

**ALPINE CITY COUNCIL MEETING**  
**Alpine City Hall, 20 N. Main, Alpine, UT**  
**October 13, 2015**

**6:30 PM** The Council met at Don Watkins' home for a Council photo. Those present were Mayor Don Watkins, Council Members Troy Stout, Will Jones, Roger, Bennett, Kimberly Bryant, Lon Lott. Photographer - Leah Watkins.

**7:00 PM** Regular meeting

**I. CALL MEETING TO ORDER:** The regular City Council meeting was called to order at 7:00 pm by Mayor Don Watkins. The following 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, Jason Bond, Alice Winberg, Chief Brian Gwilliam

Others: Marianna Richardson, Ramon Beck, Jane Griener, Steve Cospser, Carla Merrill, Chris Paulson, Doug Allen, Dylan Allen, Doug Hall, Phyllis Hall, Todd Andersen, Dave Winberg

**A. Prayer:** Roger Bennett  
**B. Pledge:** Nathan Taylor

**II. PUBLIC COMMENT:** Nathan Taylor said he was planning to do an Eagle project in Burgess Park to renovate the bowery by the tennis courts and replace the siding which was badly weathered. Mayor Watkins thanked him for the service and recommended he get together with the public works department on the details. Shane Sorensen recommended he use hardiboard rather than wood if he was going to redo the siding because it held up better in the weather.

Dylan Allen from Troop 1108 said he'd been driving around Alpine and noticed there were fire hydrants that were hard to see because the paint was faded. He proposed an Eagle project to repaint the fire hydrants with rust-free, red paint. Mayor Watkins thanked him for his service.

### **III. CONSENT CALENDAR**

- A. Approve the minutes of September 22, 2015**
- B. Payment Request #1 - Staker & Parson Companies - \$125,523.61**
- C. Bond Release No. 1 - David's Court, Plat F - \$140,063.18**
- D. Bond Release No. 9 - Heritage Hills, Plat C - \$14,544.00**

**MOTION:** Lon Lott moved to approve the Consent Calendar. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Lon Lott, Kimberly Bryant, Roger Bennett, Will Jones, Troy Stout voted aye. Motion passed.

### **IV. REPORTS AND PRESENTATIONS**

**A. Monthly Financial Report – Alice Winberg, Finance Officer:** Mrs. Winberg presented the updated financial report. She said the general fund cash balance was currently at about twelve million dollars. Starting in November the city would begin collecting property taxes. November and December were the strongest months.

Under general sales and tax revenue, the City saw quite a large amount of revenue in August and would probably receive around 75 to 80 thousand in February. The projected budget revenue for those taxes was \$950,000. They were on target and would probably exceed that amount. The revenue from motor vehicles taxes were up from the previous year but the franchise fee revenue was down. The City was doing well on revenue associated the building permits. Shane Sorensen said there would be some playground equipment that would use impact fees. The restrooms in Moyle Park were being paid for with a grant, some donations, and funds from capital improvement. Alice

Winberg said that overall the City was doing very well. Rich Nelson had done a good job building up funds for a rainy day. The culinary water rates would increase by one dollar a year for several years.

## V. ACTON AND DISCUSSION ITEMS

**A. Harvey Hutchinson and Peterson Park Property Exchange.** Harvey Hutchinson lived at 194 Paradise Lane and owned property along Canyon Crest Road. He had approached Alpine City about a possible property exchange in which he would trade some ground along Canyon Crest Road to the City in exchange for a comparably sized piece of Peterson Park which bordered his property. The Council discussed the proposal at their meeting of September 8, 2015. For the City to divest itself of public property, there had to be a public hearing and a recommendation from the Planning Commission followed by a supermajority vote of the Council in favor of it. The Planning Commission had held a public hearing at their meeting of October 6, 2015 and made a positive recommendation based on pedestrian safety. Shane Sorensen said the Planning Commission had a concern about passing the agreement on to successors or future owners of the property. They felt it left it wide open and it might be better if the City dealt with just the current property owner.

