



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a meeting on **Tuesday, February 9, 2016 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER*

- A. Roll Call:** Troy Stout - Mayor pro tem
- B. Prayer:** Lon Lott
- C. Pledge of Allegiance:** By Invitation

II. PUBLIC COMMENT

III. CONSENT CALENDAR

- A. Minutes of the January 26, 2016 City Council Meeting**
- B. Bond Release, Spring Creek Alpine Amended Plat A - \$7,354.80**
- C. Approve one-year lease of Caterpillar Backhoe Loader - \$7,500**

V. REPORTS AND PRESENTATIONS

A. Presentation by applicants for the position of mayor. (Listed by date of application)

- 1. Sheldon G. Wimmer
- 2. Timothy R. Clark
- 3. Steven J. Cospers
- 4. Judi A. Pickell
- 5. Kelley Gregory
- 6. Kimberly Bryant
- 7. Will S. Jones

VI. ACTION/DISCUSSION ITEMS:

- A. Selection of mayor by the Alpine City Council**

VII. STAFF REPORTS

VIII. COUNCIL COMMUNICATION

- IX. EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or competency of personnel.

ADJOURN

***Council Members may participate electronically by phone.**

Troy Stout, Mayor pro tem
February 5, 2016

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6241.
CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main and sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 North Main, Alpine, UT
January 26, 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:

Mayor pro tem: Troy Stout

Council Members: Ramon Beck, Roger Bennett, Kimberly Bryant, Lon Lott

Staff: Rich Nelson, David Church, Shane Sorensen, Jason Bond, Steve Cosper, Chief Brian Gwilliam

Others: Marianna Richardson, Mike Marion, Marie Hafen, Levi Smith, Zach Hafen, Charlie Kraff, Dan Clark, Matthew Stanford, Lucas Marion, Cole Voss, Jacob King, Carter Reynolds, Eric Reynolds, Sheldon Wimmer, Paul Kroff, Scout Troop 819, Shauna Miller, Paul Bennett, Jim Phelps, Will Jones, Will Peterson, Steve Skirvin, Wesley Skirvin, Holly Reynolds, Jane Griener, Lisa Ashby, Kent Partna, Carla Merrill.

B. Prayer: Kimberly Bryant

C. Pledge of Allegiance: Lucas Marion

II. PUBLIC COMMENT: Sheldon Wimmer reminded the Council about the Earthquake Preparedness Fair that would be held on Saturday, February 6th at the Alpine Stake Center. They would have an helicopter landing and other events.

III. CONSENT CALENDAR

A. Minutes of January 12, 2016

MOTION: Lon Lott moved to approve the Consent Calendar with the minutes as corrected. Ramon Beck seconded. Ayes: 4 Nays: 0. Lon Lott, Ramon Beck, Kimberly Bryant, Troy Stout voted aye. Roger Bennett abstained because he had not been present at the meeting. Motion passed.

IV. REPORTS AND PRESENTATIONS

Troy Stout invited Shane Sorensen to talk about the Box Elder water study. Shane said he was asked to do a water study for the Box Elder zone. He was working on it and hoped the study would be complete and ready for presentation at the next meeting.

Troy Stout asked about water outlook for this year. Shane Sorensen said that the based on the snowpack at Snowbird they were at 100%.

V. ACTION/DISCUSSION ITEMS

A. New Alpine Mayor Selection Discussion: Troy Stout said that Mayor Don Watkins had resigned because he had accepted an opportunity to teach at the university in St. George. Mr. Stout said they were sorry to see him go. He had done a good job and they offered him their best wishes. He invited David Church to review the process for selecting a mayor.

David Church said the selection process was governed by the state election code. It was similar to what the Council had done when the a council seat and was vacated by Mel Clement and filled by Lon Lott. The vacancy would be filled by a vote of the legislative body. He said anyone who was a registered voter and had lived in the community for at least a year could apply.

