

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
March 26, 2019

I. CALL MEETING TO ORDER: Mayor Troy Stout called the meeting to order at 7:00 pm.

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

Mayor Troy Stout

Council Members: Jason Thelin, Ramon Beck, Carla Merrill, Lon Lott. Kimberly Bryant participated electronically.

Staff: Shane Sorensen, Charmayne Warnock, David Church, Austin Roy

Others: Peter Duke, Alan Cottle, Wally Western, John Daniels, Rozan Mitchell, Lisa Allsup, Everrt Williams, Clark Burgess, Richard James, Will Jones, Breezy Anson, Bradley Reneer, Judi Pickell, Josh Walker, Kristina Weismann

B. Prayer: Lon Lott

C. Pledge of Allegiance: Carla Merrill

II. CONSENT CALENDAR

A. Minutes of the Alpine City Council meeting on March 12, 2019.

MOTION: Carla Merrill moved to approve the Consent Calendar with grammatical corrections to the minutes. Ramon Beck seconded. Ayes: 4 Nays: 0. Motion passed. Kimberly Bryant was not present at the time of the motion.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	None
Ramon Beck	
Carla Merrill	
Lon Lott	

III. PUBLIC COMMENT

Evertt Williams - Rosanna Lane. Mr. Williams said he had worked on the trail committee for 15 years. He had two items. First, on Tuesday, April 16th the trail committee would be planting about 300 fir trees in Lambert Park. They had some volunteers from the National Honor Society to help with that. The trees would probably need to be watered until they were established. On the 27th of April, the trail committee would be working on some trail maintenance projects and were inviting the community to help.

Mr. Williams said his second issue was the shooting on Forest Service land. People were standing outside Lambert Park and shooting at the signs inside the park, which was very hazardous for people using the park. Motorized vehicles also created problems by tearing up the terrain and posing fire dangers because heat from the catalytic converter could ignite the dry grass. People camping at the Bowery were building fires outside the designated fire rings. There needed to be improved communication about fires in the Bowery. If they had a fire, they needed water to put it out.

Regarding the shooting problem, he said shooters left litter and rounds on the ground, which they were supposed to pick up. He wondered if they could prohibit firearms and alcohol in Lambert Park. David Church said cities could not adopt a law that was more restrictive than state law, and the state allowed open carry. He said the Council could limit shooting more easily than they could limit carrying. Littering was already against the law, but the problem would be enforcement. City police would have to get permission from the Forest Service to enforce the law outside the park.

Shane Sorensen said that after the Quail Fire, they had put up signs prohibiting firearms and the City got a letter within the week from a state agency saying that they could not infringe on the right to carry.

Mayor Stout said he was disappointed that the Forest Service had not followed through on their promise to regulate shooting.

IV. REPORTS AND PRESENTATIONS

Shane introduced Eva Melton, the new Events Coordinator. She was working on Alpine Days with Melanie Ewing who was acting as a consultant. Ms. Melton said she from Washington State and had graduated from BYU in recreation management with a minor in nonprofit management. She said she was excited to be working on Alpine Days. She would also help manage City parks and open space.

A. American Fork Chamber of Commerce: Judi Pickell said that when she was serving on the Alpine City Planning Commission several years ago, she saw that the relationship between the businesses and the City was lacking, so she had created the Alpine Business Association. At the time, she had reached out the American Fork Chamber of Commerce, but they did not offer the service she was looking for. Since that time, the AF Chamber had hired two fulltime employees to do the very things she had been looking for. The Chamber's goal was to help cities help local businesses prosper and be successful.

Josh Walker said he had been involved with the Chamber of Commerce for 14 years, beginning when he worked for the Daily Herald. He worked with cities to get sponsors for their city celebrations. The Chamber of Commerce acted as a liaison between the businesses and the city. Many business owners were afraid to come to the city. He said the whole idea behind the business alliance was to help them feel supported.

Kristina Weissman was the Vice President of the Chamber. She said the plan was to combine Alpine, Highland and Cedar Hills into their own alliance since they were smaller cities. She wanted the Alliance to let the businesses know that they supported them. The first thing they would do was to host a breakfast and invite all the businesses, and encourage them to get involved. They had breakfasts once a month along with an annual State of the City luncheon. One of the things they would do was to encourage businesses to participate in Alpine Days. In American Fork, they ran Steel Days. They wanted to educate the businesses and give them access to resources that already existed. They published a Chamber magazine that was a resource guide and provided welcome bags for new residents when they signed up for utilities. They encouraged people to do business with the businesses in their own community.

