

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 North Main Alpine, UT
August 24, 2010

I. WELCOME: The meeting was called to order at Alpine City Hall at 7:00 pm by Mayor Hunt Willoughby.

Roll Call: The following Council members were present and constituted a quorum:

Mayor Hunt Willoughby

Council Members: Kent Hastings, Jim Tracy, Bradley Reneer, Kimberly Bryant, Troy Stout

Staff: Ted Stillman, Charmayne Warnock, Shane Sorensen, April Naidu,

Others: Jason Thelin, Josh Stapp, Gavin Fraser, Rick Stapp, Scott Owen, Alex Loser, Dave Millheim

Prayer: Kent Hastings

Pledge of Allegiance: Gavin Frasier and Josh Stapp

II. PUBLIC COMMENT: None

III. CONSENT CALENDAR

A. Payment Request #5 – Hawker Enterprises, LLC (100 South Park) - \$216,709.20: Shane Sorensen said the construction on the park was nearing completion. The requested payment had already been made because the previous Council meeting had been canceled.

B. Replace roof on City Shops at 180 East 200 North: Shane Sorensen said the roof on City Shops had been severely damaged as a result of a major windstorm six weeks ago. The insurance company would cover the replacement cost of \$52,688.00. For another \$2,734, they could add an extra inch of insulation which should reduce the cost of heating the shops. The City would need to pay the extra \$2,734.

MOTION: Jim Tracy moved to approve the Consent Calendar. Kent Hastings seconded Ayes: 4 Nays: 0. Jim Tracy, Kent Hastings, Bradley Reneer and Kimberly Bryant voted aye. Troy Stout was not present at the time of the motion. The motion passed unanimously.

IV. ACTION/DISCUSSION ITEMS

A. ACE Disposal Rate Increase: Ted Stillman said the contract with ACE Disposal provided for an annual cost-of-living increase based on the Well Fargo Consumer Price Index for the western region which increased by 0.992%.

<u>The proposed new rates would be:</u>		
	<u>Current Rate</u>	<u>Proposed Rate</u>
1 st waste container	\$5.32	\$5.37
2 nd waste container	\$2.60	\$2.63
1 st recycle container	\$5.50	\$5.55
2 nd recycle container	\$4.50	\$4.54

The Council discussed whether or not the increase should be passed on to the residents and decided not to since the rate increase was insignificant. Jim Tracy noted that the recent savings on tipping fees because of participation in recycling would probably more than offset the increase. Ted Stillman said resident participation in recycling had increased to almost 40 percent as a result of the ReCycle Alpine program.

MOTION: Kimberly Bryant moved to approve ACE Disposal's request to increase the garbage rates based on the change in the cost of living, but not increase the actual rate to the residents. Kent Hastings seconded. Ayes: 4 Nays: 0 Jim Tracy, Kent Hastings, Bradley Reneer and Kimberly Bryant voted aye. Troy Stout was not present at the time of the motion. The motion passed unanimously.

B. Gateway Historic Architectural Review Board: Mayor Willoughby said the Gateway Historic Board had been put in place under Mayor Phil Barker. Development guidelines had been adopted, and it had been a good thing in the development of downtown Alpine. The guidelines had become well established and the question now was whether or not the committee needed to continue.

Ted Stillman said the terms of the members on the Gateway Board were up. One of the members on the Board also served on Planning Commission and one served on the City Council, which had the potential of causing problems since they essentially voted twice on the same issue. Staff proposed that the Planning Commission take over the duties of the Gateway Board. The same guidelines and review criteria would be used. Soren Simonson had drafted the guidelines and criteria, would still be available as a resource.

MOTION: Kent Hastings moved to incorporate the duties of the Gateway Historic Architectural Review Board into the duties of the Planning Commission, and instruct the Planning Commission to amend Article 3.11 of the Development Code accordingly. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Jim Tracy, Kent Hastings, Bradley Reneer and Kimberly Bryant voted aye. Troy Stout was not present at the time of the motion. The motion passed unanimously.

C. Lawn Mower Replacement: Ted Stillman said the 2010-11 Budget included funds to purchase a replacement lawn mower. It was proposed that they purchase another Grasshopper lawn mower in the amount of \$13,740.00

Bradley Reneer asked how much they had budgeted and if the cost exceeded or was below the budgeted amount. Ted Stillman said it was around \$13,000. The lawn mower they wanted to buy cost \$400 more than the one they had purchased several years earlier. Shane Sorensen noted that the new one would have a wider deck.

MOTION: Jim Tracy moved to approve the purchase of a Grasshopper lawn mower in the amount of \$13,740.00. Kent Hastings seconded. Ayes: 4 Nays: 0. Jim Tracy, Kent Hastings, Bradley Reneer and Kimberly Bryant voted aye. Troy Stout was not present at the time of the motion. The motion passed unanimously.

V. ORDINANCES AND RESOLUTIONS

A. Resolution No. 2010-11 Amended Consolidated Fee schedule: Ted Stillman said there were two parts to amending the fee schedule. The first related to sewer rates.

