

**ALPINE CITY COUNCIL MEETING**  
**Alpine City Hall, 20 North Main, Alpine, UT**  
**February 9, 2016**

**I. CALL MEETING TO ORDER:** The meeting was called to order at 7:00 pm by Troy Stout, Mayor pro tem.

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

Council Members: Troy Stout - Mayor pro tem, Ramon Beck, Roger Bennett, Kimberly Bryant, Lon Lott  
 Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Jason Bond, Chief Brian Gwilliam, Annette Scott, Marla Fox, DeAnn Parry, Fire Chief Brad Freeman,  
 Others: Sheldon Wimmer, Timothy Clark, Steve Cosper, Judi Pickell, Kelley Gregory, Will Jones, Alice Cosper, Keith Gregory, Bryson Gregory, Loraine Lott, Kent Parry, Jane Griener, Carla Merrill, Clive Walters, Steve Zolman, Taylor Smith, Terry Smith, Mark Wells, Melanie Ewing, Jennifer Sto, Garn Arnold, Sherry Arnold, David Fotheringham, Kay Lindow, Devirl Barfuss, Travis Flygare, Jim Phelps, Cammy Phelps, Tina Page, Ron Harris

**B. Prayer:** Lon Lott

**C. Pledge of Allegiance:** Brigham Greer

**II. PUBLIC COMMENT:** None

**III. CONSENT CALENDAR**

**A. Minutes of January 26, 2016 City Council Meeting**

**B. Bond Release, Spring Creek Alpine Amended Plat A - \$7,354.80**

**C. Approve one-year lease on Caterpillar Backhoe Loader** - This item was cancelled.

**MOTION:** Lon Lott moved to approve the Consent Calendar with the minutes of January 26, 2016 as corrected and with the exception of the lease on the backhoe which was cancelled. Ramon Beck seconded. Ayes: 5 Nays: 0. Lon Lott, Kimberly Bryant, Troy Stout, Roger Bennett, Ramon Beck voted aye. Motion passed.

**IV. PRESENTATION OF APPLICANTS FOR POSITION OF MAYOR**

Troy Stout said Mayor Don Watkins had stepped down two or three weeks ago which, according to state law, left the selection of the next mayor up to the City Council. Councilman Stout was serving as Mayor pro tem in his absence. The City Council had 30 days to fill the position.

David Church said state law provided that the vacancy should be filled by a vote of the legislative body which was the City Council. Alpine City's municipal code required a vote from at least three Council members (a majority) to pass a motion. The state law required that the votes must be recorded by name and taken in an open meeting. There was no secret ballot. The legislative body was required to interview each applicant in an open meeting, discuss the candidates in an open meeting, and vote in an open meeting. The Council could not adjourn to a closed session to discuss the candidates.

Mr. Church said that the procedure that had been outlined in the previous meeting was that each candidate would have three minutes to make a presentation to the Council about their qualifications. Members of the Council would then interview each candidate for seven or eight minutes after their presentation. Each Council member would then indicate their two top choices for mayor on a piece of paper with their name at the top, and hand it to David Church who would tally the votes to narrow the candidates to two. The Council would then question the remaining candidates if they chose and then vote on who would fill the mayor seat.

The following residents had applied for the mayor seat. As required by law, each one had earlier affirmed under oath that he/she had resided in Alpine for at least a year and was a registered voter, and was not a convicted felon. The candidates each made a presentation to the Council about their qualifications, goals, etc. to be mayor. The candidates are listed in the order in which they applied, and delivered their presentations in the same order.

Sheldon G. Wimmer  
 Timothy R. Clark  
 Steve J. Cospers  
 Judi A. Pickell  
 Kelley Gregory  
 Kimberly Bryant  
 Will Jones

**A. Sheldon G. Wimmer's presentation.**

Mr. Wimmer said he had lived in Alpine for forty years and raised his children here. He had served on the City Council twice over the years. The last time he served on the Council was during the Kester Freeze annexation. He said that regardless of whether people were born here or moved here, once they came to Alpine, they were Alpiners. That had been evident recently when citizens from all over town worked together to help those residents who were affected by the flooding and mudslides. He wanted to carry on with those old-time ethics of helping one another in time of need. He said that one issue they needed to work on was removing contention. Contention was not productive. Regarding annexations and other changes in policy such as the new management plan that the Planning Commission was working on, they needed to have public involvement in the process. On annexations he felt the Council should work closely with the people who owned property and work through the process on an objective basis. They needed to work with the county. The county should be regarded as a partner and not an enemy. He said that he had a lot of respect for all the City Council members and their opinions. Diversity was important on the Council because no one person was as smart as all of us.

Questions for Sheldon Wimmer from the Council

*Ramon Beck* asked Mr. Wimmer how he would handle staff and personnel issues if he was the mayor.

Sheldon Wimmer said he started as a supervisor in 1970 when he worked for the Bureau of Land Management and the US Forest Service. He was a supervisor for 18 years and had a staff of 32 people. His area of responsibility covered much western Wyoming, Idaho, Utah and Nevada, and there were all kinds of management challenges. His philosophy was to give people the job and let them do it. Once a year he would sit down with them and hold an evaluation. He said he believed in being the person that facilitated others' success. He said "Our success comes on the backs of all those who are doing their job." He said Alpine was a great city with great employees.

