

Alpine City Council Meeting
Alpine City Hall, 20 North Main, Alpine, UT
February 11, 2014

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

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

Mayor Don Watkins

Council Members: Troy Stout, Will Jones, Roger Bennett, Kimberly Bryant, Lon Lott

Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Shawn Marra, Marla Fox, Annette Scott, Chief, Brian Gwilliam, Ron Devey, Jannicke Brewer,

Others: Jared Shuman, Cammy Phelps, Jim Phelps, Lon Lott, Loraine Lott, Chrystal Eaton, Ron Eaton, Tessa White, Steve Cosper, Jane Griener, Nathan Griener, Jason Gonzalez, Ethan Cottrell, Tatt Lewis, Xander Millord, Ben Taylor, Justin Aden, Jared Norton Daniel Burgraff, Matt Jackson, James W. Johnston, Josh Rueckert, Tina Page, Anne Seethaler, Brianna Larson, Kelli Rhodes, Camille Carter, Bret Peper, Kylie Karan, Sarah Matthews, John Scheiss

B. Prayer: Troy Stout

C. Pledge of Allegiance: Nate Griener

II. PUBLIC COMMENT: None

III. REPORTS AND PRESENTATIONS:

A. Non-traditional Student Awareness Week: Brianna Larson said she was representing Utah Valley University. As part of an initiative supported by Governor Herbert, she was requesting the City Council to recognize the week of February 24 through March 1st as Non-traditional Student Awareness Week, and recognize those who were achieving their post-secondary education. The Proclamation would encourage people to continue their education and honor those who were in the process.

Mayor Watkins said the City could put something in the Newline about it. Possibly there could be someone from UVU they could meet with to talk about educational opportunities.

MOTION: Will Jones moved to recognize February 24th through March 1st as Non-traditional Student Awareness Week. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Will Jones, Troy Stout, Kimberly Bryant and Roger Bennett voted aye. Motion passed.

B. Distinguished Young Women - Kelli Rhodes: Ms. Rhodes asked the City Council to reconsider a previous decision to discontinue funding for the Alpine Distinguished Young Women program. She said that because of that they'd had to move their program to Draper. The cost of using the Timberline Middle School had increased and there were few businesses in Alpine to donate to the program. She reviewed the benefits of the program, saying it was a life-changing experience for the girls where they gave back to the community. She said it was not a beauty pageant. Twenty percent of the score was based on academics. Ms. Rhodes had four of the girls who had participated in the program introduce themselves and make a short statement about what they had gained from the experience. They were Camille Carter, Bret Peper, Kylie Karen, and Sarah Matthews.

Mayor Watkins said the program would definitely be part of their budget discussion in the upcoming months.

IV. CONSENT CALENDAR

A. Approve the minutes of January 28, 2014

B. Interlocal Cooperation Agreement for NPDES Phase II Storm Water Public Education and Outreach Best Management Practice Compliance.

C. Resolution No. R2014-01 - Appointing Chief Brian Gwilliam to the North Utah Valley Animal Services Special Service District.

MOTION: Will Jones moved to approve the Consent Calendar. Roger Bennett seconded. Ayes: 4 Nays: 0. Will Jones, Roger Bennett, Troy Stout and Kimberly Bryant voted aye. Motion passed.

V. ACTION AND DISCUSSION ITEMS

A. Interview City Council Applicants: On January 28, 2014 Mel Clement resigned from his City Council seat leaving a vacancy. A notice of the vacancy was advertised in the local newspaper, in the Alpine City Newslite, on the Alpine City webpage and at three locations in Alpine so interested applicants could apply for the seat. Six qualified candidates submitted their applications for consideration. They were Ron Eaton, Steve Cospers, James Johnston, Tessa White, Jared Shuman, Lon Lott. The candidates submitted a cover letter and resume which were included in the packet for the City Council and Mayor to review prior to the meeting.