Joseph Phelin was the Chairman of the Board in American Fork. He said his family doctor and dentist were in Alpine and three of his kids went to the charter school in Alpine. One of the advantages of being a member of the Chamber was that it enabled networking and provided services in the community. It was great for home-based businesses because they didn't have the same opportunity to meet other business owners, but the Chamber provided that opportunity.

Mayor Stout thank Lon Lott for taking the reins in his absence on the Chamber of Commerce issue. He said Judi Pickell had done a great job organizing the businesses in Alpine. The Trunk or Treat in October was a good example of what she'd done.

B. Ranked Choice Voting – Josh Daniels, Chief Deputy Clerk/Auditor representing Amelia Powers. Josh Daniels said Utah County was growing fast and was set to eclipse the population of Salt Lake County by 2040-50. It was their goal to make the Utah County Election one of the best operations in the state. To do that, they had pulled in some of the very best and most experienced elections managers in the state including Rozan Mitchell who had run the elections in Salt Lake for 20 years and Lisa Allsop, who had a decade of election experience. This would be the first year they would be using RCV (ranked choice voting). Cities could still opt in by April 15th. One of the benefits of RCV was that it cut the cost of an election in half by eliminating the primary election. It also fostered greater citizen engagement because the voter had to learn about all the candidates, and not just vote the one he liked best. The election could center on issues rather than personality. One of the potential drawbacks of RCV was that voters might be confused about how to use the ballot. For that reason, they were planning to spend \$250,000 for voter education for cities that opted in for RCV so voters were prepared to use the new ballot style. He passed out a sample ballot to the Council and said voters would still have the option to vote for only one candidate if they chose.

In response to a question about the problematic election of 2018 with the long wait lines, Mr. Daniels said they would be running the election very differently this year. Last year the long lines were created because people were

waiting to use one of the two or three voting machines, plus it was a very long ballot with complex issues. This year they would not be using voting machines except for the handicapped. Every registered voter would be mailed a ballot, which could be returned by mail or dropped off at a secure drop box at city hall or other drop boxes throughout the county. People who did not receive a ballot for whatever reason would still have the option to come to the voting center on election day and vote. The new system would print ballots on demand. When the voter checked in, the system would identify which ballot they needed, then print it. The person would vote the ballot in one of numerous booths and then deposit it into a scanner on site which would tabulate it and send the results back to the county. All the ballots that were voted as of election day would be counted by that evening. The only remaining ballots would be those which were returned from overseas or received later. Ballots would need to be postmarked by 5 pm on the day before the election. People who missed the deadline could still drop off their ballots on Election Day at the secure drop box.

Carla Merrill said she had reservations about RCV. There were places that had done it and then discontinued it. Ramon Beck also expressed some reservations about it.

Jason Thelin said he liked the idea of RCV and would be interested. He asked if they would have the option of doing it on the next election if they didn't do it this year. Lon Lott said he liked the idea and would be interested.

Mayor Stout said he would like to wait and see how it worked for other cities before they opted in. Kimberly Bryant said she would also prefer to wait and see how it worked.

Josh Daniels thanked the Council for their time and said to let the County know about their concerns. He asked them to encourage people to vote their ballots in early and use the drop boxes rather than mailing them, which would save the cost of postage.

V. ACTION/DISCUSSION ITEMS

A. Montdella, Senior Housing Development- 242 S. Main: Austin Roy said the proposed senior housing development consisted of 25 townhomes on 3.94 acres with homes ranging in size from 2400 to 3500 square feet. The Council had previously seen this proposal when they approved the concept plan for a senior housing overlay. Since that time, the Planning Commission had reviewed the Preliminary Plat and approved it. It was before the City Council for information only.

The fire chief had reviewed it and said the road would need to be widened to 26 feet in order to get a fire truck in, and a second fire hydrant was needed. The developer had revised the plan to meet the fire chief's concern. Because of development's proximity to the charter school with its existing traffic congestion, a traffic study was done. It was determined that the development would generate low volume traffic with about 12 trips during peak hours. There was a question about the second access into and out of the development which would need to be resolved with adjoining businesses.