Shane Sorensen said the City had needed a sidewalk along that area of Canyon Crest Road for some time. Construction of a sidewalk would provide a continuous path for children walking to school. There was a crosswalk on Canyon Crest where pedestrians could cross over to the sidewalk on the south side of the road but it wasn't in the safest location because of the speed on the road and visibility. With the new sidewalk, pedestrians wouldn't have to cross the road. He added that when Canyon Crest was improved years ago, it had been narrowed in that location because they didn't have the necessary right-of-way to build a full width road. With the property exchange, they would be able to widen the road in the future.

Shane Sorensen said that since some trees might have to be removed to build the sidewalk, Harvey Hutchinson wanted to be present when it was done. He had planted the trees from seedlings and wanted to be part of the discussion about which trees stayed and which ones could go. Mr. Hutchinson also had a concern about noise when trees were removed because they provided a sound barrier against traffic along Canyon Crest Road. The agreement stated that if the road was widened and trees had to be removed, the City would build a six-foot masonry wall as a sound barrier.

David Church said that Jed Muhlestein had looked at the sidewalk design and felt they could probably put it in without having to remove any trees. They expected the sidewalk would wind through the trees. That was a big motivation for Mr. Hutchinson to agree to the property exchange because he didn't want to remove any trees. If and when Canyon Crest Road was widened, the trees would have to go but the City would build the wall. The City Engineers didn't anticipate the road being widened within the next ten years.

Shane Sorensen said that building the sidewalk would take away the shoulder and parking along Canyon Crest Road, which would leave a wide landscaped area between the sidewalk and the trees. David Church said that Mr. Hutchinson had wanted to include a provision in the agreement stating that he would continue to maintain the grass along the sidewalk, which was beneficial to the City. Mr. Church said the City would probably want the agreement to run with the land so any successors would continue to maintain the grass. A successor could not change the agreement unless the City agreed to it. The agreement would be recorded so anyone who purchased the property would know about it.

**MOTION:** Troy Stout moved to approve the property exchange between Harvey Hutchinson at 194 E. Paradise Lane and Alpine City to create a safety zone for a sidewalk. Will Jones seconded. Ayes: 5 Nays: 0. Troy Stout, Will Jones, Roger Bennett, Kimberly Bryant, Lon Lott voted aye. Motion passed.

**B. Dry Creek Trail Improvements:** Jason Bond updated the Council on the proposed Dry Creek Trail improvements. He said a group from the Questar pipeline replacement project wanted to do a service project for Alpine City. Rich Nelson and Jason Bond had walked along the Dry Creek trail with the group the previous week and had talked about what they would like to see done in that area. It was proposed they improve the existing trail by clearing a ten-foot area so they could install a hard surface trail. They may consider realigning it since it was just inside city property boundaries. They were working with property owners along the trail to acquire easements and they had been very cooperative. The goal was to have a trail network that connected the trails in Burgess Park with

the Fort Creek and Dry Creek trails. Ultimately they wanted to connect all the parks and schools and the Alpine Art Center by trails.

Troy Stout wanted to know when the service project would be. Jason Bond said they were working on the details. The area needed to be cleaned up and prepped. It was doubtful they would get any asphalt down before winter.

Troy Stout noted that the trail ran close to the stream bed. At times during the year there was high fast water, and other times no water at all. He asked if there was something they needed to do to protect the City against liability.

David Church said it was like any other public facility. There was always the potential that someone could be injured. To mitigate the risk, the City needed to maintain it, post warnings, and carry insurance. There was no way to guarantee safety. It was easy to build trails or sidewalks but difficult to maintain. The City had lots of claims for trip and fall hazards on the sidewalks. The City would have to maintain it and do their best to keep it safe.

**MOTION:** Will Jones moved to allow the group to come in and carry out a service project on the Dry Creek Trail as recommended by staff, and then take it to another level to do what needed to be done to adopt the Dry Creek Trail improvement plan, and acquire the necessary permanent easements. Troy Stout seconded. Ayes: 5 Nays: 0. Will Jones, Troy Stout, Roger Bennett, Kimberly Bryant, Lon Lott voted aye. Motion passed.

