

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 North Main
July 22, 2014

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

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

Mayor Don Watkins

Council: Will Jones, Roger Bennett, Kimberly Bryant, Lon Lott.

Council Members not present: Troy Stout

Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Brian Gwilliam, Jason Bond

Others: Randy Sant, Tyler Long, Trisha Walker, Jen Berrett, Tyler Lum

Prayer: Roger Bennett

Pledge of Allegiance: Don Watkins

II. PUBLIC COMMENT: Tyler Lum said he taught tennis lesson in Creekside Park and saw the signs posted which said no lessons were to be taught between the hours of 6 am to 10 am. He said he understood the reasoning behind the signs and he understood that people were frustrated when they went to the park and saw the courts were full. He said it was really only on Saturday that the courts were full. On Monday through Friday, they were not that heavily used. He asked if the signs could say that residents had priority over lessons. He said it was beneficial to the City to have someone on the courts a lot because often there were little kids rollerblading and skateboarding on the courts which damaged them. If he was there he told them nicely they couldn't do that. He added that there was also a problem with water pooling in the middle of the court which would eventually damage it. He said all of his students lived in Alpine and lived close to the park. He lived in Highland.

Will Jones said he'd driven by the park on Saturday and it was packed. He didn't know how it was during the week. Lon Lott asked how residents would know that lessons were being taught and would they be comfortable telling the class to leave if they wanted to use the court? There needed to be some way to identify that.

Mayor Watkins said they were concerned about commercial use of the courts because they didn't want more teachers and classes coming in. The citizens would not want the tennis courts, which were built for the residents' use and maintained by tax dollars, to be tied up by someone using the courts for financial gain.

III. CONSENT CALENDAR

A. Approve the minutes of July 8, 2014

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

IV. REPORTS AND PRESENTATIONS

V. ACTION/DISCUSSION ITEMS

A. Utah County Bookmobile Agreement 2014-2015: Rich Nelson said the Agreement for bookmobile service was the same as the last year's agreement . The cost was the same at \$13,200 and provided the same service.

MOTION: Kimberly Bryant moved to approve the Utah County Bookmobile Agreement for fiscal year 2014-2015. Will Jones seconded. Ayes: 4 Nays: 0. Will Jones, Kimberly Bryant, Lon Lott, Roger Bennett voted aye. Motion passed.

Will Jones said he would like to receive the statistical report on bookmobile use quarterly. He was told there was only one class at Alpine Elementary that used the bookmobile. Alpine had one of the lowest rates of school use and

the highest rate of public use. He'd like to see the numbers on that. If that was the case, it would make sense to have the bookmobile spend less time parked at the school and more time parked in a public location.

Rich Nelson said he would email them and ask for a quarterly report. He suggested they handle item C and move item B to the end of the agenda.

C. Tax Leakage Study Presentation and Approval of Contract: Rich Nelson said the representatives of Lewis, Young, Robertson & Burningham were present to explain their proposal for the Tax Leakage Study. The Council had already approved the study at the meeting of June 24, 2014. The actual contract was on the agenda that evening for approval.

Jason Burningham said he was the principal and owner of the group. His firm would be studying the potential opportunities for retail development in Alpine and look at the dynamics of financial stability of the businesses. The second step would be implementation. Randy Sant would talk about what they would do once the study was done. He said the document was to be a living, breathing implemental plan.

Randy Sant was a former city manager and economic development director for Sandy and Salt Lake City. He said they looked at potential tenants and got them interested in coming to Alpine. They looked at services the residents demanded but they had to leave the community to spend their dollars because that service was not available in their own community. He said they'd done a similar study for Mapleton. While Mapleton didn't currently have any types of businesses that would be viable in their town, the city was able to plan ahead and set aside land for businesses that would be viable in the future.

Mayor Watkins said he was not a proponent of the study but he was respectful of the Council's desire to have the study done.

Jason Burningham gave a slide presentation on the study. Randy Sant talked about other communities such as Kaysville which had increased their sales tax revenue after having the study done.

Rich Nelson said the concept of the study was that they would know what they should be doing in a certain area that was right. If they didn't prepare for commercial uses, they would lose the opportunity when it arrived.

Kimberly Bryant asked what the cost of the study would be. Rich Nelson said it was \$10,500.

MOTION: Will Jones moved to approve the contract for a tax leakage study with Lewis, Young, Robertson & Burningham. Lon Lott seconded. Ayes: 4 Nays: 0. Will Jones, Lon Lott, Roger Bennett, Kimberly Bryant voted aye. Motion passed.

D. Burgess Park Tennis Court Replacement Costs: Rich Nelson said there were numerous complaints about the tennis courts in Burgess Park. They were very expensive to repair, which explained why a lot of cities had "dead" tennis courts.

Shane Sorensen said the cost of repairing courts came from the same professionals who built the courts in Creekside Park. It would be about \$105,000. He added that there were also some issues with the courts on Creekside Park because of the low spot mentioned earlier.

Don Watkins suggested that if they did repair the courts they enhance them for pickle ball games and make them dual use courts. Pickle ball was a very popular game for all ages.