*Roger Bennett* asked which events he participated in during Alpine Days and which was his favorite, and what he would do to make Alpine Days better.

Sheldon Wimmer said his experience with Alpine Days went back a long time. He'd enjoyed a hamburger at the last event. He said his all-time favorite event was the fish pond they had in the olden days when you could put your pole over the edge of the screen and see what you got. In response to the question about what could be done to make Alpine Days better, Mr. Wimmer said the thing that made Alpine Days a great activity was the involvement of the community.

*Roger Bennett* said there was a traffic problem on Main Street during certain times of the day. He asked what they could do to solve the problem.

Sheldon Wimmer said that some residents could use Westfield Road. He said that he had been in favor of having a road go out through the gravel pit but some folks didn't want to do that. Highland was working to get a connecting road south of the high school and that would help when it was in. He said one of the problems was that Alpine had boxed themselves in and they had done it on purpose because they didn't want other people coming into town. They hadn't wanted any roads heading west except for Westfield Road. Now they had to handle the impacts from those decisions.

*Lon Lott* referred to the phrase, "If it's not broke, don't fix it." He asked Mr. Wimmer if anything was broken in Alpine that needed fixing.

Sheldon Wimmer said that one of the things they needed to look at was their infrastructure. The City had been very progressive in utilizing water. There were some roads that needed help such as 800 South. Also in terms of roads, they needed to plan another road out to SR 92. High Bench Road currently stopped at a chain link fence and that needed to go through although some Highland residents may not like it. First South used to be a nightmare until they put in Ridge Drive which lifted some of the burden.

*Lon Lott* asked Mr. Wimmer what his contribution would be in the next 22 months.

Sheldon Wimmer said he would like to sit down with the county and work with them. They needed to make sure that proposals for annexations were understood by all. Annexations were a great way to make the community grow but they needed to know the impacts and how they affected the whole city.

*Kimberly Bryant* said Mr. Wimmer had talked about his experience as a supervisor. She asked how closely he knew and had worked with the police and fire chiefs.

Sheldon Wimmer said he had worked with Brad Freeman in establishing the EMS program when he was the chair of the Lone Peak Public Safety District. Mr. Wimmer said he had been serving on the board when Kip Botkin was hired. He had worked with Chief Gwilliam and others on the Lone Peak PDS but not as much as with Brad Freeman. He had attended the PSD meetings and at the moment he was the Emergency Coordinator for the District.

*Troy Stout* said that Mr. Wimmer had mentioned that he would like to remove contention. He said there were times when there was disagreements in viewpoint. He said that in his view, contention could be a good thing and bring about positive change if it was not out of control.

Sheldon Wimmer said he didn't think contention was very productive, but he did believe in discussion and the exchange of ideas. One of the problems that created contention was when an issue was not clearly defined. Another issue that caused contention was NIMBYism (not in my back yard). He said he had learned that contention went away when people were involved and informed so they didn't have suspicions.

### **B. Timothy R. Clark's presentation**

Timothy Clark said he appreciated the opportunity to make a statement. He had lived in Alpine for 15 years. He and his wife Tracy had six children, three of whom were still at home. He owned and had run a boutique consulting firm for the past decade. He had worked with corporations and in higher education and in the health care industry. His focus was on strategy and organizational transformation. He had a PhD from Oxford University. He had worked in the both the public and private sector. His leadership experience was varied. He had been a plant manager at Geneva Steel where he managed a budget of \$700 million dollars and 2,800 people. As a result of that he had gained operating experience in a heavily regulated environment including EPA, OSHA, and unions. He had also worked with the federal government in the Department of Homeland Security and IRS.

Mr. Clark said that if he was selected as mayor, he had three priorities which were:

- 1) Implement a long-term planning approach with short-term agility, utilizing global best practices in planning and execution to be as anticipatory and preemptive as possible. If they didn't do that, they lost strategic options and the margin for error went down.

- 2) He would suggest they accelerate the resolution of conflicts. The City had some lawsuits and entanglements. The faster the City would resolve them amicably and fairly, the sooner the City could focus on long-term planning and take an offensive posture. He said he had extensive experience in conflict resolution, and felt he could come up to speed very quickly on Alpine City's issues.

- 3) He would engage the citizens to increase citizen civic participation. The demographics of Alpine would suggest that participation should be higher. There seemed to be quite a bit of apathy here. He said he would improve communication between the City and the citizens. There were a number of approaches to doing that.

In conclusion, Mr. Clark said he had no conflicts of interest of any kind. He owned no property and had no alliances with developers. He had no personal agenda. His desire to serve was based on a desire to contribute.

Questions for Timothy Clark from the Council

*Lon Lott* asked what Mr. Clark's political experience was on a local basis.

Mr. Clark said he had been a staff intern for U.S. Senate. He had also worked for the Salt Lake County public works department doing an audit of their policies and procedures. He had also served a four-term as the Vice Chairman of the Board for UVU.

*Lon Lott* asked about city law and what kind of time he had available to take care of the things a mayor would do.

