

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 North Main, Alpine, UT
January 24, 2012

I. CALL MEETING TO ORDER: Mayor Hunt Willoughby called the meeting to order at 6:30 pm.

II. ADJOURN TO EXECUTIVE SESSION: Discuss pending litigation.

MOTION: Kimberly Bryant moved to go to executive session to talk about pending litigation. Bradley Reneer seconded. Ayes: 4 Nays: 0. Kimberly Bryant, Mel Clement, Will Jones and Bradley Reneer voted aye. Troy Stout was not present. Motion passed.

III. RETURN TO OPEN MEETING: The Council returned to open meeting at 7:30 pm.

MOTION: Will Jones moved to go back to open session. Mel Clement seconded. Ayes: 4 Nays: 0. Kimberly Bryant, Mel Clement, Will Jones, Bradley Reneer voted aye. Troy Stout was not present. Motion passed.

A. Roll Call: The following Council Members were present and constituted a quorum:

Mayor Hunt Willoughby

Council Members: Will Jones, Bradley Reneer, Kimberly Bryant, Mel Clement.

Members not present: Troy Stout was excused.

Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Jay Healey, Jannicke Brewer, Chief Kip Botkin.

Others: Jared Mangum, David Smuin, Justin Deere, Chris Linford, Josh Lee, Ellen Xanthos, Bo Johnson, Clay Linford, Max McGrath, Rich Running, Lee Johnson, Carson McCracken

B. Prayer: Will Jones

C. Pledge of Allegiance: Carson McCracken

IV. PUBLIC COMMENT

Dr. Jared Mangum said he was looking at opening a chiropractic practice in Alpine at 424 S. Alpine Highway in the old veterinary clinic located in the business commercial zone. He said there was a basement apartment in the building in which he would like to live and have his practice upstairs. He proposed that the code be amended to allow residential living in a business located in the business commercial zone.

Jannicke Brewer said the zoning ordinance did not currently allow a mixed use in the business commercial zone but the Planning Commission would be happy to discuss it. She said the next Planning Commission meeting would be the first Tuesday in February and she would put it on the agenda. She told Mr. Mangum that government moved slowly, and if there was a positive interest in amending the ordinance, it wouldn't happen immediately.

Chief Kip Botkin asked if the Council had any questions for him and if not, he would leave the meeting. He said he had met with Jay Healey and Rich Nelson earlier and discussed who did what in applying the snow plow ordinance. They had an incident where someone on a four-wheeler was pushing snow out of a driveway onto the street and a car coming down the road struck him. The ordinance prohibited pushing snow onto the street and there were also restrictions on driving an ATV on city streets.

Mayor Willoughby thanked the chief for the police department's work in apprehending a thief and recovering a number of stolen items.

V. CONSENT CALENDAR

A. Approve minutes of January 10, 2012

B. Reimbursement for portion of Alpine Boulevard – McNiel Plats D & E - \$7,554.24

MOTION: Will Jones moved to approve the Consent Calendar. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Motion passed unanimously.

VI. ACTION/DISCUSSION ITEMS:

A. Budget Discussion Items: Rich Nelson said the discussion would include three areas. First they would talk about the water rates and Shane Sorensen would lead that discussion. Second they would continue the discussion on the 5-year Financial Plan they began at the previous meeting. Third they would have a short envisioning session for the 2012-13 Budget.

WATER RATE DISCUSSION

Shane Sorensen presented the charts on the water rate study. Compared to other cities in the area – Cedar Hills, Lehi, American Fork, Pleasant Grove, Lindon and Highland, Alpine’s rates were the lowest for residents who used 8,000 gallons a month or less. Alpine residents paid \$9/month and the rates in the other cities ranged from \$13.80 per month to \$24.98 per month. For the higher end users – 20,000 gallons a month or more, Alpine residents paid \$87/month. Payments for the other cities ranged from \$26.25 per month to \$50.53 per month. All Alpine City residents paid \$9 a month for the first 8,000 gallons they used, then the rate for every 1,000 gallons above the basic usage increased.

Shane Sorensen explained that typically, the low water users were elderly residents or people on fixed incomes so previous Councils had tried to keep the rates low. However the City had an increasing deficit in the water department and they needed to look at increasing the water rates. He presented a spreadsheet showing different scenarios for a rate increase and how it would affect residents in the different usages levels and different water zones. Residents in Box Elder and Willow Canyon did not have access to pressurized irrigation because it wasn’t beneficial to the City to pump PI up to the higher zone. Those residents used culinary water for both indoor and outdoor use, and had a different rate scale from other residents in the City.

Will Jones said he was concerned about raising the rates on people who were on fixed incomes. Rich Nelson said there was a need for some kind of allowance for those citizens but there would be restrictions on who could qualify.

Dr. Jared Mangum suggested they consider creating a fourth tier with a base use of 6000 gallons for the elderly who didn’t use much, and not raise their rates.