There was a discussion about the possibility of using impact fees to upgrade the courts for the added use of pickle ball. Mayor Watkins suggested they review the capital facilities plan at the next meeting and see if they wanted to alter it to add in pickle ball courts. Lon Lott said he would feel better about spending that much money to repair the courts if they could be used by a broader spectrum of people. Rich Nelson said he'd had a number of people come in and asked if the courts could be converted to pickle ball courts.

B. Resolution No. R2014-05, Amending the Consolidated Fee Schedule: Rich Nelson said there were several changes that needed to be made to the Consolidated Fee Schedule related to sewer and water. They were:

- The Alpine City Sewer Impact Fee decreased from \$665 to 492.66
- The Timpanogos Special Service District (TSSD) Sewer Impact Fee decreased from \$3,812.00 to \$2,563.00
- The culinary water monthly base rate increased from \$12.00 to \$13.00 for the first 8,000 gallons.
- The monthly sewer rate for the first 2,000 gallons increased from \$13.90 to \$14.40.
- The monthly sewer rate for each additional 1,000 gallons increased from \$3.55 to \$3.94.

Mr. Nelson explained that at the previous meeting, the Council had adopted the updated Sewer Master Plan which reduced the sewer impact fee. The previous year, the Council had approved a \$1 increase in the monthly base rate for culinary water. Timpanogos Special Service District had decreased the TSSD impact fee and increased the monthly rate for sewer service.

Roger Bennett asked about pumping costs for the Box Elder subdivision and other areas which used culinary water for outdoor watering since they didn't have pressurized irrigation. Did the fees cover the extra pumping costs?

Shane Sorensen said they did. He said that when the City built the pressurized irrigation system, they did a financial analysis to see if it made sense to provide PI water to Willow Canyon and Box Elder. They would have to build another tank and another pump station to pump PI water up to those areas. They were already pumping culinary water up there. They concluded that it didn't make sense to have two systems pumping water to the higher areas so they used culinary water for both indoor and outdoor use. The rate for those users were kept at the same rate the City had prior to the construction of the PI system.

David Church said the residents in Box Elder revolted because they didn't have pressurized irrigation, so the Council lowered their rate because there was no way the City could pump water to them. Their rate was lower than the rest of the town, but they used more culinary water so they paid more.

MOTION: Will Jones moved to approve the Resolution No. R2014-05 Amending the Consolidated Fee Schedule with the changes as outlined. Lon Lott seconded. Ayes: 4 Nays: 0. Will Jones, Lon Lott, Kimberly Bryant, Roger Bennett voted aye. Motion passed.

VI. COUNCIL COMMUNICATION

Will Jones reported on Alpine Days. On Monday night they would have the family picnic, Marvin Payne's story-song, and a movie. There would be at least 8 food trucks that came to Creekside Park. The Youth Council would be selling ice cream. The rodeo was still on and was planned for Friday and Saturday evening.

Don Watkins said the Council would be riding on the covered wagon for the parade.

Trisha Walker asked that the Council attend Alpine's Got Talent, and as many other activities as they could.

Kimberly Bryant said the family dinners used to be huge but had fallen off. She suggested something like a chili cook-off. They could sell tickets and have people vote on the best chili.

Don Watkins said the Senior Dinner would be at the Alpine North Stake Center. Lon Lott said they wanted to make sure there were plenty of chairs for people. The previous year, people came in and didn't see a seat so they started leaving.

Will Jones said the Alpine Days fireworks would be at the park.

The discussion moved to fireworks for the 24th of July. People who lived in the areas of town where fireworks were prohibited were allowed to come to Creekside Park and set off their fireworks. Brian Gwilliam said it could become problematic. He had instructed his officers to close down the park at 11 pm. They needed to figure something out for next year. Lon Lott said the sprinklers in Creekside Park could be turned on remotely if things got out of hand.

The Council discussed the parking problem on the corner of East Mountain and High Bench Road, and whether or not they should paint the curb red.

The Council also discussed the parking and trespassing problem up Fort Canyon. Chief Brian Gwilliam said the PD had issued 120 parking citations up Fort Canyon in the last three months. It did not seem to be solving the issue. The offenders just seemed to regard it as an entrance fee. He felt the officers were spending an inordinate amount of time in just one area of the city because of this.

Will Jones said he had security guards posted at the gate because a group was filming a movie in the Sliding Rock area. He said people were just going around the guards and going up there anyway. They discussed designating it as a tow-away zone, then start towing or booting the cars.

MOTION: Will Jones moved to paint the curb on the corner of East Mountain Drive and High Bench Road red, and he would do it. Roger Bennett seconded. Ayes: 4 Nays: 0. Will Jones, Roger Bennett, Lon Lott, Kimberly Bryant voted aye. Motion passed.

Roger Bennett asked if the City had the No Parking signs for Canyon Crest Road. Shane Sorensen said they had been ordered and should arrive shortly.

VII. STAFF REPORTS

Rich Nelson said the City would be surplus anything they didn't need.

Shane Sorensen said there were several projects that they would be bidding out, which were on the schedule. He said that they wouldn't be holding a meeting on August 12, 2014 so he wanted the Council to know about it before the bids went out.

VIII. EXECUTIVE SESSION: None held

MOTION: Kimberly Bryant moved to adjourn. Lon Lott seconded. Ayes: 4 Nays: 0. Motion passed.

The meeting was adjourned at 8:45 pm.