Mr. Clark said he was not an expert on that but felt he could come up to speed on it. Regarding availability, he said he set his own schedule so he could provide the time that was required.

*Rich Nelson and Lon Lott* listed some of the meetings the mayor typically attended, which included monthly PSD meetings, MAG meeting twice a month, City Council twice a month, various mayor meetings. Mr. Clark said he could fit those things into his schedule.

*Kimberly Bryant* asked Mr. Clark how many City Council meeting he had attended in the last five years, and why he decided to apply. Did he decide on his own or was he approached by someone?

Mr. Clark said he attended a meeting about once a year so in the last five years - five meetings. He said he had been approached about the mayor seat and decided to apply. He felt the city was at a critical junction and he had a set of skills that could help.

*Ms. Bryant* asked how he knew the City was at a critical juncture if he didn't come to the meetings.

Mr. Clark said he read the minutes.

*Kimberly Bryant* asked why he didn't run in the election held a few months ago if he felt the City was at a critical juncture, and how well he knew the staff?

Mr. Clark said he hadn't thought it was the right time. In response to a question about how well he knew the staff, he said he didn't know them too well but he could change that in about a week.

*Roger Bennett* asked Mr. Clark about his favorite Alpine Days activity, and also asked if he would be willing to serve on the Planning Commission if he was not selected for the mayor seat.

Mr. Clark said his main Alpine Days activity was chasing his son around on a float. He said he was uncertain about serving on the Planning Commission and would have to look into it to understand the opportunity.

*Ramon Beck* said the other Council members had already asked most of the questions he'd had. Regarding time, Mr. Beck told Mr. Clark that he would have time initially but it always seemed to take more time than anticipated. He asked Mr. Clark if he had any thoughts about things that would work differently than they currently did.

Mr. Clark said he didn't know. The first thing he would do was go on a listening tour and learn what was happening and what the objectives were, then work in a collaborative way to move forward.

*Troy Stout* said that there had been other elections and committees in the City where they tried to get people involved and Mr. Clark's name hadn't surfaced. He asked him why he would seek the highest office of the city without serving on other committees first, and why did he think he had the answers to fix the mayorship?

Mr. Clark said he didn't believe he had the answers. He never said that. He said he believed he understood the process and could lead a collaborative effort. but wouldn't presume to know the answers.

*Mr. Stout* asked why he hadn't gotten involved in local government earlier, and asked how many hours a week he typically put into his job.

Mr. Clark said he hadn't gotten involved earlier because it wasn't the right time, not with six children. He said the time he put into his profession varied but usually he worked at least 40 hours a week.

### **C. Steve Cospers presentation**

Steve Cospers said that in August he would have lived in Alpine 30 years. He had raised six children in Alpine. His great great grandfather Edmund Nelson moved to Alpine in 1850 and died a few months later. He was the first man buried in the Alpine City cemetery. Professionally Mr. Cospers was a licensed structural engineer. He was president and CEO of Buehner Corporations for four years in the early 90s and had over 300 employees. He left to form his own engineering company in 1994 and had eight employees which was much easier to manage. He had served on the Alpine City Planning Commission for nine years and been the chairman for the last year. He said his service on the Planning Commission had been very gratifying and rewarding.

Mr. Cospers said his main incentive in putting his name in for the mayor seat was his devotion to Alpine and his love of the people. They had a great sense of community but he felt they could pull the people together even more. He said he loved his work on the Planning Commission. He said he appreciated all the elected officials and their work. It took a lot of courage to run for office and courage to vote for people when they were staring at you. Mr. Cospers said his immediate challenge on the Commission would be to revise the General Plan and define exactly the goals and objectives. Alpine had some growth issues. They were contained by boundaries on all sides and they needed to be good stewards of the open land that was left in Alpine. This would help define the ordinances in the Development Code. Mr. Cospers concluded by saying that he was an engineer and looked at things analytically. He was a fact-based guy and not a good politician.

### Questions for Steve Cospers from the Council

*Roger Bennett* asked how he would go about replacing himself on the Planning Commission if he was selected for the mayor seat?

Steve Cospers said he had been thinking about that. He would like to see someone who was committed to attending, someone who was devoted to the process and willing to put in the time and attend on a consistent basis.

*Roger Bennett* said that in the past, the Council members had been shut out from making suggestions about who might serve on the Planning Commission. He asked where Mr. Cospers stood on that.

Steve Cospers said he would definitely be open to suggestions. He was not one who had all the answers which was why he had eight people working for him. He would get the facts from as many sources as he could to make a good, intelligent decision

*Roger Bennett* asked how they could get more diversity in Alpine in relation to economics, age, etc. The demographic of Alpine seemed to be getting narrower and narrower, and he was concerned about that.

Steve Cospers said he thought he would start with the General Plan. If they wanted more diversity, it would have to be clearly stated as a goal and then decide how to achieve those goals. The possibility of townhomes had been discussed. They had a limited amount of land left and needed to make good decisions.

*Ramon Beck* said he'd had all his questions answered.

*Kimberly Bryant* asked Mr. Cospers how well he knew the staff and wondered if he saw them as something that was broken.