Mayor W. Don said he was thrilled with the quality of the candidates that had stepped up. It was great but it also made the decision more difficult. He said he knew each of the candidates well and didn't want to have to break a tie vote. He reminded the candidates that it was not a popularity contest. They would be voting on who was best suited.

He said each candidate would have up to three minutes to introduce themselves. Then each of the Council Members would have an opportunity to ask each candidate a question. They would have two minutes to answer. The order of presentation was determined by pulling a name out of an envelope. Steve Cospers was first.

Candidate Introductions

Steve Cospers said he had lived in Alpine for 28 years and raised six children here. He had served on the Planning Commission for almost seven years with Jannicke Brewer as chairman, and she was amazing. He said he was a licensed structural engineer who owned his own firm. He felt his strengths were the ability to give an unbiased, thorough and ongoing review. He had a healthy regard for citizen input. He had the ability to make decisions. He had strong commitment to preserving the heritage and history of Alpine. The City was looking at some challenges in the future but he felt he could be fair to both sides. He felt strongly about preserving open space and the mountains and he had safety concerns about them. He was concerned about Main Street and felt they needed to decide how they wanted the City to look in the future. He appreciated and enjoyed the opportunity to serve, and appreciated the other candidates.

Jared Shuman said he had lived in Alpine for 12 years and it was the only home his children had known. He was originally from Cedar Fort and had come to Alpine to hike the falls area. He was impressed with the town and chose to live here. He said he loved that his children could walk to school and felt that said a lot about the community. He knew Alpine needed to prosper but felt they had to be careful about balancing growth. In Eagle Mountain, he'd seen how growth that was too rapid could be the downfall of a community. There were zoning and water issues. He'd been watching the discussion on auto shops. It was important that businesses be allowed but they should be watched over. As a business owner himself, he said he could see both sides of the coin.

Ron Eaton said he had moved to Alpine in 2003. He had seven children, six of whom were living, and ten grandchildren. When he moved here, he immediately loved Alpine and wanted to get involved. He had served on the Planning Commission during 2010 and 2011 but had to resign due to a church calling. He had served on the citizen committee for Creekside Park. Since 2009, he had attended most of the City Council and Planning Commission meetings, and he was pretty up-to-date on the issues. He said he had seen both sides of the issues. The most important thing was that everyone be treated fairly. He was adamant about the importance of citizen input.

Tessa White said she had been involved with human resources for 25 years and had a lot of experience that would serve her on the Council. She had been trained to see both sides of an issue and render a decision. Some decisions were large and some were small. She said she also understood precedence and knew that downstream, a decision couldn't be made in isolation. She knew how to read budgets and build budgets. She'd had a glimpse of the work that would be involved on City Council with the work she had already done on Patterson and the Box Elder subdivisions. She said that with anything she tackled, she gave it her all, and with gusto. She had worked over Thanksgiving and

Christmas on the Patterson project. She said she loved the community of Alpine and had lived here as a kid and as a single mom. She knew about scraping money together and making it work. She knew about retiring in Alpine. She said she was conservative. Decisions about density deserved intense scrutiny. She wanted to protect the hillsides. Above all, she said she was fair. She said she wanted to serve on the Council. It was a time in her life when she could do it and felt she would do it very well.

James Johnston said he moved to Alpine and raised seven children, one of whom was in the cemetery. He grew up in a small town in Colorado and had served on the board of adjustment in Aspen. He said he had opinions and was often wrong, but never in doubt. He said government was a complex thing. He compared it to a train, a car, a boat. In a boat you could go everywhere and government was not quite like that. It wasn't like a train with a track that went only with the before and after. He thought it was more like an autoban. There were places to get on and get off. As far as his politics, he quoted Mark Twain who said that if you weren't a liberal at 18, you had no heart. If you weren't a conservative at 40, you had no brain. At 60, you were moderate, and he was closer to 60.

