

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 North Main, Alpine, UT
October 23, 2012

I. CALL MEETING TO ORDER: The meeting was called to order at 7:00 pm by Mayor Hunt Willoughby

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

Mayor Hunt Willoughby

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

Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen , Jay Healey, Jason Bond, Jannicke Brewer, Marla Fox, Annette Scott, Greg Kmetsch, Cal Christensen, Andy Hansen, Landon Wallace, Brian Gwilliam

Others: Shirley Kmetsch, Haylee Christensen, Diana Mills, Preston Harvey, Austin Gillespie, Kevin Paul, Tom Ross, TS Vincent, Noah Lawrence, Bruce Harvey, Reagan Palsson, Chris Rozelle, Jed Bradshaw

B. Prayer: Troy Stout

C. Pledge of Allegiance : Preston Harvey

II. PUBLIC COMMENT: Jed Bradshaw said he was seeking approval for an Eagle Scout project to replace the log benches along the Alpine City Trails that had been destroyed. He was going to raise funds by raking leaves. He would hopefully replace them with wood that was already in the park.

Acting Police Chief Brian Gwilliam stated that in April 2011 the police department had started a K-9 program, and purchased two drug dogs. Harris (the dog) and his handler traveled to Las Vegas and competed in the K-9 trials. Out of 62 dogs, they took fourth place. He said the K-9 program had been very successful and they were finding narcotics on a weekly basis. He also reported that the police department would begin an "Unlock Your Car" program to assist citizens who were locked out of their cars. He said they had better tools than they did a few years ago.

Rich Nelson noted that they were also trying to raise \$20,000 to restripe the police cars so they all had the same striping. That way they would be recognizable to the community and other police departments.

III. CONSENT CALENDAR

A. Approve the minutes of October 9, 2012.

MOTION: Troy Stout moved to approve the Consent Calendar. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Motion passed.

IV. REPORTS AND PRESENTATIONS. None

V. ACTION AND DISCUSSION ITEMS

A. Watershed Plan Agreement: Mayor Willoughby said this item would be postponed because the representative from the Water Conservancy District was unable to be there. Mayor Willoughby said they would also postpone the discussion on Lambert Park until the next meeting.

B. Personnel Policy and Procedures Manual: Rich Nelson said that since the last meeting when the Council had reviewed the updated manual, he'd met with Councilman Jones and the Mayor. He's also met with staff and reviewed the Personnel Manual. Since those meetings, it had been updated and the latest draft was in front of the Council.

Mr. Nelson reviewed the following items:

- Health Insurance. It was proposed that employees classified as full-time employees receive 100% of the cost of the employee and family health and dental insurance premiums unless federal or state regulations or budgetary reasons make such coverage prohibitive.
- Vacation hours, sick leave hours and holidays. It was proposed that the number of vacation hours, sick leave hours, and holidays remain the same as they had been.
- Carry-over hours for vacation and sick leave. It was proposed that they remain the same as they had been.
- Sick Leave. It was proposed that an employee who retired and still had sick leave hours could sell their hours back to the City at a rate of one-fourth the value of the number of hours accrued, or the unused sick days could be converted to insurance coverage at the same ratio.
- Converted Sick Leave. It was proposed that sick leave hours in excess of 160 hours may be converted to vacation hours. The maximum amount of hours that could be converted would be 40 hours and the employee must retain a minimum of 160 hours.
- Sick Leave Bank. It was proposed that a sick leave bank be established wherein employees may donate sick leave to another employee who had suffered a catastrophic illness or injury and had exhausted their sick leave.
- Cell Phone Policy. If an employee was required to carry a cell phone, there were two options. One option was to use a city-owned cell phone which would be used primarily for city business. The other option allowed the employee to use his/her personal cell phone and was paid an allowance by the City.
- Computer Use Policy. It was proposed that a policy regarding the use of City-provided Informational Technology resources be included in the Personnel Manual.
- City Vehicle Use Policy. The updated manual would include a policy on city vehicles which was to be used primarily for city business but an occasional incidental use would be permitted such as making a personal stop on the way to or from work.

In response to an earlier Council concern about what the cost to the City would be if several employees chose to retire about the same time, Rich Nelson and Annalisa Beck had prepared a spread sheet showing what the cost would be. They took the four employees most likely to retire and found it would cost the City between \$29,000 to \$32,000. Mr. Nelson noted that it was unlikely that everyone would retire at the same time, but if that happened, the City could support the cost.

David Church said he had reviewed the policy and didn't have an issue with anything.

Rich Nelson said that if there was no other discussion, he would incorporate the proposals into the Personnel Manual and bring it back to the Council at the next meeting.

C. East Bench Subdivision: The proposed subdivision showed six lots on 9.95 acres located in the CR40,000 zone immediately south of Lambert Park. The Planning Commission had reviewed it at their meeting of October 16, 2012 and recommended that it be a PRD. Shane Sorensen said it was located in the geographically hazardous area. Since it was under the minimum acreage required for a PRD in the CR40,000 zone, the City Council would need to approve an exception as allowed in Article 3.9 of the Zoning Ordinance.

Jannicke Brewer said the proposed development was in the rock fall, land slide, debris flow, and urban wildland interface areas. There were two trails shown on the Master Trail Plan that went through the proposed subdivision. The developer had proposed a trail over a PUE but the Planning Commission felt that it was an important entrance into Lambert Park and should be at least fifty to hundred feet wide, as should the easement for an existing trail. The easement would create a buffer between the wilderness and the development. She said that if it was designed as a PRD, they could possibly have two more lots, but she felt the increased density was a small price to pay for preserving access into Lambert Park.