Mr. Cospers said he knew the staff fairly well. He admired them and appreciated what they did. In his business he viewed his employees as his greatest asset. He would allow them enough room to develop and stand behind them as they developed and not get in their way. He was not a micro manager.

*Kimberly Bryant* said she had watched Mr. Cosper serve on the Planning Commission over the years and when there was conflict or differences, he brought it together quite well. If he shifted to the mayor seat, would he maintain the same type of approach and personality?

Mr. Cosper said he thought his personality was pretty well established at that point since he was almost 62 years old. He said there were seven people on the Planning Commission and no one was alike. They had some good discussions and many good points were raised. Everyone got to have their say and at some point a decision had to be made. There were times when not everyone agreed but everyone needed to be heard.

*Lon Lott* asked if he thought that someone without a historical background or knowledge of current issues in Alpine could be helpful as a mayor in bringing a different perspective to things?

Steve Cosper said it would depend on the individual. He was not one who would say that someone who was new could not do the job. That was something the Council had to weigh and decide. From his perspective, experience was something that helped him, but lack of experience would not necessarily disqualify someone else from doing the job.

*Lon Lott* asked about the time requirement for the job.

Steve Cosper said he owned his own business and could leave as needed. He tended to be a workaholic and worked on Saturdays. He appreciated working with the city and came to every Planning Commission and City Council meeting.

*Troy Stout* said that the Planning Commission was an administrative and recommending body and the Council was a legislative body. He asked how that changed his perspective when coming from a recommending body to a body that passed laws and was somewhat political.

Steve Cosper said he was fine being a recommending body because that was their job, and running a business was administrative. He hadn't run for office with signs, etc. but if they chose him to be the mayor he would give it his all.

*Troy Stout* said he had been privileged to work with Mr. Cosper on the Planning Commission for two years and found him to be very objective and fair-minded.

Steve Cosper said he felt that his strong suit throughout his career was getting all points of view. He wasn't afraid to make a decision but when he did, he tried to get as much information as he could acquire.

Ramon Beck thanked Mr. Cosper for his service on the Planning Commission.

#### **D. Judi Pickell's presentation**

Judi Pickell said she was so glad the Council had a difficult decision to make and was pleased that there were so many good candidates. She had called people about filing for the seat because she wanted to utilize the great resources they had in Alpine. She said she hadn't pulled a handcart to Alpine but she was raising her family here and she did contribute to the Mountainville traffic twice a day. She said that when she was asking people to throw their hat in the ring, some of the key qualities she looked for was leadership and the ability to leverage resources and work hard. She said she had those qualities and had demonstrated them not only in her professional life but on the Planning Commission. She made principled decisions with findings to back them up. It was different from a legislative decision.

Ms. Pickell said that when she saw a need, she worked hard to fill the need. When she saw the need for design guidelines on Main Street, she formed a committee, studied what other cities had, and wrote them. That was what they needed in Alpine - a willingness to fill the need. Alpine was full of great resources and they had an amazing group of wonderful people. In addition, there were other great resources outside Alpine like MAG that they could leverage to help the City grow and develop the way they wanted it to be. She said she had met with many of those resources on her own time to discuss how they could benefit Alpine. Ms. Pickell said she could work hard without fanfare. She loved Alpine and saw this as an opportunity to make a great community. She had created the Alpine

Business Association to bring people together. When she organized events for the businesses, they asked, why haven't we done this before? She worked to unify the business community so they could apply for grants and come to the Council with one voice.

She said that as mayor she would like to bring the community together. She said she felt having conflict was good. Having differing opinions was normal and good but the mayor had to make the final decision. She said she was using those ideas and concepts and making something, which was why she would be a good fit as the mayor.

#### Questions for Judi Pickell from the Council.

*Troy Stout* questioned her statement that the mayor made the final decision since the mayor didn't have a vote.

Judi Pickell clarified saying she understood the mayor voted only to break a tie. She saw the mayor as a leader who unified the council and made points that may not otherwise be considered. The mayor furthered discussion and encouraged the public to participate. The mayor ensured that all viewpoints were weighed equally and respected.

*Troy Stout* asked how well she knew the staff.

Judi Pickell said he felt she knew the staff really well, not just because of Planning Commission but because of other things she had worked on like putting together welcome bags and utilizing the *Newsline*. She had worked with Jason Bond and Rich Nelson frequently.

*Ramon Beck* said he appreciated the business association she had formed, and she had done a great job on the Halloween event. He asked how that would change if she was the mayor?

Ms. Pickell said wasn't sure. She didn't own a business and there were people who had said they would take it over. She didn't want to see it fail. She said she would like to have a member of the City Council be a liaison to the association. She had met with Lehi's and American Fork's Chambers of Commerce to see if Alpine could piggyback onto their organization so the structure was there.

*Lon Lott* asked if she felt someone without historical roots or experience could serve equally well. He also asked about the time commitment since she was already doing a lot.

Judi Pickell said she absolutely felt there was opportunity for fresh, positive work. What mattered was the person's commitment and leadership style and their desire to bring people together. She said that since she worked for herself, she had the time. She would not have applied for the position if she thought she could not fill the time requirements. She was quite familiar with the city and the frequency and length of meetings.