Lon Lott said he had lived in Alpine for 28 years and raised six children. He was a licensed landscaping and sprinkling contractor and owned his own business. He was raised in Idaho and one thing he learned how to do really well was work. His grandfather's motto was to bite of more than you could chew, and chew. He said he believed the best exercise for the heart was service. He admired the dedication of the Council and their willingness to serve. During the years he lived in Alpine, he learned there were many difficult challenges they faced as citizens. He knew the citizens on the southwest side of Alpine very well. Through his work, he gotten to know many others throughout the community. He said he felt he could provide a perspective that many people wanted to be heard. He had served on different types of councils over the years and understood the importance of having diverse members with a different way of seeing things. He said he could bring a clear way of thinking and seeing to the Council.

Questions from the Council Members

Councilman Troy Stout asked each candidate to respond to a question about density and rezoning to accommodate a higher density.

Jared Shuman said he'd seen growth and felt it was extremely important to watch it from both sides. He didn't personally care for growth because he came from a small town, but there was room for growth and density change. He said he couldn't say he would be for or against it until he knew more.

Ron Eaton said he understood the majority of Alpine had a problem with density. It was something that should be seriously debated. He liked the small town but there were services that needed to be rendered.

Tessa White said any decision to change density had to be careful and deliberate. She didn't want more density but would hear the argument from both sides. There should be public hearings so they knew what citizens wanted.

James Johnston said his first job was in a architectural office. He was the chairman of the Planning Commission in Alpine years ago. He had participated in the Master Plan. He'd worked in companies in larger cities tracking housing and permits to make sure resources were allocated. They had to balance what they had with how many people they wanted. He said he advocated density in proper places, especially those with an aging population. Increased density was not a bad idea. There were certain situations where a sense of community could be developed where people walked around.

Lon Lott said that when he moved to Alpine 28 years ago he could sit on his back porch and see a car come by on Alpine Highway about every ten minutes. Now it took about eight minutes just to pull out onto the highway. He said he'd seen the impact of growth. He didn't want people to feel like they weren't welcome. He'd been told he was an "okay" comer because he moved into a house that was already built. They needed to consider if someone wanted to retire in Alpine but didn't want to take care of their yard. He didn't want to compound a problem with a mass influx of people. They already had a lot of people and need to figure out how to get them in and out of town.

Steve Cospers said that any rezoning could be gut wrenching. The question played back to the Master Plan which was in process right now. They needed to decide what they wanted Alpine to be in the future. He understood

developer rights but was not in favor of higher density. The Master Plan would give them an idea of what they wanted to see in 20 years.

Councilman Will Jones asked what they saw as Alpine's single best asset and what they would want to improve in Alpine.

Ron Eaton said that living in Alpine was a privilege. The maximum size of the town would be 14,000. He said the asset was serving the community and that was what he wanted to do. Fairness was the best thing you could do on the Council. The way to compliment the city was to listen to both sides.

Tessa White said the mountains and trails were a close second, but she felt the greatest asset was the people. She said there was room to get more people involved and improve communication. She said she'd like to see the Council room filled up with people and hear their input. She said she'd like to see the newsletter more than it was today and have more people involved. She said her involvement with Patterson showed that people wanted to be involved. That could be harnessed.

James Johnston agreed that the people in Alpine were the unique aspect of Alpine. He wasn't sure what they could do to galvanize the talent. He felt there was a huge untapped human potential to do good beyond what they were presently doing. You couldn't find a town that had more management vision and intelligence. He said to consider if they were farmers or pirates. Pirates made a big hit and went off to play golf. Farmers might make a fortune but they still got up every day and went to work. The human asset had unbelievable potential.

Lon Lott said he too believed the best asset was the people. He seldom went outside of Alpine for his work so he knew many of the people in Alpine. When he heard of someone who disliked someone else, he couldn't figure that out because he liked them. The thing he would work on was preservation. He said he was a water man and he knew water; there would be challenges facing them relative to water.