Mr. Church said there had to be a public notice advertising the vacancy for at least two weeks before the meeting at which the Council would select the new mayor. The notice must give the date, time and place of the meeting. The notice must also give information about where interested people could file an application if they wanted to be a candidate for the vacancy. The notice must also include the deadline when the application must be received.

The applicants must be interviewed in an open public meeting. The Council was not allowed to discuss the candidates in a closed meeting or interview them in a closed meeting. The Council was not allowed to vote for the candidates in a closed meeting. The first candidate to get three first votes would fill the vacancy. The process had to be concluded in 30 days. If the Council could not agree, they would vote to reduce the number of candidates to two and vote again. If neither candidate got three votes, the Council would flip a coin.

The Council needed to decide when they wanted to make the selection. Don Watkins' term would expire in January 2018 so the candidate would fill the remainder of the term. David Church said that if a member of the Council applied for the mayor seat and was selected, they would begin the same process to fill the vacant seat on the City Council.

Lon Lott asked if Join In would continue to function as a method to disperse information. Rich Nelson said that was up to the Council. It had been funded by the mayor's discretionary fund.

Troy Stout suggested that the notice be posted on Facebook and the Alpine City website that evening and then they could interview the applicants at the next meeting. He said he would like to be able to thoroughly study each of the applicants before taking a vote.

David Church suggested that the cut-off date for applications be several days before the meeting so the applications could be reviewed by the Council prior to the meeting.

The Council asked David Church questions and discussed the process at length. Kimberly Bryant made a motion to select the mayor at the next meeting and set the deadline for one week from that evening. The Council discussed the motion and suggested the deadline be extended to the Friday, February 5th at noon. They also discussed the merits of narrowing the candidates down to two. Troy Stout said that if there were no more than three candidates it wouldn't make sense but if they had six candidates it would be good to narrow it to two candidates.

MOTION: Kimberly Bryant moved to advertise that the City Council would select a new mayor in two weeks at the next regularly scheduled meeting. Applications for mayor would be due on Friday, February 5th at noon and be delivered to Rich Nelson. Each applicant would have a fair chance to speak and be interviewed by the Council. If necessary, the candidates would be narrowed to two and selection made by a roll call vote. Troy Stout seconded. Ayes: 4 Nays: 1. Kimberly Bryant, Lon Lott, Ramon Beck, Troy Stout vote aye. Roger Bennett voted nay. Motion passed.

B. Urban Deer Control Committee Discussion: Troy Stout opened the discussion by saying that the deer issue would not be resolved that evening. They were going to discuss forming a committee and developing an approach to deal with the deer problem.

Kimberly Bryant said that she and Lon Lott had previously met with Rich Nelson and talked about how they would go about forming the committee. They put together a statement and purpose, a procedure, composition of the committee, and a time frame in order to give direction to the committee.

Lon Lott said the City Council would nominate citizens to be on the committee. Minutes would need to be taken so they would need to designate a member of the committee to act as secretary to post an agenda and take minutes. He said the committee could be a long-term committee because they would always have deer.

Kimberly Bryant said that if there were any people in the audience that were interested in participating on the committee they should let the Council or Rich Nelson know.

MOTION: Lon Lott moved to form the deer committee within a three-week time frame and begin to work on the purpose and procedures that were outlined and any other procedures that were beneficial. Ramon Beck seconded. Ayes: 5 Nays: 0. Lon Lott, Kimberly Bryant, Troy Stout, Roger Bennett, Ramon Beck voted aye. Motion passed.

C. Obere Annexation Redlined Resolution: Troy Stout said the Council had adopted a resolution on the proposed Obere Annexation at the meeting of October 27, 2015. Since that time, Paul Kroff who represented

1 the owners of the Oberee Annexation and submitted some proposed revisions to the Resolution, which were
2 included in the packet. Troy Stout invited Paul Kroff to address the revisions he wanted the Council to consider.

3
4 Paul Kroff said that when the Resolution was adopted at the end of October, it was to lay the groundwork for the
5 annexation with the possibility of further discussion. He had submitted some revisions to the previously approved
6 Resolution which he hoped the Council would find to be mutually agreeable.