Troy Stout said the City had signed an agreement with Patterson to lease some ground adjacent to Lambert Park, and wondered if this was the same piece of ground. Shane Sorensen said that it was. However he didn't anticipate anything being developed too soon because their access to the property was dependent on development of the Bennett property to the west. Currently the Bennetts were working through the subdivision process with the Planning Commission. Once the Bennett development was approved, the infrastructure would still have to be built to provide road access to the East Bench development.

Troy Stout said that if it was approved as a PRD but not immediately developed, he would hate to see it fenced off in the meantime so no one could get through to Lambert Park. He said he would like to retain the lease and the right-of-way until it was developed.

Bradley Reneer asked about the geological hazards. Shane Sorensen said they would have to be addressed as part of the development process. There would need to be a study to see what hazards actually existed and what could be done to mitigate them.

Will Jones said he was opposed to the Council giving a variance (exception) on the acreage. He felt the minimum acreage requirement should be taken out of the ordinance, and the Council could simply decide if a development should or should not be a PRD.

Hunt Willoughby said it was his recollection that the minimum acreage requirement was included in the ordinance in order to avoid getting a lot of little parks that the City would have to maintain.

Will Jones said the Council could accomplish that by just deciding on a case-by-case basis whether a development resulting in a small park would be a PRD. He made a motion to direct the Planning Commission to look at revising the minimum acreage requirement for a PRD, but withdrew the motion. Another motion was made later on.

David Church said the Planning Commission had made a recommendation on an existing application and the Council would need to respond to that. Revising the ordinance was a different issue.

Jannicke Brewer said that if the Council didn't do anything on the recommendation they were telling the developer the City had no preference and he could do what he wanted. Nothing in the ordinance would keep him from going to a straight subdivision at that point. She added that changes in the ordinance would not apply to this subdivision because application was made under the current ordinance.

David Church agreed saying that state law gave the council a reasonable time to make a decision and if they didn't respond, the developer could "pull the ripcord."

The Council discussed the matter and agreed they would prefer a PRD but they wanted to see how the PRD would be laid out.

MOTION: Will Jones moved to recommend that the Planning Commission review the minimum acreage requirement for a PRD anywhere in the City, and whether or not the requirement was still necessary and would serve any purpose for the City. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Troy Stout, Will Jones, Bradley Reneer, and Kimberly Bryant voted aye. Mel Clement abstained. Motion passed.

MTOION: Will Jones moved to table the decision on the East Bench subdivision until such time that they had a design for a PRD. Troy Stout seconded. Ayes: 5 Nays: 0. Motion passed unanimously.

D. Lambert Park Preservation and Long Term Plan: This item was postponed. Mayor Willoughby said David Church had written a memo on Lambert Park that they would review at the next meeting.

VI. STAFF REPORTS:

Rich Nelson thank Mayor Willoughby and Councilman Jones for their input on the Personnel Manual.

Charmayne Warnock said early voting was available at the American Fork Library.

VII. COUNCIL COMMUNICATION:

Mel Clement said North Point was converting to an interlocal agreement. They decided to buy some water in Fairview for a site. He said that with the configuration of I-15, they had ended up with a lot of cash and were thinking of enlarging Fairview's water situation. He hadn't seen the numbers and they hadn't had any meetings.

Bradley Reneer said there was nothing new on the makeup of the TSSD Board. It was stalled until after the election. He said the plant was almost finished and would increase capacity.

Will Jones said he had been talking to the Mountainville Charter School the last couple of weeks about the dangerous traffic situation. They may want to paint the curb to indicate no parking was allowed. Kids were running between parked cars and across the street.

Shane Sorensen said there was an Eagle Scout that would paint the intersections on Main Street. He said one of the things that jammed traffic were the people that turned left out of the charter school or turned left at 120 South. They would have a no-left turn sign and cones plus the police would be there. It had also been suggested that there be a crossing guard across 100 South since a lot of kids were picked up there. The charter school would pay for the crossing guard.

Will Jones said he would like to look at expanding the commercial zone to include the Bangerter property along Alpine Highway, and have it on a future agenda for discussion.

Troy Stout asked what the ordinance was for parking trailers on streets. Brian Gwilliam said the ordinance did not permit the street to be used for storage. If they had a complaint they put a 48 hour tag on a vehicle. He said they got about 85-90% compliance. The last resort was to impound a vehicle.

Kimberly Bryant said there was a problem on the corner of East Mountain and High Bench Road. Officer Gwilliam said they would check it out.

There was a question about RVs by houses that had a hose hooked to the house. David Church said the City's ordinance allowed only one dwelling on a lot.

Mayor Willoughby said he would be meeting with Larry Ellertson to discuss fire issues with the County. He said he and Will Jones had met with the people studying combining Pleasant Grove and American Fork.

The City Council photo would be taken on November 13th at 5 pm at the rodeo grounds.

VIII. EXECUTIVE SESSION

MOTION: Will Jones moved to go to executive session to discuss strategy on pending litigation. Troy Stout seconded. Ayes: 5 Nays: 0. Motion passed.

The Council returned to open session and made a motion to adjourn.

MOTION: Bradley Reneer moved to adjourn. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Motion passed.

The meeting was adjourned at 9:15 pm.