Steve Cospers said that in a business, the employees were the best asset. In Alpine, the people were the best asset. He appreciated being able to raise his children here. He would like to see future families have that same experience. He said he enjoyed the aesthetics, heritage and history in Alpine. They needed to find a way to pull together.

Jared Shuman said he agreed people were the most important asset. Regarding what he would improve he said water and conserving resources was a big issue. They couldn't have a future without management of water. He'd grown up in a small desert town and without water, there were big problems. He watched people in Alpine use water on days they weren't supposed to, and the church water every night. He would like the community to better understand the challenges.

Councilman Roger Bennett asked if they had the time and willingness to read the information and be prepared to talk about the issues. He also asked what could be done to get lower income individuals back into Alpine.

Tessa White said yes, she would take the time to be informed. They could gauge that by her past which included writing for the newspaper and working on Box Elder. She said she was a homework person and she dug deep. She didn't take things at face value, and she followed up. Regarding lower income citizens, she said the accessory apartments seemed to be working. There were opportunities for smaller houses but they were limited on how much they could expand.

James Johnston said he could consume data at a rapid rate. Regarding lower income housing, he said it was a complex issue. Accessory apartments were a practical way to do it. They needed a concrete plan to meet the fair housing guidelines. He said the community had moved from agrarian to people who worked at Geneva and people who did both. In the 60s Alpine wasn't considered a great place to live. He said they needed to be aware of the texture brought by diversity.

Lon Lott said that before he even submitted his name, he researched what was necessary to do the job because he jumped into anything he did full-heartedly. He would read the material and take the time and make sure he had a clear perspective before the discussion began. Regarding lower income, he said he considered himself lower income. He moved to Alpine 28 years ago when it was all he could do to buy a little home. He said it was important to

understand true economics and not overinflate or under-inflate. True economics needed to take its course. They shouldn't destroy how society worked but that didn't mean there weren't ways to resolve issues. Accessory apartments were one of the ways.

Steve Cospers said he was committed to reading the material and being at the meetings. He said they could not force low income housing in a community. The developers would develop what they could to make a profit. The Master Plan looked at those kinds of issues. He said he didn't know if there was a place in Alpine for townhomes right now. People living in basements was temporary and probably not what Mr. Bennett was asking. There needed to be something long-term, possibly townhome type residences.

Jared Shuman said he had the support of his wife and kids and he would take the time to do the homework. He said he was low income when he moved to Alpine and he was still low income. He lived in and managed a sixplex in Alpine. He'd seen many who lived in the apartment and complete their schooling, then buy a home in Alpine. He said he was open to looking at more allowance for mother-in-law apartments and duplexes.

Ron Eaton said that when he served on the Planning Commission he was always prepared and knew what was coming. If he needed clarification on an item, he called Shane Sorensen or Jannicke Brewer. It was important to be prepared. Regarding low income, he said he'd had talked to a lot of neighbors about that. Their feedback was that they worked hard to get where they were at. Townhomes and accessory apartments were a way to skirt around the federal regulations. It was something that had to be thoroughly thought out. He said he had six children but only one could afford to live in Alpine and he lived elsewhere. A lot of senior citizens worked hard to get to Alpine. It was something to look at carefully and fairly.

Kimberly Bryant said that Alpine didn't have a large commercial tax base. She asked if they were willing to raise taxes and why.

James Johnston said it was not prepared to intelligently answer the question. He had not studied the budget and did not know the numbers. He knew Alpine City's mil rate was low compared to similar communities. He said that without looking at the entire spectrum, he didn't know if raising taxes was the best way to get them where they wanted to be. Would it yield the kind of capital they needed or was there another way to generate a recurring revenue?

Lon Lott said that in every campaign he'd heard, that question was asked. A distinct answer was often given and he wondered how they could say that when there were circumstances they didn't know. He said he was not willing to raise taxes for something that was just irritating. If it came down to raising taxes, there needed to be a clean, open discussion.