7
8 The first revision was in paragraph B which talked about the overall density and lot size. Mr. Kroff read paragraph B
9 in the original Resolution which set the total number of lots in the Oberee and Grant annexation at 53 lots with a
10 minimum lot size of 30,000 square feet. No more than 20% of the lots would be the minimum lot size.

11
12 Mr. Kroff then read the revision to the Resolution which would limit the maximum total density to the slope
13 calculated base density as defined under 3.9.5.2 of the Alpine City Development Code. There would be no density
14 bonus. He said that normally a detailed slope analysis would include all the proposed project area, but in this case,
15 the property owner acknowledged that the conservation easement area would be excluded. Mr. Kroff said that
16 excluding the conservation easement area resulted in a much lower density for the property owner.

17
18 Mr. Kroff said the revised Resolution would state that the lot size would be an average of 30,000 square feet with no
19 more than 20% of the lots at the minimum size allowed in the PRD.

20
21 Troy Stout said he was concerned that the proposal went from a minimum lot size of 30,000 square feet to an
22 average of 30,000 square feet. It would increase the density and reduce the size of the lots to well below the lot size
23 of the surrounding lots.

24
25 Paul Kroff reminded the Council that the property owner had made concessions. He was only proposing that the
26 total density be based on the slope analysis which would yield 60 lots. If the conservation easement area was
27 included in the slope analysis, as was typically done, the base density would be 76 lots. If the property owners were
28 given the value for the conservation easement as a density credit, they would have 95 lots.

29
30 Mr. Kroff continued with the revisions. Paragraph D dealt with improvements to Grove Drive. The original
31 Resolution stated that the property owners would agree, at their cost, to provide improvements from the intersection
32 of Alpine Boulevard to the new development including improvements to the 90 degree bend. The proposed revision
33 stated that the property owners would provide improvements to the 90 degree bend. They would also improve their
34 proportional share of Grove Drive along their property frontage as opposed to the entire width of Grove Drive. Mr.
35 Kroff said that the reason for that was because that the City should be consistent and treat them the same as other
36 property owners who put in improvements along Grove Drive or contributed money to them.

37
38 Paragraph E would change in that the property owners would agree to provide the new development with a "third"
39 access from the proposed development that connected with Elk Ridge Lane rather than a "second" access when the
40 development exceed "30" lots rather than "20" lots. The reason for the change was that they already had two
41 accesses to the property because the second access point would be through Alpine Cove. The reason for the 20 lot
42 threshold was because the Alpine City Development Code required any project with 20 or more lots to have a
43 second access. Additionally, since it was in the Wildland Interface zone, they needed a second access regardless of
44 the number of lots. Mr. Kroff pointed out that there would already be a second access through Alpine Cove. The Fire
45 Marshal, Ben Bailey had certified the access and said the plan was in compliance.

46
47 Mr. Kroff said that in paragraph F, a line was added to state that the City would pay for any upsizing of necessary
48 infrastructure. This clarified that the developers would do the necessary offsite improvements to serve their
49 development. If the City wanted those improvements upsized, they would pay for the increase.

50
51 Roger Bennett said that in paragraph B, he would like to have 10% of the lots at the minimum lot size of 20,000
52 square feet and the other 10% of the lots would be between 20,000 and 30,000 square feet. The remaining 80% of
53 the lots would be at least 30,000 square feet rather than an average of 30,000 square feet. He would also like to see
54 the road improvements done in front of the Russon and Walls home, which would require city involvement.
55

The Council discussed the original Resolution in comparison to the proposed revisions to the Resolution including the issue of density, lot size and road improvements. They also discussed water pressure and the need for infrastructure that would improve water pressure in other parts of the community.

Following the discussion, it was agreed that for the sake of clarity and order, individual motions would be made on each paragraph that had been revised.