Shane Sorensen said the increase in what the City owed TSSD was \$115,000 over what they had paid the previous year. He had submitted two options to meet the increased cost. **Option #1** would keep the base rate the same at \$13.90 for the first 2,000 gallons. The rate per 1,000 gallons over the first 2,000 gallons would increase from \$2.74 to \$3.55. **Option #2** would increase the base rate from \$13.90 to \$15.00 for the first 2,000 gallons. The rate per 1,000 gallons over 2,000 gallons would increase from \$2.74 to \$3.35. He noted that previously the Council had chosen to leave the base rate the same because it had less impact on older residents or those on fixed incomes. In response to a question from the Mayor about how many people used over 2,000 gallons, Shane Sorensen said the average usage was 7700 gallons.

Kent Hastings said he'd heard that water was cheaper in Utah than other places. Hunt Willoughby said it was because they used their water fees strictly for water and not for general income or social engineering. Bradley Reneer suggested that Utah probably also didn't need to treat the water as much.

Bradley Reneer asked if rate increases affected water usage. Shane Sorensen said it appeared to. According to Annalisa Beck, people had been using less. It was suggested there be an article in the Newslane about the rate increase and explaining to residents that their winter water usage affected their sewer bill.

Regarding the flow discrepancy talked about in the previous meeting, Shane Sorensen said they were expecting a credit from TSSD.

April Naidu explained the other changes in the Consolidated Fee Schedule. Page 3 reflected changes in the review fee for concept, preliminary and final plat review subdivisions. It included the City Engineer's actual cost of review as well as the base cost and per-lot cost. The open space bond, which was provided for by ordinance, would be determined by the City Engineer.

Also included in the Consolidated Fee Schedule would be Storm Drain Fees, Impact Fees and Cemetery Fees. Disinterment was redefined to say the City would expose the vault, not disinter the body or casket.

Kent Hastings asked if they needed to make corresponding changes in other ordinances so the information was consistent. April Naidu said she would make a note of it and see if other changes needed to be made.

Kimberly Bryant asked why it was only \$25 less to bury ashes as opposed to a body. Jay Healey said it was more a matter of man-hours. It took about the same amount of time to dig a smaller hole by hand as it did to dig a grave with a backhoe. And they still had to wait around to close a grave.

Jim Tracy asked if the City planned to rent the splash pad. April Naidu said the reservation policy pertained to the pavilions. Shane Sorensen said the pavilion by the splash pad could not be reserved, but the other two pavilions could.

MOTION: Kent Hastings moved to adopt Resolution No. R2010-11 amending the Consolidated Fee Schedule, and choose Option #1 for the sewer rate increase. Jim Tracy seconded. Ayes: 4 Nays: 0. Jim Tracy, Kent Hastings, Bradley Reneer and Kimberly Bryant voted aye. Troy Stout was not present at the time of the motion. The motion passed unanimously.

B. Ordinance No. 2010-16 Adopting the 2009 Building Code: April Naidu said that every three years the ICC updated the International Building Code. The last Code adopted by the City was 2006. The state of Utah had already amended and adopted the 2009 IRC and IBC. The Code also needed to be adopted at the local level. The state had amended out the section of the code that required in-home sprinklers in all new homes.

MOTION: Jim Tracy moved to approve Ordinance No. 2010-16 adopting the 2009 Building Code as amended by the state of Utah. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Jim Tracy, Kent Hastings, Bradley Reneer and Kimberly Bryant voted aye. Troy Stout was not present at the time of the motion. The motion passed unanimously.

C. Ordinance No. 2010-14 Subdivision Approval Time Limits: April Naidu said the Subdivision Ordinance addressed time limits on some plat approvals for major and minor subdivisions. Preliminary plat approval from the Planning Commission for a major subdivision expired after one year but could be extended by the Planning Commission. No expiration date was mentioned for a Planning Commission recommendation on a final plat, but final plat approval from the City Council expired after 180 days. There had been some question about whether a Planning Commission recommendation on a final plat should be valid indefinitely. In order to provide clarity and consistency, the Planning Commission recommended that preliminary plat approval would expire after 180 days, and the Planning Commission recommendation on the final plat would expire after 180 days. Concept, preliminary and final approvals for minor subdivisions (3 lots or less) were generally granted at the same time.

City Council members discussed the proposed amendments and were generally in favor of them but wanted to see the final language before approving the amendments.

D. Ordinance No. 2010-03 Accessory Building Setbacks: April Naidu submitted proposed language that would clarify when an accessory building could be considered part of the main dwelling. Traditionally the building department had required an accessory building to be within 12 feet of the home and attached by a common wall and/or roof in order to be considered part of the home. However that was not specifically stated in the ordinance. Mrs. Naidu said the International Building Code (IBC) considered an accessory building as part of the house when the foundations were within six feet of each other. She asked if the Council wanted to include that in the City's ordinance, although it wasn't necessary since the

more restrictive IBC would automatically govern. But for accessory buildings that were farther away than six feet, Alpine's ordinance would govern.