Steve Cospers said that as a member of the City Council, they were stewards of people's resources. He said the police and fire had to protect the citizens. They had to have infrastructure. He said he wouldn't campaign to flat-out say he wouldn't raise taxes, but as stewards, they had to take it seriously. It was probably a last resort.

Jared Shuman said death and taxes were the only certain things in life. He said that in his time he was sure he would see taxes rise. If there was growth, they had to take care of roads and water and safety. The money had to come from somewhere. Sooner or later, taxes would have to rise to take care of a growing community.

Ron Eaton said a friend had told him that if he raised taxes, some people would wish he was dead. It was a complex issue that had to be thoroughly discussed. He said it was brilliant how the City paid for the new park which benefited all the citizen. He said he would raise taxes if it was fairly debated and benefited the citizens.

Tessa White said it would be shortsighted to give a list of things on which she would raise taxes. She wouldn't raise taxes just because it was the easiest path to solve a problem. It was easier to raise taxes if the City had a clear vision of priorities. It was important to have a master plan. She said it was important to look at the budget well ahead of time and question their assumptions. Why this, and why can't it be different. Then figure out how it all fits together.

Mayor Watkins thank the Council and the candidates and offered to give each Council Member a few minutes to say whatever they wanted to say.

Roger Bennett thanked each of the candidates and said they were wonderful. He would be comfortable serving with any one of them.

Troy Stout said he concurred with Roger and said having such a great group of people made it more difficult to select one person.

Will Jones said he was serious about Kimberly Bryant's comment when she asked if someone was willing to be in charge of Alpine Days. He also echoed what Roger Bennett had said.

Kimberly Bryant said she would like to see each of the applicants run in an actual campaign. She said her vote would be for who she felt the seat needed. They were all smart and had experience. She said she was looking for someone who she thought would be best for the Council right now.

MOTION: Roger Bennett moved to appoint Lon Lott to the seat vacated by Mel Clement. Will Jones seconded. Ayes: 2 Nays: 2. Roger Bennett and Will Jones voted aye. Troy Stout and Kimberly Bryant voted nay. Mayor Watkins voted aye to break the tie. Motion passed.

David Church said the state statute said that the vacancy was filled by the first majority vote. The first candidate to get three votes was selected. If no candidate got a majority vote, the seat remained open for 30 days. They would then narrow it to two candidates and if neither of them got three votes, the mayor could vote. If that didn't result in a majority vote for one, the seat was filled by casting lots.

Lon Lott was sworn in as a City Council member by Charmayne Warnock, and he took his seat with the Council.

B. Ordinance No. 2014-02 - Keystone Annexation and Agreement: Shane Sorensen said the proposed annexation consisted of 4.8 acres and was located west of 1380 N. Grove Drive. It was currently landlocked but that would be resolved in the Annexation Agreement. The developer was building the road. There was already an easement for the road.

David Church said the Council had accepted the Annexation Petition which started the review process. The County looked at it and the Recorder certified that it met the requirements. The petition was noticed in the newspaper for 30 days allowing affected entities to protest. There were no protests and a public hearing was held. An annexation agreement was drafted to accompany the annexation. The owner would bring in water shares and build a road to the property. After the Council approved the annexation, it would be filed with the Lt. Governor's office and recorded with the County. It was being annexed into the CR-40,000 zone.

Because the annexation had been in process for some time, Mayor Watkins told Lon Lott that he could abstain if he didn't feel sufficiently informed on a subject.

MOTION: Troy Stout moved to approve Ordinance No. 2014-02 approving the Keystone Annexation and approve the Annexation Agreement. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Lon Lott abstained. Motion passed.

C. Water Presentation: Shane Sorensen said the state had experienced a couple of years of drought and this year was shaping up to be another low-water year. They would have some type of water restrictions in the summer. He said the City used the cheapest water first which was surface water from Dry Creek, Fort Creek and some springs via gravity flow. When that diminished, they pumped from the five wells. He showed a graph of water use over the past four years. Usage had been creeping up but due to last year's conservation effort, they actually used less in 2013. What they saved was the equivalent of indoor water use for the entire year.

