said it was a fun experience

Thomas Whitchurch –

1. Went over the parade route for Alpine Days and said he has been communicating with the Police Department in arranging for officers needed for the different events. Mayor Barker suggested that we consider going back to the simplicity of the “old Alpine Days” and not having our celebration be so elaborate. Thomas Whitchurch was asked to give the Alpine Days schedule to the Mayor and then he would make a decision whether there would be a City Council Meeting on August 10, 2004. Mr. Whitchurch reminded the council members they will be needed as chaperones at the Youth Dance and Kent Hastings asked if there would be a Family Dance. Thomas Whitchurch felt the participation for the last several years was too low to merit having the Family Dance; however, Mr. Whitchurch said there will be some Country Western Line Dancing that will be taught. The Fireworks will start promptly at 9:30 pm.

2. Went to Burgess Park and used the facilities there and noticed that some of the maintenance issues that have been previously discussed in City Council Meeting are still an issue. The grass is growing on the sidewalks and not being edged, there was water on the men's restroom floor, the slats on the trash can containers are still missing and these either need to be replaced or the containers need to be removed.

Ted Stillman –

1. Brought the council up to date on the progress of the debris basin. The contractor is working on the berm and is getting ready to lay pipe. Shane Sorensen said the contractor is making progress; however, it is slow.

2. The grass in Healey Park is greening up and will be ready for the first mowing in about three weeks.

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

MOTION: Hunt Willoughby moved to go to Executive Session to discuss Property Acquisition and Personnel and extend the meeting to 10:30 pm. Thomas Whitchurch seconded. Ayes: Kent Hastings, Hata Puriri, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

IX. APPROVAL OF MINUTES:

Public Hearing and City Council Meeting of July 13, 2004

MOTION: Kent Hastings moved to go back to Open Session, approve the minutes of the Public Hearing and City Council Meeting of July 13, 2004 and adjourn. Hunt Willoughby seconded. Ayes: Kent Hastings, Hata Puriri, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

The meeting adjourned at 10:30 pm.