MOTION: Roger Bennett moved that **paragraph B** read: "All subdivision applications in the annexed area known generally as the Oberee property and Grant property will be processed as planned residential developments (PRDs) with an agreement from the property owners that the maximum total density shall be limited to the slope analysis calculated Base Density only, per section 3.9.5.2 of the Alpine City Development Code, with no bonus density. Although a detailed slope analysis calculation would typically include all proposed project area, property owner acknowledges in this case the Conservation Easement Area will be excluded. The project shall have a minimum lot size of 30,000 square feet except for 20% of the lots which may be smaller than 30,000 square feet with a minimum of 20,000 square feet." Ramon Beck seconded. Ayes: 4 Nays: 1. Roger Bennett, Ramon Beck, Kimberly Bryant, Lon Lott voted aye. Troy Stout voted nay. Troy Stout said he would be more supportive if only 10% of the lots were less than 30,000 square feet. Motion passed.

The Council began speculating about the engineering details of the improvements. David Church said that at that point all they needed to decide on was the resolution. The engineers would work on the details later on.

There was a discussion about having the developers escrow funds to improve the west half of Grove Drive in front of the Russon and Walls properties.

Paul Kroff said he knew there were a number of people who wanted to see Elk Ridge Lane go in first and if it did go in first, they would still do their proportional share of Grove Drive but would not need to escrow funds for improvements in front of the Russon and Walls properties.

MOTION: Lon Lott moved that **paragraph D** read: "The property owners of the Oberee and Grant properties would agree to provide to the City, at the property owner's cost, improvements to the now 90-degree bend, and their proportional share (half-street improvements along the property frontage) of Grove Drive, and that the property owners escrow funds for half-street improvements along the Russon and Walls properties, but if the property owners chose to construct the connection to Elk Ridge Lane first, then the escrowed funds for improvements in front of the Russon and Walls properties would be waived " Roger Bennett seconded. Ayes: 5 Nays: 0. Lon Lott, Roger Bennett, Kimberly Bryant, Ramon Beck, Troy Stout voted aye. Motion passed unanimously.

Regarding the required second access road, Shane Sorensen said that if the road into Alpine Cove was considered the second access, it would had to be a paved, non-gated road to qualify. The Council agreed.

MOTION: Lon Lott moved that **paragraph E** read as redlined which was: "That the Oberee and Grant property owners agree to provide the new development on their properties a third access from the proposed development to the City that connects with Elk Ridge Lane when the development exceeds 30 lots" with additional language stating that the second access into Alpine Cove must be paved. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Lon Lott, Roger Bennett, Kimberly Bryant, Ramon Beck, Troy Stout voted aye. Motion passed unanimously.

MOTION: Lon Lott moved that **paragraph F** read: "That the property owners at their sole cost and expense build the culinary and secondary water infrastructure necessary to serve their developments as currently recommended for that area by the City's culinary and secondary water master plans. The City will pay for any upsizing including the cost of pumps for PI and culinary service, and change the date on the Resolution to the current date. Troy Stout seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Lon Lott, Ramon Beck, Troy Stout, Roger Bennett voted aye. Motion passed unanimously.

David Church explained that since impact fees were based on the capital facilities plan, and the area of proposed annexation was not included in the capital facilities plan, the impact fee would be handled as a credit for the project.

D. Resolution No. 2016-02 - Boundary Line Adjustment with Highland City: Jason Bond said that Paul and Courtney Belcher were residents of Highland City whose property lay on the Highland side of border between Alpine and Highland. Belchers wanted to purchase some adjacent land in Alpine that was located in the Alpine Meadows subdivision and belonged to Shauna Miller. They wanted to have it added to their property in Highland. The owner of the Alpine property, Shauna Miller, had agreed to the transfer and boundary line adjustment. The remainder of the Miller property would still meet the size and setback requirements for Alpine.

Jason Bond said the staff had reviewed it saw no problem with the requested boundary line adjustment. It would need to go through a legal process which required a resolution, public notices and a public hearing.