Kent Hastings asked if someone could still have plumbing, etc. in the pool house. April Naidu said the ordinance didn't prohibit having a bathroom in a detached garage, pool house or other accessory building. It prohibited using a detached building as living space because that could essentially turn it into a second home, which could have an unplanned impact on infrastructure, etc.

Jim Tracy explained that the accessory building would be legal if it had plumbing. Using a detached building as living space was what was illegal.

The City Council discussed the options amending the definition of an accessory building and setbacks for an accessory building and made a motion.

MOTION: Kent Hastings moved to adopt Ordinance No. 2010-03 and use the first definition for a garage/carport which stated: "A structure for the parking or temporary storage of automobiles, but which does not involve commercial repairing or storage." And the first option on setbacks for accessory buildings which stated: "Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered part of the main building and shall meet the same setbacks as the main building." Kimberly Bryant seconded Ayes: 4 Nays: 0. Kent Hastings, Kimberly Bryant, Bradley Reneer and Jim Tracy voted aye. Motion passed unanimously.

VI. STAFF REPORTS: Ted Stillman said he had emailed the members of the City Council the latest financial report. Notably, building permit revenue was up over the previous year. In 2009 the City had issued permits for 7 new homes. So far in 2010 they had issued permits for 13 new homes.

(The following staff report from Shane Sorensen was actually given after Council Communication and just prior to going to Executive Session.)

Shane Sorensen showed photos of the new park and the various amenities. It was not yet complete and they would need to keep people off it for another two or three weeks. It should be complete by the next City Council meeting.

Chief Kip Botkin suggested posting signs with park rules such as curfew, no alcohol, etc.

Kent Hastings suggested the entrances into Lambert Park should also have big signs with the rules posted. Perhaps they could require a permit for non-residents to use the park, and use the money for maintenance.

VII. COUNCIL COMMUNICATION

Kimberly Bryant said at some point she would like to discuss Alpine Days and the direction it was going. She said she'd had feedback from a lot of people that said they preferred the more traditional Alpine Days and the connection it had provided to neighbors and friends. They felt it was moving away from that. Mayor Willoughby said that when Bill Conley and Tracy Wallace came in to report on Alpine Days, they could discuss that.

Bradley Reneer said he'd had a lot of people say they liked the parade without the commercialism. A lot of people said they'd like to bring back the trout grab. It might be fun to feature different traditional Alpine Days activities each year.

Kent Hastings said he'd heard that people liked the floats but they were unhappy because there wasn't as much candy. He said he went to the rodeo and it was fun watching the bull riders, but the girl that rode the horse stole the show.

Jim Tracy said the plaque in the hallway for the Junior Miss contestants hadn't been updated in three years. Perhaps they should make updating it an agenda item. He said he'd like to thank Cal Christensen for his

work on Alpine Days. He had done the work of ten guys and was there from 5 am to 10 pm. He did an outstanding job. He said City Hall had a new phone system and the website needed to be updated with new extensions and names of staff. There should also be a tab for the current budget.

Kent Hastings it would be nice to have links on the website to all the sites that pertained to the City like the Lone Peak PSD, etc.

Troy Stout arrived at the meeting at 8:12 pm.

Kimberly Bryant said there was a leak or something in the tennis court at Burgess Park. Shane Sorensen said he would have the public works people check it out.

Bradley Reneer said there was some graffiti on 200 North on the phone box that had been there a long time. He said he'd like to have those kinds of things cleaned up quickly. It had been found that the atmosphere of a location affected the crime rate; a degraded environment promoted crime. He said someone had told him they'd reported a crime and the officer acted like it wasn't important enough to solve. He said any crime was important and they should have zero tolerance for crime. Small things turned into big things. Mayor Willoughby said the complainant should talk to Chief Botkin about the specifics.

Jim Tracy said the stop sign was missing on 200 North and 300 East. Jay Healey said they would check it out.

Troy Stout said there were a lot of crooked signs. He wondered what it would take to straighten them out.

Kent Hastings asked if they could stripe a turn-lane and a straight-lane at some of the busier intersections. Shane Sorensen said there were 8 or 10 intersections that they had identified that needed improvements, and they could look at it. He added that if someone saw a sign that needed straightening to email him a list.

VIII. EXECUTIVE SESSION: Discuss litigation, property acquisition and personnel.

MOTION: Kimberly Bryant moved to go into executive session for the purpose of discussing litigation and personnel. Kent Hastings seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Kent Hastings, Bradley Reneer, Jim Tracy and Troy Stout voted aye. Motion passed unanimously.

The council adjourned to executive session at 8:36 pm.

MOTION: Kimberly Bryant moved to return to open meeting, approve the minutes of July 27, 2010 and adjourn. Kent Hastings seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Kent Hastings, Bradley Reneer, Jim Tracy and Troy Stout voted aye. Motion passed unanimously.

The meeting was adjourned at 11:45 pm.