Mel Clement noted that the culinary water had to go through the sewer. He wondered if water conservation would bring sewer rates down. Shane Sorensen said the sewer rate was based on winter water use and it should come down automatically because people used less water indoors. He added that Alpine’s sewage was metered before it ran into Highland.

It was noted that conservation wouldn’t help meet the expenses of the water department if they already had a deficit. Shane Sorensen said one of the situations that reduced revenue for the water fund was the number of vacant homes which meant people were not using water. According to the recent census there were 140 vacant homes in Alpine.

Rich Nelson said Alpine’s budget was already very lean. They didn’t want to cut back on maintenance in the water department or others because that would hurt them in the long run. They needed to be able to replace equipment and infrastructure.

5-YEAR FINANCIAL PROJECTIONS

Rich Nelson said they had discussed Assumptions in Part One of the 5-Year Financial Projections document. He had bolded the changes that were talked about in the previous meeting. He said if there was anything he missed to let him know. He didn’t plan to go over part 1 again unless asked to.

Mel Clement said that in regard to staff compensation, he had pulled up a website called utahsright.com that listed salaries for public employees in Utah. It listed salaries for staff in other cities like Cedar Hills, etc. and he was blown away by the difference between Alpine salaries and what other cities paid their staff. Alpine ran a very lean

machine. He asked if it would be appropriate to have grades and categories so there was an entry level salary and a ceiling for each position. Some people found a comfort level in their job and were happy to do that job and stay in that salary range with a 3% raise each year. There might be others who would like to go beyond their salary range and perhaps get a raise by moving into a more involved category. A number of private businesses did that.

Rich Nelson said that when he worked for the state, the officer manager made so much and when he was at the top of his salary range, he didn't get a 4% increase because he was maxed out. He said they could set up a system with position and ranges. In larger cities it was easier but they could look into it.

Bradley Reneer noted that sometimes the value of a position went beyond the scope/salary range. For example there might be an employee that was willing to go beyond their job description and was actually more valuable than the position might indicate. That needed to be considered. He didn't want to lose a good employee because of an artificial salary restriction.

Rich Nelson said there had been a question about employees and how long they had worked toward retirement. He handed out a summary of service credits for each fulltime employee and explained that an individual's retirement was based on their ending salary and years of service.

Mr. Nelson next talked about projected revenue which was assumed to increase at a rate of 0.78% a year. The anticipated expenditures would exceed the increase in revenue and they needed to look at possible way to increase revenue. Besides a water rate increase, they needed to look at the cost of recycling. At present the City was subsidizing the cost of recycling. They could increase the cost per can or require citywide recycling. They also needed to look at increasing garbage rates as ACE increased their rate.

Mr. Nelson said he would also like the Council to consider increasing the franchise fee for telecommunications. At present, the City was not collecting the maximum allowable percentage for telecommunication. If the Council adopted an ordinance increasing the franchise fee to the allowed percentage, it would increase the annual revenue by \$63,000. However, the increase would not take effect until the next quarter at the earliest. It would apply to cell phones addressed in Alpine and landlines.

An upcoming expense that they needed to pay attention to was emergency response. He said the city's present ability to respond in an emergency was totally inadequate. They didn't have radios or a backup generator, or an EOC. If an emergency happened at night they would have to meet in the dark and send out runners.

Some ways to save money included keeping the City Planner position as a part-time position. When the public works director retired, the position would be filled inhouse and the vacancy position would be a part-time or entry level position. He planned to change the city's health insurance plan which would save \$41,000 a year. The new rate structure for PSD would save \$72,000 a year and the decreased dispatch rates would save \$15,000. If they funded the additional police officer, Alpine's share for the next fiscal year would be \$42,000. He said they had been woefully inadequate in replacing police vehicles and they needed to start replacing them, which would be an additional cost. Dispatch usage increased last year so there would be increases there. Both resident and officer generated calls had increased. He also wanted to implement an EAP system for police and fire to provide counseling for officers.

Mr. Nelson reviewed the graphs in the 5-Financial Projections document.

Will Jones asked if they planned to increase the cost of recycling so the city wasn't subsidizing it. Mr. Nelson said they could address it at the next meeting. They would need to notice it and hold a public hearing.

Kimberly Bryant said she felt they should also look at increasing the telecommunication tax. David Church said they would want to start early on that since it took awhile for it to be in effect. The maximum that could be charged was 3.5% and the city was charging 2.1%.

Jared Mangum asked if the City had considered bidding for a cheaper trash collector and wondered if people could recycle their own stuff like they did in Oregon. He said he was startled at how low Alpine's garbage rates were.

2012-2013 BUDGET

Rich Nelson said that in the next few weeks, the Council would be receiving an outline of the budget for the next budget year. He would then have a private meeting with each member of the Council to go over the numbers in as much detail as they liked.