MOTION: Kimberly Bryant moved to approve Resolution No. 2016-02 indicating the intent of the City to adjust its boundary with Highland City. Ramon Beck seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Lon Lott, Ramon Beck, Troy Stout, Roger Bennett voted aye. Motion passed unanimously.

E. Resolution No. 2016-03, Recycling Can Cost Increase: Rich Nelson said the contract with ACE split the profit for recycling between the City and ACE. The bottom had fallen out of the recycling market so costs had increased. Another problem was that residents were putting contaminated material into the recycling cans and ACE could not process it. It was proposed that the cost be increased to sixty cents per can per month.

It was pointed out that sometimes institutions raised rates when operating costs went up, but when the costs went down, the rates remained the same rather than being decreased to reflect the decreased cost.

MOTION: Troy Stout moved to approve Resolution No. 2016-03 amending the Consolidated Fee Schedule to increase the rate for a recycling can to sixty cents per month per can. This would be a temporary measure to see what the recycling market did in the future and adjust the rate accordingly. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Lon Lott, Ramon Beck, Troy Stout, Roger Bennett voted aye. Motion passed unanimously.

F. General Plan Assistance RFP: Jason Bond said that at the last Planning Commission meeting they discussed how to go about updating the General Plan. It was suggested the City look at getting an outside consultant to assist in the process. The Planning Commission voted unanimously to recommend to the City Council that they send out an RFP for a consultant. It was stressed that the consultant would be there only to assist and offer direction, and not do the whole project.

MOTION: Ramon Beck moved to accept the request to draft an RFP for a consultant to assist with the update of the General Plan. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Troy Stout, Kimberly Bryant, Lon Lott voted aye. Motion passed unanimously.

G. Ordinance No. 2016-02 Clarifying Flood Plain Requirements: Jason Bond said that at an earlier Planning Commission they discussed the need to clarify the requirement for lots that lay partially in the flood plain. The current the ordinance read "Existing lots that contain land in the floodplain shall contain a minimum area outside the floodplain corresponding to the underlying zone." The amendment would change the ordinance to read "*Proposed and existing* lots that contain land in the floodplain shall contain a minimum area outside the floodplain corresponding to the underlying zone."

Shane Sorensen said they also needed to take a look at the requirement that it be 2 feet above the 100-year flood level because it wasn't something they were enforcing.

Troy Stout asked if they needed to address the 2-foot issue in that meeting since the Planning Commission hadn't made a recommendation on it. David Church said yes.

MOTION: Lon Lott moved to approve Ordinance No. 2016-02 to clarify the floodplain requirements for existing and proposed lots that contain land in the flood plain. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Troy Stout, Kimberly Bryant, Lon Lott voted aye. Motion passed unanimously.

1 **H. FY 2016-17 Budget Development Process and Discussion:** Rich Nelson said he had included graphs
2 in the packet showing the fund balances in the different categories. In every category, pressurized irrigation, sewer,
3 storm drain, and water, the fund balances exceeded the goal. Mr. Nelson also reminded the Council that at the
4 previous meeting he had asked the Council to let him know if they had comments on the proposed big projects for
5 the next fiscal year.
6

7 **I. Open and Closed Session Training- David Church:** David Church said the state law required city
8 council training to be held every year. Since Ramon Beck and Lon Lott had attended the newly elected officials
9 training the past week, they had received the necessary training. For the returning members of the Council that did
10 not attend the training, Mr. Church said he had also printed out the training packets for them to review, which would
11 comply with the requirement for annual training.
12

13 **VII. STAFF REPORTS**

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15 David Church said that in consequence of the passage of the revised resolution on the Oberee Annexation, he would
16 get together with the Oberee attorney and work on an Annexation Agreement to bring back to the Council for
17 approval.
18

19 Jason Bond said the Alpine Recovery Lodge had put up a monument sign outside their facility. Signs for residents
20 could only be 2' x 2' so they would be speaking to them. He also reported that the issue on the legality of Paul
21 Anderson's *Alpine Fitness Center* sign would be going to court on Thursday.
22

23 Shane Sorensen said the men in the public works department had plowed a lot of snow so far this winter and they
24 were doing a great job.
25