## **VI. STAFF REPORTS:**

Shane Sorensen reported on the following:

- Regarding the proposed use of City property on 300 North for a facility for the public works department, Shane Sorensen report that they had contracted with Ezra Lee to do some 3D modeling on what the building would look like. Mayor Watkins said he had spoken to Steve Cospser and some neighbors about the proposed project. The Planning Commission would be reviewing it.
- Resident Amy Johnson had requested a four-way stop at the intersection of 300 North and Bristol Court. Children crossed there to go to Alpine Elementary and she was concerned about safety. He said staff had looked into it and the traffic didn't warrant stop signs. There were some sight triangle issues which they would address with the property owners. Also, there was a crosswalk with a crossing guard farther down the road that the students needed to be using. He had emailed the findings to Amy Johnson.
- They had finished the overlay projects on Saturday. There was one subdivision that had been built in the early 70s and they had some issues when they started to mill the road because the old asphalt shattered. Then they had a heavy rain which caused more problems. They ended up excavating 40 percent of the road but they had completed it.
- The tennis courts and pickle ball courts in Burgess Park were completed and the lights were up. They had no negative comments from neighbors and the courts were being used.
- They had met with a firm to get a proposal to help the City site a new well. He expected they would have something to propose at the next meeting.
- The pressurized irrigation would be turned off on Thursday, October 15th.
- Questar was done on Main street and almost finished with all the work in Alpine.

Rich Nelson reported that they had reorganized staff into different offices and felt there was a better work flow.

Charmayne Warnock reported that the ballots had been mailed out and people were voting. Many people who had dropped ballots off at City Hall said they appreciated voting by mail.

Jason Bond said the property rights ombudsman, Brent Bateman, would be training the Planning Commission at their meeting on Tuesday, October 20th, and invited the City Council members to be there. On Thursday, October 22nd, the Eagle Pointe appeal hearing would be held at City Hall at 9:30 am.

## **VII. COUNCIL COMMUNICATION**

Lon Lott asked what was happening on the sidewalk on Westfield Road. Shane Sorensen said he had traded phone messages with Tony Trane who was the one Highland City had used to draw the plans. Shane Sorensen said he couldn't bid the job with just a two-dimensional drawing. They needed something that showed the thickness of the concrete.

Kimberly Bryant said citizens and the Youth Council had scheduled an appreciation program for first responders and the police officer on November 12, 2015 at 6:30 pm at the Alpine Art Center. It was for the officers and partners only. Originally they wanted to include the family but didn't have the space. Mayor Watkins said it was an effort generated by citizens who wanted to step up and stand behind their police officers and firefighters. They were accepting gifts such as fruit baskets, etc. as a way to say thanks.

Roger Bennett said that awhile ago he had asked for a stop sign at the intersection of Grove Drive and Alpine Boulevard. He felt they needed to either make it a four-way stop or do away with the stop signs on Alpine Boulevard.

Will Jones said that someone had asked about creating a free library as an Eagle project. There was already a library kiosk on the corner of 200 North and 200 East where people could drop off a book and pick one up. He asked if the City disallowed that kind of thing? David Church said Alpine's ordinance would disallow any such use on public property without the express permission of the Council. Will Jones said the kiosk was on a commercial property against the sidewalk. David Church said the location of the structure would be regulated by the setbacks requirements in the ordinance. Mayor Watkins suggested they put the issue on a later agenda for discussion.

Will Jones asked about the timeline for annexations. The Oberee annexation had been in the process for some time. Mayor Watkins said the Oberee annexation should be on the next Council agenda. The Box Elder South annexation public hearing was also scheduled for the next meeting on October 27th. David Church said the Council could pass or deny an ordinance on the annexation that evening or postpone it.

Troy Stout asked if anything had been done about a group of people that came to an earlier Council meeting with a concern about traffic on 600 East and 100 South. Kimberly Bryant said she had been talking to them. They had some ideas for solutions.

Troy Stout said there was still a long wait at the intersection of Canyon Crest and SR-92. He hadn't noticed that the light was staying on any longer than before. Lon Lott and Shane Sorensen were communicating with UDOT and would ask about it.

Mayor Watkins asked if there was a new Webelos requirement because he was getting a lot of call about visiting the Webelos troops.

**VIII. EXECUTIVE SESSION:** None held.

**MOTION.** Kimberly Bryant moved to adjourn. Troy Stout seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Lon Lott, Troy Stout, Roger Bennett, Will Jones voted aye. Motion passed.

Meeting adjourned at 8:00 pm