*Kimberly Bryant* said she had no questions. She felt she knew her really well and appreciated her time on the Planning Commission.

*Roger Bennett* said that he too appreciated her time on the Planning Commission and the stands that she took. He asked how they could create more business in Alpine since they were a dead end?

Judi Pickell said she had met with a lot of people and felt what it boiled down to was vision. A business did not want to come to Alpine and feel like they were blazing the trail. They would come if they were a part of a number of other businesses that would succeed. The City needed to have a plan for Main Street and the business commercial zone to quiet fears about investing in Alpine and give businesses some reassurance that they would succeed. The Business Association was putting on a luncheon where Jason Burningham would be speaking and they would talk about what the community could be and how to get there.

#### **E. Kelly Gregory's presentation**

Kelley Gregory said she had been a resident of Alpine for 30+ years and had five children and seven grandchildren. She talked about how when she'd first moved to Alpine there had been some hostility toward newcomers but she had met with some of those people to find common ground and became lasting friends. She said the reason she applied

for the mayor seat was because she wanted to help people. She looked at the mayor as a leader and a manager. She had worked as a manager and was very good at it. She owned a magazine called Alpine Living but not everyone in Alpine received it because it was mailed only to the affluent because they were the most socially active and got the ball rolling. As an administrator of their business in American Fork, she said she'd had to make some tough cuts when the economy sank. They had a staff of 23 and were able to keep all their employees but they all took pay cuts.

The Utah Auto Expo was an event she put together along with events for the Provo School District and OC Tanner and a football team. She said she was there to represent the citizens and wished it was a position that would be voted on because she felt she would have a strong backing from the community.

#### Questions for Kelley Gregory from the Council

*Kimberly Bryant* said she hoped she ran for mayor or council next time. She was impressed with her resume' and had no questions.

*Roger Bennett* asked Ms. Gregory what was her favorite event for Alpine Days. He also asked her what she would do about Main Street since she owned an automotive business.

Kelley Gregory said she loved every bit of it. She brought in two businesses to be a part of Alpine Days and befriended the CEO of Mountain Point Medical. She hoped the City would keep the people they used last year for Alpine Days because they did a great job. Regarding Main Street, she said she drove through the traffic and was very aware of it. One of the things she did was look at the clock before she left. She didn't want to have a traffic light in Alpine but it was something she would love to talk about with the Planning Commission.

*Ramon Beck* said there would be some curves thrown her way if she was the mayor and asked how she handled problems.

Ms. Gregory said there were several books released dealing with family issues. She felt the conflicts were similar. For her, she had to look at both sides of the issue, especially with children. She'd learned that as a parent and as the executor of estates.

*Lon Lott* said there would be some time requirements as the mayor and asked how she would juggle educating herself on the issues and meeting with the staff every week plus the other meetings.

Ms. Gregory said time management was a huge deal for her. She didn't like being late. She liked to get through meetings quickly, get things done and be gone. She was a time manager.

*Lon Lott* asked what she thought she would contribute over the next 22 months.

Ms. Gregory said she thought she would be the voice of the people. She would like to bring down the barriers that created a disconnect between the city and the people and the businesses and the police department. It was something she wanted to look into.

*Troy Stout* asked how she viewed development, open space and trails.

Ms. Gregory said that was one of the things she wanted to look at. She wanted to look at everything and bring it all together. She had been reading all the minutes and trying to stay up to speed because she hadn't been to the meetings lately because she'd been ill.

*Roger Bennett* asked what conflicts she saw as the publisher of her magazine.

Ms. Gregory said she didn't write it. The articles were written by citizens of the community. It was not a political magazine. It was one where people told their stories. It was for people who wanted to learn about the community.



Kimberly Bryant commented that in regard to time management, she may find that citizens who wanted to talk to her would intensify a thousand times. She could never get out of Kohler's in an hour. Talking to people would be her life as the mayor.

Ms. Gregory said that would not be an issue because she liked talking to people.

#### **F. Kimberly Arnold Bryant's presentation**

Kimberly Bryant said her presentation was different because the Council knew her. She had served on the City Council for 12 years and was the senior member. She had served on numerous other committees while on the Council. She believed in community togetherness and had started the Memorial Day Breakfast, the Easter Egg Hunt back when she was younger. She said she had lots of time. She was single and an empty-nester. She had time to talk to people because they mattered. She said one of the reason she applied for the seat was because she had experience. She didn't need to catch up. She knew everything about the past and present lawsuits. She knew the city attorney very well and worked with the Planning Commission. She said the words contention and tainted had been thrown around but she didn't believe it was contention. It was a difference of opinion. She had stood her ground and voted for what she ran on and what she felt was right. She was committed. One time she left a family event and talked to a County Commissioner for four hours who had wanted to come to her home and talk to her. She did that for the City. Another thing that was important to her was staff. She didn't want to see someone leave because someone was micromanaging. Her thought was that if it's not broke, don't fix it. She believed in unity. There were some things they could do better. She said she had worked on annexations for years and hoped they didn't look at her vote and perceive it as contention. She hoped they would look at her record for the past 12 years. She felt she had been fair to the community and the developers. She felt it was important to have experience in the mayor seat whether it was her or someone else. It was not a good time to be playing catch-up.