26 **VIII. COUNCIL COMMUNICATION:** None
27

28 **IX. EXECUTIVE SESSION:** None held
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30 **MOTION:** Kimberly Bryant moved to adjourn. Ramon Beck seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Ramon
31 Beck, Roger Bennett, Troy Stout, Lon Lott voted aye. Motion passed.
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33 The meeting was adjourned at 10:00 pm.
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DRAFT

ALPINE CITY
ESCROW BOND RELEASE FORM
Final Release

BOND HOLDER

Thru Period Ending: February 5, 2016

Spring Creek Alpine Amended Plat A

Location: Red Pine Drive
Original Bond

Item	Quantity	Units	Unit Cost	120% Unit Cost	Total Cost	% Completed This Period	% Completed To Date	Total
6" Sewer lateral	1	L.S.	\$1,500.00	\$1,800.00	\$1,800.00	90%	90%	\$1,620.00
1.5" Culinary Water Service	1	L.S.	\$800.00	\$960.00	\$960.00	90%	90%	\$864.00
Asphalt Patch	340	S.F.	\$3.50	\$4.20	\$1,428.00	90%	90%	\$1,285.20
Remove 2' Curb and Gutter	20	L.F.	\$10.00	\$12.00	\$240.00	90%	90%	\$216.00
Remove 4' Sidewalk	20	L.F.	\$6.00	\$7.20	\$144.00	90%	90%	\$129.60
Replace 2' Curb and Gutter	20	L.F.	\$25.00	\$30.00	\$600.00	90%	90%	\$540.00
Replace 4' Sidewalk	20	L.F.	\$25.00	\$30.00	\$600.00	90%	90%	\$540.00
SWPPP Installation and Maintenance	1	L.S.	\$2,000.00	\$2,400.00	\$2,400.00	90%	90%	\$2,160.00
TOTAL BOND AMOUNT					\$8,172.00	Amount Released to Date:		\$7,354.80

** At the discretion of the City, up to 80% of the total bond amount may be released as partial payments and 90% of the total will be released at final. The remainder will be held for the two year warranty period.

Previously Released: \$

This Release: \$7,354.80

Requested by Developer:

Scott Dunn

Date

Approved by Alpine City:

Troy Stout
Mayor Pro-Tem

Date

Shane L. Sorensen, P.E.
City Engineer

2/5/16
Date

City Council
(by Charmayne Warnock - City Recorder)

Date

1. PARTIES

LESSOR ("we", "us" or "our"):

CATERPILLAR FINANCIAL SERVICES CORPORATION
2120 West End Avenue
Nashville, TN 37203

LESSEE ("you" or "your"):

ALPINE CITY
20 N MAIN
ALPINE, UT 84004

In reliance on your selection of the equipment described below (each a "Unit"), we have agreed to acquire and lease the Units to you, subject to the terms of this Lease. **Until this Lease has been signed by our duly authorized representative, it will constitute an offer by you to enter into this Lease with us on the terms stated herein.**

2. DESCRIPTION OF THE UNITS

DESCRIPTION OF UNIT(s) Whether the Unit is new or used, the model number, the manufacturer, and the model name.	SERIAL/VIN Unique ID number for this Unit.	ANNUAL RENT This is due per period, as stated below in Section 4.	OPTION PURCHASE PRICE Payment at end of lease for purchase of Unit (see Section 16).	MAX ANNUAL HOURS/ MILEAGE Maximum annual usage of Unit (see Application Survey).	DELIVERY DATE Enter date machine was delivered to you.
1 New 420FIT Caterpillar Backhoe Loader		\$7,500.00	\$83,370.00 (Cat Value Option) 500		

LOCATION OF UNITS:

ALPINE, UT 84004, UTAH

You acknowledge that the Units described above were delivered to you in good working condition and that you accepted them on the date indicated.

You agree with us that the Option Purchase Price, if set forth above and identified as a Cat Value Option, is not less than the reasonably expected Residual Value (as defined in Section 10) of such Unit.