Mayor Willoughby said one of the budget items they needed to look at was Peterson Park/arboretum. They needed to get it to a point where they could maintain it. Rich Nelson said he asked Ron Devey to come up with a 5-year plan to see what needed to be done. Kimberly Bryant asked if they could just let the park go back to its natural state.

At a previous meeting, Mel Clement had raised a concern about the ability of the City Shops to withstand an earthquake. He said he had talked to Ken Walker and Steve Cospers who was a structural engineer about it. He asked if there were some plans for the shops that they could give to Steve Cospers to look at. He'd like to have a seismic analysis done on the shops. If the T-beams came down on the equipment during an earthquake it would be useless. He also asked if they needed an exhaust system for running motors. Shane Sorensen said they didn't usually leave the equipment running inside the shop.

Mel Clement said the meeting with Jim Loveland and neighbors was set for the next evening, January 25th, and 7 pm in the Council Chambers. Mayor Willoughby said they would be discussing emotional and non-city type issues and try to come to some kind of understanding.

VII. STAFF REPORTS

Rich Nelson said that City Hall would be getting some new windows in the front offices the following Monday. They would be going from single pane windows to double pane to conserve energy. The fascia on the building was completed and the basement and ducts had been cleaned. Next they would talk about the roof and the front door. At some point they would need to consider new carpet.

Charmayne Warnock asked the Council how they preferred to receive their packets. For the meeting that evening, an electronic packet was emailed to them and a paper packet was placed in their individual mailbox at City Hall which they could have picked up earlier in the week, or wait until the Council meeting. The Council indicated it had worked to have the packets emailed, then have a paper packet at City Hall. It eliminated the time and money spent to drive around and deliver them.

Shane Sorensen said there were several long term projects in the city that needed to be addressed. He would be working on the list of the projects and the estimated cost. As the city's infrastructure aged, there needed to be plan to replace them. The waterline was the oldest.

Jannicke Brewer said April Naidu had emailed the Council about the proposed updates to the Land Use Map. A General Plan was passed in 2007 but the Land Use Map was not updated. It had been suggested by David Church that they not show areas of proposed open space on the map because it led property owners to think the city had plans to take their land, and it gave other residents in the city the impression the open space was a done deal. She said the Planning Commission wanted to know if the Council was comfortable with them moving forward with that suggestion.

David Church said that rather than identify private property as future public open space on the map, they would describe in the text what the future proposed use of the property would be.

Jannicke Brewer said they had also chosen not to show trails on the map because they had the Master Trail Plan as well as the Master Park Plan and Master Street Plan. Regarding annexations, in the past they showed the annexation area and projected use but since that information would be in the Annexation Ordinance, they preferred to simply show it as a future annexation area. She said they'd held a public hearing on the Land Use Map and no one had shown up so they were ready to pass it on. Will Jones suggested they also remove the names of the annexation areas since property frequently changed hands.

VIII. COUNCIL COMMUNICATION

Rich Nelson asked the Council if they wanted to move the meeting schedule for February 14th to the 21st or February 15th. Will Jones said he would be out of town on the 21st. David Church said he had commitments on the 15th and the 21st. Kimberly Bryant said she had a commitment on Wednesdays. Most indicated they'd rather not meet on the 14th. It was agreed they would look and see if a meeting was needed sooner or if they could wait until the regularly scheduled meeting on February 28th.

Bradley Reneer said he got a call from someone who was frustrated because when they called City Hall they couldn't get anyone. He said that when you dialed an extension it went dead until someone picked up so it could be confusing. Rich Nelson said he would look into it.

Will Jones asked about sidewalk maintenance. Shane Sorensen said that had been ongoing for about five years. Mr. Jones asked if two signs for Creekside Park had been ordered and they had. He said he would like to suggest some community involvement in the form of an organized neighborhood and park clean up. They could organize it through the schools and churches. He'd like to plan at least three different days for different areas and do it this summer. He said that when kids were involved in keeping their community clean, vandalism went down. Mayor Willoughby said he would want to work with Troy Stout since he was over the parks.

Will Jones said he would also like to talk about conservation and efficient watering. He'd noticed that the stakes and schools held off on watering their grass in the spring until everything died, then they overwatered trying to get it back. He suggested they inform the schools and churches that it was more efficient to water adequately early on. Shane Sorensen said they could perhaps set up some kind of meeting to discuss it. It would save pumping water into the PI system later in the summer.

Mayor Willoughby said the City had hired Marla Fox as part-time to help while Andrea Chapman was on maternity leave and others were gone. He said there were two positions on the Board of Adjustment that were about to expire. He had talked to them both and they indicated they would be happy to continue their service on the Board of Adjustment. The appointments would be on the next agenda.

IX. EXECUTIVE SESSION: None was held.

MOTION: Bradley Reneer moved to adjourn. Will Jones seconded. Ayes: 4 Nays: 0. Motion passed unanimously.

The meeting was adjourned at 9:25 pm.