#### Questions for Kimberly Bryant from the Council

*Ramon Beck* asked what her vision was for Alpine, and in the past 12 years, what had she accomplished?

Ms Bryant said she had accomplished a lot. She had worked on several developments. She believed in being fair on annexations and developments. They should keep the density low in the areas where it should be low. She had worked on Alpine Days and worked with the staff in hiring. She was a big voice in hiring Rich Nelson and thought he was doing a fantastic job. She had worked on the PSD and chaired the board because safety was important to her. Ms. Bryant said her vision for Alpine was to have more communication. There were a lot of resources in the City that they didn't use. They didn't have to go outside the community for professional advice.

*Roger Bennett* asked would she would do as the mayor to solve the traffic problem on Main Street.

Kimberly Bryant said they had talked about going out of town in different directions. She would meet with the Mountainville charter school and talk about it. She would move the crosswalk back and have the kids transported differently.

*Troy Stout* said that Ms. Bryant had experience in running for mayor and serving on committees in the place of the mayor. He asked how that qualified her to be the mayor.

Ms. Bryant said she run for mayor several years earlier and lost by 20 votes. There was an anonymous defaming email that went out about her just before the election. It had been damaging but fortunately they got a wonderful mayor in Hunt Willoughby. She said she was out on the streets talking to people, holding cottage meetings. She had a finger on the pulse of the community. There were times when you had to vote against people close to you because you knew it would be better for the community as a whole.

*Troy Stout* said the mayor was the facilitator of the meeting but didn't have a vote. Often there were people with contradicting points of view. How would she handle that?

Ms. Bryant said she thought she was good at respecting other people's positions. She didn't believe in shutting people down because they thought differently than she did. If the meeting got out of hand, there was the gavel. She would demand respect for the Council and the citizens.

*Lon Lott* thanked her for her service over the years and ask her why she wanted to give up her seat on the Council to be the mayor.

Ms. Bryant said it had been a difficult decision. They had a weak mayor system and the Council ran the show. She said she had lived in Alpine for 47 years and would love to be the person on the phone that could help you. She would work more with the staff and make them feel more appreciated.

*Lon Lott* said her point about experience was important. There was definitely a learning curve. He asked if she thought that someone without current knowledge would be beneficial to the City.

Ms. Bryant said she believed new blood was good in a lot of ways but as a mayor with the lawsuits and work going on in the Planning Commission and in executive sessions and with staff, she believed it was better to have someone who was experienced and knew what was going on. She concluded by saying she thought she could to a great job as the mayor.

### **G. Will Jones' presentation**

Will Jones said he appreciated the willingness of all the candidates to serve. He also wanted to thank the Council and Planning Commission members for their service. He began by quoting some minutes of a prior Alpine City Council meeting. They began by with "Problems had been building, and at their meeting of January 8th (year not mentioned), they felt the impact. Twenty-eight people showed up in arms. The request was for more money and more things to be done than the total budget would allow." The request was tabled and put to a later date. Also in that meeting, committees were formed. A library was established in Alpine. Committees were formed because with all the things they were discussing, there was no way for the Council to get to it so they felt the best way to get the input from citizens was to form committees. The mayor resigned. A council member resigned. The city was having a hard time supplying water to the higher elevations. The city needed to notify the county that they did not want to serve areas outside the city. There was a lot of complacency among the citizens about what their yards looked like. Lady Bird Johnson had said "It was time to clean up, fix up, paint up. So the citizens of Alpine launched a cleanup day and Bill Devey headed it. The population of Alpine at that time was 904 and 500 people showed up to clean, then came to a hotdog roast at City Hall. The community became united. Those who had felt the strain of growing from a population of 500 to 904 made new friends. He said that was in 1965. Ronald Strong became the mayor and Jenny Wild was on the council.

Mr. Jones said that Alpine City was still struggling to serve the high zone. They didn't sell water to people outside the City. The last resident to move to Alpine still wanted to close the door. He said he believed the community could move in the direction of unity when they all came together and shared the same focus. He said he believed he could lead the community in the direction of unity. What the Council was selecting that evening was an interim coach. He said that a team didn't choose an outside coach halfway through the game. They picked someone from the team who knew the team and knew the plays.

### **Questions for Will Jones from the Council**

Roger Bennett said a lot of Alpine's history had disappeared. Alpine Days was an event that brought the community together even though he didn't participate. He asked what they could do to get more diversity in Alpine.

Will Jones said that there had been study done that caused him great concern. They were losing the children in the elementary schools. Alpine was becoming an aging community. They needed to provide opportunities that allowed young people to stay in Alpine. To do that, they had to go back to their Master Plan and study certain areas and understand how to do that.

Lon Lott said he enjoyed working with Mr. Jones and seeing his contributions. He asked what his contributions would be over the next two years.