The Application Survey ("Application Survey") submitted by you to us for each Unit is made a part of and incorporated into this Lease.

TERMS AND CONDITIONS

- Lease Term** The Lease Term will start on the date we sign the Lease and will continue for 12 months, unless earlier terminated or canceled as permitted herein.
- Rent** You will pay us the Annual Rent beginning on the date we sign this Lease and on the same date of each year thereafter for the entire Lease Term. Annual Rent will be due without demand. You will also pay us all other amounts payable under the terms of this Lease and under any other document executed in connection with this Lease, including each Application Survey (the "Lease Documents") ("Other Payments", and together with the Monthly Rent, collectively, the "Rent"). You will pay the Rent to us at Caterpillar Financial Services Corporation; PO Box 100647; Pasadena, CA 91189-0647 or such other location that we designate in writing. **You agree this Lease constitutes a non-cancelable net lease. You also agree that your duties and liabilities under this Lease and the other Lease Documents are absolute and unconditional. Your payment and performance obligations are not subject to cancelation, reduction, or setoff for any reason. You agree to settle all claims, defenses, setoffs, counterclaims and other disputes you may have with the Supplier (as defined below), the manufacturer of each Unit, or any other**
- third party directly with the Supplier, the manufacturer or the third party, as the case may be. You will not assert, allege or make any such claim, defense, setoff, counterclaim or other dispute against us or with respect to the payments due us under this Lease.**
- Late Charges** If we do not receive a Rent payment on the date it is due, you will pay us, on demand, a late payment charge equal to five percent (5%) of the late Rent payment.
- Disclaimer of Warranties** You have selected each Unit based upon your own judgment. You understand that we are not the manufacturer or the seller of the Units. WE MAKE NO WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT TO THIS LEASE OR TO ANY UNIT. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, EACH UNIT IS LEASED "AS IS, WHERE IS." WE MAKE NO WARRANTIES AS TO THE QUALITY OF MATERIALS OR WORKMANSHIP OR THAT THE MATERIALS OR WORKMANSHIP COMPLY WITH THE TERMS OF ANY PURCHASE ORDER OR AGREEMENT. WE EXPRESSLY DISCLAIM, AND YOU WAIVE ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED,

DECLARATION OF CANDIDACY

(Non-Partisan)

STATE OF UTAH

COUNTY OF

Utah

ss.

I, Sheldon G. Wimmer, being first sworn, say that I reside at
(Print name as it is to appear on the ballot)

580 No. Wilderness Dr. Street, City of Alpine, UT
County of UTAH, state of Utah, Zip Code 84204, Telephone No. (if any) 801-369-5449

that I am a registered voter; and that I am a candidate for the office of MAYOR
for the term of 2 years. I will meet the legal qualifications required of candidates for this
office. I will file all campaign financial disclosure reports as required by law and I understand that failure to do so
will result in my disqualification as a candidate for this office and removal of my name from the ballot.

I request that my name be printed upon the applicable official ballots.

(Signed)

Sheldon G. Wimmer

Subscribed and sworn to (or affirmed) before me by

Sheldon G. Wimmer

on this 4 day of Feb, 2016

(Signed)

Cheryl Warnock
(Recorder/Clerk or other Officer Qualified to Administer Oath)

Note: The qualifications to be a candidate are:

- (1.) Be a United States citizen at time of filing.
- (2.) Be a registered voter of the municipality.
- (3.) Be a resident of the municipality or a resident of the recently annexed area for 12 consecutive months immediately preceding the date of the election.
- (4.) If elected from a council district, the person must be a resident of the council district.
- (5.) To not be a convicted felon, unless the right to hold elective office has been restored.