The layout was presented which included a pavilion and a trail along Dry Creek. Colored renderings of the development were available for viewing along with samples of the brick that would be used, and a roofing tile.

Alan Cottle - Bountiful, Utah. He said he was one of the developers and this had been in the works for some time; now they were locking themselves into the design. They had designed the buildings with an upscale historic look as stated in the Historic Gateway Guidelines. A sample floorplan was provided along with the renderings and layout. There would be four or five color schemes which were compatible with each other. All of the units had space for an elevator; he expected most people would opt for that amenity. They had a list of people who were interested in buying a unit and some had specific architectural features they would like to see incorporated into the design.

Richard James commented that this was not a senior citizen housing development. Every such development he'd seen had one-level living, plus they offered amenities like a golf course, cultural experiences, and educational opportunities.

B. Legislative Update – David Church

Moderate Income Housing. Mr. Church said the Moderate Income Housing Element was included in the General Plan. In the last session, the requirements had been amended and expanded, and each city had to include a plan for how they were going to comply with the requirements. Moderate Income Housing was defined as housing that people who made 80% of the median income (approximately \$50,000/year for Utah County) could afford. That included rentals.

Jason Thelin pointed out that developers often came to the City asking them to downzone their land with the idea they would be developing affordable lots, but in the end, the developed lots still didn't meet the affordable criteria.

David Church said the city was only required to discuss it and plan for it. The legislation included a number of strategies which cities could use in order to comply. The city had to use at least three of them in their plan. The General Plan had to be updated by December 1st of this year to include the strategies. Annually, cities had to file a report on how they were planning to meet the requirement for the next five years. He said there were lots of things Alpine City could do to comply if they wanted to. If the Council didn't think it was possible in Alpine, they could provide funds that would be put toward moderate income housing programs in other cities or the Olene Walker Housing Fund.

Mayor Stout asked how they would measure their progress.

David Church said they needed to take an inventory and show a baseline. They needed to discuss the demand and what was needed, then come up with plan on how to solve it. He said that Park City was meeting the requirement by requiring developer to reserve a portion of their development for moderate housing. There was also the possibility of subsidizing the mortgages of people who worked in the town so they could afford to live in the town where they worked.

Other items from the legislature were:

Ranked Choice Voting, which had been discussed. He said one of the advantages of RCV was that it moved the candidate filing date to later in the year and candidates campaigned for only one election.

The Truth in Taxation deadline had been extended to September 1st if the City was contemplating a property tax increase.

For Initiative/Referendums, the city had to be divided into four voter participation areas. If someone wanted an initiative or referendum on the ballot, they were required to get a certain number of signatures from each of the four areas. The Council had until 2020 to divide the city and pass an ordinance. They could also do voting districts if they wanted but Alpine was a little small for that.

VI. STAFF REPORTS

Austin Roy said the City had received a proposal for disc golf course to located around the fringe of an existing park. All that was needed a was designated tee spot and hole. They would probably put the proposal on a future agenda.

Peter Duke - Mountainville Drive. He said he had submitted the proposal. Disc golf was essentially golf with a frisbee and was extremely inexpensive. It was easy to learn and easy to be good at. It provided an opportunity to get out and walk and talk to other people. He had been playing it for almost two years. It had become one of the top throwing sports and there was a huge demand for more courses.

Austin Roy also reported that he had been approached by a business in Lehi that wanted to a service project in Alpine for Earth Day.

Charmayne Warnock said she had been contacted by a Veterans Resource Group that was looking for a service project for Memorial Day. She asked the Council to let her know if they had any thoughts on projects they would like to see done. She had contacted Lynn Higgins who were making preparations of the Memorial Day program, but he couldn't think of anything.

Shane Sorensen reported on the following:

- He'd been in contact with the DNR about deer removal in Alpine. There was nothing definite, as yet.
- Alpine Days Budget. He said he was working on the budget on the premise that it would be the same as last year's budget which was around \$40,000. They could approve more money if things went wrong. Lon Lott said it was his recollection that the Council had approved about \$100,000 but the revenue from the Alpine Days events offset that amount and the total expenditures were closer to \$40,000.
- Lonny Layton had proposed opening a car lot on Main Street at the last City Council meeting. The Council had denied it, so Mr. Layton was appealing the Council's decision. It would be going to the Appeal Authority.
- Gordon Willis had appealed the decision of the Appeal Authority regarding the issuance of a building permit for Tim Clark's home on Preston Drive. His appeal would be going to District Court along with his Petition for Review.
- The *No Motorized Vehicles/ No Shooting* signs had been posted in Lambert Park. He showed the Council a sample sign.
- The Lone Peak Public Safety District was proposing some amendments to the Interlocal Agreement following Cedar Hills' leaving the District. It had been proposed that the District go to a four-member board with two representatives from Highland and two from Alpine. When Cedar Hills was a member, it was two from Alpine, two from Cedar Hills and three from Highland. Since Highland was larger, they paid 65% of the budget and Alpine paid 35%. The concern was that Highland would control every decision if they had three representatives and Alpine had two. Troy Stout said Alpine would have some difficult decisions regarding the PSD. Alpine had a lawsuit to pay off which would drain the City's reserves or require a tax increase. It would be difficult to meet the increasing PSD costs if they were paying off the lawsuit. The fire chief wanted state-of-the-art fire equipment, but they only had about two calls a day.
- Shane Sorensen said he got an email from American Fork City who wanted to have a get-together with all the city councils. They planned to meet on May 14th in Pleasant Grove to share ideas.
- The Council would be seeing a resolution to appoint three members to the Pressurized Irrigation Management Committee. The Alpine City/Alpine Irrigation Company Agreement specified that there be a Management Committee consisting of three members appointed by the Council and three appointed by the irrigation company. He recommended they appoint Lon Lott, Shane Sorensen, and Greg Kmetzch.
- Phase III of the Pressurized Irrigation would begin after April 15th. The plan was not to change the billing process for PI until after all the meters were installed. The new rate structure would take place in 2020. Culinary meters were already integrated into the system so citizens could now set up an account and see their daily water usage either online or with an app on their phones.
- The ULCT Conference was in St. George on April 24-26.
- There was a Memo from Hale Engineering, who did the traffic study for the charter school, recommending that cars coming from the school only turn right and there be no left turn at 120 South.
- April 9th was shown has a night with no City Council meeting but they had a lot of things coming up. The Tentative Budget had to be done by the first meeting in May and that would leave only one meeting to work on the budget, so he proposed they hold a meeting on April 9th.

VII. COUNCIL COMMUNICATION

Lon Lott:

- He said that Lynn Higgins was working on putting together the Memorial Day program. He wanted to know if he needed to rent a sound system or if they needed something to hook into a USB port and portable microphone. Jason Thelin said they were welcome to use his sound system for the Memorial Day Program.
- He had been approached by several people about the reimbursement on library cards. The cost of the card with the Highland City library had gone up and the reimbursement didn't cover it. Shane Sorensen explained that Highland wanted to join an interlibrary system which increased the cost but also provided the ability to use other libraries. They would look at it as part of the upcoming budget.

Carla Merrill:

- She asked about the crosswalk near Timberline Middle School. Shane Sorensen said they were starting on it this week.
- She asked if anything was happening on the Dry Creek Corridor Trail. Austin Roy said they were widening it and rerouting it in locations where it close to the stream and eroding. They would be receiving new grant money this year which could be put toward the trail.

Mayor Stout

- He said they were all rejoicing about the wet year, but it would also increase the risk of fire danger later in the summer. He would need to caution people about fire safety in the Newline and possibly with mailers. Flood danger was also a possibility. Shane Sorensen said the public works staff had walked the channels and taken out the snags. They had a good supply of sandbags.
- He planned to talk to the man with the goats about using them to control the weeds in Lambert Park.
- He asked if they had already used their resources for extra patrol in Lambert Park. He said he would like to see extra enforcement in the park.
- He asked about the crosswalk across High Bench Road to Healey Blvd. Shane Sorensen said there was no handicap ramp so they were going to pour a ramp and put the crosswalk back in.
- He said he had complaints about the manholes that had dropped below the surface of the road and were causing problems. He asked what it would cost to elevate the covers when they resurfaced a road. Shane Sorensen said he thought it was about \$800 per manhole.

EXECUTIVE SESSION: None held.

MOTION: Lon Lott moved to adjourn. Carla Merrill seconded. Ayes: 4 Nays: 0. Motion passed. Kimberly Bryant had disconnected sometime earlier in the meeting.

Ayes

Jason Thelin
Ramon Beck
Carla Merrill
Lon Lott

Nays

none

The meeting was adjourned at 10:15 pm.