Will Jones said he would put up a notice of entry so people would know they were coming into Alpine. He would put up a covered bridge over Dry Creek and start developing Main Street. He would build a more accessible drop-off box for the Alpine City water bill so people didn't have to drive over the sidewalk to get to it. He would like to see the *Newsline* redone. He was heavy into trails and would like to see work continued on that. He would like to see a joint partnership between Alpine, Cedar Hills and Highland to expand the Highland's library and the recreation programs in Cedar Hills. They needed a committee run by a mayor and councilman from each of the cities to meet once a quarter. The committee should also include the school principals and the forest service. Highland and Cedar Hills were talking about building a pool and Alpine needed to be involved in that. Those were just some of the things he wanted to be involved with.

*Lon Lott* said he hoped that if Mr. Jones was not appointed to the mayor seat that evening, he would still achieve the goals he'd listed.

*Ramon Beck* said that since Mr. Jones had just come off the Council, he wondered how he could be sure that some of the negative issues related to his time on the Council wouldn't be drawn into it.

Will Jones said the mayor didn't have a vote. The most important thing he could do as the mayor was to bring up the facts on all sides. They may have to postpone a vote for more discussion in order to reach an agreement.

David Church said the mayor could legally do that.

*Kimberly Bryant* said that since Will Jones was a developer, would there be a conflict even if he didn't vote? He would still be directing the Council. As the mayor would he be taking a stand on issues like annexations and development.

Will Jones said that he felt that first and foremost, decisions should stay with the Council. If it got to the point where he needed to take a stand, he would. As a developer, he said he didn't think anyone understood the ordinances better than he did. In developing, he was bound to follow the ordinances. He said the Council could ask staff about it because when he'd done a development, he did it at least equal to and better than what was required.

*Troy Stout* said it was no secret that his big concern was trails and open space, and Will Jones had made considerable contributions to that. He said that in Mr. Jones' presentation, he'd said pumping water to higher zones was still an issue. He noted that the high zones had gotten higher and higher. He asked about his view on the City's ability to deliver water.

Will Jones said water pressure in developments should not be the job of the city to fix. In Three Falls, it was the developers who would make sure there was adequate pressure. As a City they couldn't be taking resources from one part of the City to supply another part. In terms of culinary water, he said they had enough culinary water for growth. The problem came with pressurized irrigation, especially during drought years. The City needed to enforce watering restrictions when there was a drought, which was why he had been knocking on doors of people who were violating the restrictions.

*Troy Stout* said that in terms of annexation, there were those who thought that people who were careful about annexation were anti-annexation. He asked if Mr. Jones thought they should take growth to it its greatest potential or limit the size of the city?

Will Jones said there were four areas that were left for possible annexation which were Pine Grove and Box Elder South, which were already zoned in the county. The remaining two were the Fitzgerald property and the Melby property. Some may want to consider the Cove and the property across the street from the Cove. He said that was discussion they needed to have and look at what was included in the policy declaration because some of those areas were not included.

**Presentations and Interviews concluded.**

David Church said that according to the guideline they laid out, each Councilmember would put their name on a piece of paper and write their two top choices for mayor on the paper, not necessarily in preferential order.

Troy Stout recommended they take a five-minute break first then come back to read the results, but before that he invited anyone from the audience to comment if they wished.

Bryson Gregory said he didn't want to ask the candidates any questions, he just wanted to say that as a long-time resident of Alpine he was being forced to look for a home outside of Alpine because the homes were way out of his price range. He and his wife were both teachers and couldn't afford a home in Alpine at a salary of \$80,000 a year. He asked that as they voted on their selection for mayor, they consider that.

Steve Snyder said he'd been a resident of Alpine for 18 years and he appreciated the service of the Council. He'd not met Tim Clark or Steve Cosper but he was impressed with them. He felt there may be an over-emphasis on experience. It would at less disruptive to consider either of those gentlemen which would leave the sitting Council intact.

David Church read the tally of votes and noted that the goal of narrowing it down to the two top candidates had not worked and they would need to vote on who would be in the second spot.

Sheldon Wimmer	3 votes
Timothy Clark	2 votes
Kimberly Bryant	2 votes
Steve Cosper	2 votes
Will Jones	1 vote

Since the vote was a matter of open record, David Church listed which Council members voted for whom.

Lon Lott voted for Timothy Clark and Sheldon Wimmer.  
 Ramon Beck voted for Timothy Clark and Sheldon Wimmer.  
 Troy Stout voted for Kimberly Bryant and Steve Cosper.  
 Kimberly Bryant voted for Kimberly Bryant and Steve Cosper.  
 Roger Bennett voted for Sheldon Wimmer and Will Jones.

Troy Stout said he would like to interject another layer of interview and receive comments from the Council members and why they were voting for Timothy Clark, Kimberly Bryant, or Steve Cosper.

Ramon Beck said he had talked to Tim Clark during his campaign and felt he had some good ideas. He had also talked to him after the mayor's resignation and felt he had the expertise to help the City. He appreciated that Mr. Clark did not have an ax to grind. He appreciated Steve Snyder's comment.

Roger Bennett said that of the three candidates for second place, he would vote for Steve Cosper.

Kimberly Bryant said she would vote for Steve Cosper because she thought that he was an absolutely amazing person. She respected Ramon Beck's point of view but didn't feel like you put your new person on the front lines. She felt experience in government was essential. She said she had asked Steve Cosper to run and felt he would be fair and nonpolitical.