Shane Sorensen said they needed to discuss the options of where they could go with the pressurized irrigation system since water infrastructure was extremely expensive. They had contracted with Horrocks Engineers to update the water plan. He turned the time over to John Scheiss from Horrocks.

John Scheiss said they needed to make some decisions about the pressurized irrigation system. It had been designed to provide 7.2 gpm per acre but in 2013 Alpine was using 8.8 gpm per acre which imposed a serious burden on the system. He said that if they conserved 25%, they could bring it down to 6.6 gpm per acre. He outlined two options.

The first option was to conserve 25% of the water usage through public education, water scheduling, metering and billing for usage. He provided a chart showing what build-out improvements would be needed if Alpine conserved water by 25%. The estimated cost was \$1,166,424.00. To install meters on the secondary (PI) water would cost another \$2,189,796.00.

The second option was to continue at full water usage and provide facilities to accommodate it which would require the following:

- new water sources
- booster pump facilities
- new storage facilities
- increase the water main sizes
- water rights

The estimated cost of that would be \$10,804,934.25.

The Council discussed a number of related issues including the reliability and cost of CUP water. Shane Sorensen said it was a fairly safe source. He also said he was told that Alpine would not be receiving another extension on their CUP water. They discussed the challenges of drilling wells. Shane Sorensen said Alpine had some good water rights but there was so much loss if they didn't have the pipeline infrastructure. They had water from wells in the lower elevation but the problem was getting it into the higher areas.

The Council also discussed getting the residents to conserve. Ron Devey said he thought the best solution was to conserve water but as hard as they tried, it was difficult to get the residents to comply. Will Jones pointed out that most of the savings in PI usage in 2013 came from agricultural users who had cut back as much as 50%.

Brad Freeman suggested a part-time code enforcement officer to watch water usage. Kimberly Bryant suggested taking the importance of conservation into the elementary schools. Once the kids grasped the importance of it, they became serious about it and influenced their parents.

Mayor Watkins said he liked the idea of taking it to the schools. He asked interested members of the City Council to work on a steering committee to come up with alternatives and an education program.

VI. STAFF REPORTS

Rich Nelson said he would like to move the starting time for City Council meetings from 7 pm to 6 pm. It would open up the evening for better discussions. He also informed the Council that he would be setting up times for the Council Members to meet with the attorney one or two at a time.

Shane Sorensen said they were wrapping up the EWP (emergency watershed project) and flood mitigation work. There were some operational things that needed to be done soon but it wasn't an agenda item for action. The Council indicated he should go forward with them and put them on the Consent Calendar.

VII. COUNCIL COMMUNICATION: Postponed

VIII. EXECUTIVE SESSION

MOTION: Kimberly Bryant moved to go to executive session for the purpose of discussing litigation. Roger Bennett seconded. Ayes: 5 Nays: 0. Troy Stout, Will Jones, Roger Bennett, Kimberly Bryant and Lon Lott voted aye. Motion passed.

The open meeting was closed at 9:55 pm.

The Council returned to open meeting at 10:35 pm.

Will Jones said the City should send a thank-you note to the Terry family. They had closed the auto repair shop and cleaned up the yard. All the cars were gone.

IX. ACTION ITEMS

E. Approval of Co-appellant Status

MOTION: Will Jones moved to approve the venture with Quail Fire and Flood as co-appellants on litigation. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Will Jones, Roger Bennett, Kimberly Bryant, Lon Lott voted aye. Troy Stout was not present. Motion passed.

MOTION: Kimberly Bryant moved to adjourn. Will Jones seconded. Ayes: 4 Nays: 0. Will Jones, Roger Bennett, Kimberly Bryant, Lon Lott voted aye. Troy Stout was not present. Motion passed.

The meeting was adjourned at 10:40 pm.