Lon Lott said he appreciated the talent in the candidates. He echoed what Ramon Beck had said about Tim Clark. Not a lot of people knew him but he had known him for 15 years and didn't know he had the credentials he had. He was a humble man and he would support him.

Troy Stout said he was very supportive of Steve Cosper. He had good judgment and had trained him when he was a member of the Planning Commission. He said they had a fantastic field of candidates.

**MOTION:** Kimberly Bryant moved to nominate Steve Cospers as the second pick. Troy Stout seconded. Ayes: 3 Nays: 2. Kimberly Bryant, Troy Stout, Roger Bennett voted aye. Ramon Beck and Lon Lott voted nay. Motion passed.

The two remaining candidates were Sheldon Wimmer and Steve Cospers.

Troy Stout proposed that they let the remaining candidates speak. Kimberly Bryant said she would prefer to just ask them questions.

Ramon Beck and Roger Bennett said they had no questions.

Lon Lott asked Sheldon Wimmer how the contention between himself and the previous mayor would affect his performance. Was it in the past or would it be coming back into the arena?

Sheldon Wimmer said that he and Don Watkins had served on a previous Council together and he ran against him for mayor the first time Don Watkins was elected mayor. He said he held no ire toward him. They had worked together in church offices and worked together on emergency preparedness. He felt like he was moving forward. He believed in complete transparency and had no ax to grind.

Kimberly Bryant said he had known Ramon Beck for a long time and had seen them sitting together in the back during meetings. She asked Mr. Wimmer if he felt he could pull himself out of old associations and sit as his own individual over all the Council.

Sheldon Wimmer said that when he served on the Council previously there were times when he voted against his own personal issues because he felt it was the best thing for the community. He said he would be a friend but would not be swayed based on that. He had no ax to grind and no reason to try to sway any votes.

Troy Stout asked both Sheldon Wimmer and Steve Cospers to tell them a little more about their thoughts on annexation and interaction with the county.

Sheldon Wimmer said he did not look at the county as the bad guy. Sometimes development went into the county but they said they really preferred to have the cities deal with them. The Willow Canyon annexation went to a referendum and 65% of the people voted in favor of annexation. He said annexation was about the process, not about the individual. They needed to look at how it impacted the city and how it benefited the city. When the Kester Freeze (Willow Canyon) annexation first came before them, it showed 150 houses and ended up with 45 homes. Zoning was another issue. Some people said they wanted half-acre lots or whatever, but it should reflect the neighborhood around them.

Troy Stout said a lot was said about annexing to keep tax dollars in the city. He asked if they should hold to their standards or succumb to a developer's threats to go to the county.

Sheldon Wimmer said they should follow their ordinances as they saw them. He didn't think they had been held hostage by threats. The City should make sure they did their due diligence and do what was best for the city. He said one thing that had been talked about was the CE-1 zone in the county. It was never considered an environmental zone. It was considered a holding zone because the county needed to designate some kind of zone. They preferred the development occur in the adjoining cities. He said he would work with the county to make sure the City's needs were met.

Steve Cospers said annexation was a question that had come up in the Planning Commission. His feelings were that annexation served a purpose. He recommended annexation along with the Planning Commission. He felt it brought a sense of community. The people who lived in those areas were going to be their neighbors and they should be a part of the community. That said, annexation should be done fairly. There was always the development aspect. He felt the General Plan needed to be looked at carefully. He said that personally he was in favor of bringing people into the community. He would rather see them in the city than in the county. It didn't need to be antagonistic. He was pleased that the County Commissioners had come to their meetings. Alpine didn't have a lot of land left. They needed to be respectful.

Kimberly Bryant asked Sheldon Wimmer why he hadn't run for office in the election last fall or in the mayor election two years ago?

Mr. Wimmer said he undertaken a very personal review of the question of running, and it was a personal answer to prayer that he shouldn't. It was something else that he should do in the future.

Lon Lott asked Steve Cosper what would happen with his spot on the Planning Commission if he were selected?

Steve Cosper said they had some real dedicated talent on the Planning Commission. He had loved serving on the Planning Commission but if he was replaced, he would expect it to be someone who attended the meetings as much as he did. He'd missed three meetings in the last eight years. It would take some introspection to find someone. The General Plan needed to be carefully crafted. The mayor appointed someone to the Planning Commission but it was the Commissioners that selected the chairman.

Kimberly Bryant said she thought both men were great candidates and would serve Alpine well, but she would select Steve Cosper. He was not involved in conflict. He had a great knowledge of general plans and zones. He solved problems well and listened to the citizens. He was involved but not overly involved.

There was a roll call vote of the Council on their choice for mayor.

**Council Member**

**Candidate**

Lon Lott	Sheldon Wimmer.
Kimberly Bryant	Steve Cosper.
Troy Stout	Steve Cosper.
Roger Bennett	Sheldon Wimmer.
Ramon Beck	Sheldon Wimmer.

Sheldon Wimmer received three votes. Steve Cosper received two votes. Sheldon Wimmer was selected as the new mayor.

David Church said they could have an informal swearing-in so Mr. Wimmer could assume his duties. A formal ceremony could be held at the next meeting.

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

The meeting was adjourned at 9:55 pm.