The following information would be helpful in contacting you if the need arises:

E-mail sgwimmer@comcast.net

Cell Phone 801-369-5449

Other Contact Information _____



CHARMAYNE G. WARNOCK
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires May 15, 2018
COMMISSION NUMBER 676677

Statement of interest for Alpine City Mayor

Sheldon G Wimmer
580 North Wilderness Drive
Alpine, Utah 84004

RECEIVED FEB 02 2016

STATEMENT OF INTEREST

The following is my statement of interest for the Alpine City Mayor. I have been a citizen of Alpine for over forty years. I feel my experience qualifies me to accomplish the duties of Alpine City Mayor. Thank you for your consideration.

As Mayor of Alpine, I would have no special interest to service or agenda to carry out. My only wish as mayor is to serve the residents of Alpine and supervise the city staff in an efficient manner. I believe that annexation is a process that allows a city to grow in an orderly fashion. It ties the impacts and infrastructure into an orderly positive process.

1. Education: Bachelor of Science 1974

Utah State University Department of Natural Resources - Forestry Management
Brigham Young University Botany and Range Management, Recreation
Minor: German
Government Leadership Courses: Fire Leadership 23 Semester Hours, (Master's Hours)

2. Planning Experience

I have been involved with Government Resource Management Plans throughout Utah. These plans have been on BLM and USFS lands. I have also had extensive training in Land Use Planning. I was also involved in the State of Utah's County planning effort for Wayne and Garfield Counties. I am a strong support of the Master Plan program for cities.

Pony Express Resource Management Plan (RMP) Team Member
Henry Mountain RMP Team Leader
Dixie RMP Team Leader
Utah BLM Statewide Planning Team
Contract Administrator on five interagency wildland management plans

Statement of interest for Alpine City Mayor

3. Alpine City Government Experience:

Alpine City Councilman 1980-1884

Alpine City Councilman 1996-2000

Served on the Board of Directors of the Timpanogos Special Service District

Served as the Chair of the Lone Peak Public Safety District

Other assignments included Recreation Facilities and Parks, Burgess Park Development, DUP Building and Moyle Park

4. Lone Peak Public Safety District

Lone Peak Chairman and charter member of the Lone Peak Public Safety District

Established the Emergency Medical Service (EMS) for Alpine, Highland, and Cedar Hills

Worked on the consolidation of the multi-city fire departments including Alpine, Highland and Cedar Hills

Life time member of the International Association of Fire Chiefs

Lone Peak Emergency Preparedness Director 2015-Present

Licensed Armature radio operator K7UGB

5. County and Utah State Governments

Worked with State of Utah, Division of Natural Division (DNR) Fire and Forestry Division, developed the State wide Interagency Agreements for Fire Suppression

Worked with the Division of Wildlife Resources (DNR) on the Henry Mountain Bison Herd management numbers

Worked with the Utah DNR Big Game Board to remove excess bison numbers by additional hunts

Worked with DNR on the number and removal of Antelope from the Awapa Plateau

Statement of interest for Alpine City Mayor

Provided Federal funds to support and procure Fire Equipment, Engines, Etc. for local community fire departments

Provided fire management support to Utah Interagency Wildland fire suppression,

Incident Management Teams, aircraft and rehabilitation of fire damaged lands

Severed on Wayne County Recreational and Industrial Development Council
(Five years)

Coordinated with Senate and House Congressional staffs and elected officials on BLM issues, i.e. Wilderness, Fire Control and Prevention and funding

6. National Federal Government Bureau of Land Management(BLM) and US Forest Service (USFS) Employment

BLM State of Utah State Fire Management Officer (18 years) Staff of 30 specialists

Supervised fire suppression, fire fuels reduction program, fire rehabilitation, fire suppression, Fire Prevention, fire trespass collection programs.

Responsible for \$64 Million dollar yearly budgets

Chair of the BLM National Budget Committee and developed the complexity computerized budget program National budget \$170 Million.

Chairman of the Great Basin Coordination Council, supervised two Type I Incident Management Teams and four Type II Teams

Coordination of wildland fire suppression on BLM, USFS, National Park Service, (NPS) Bureau of Indian Affairs, States of Utah, Idaho, Wyoming, Arizona, lands

Supervised the Eastern Great Basin Coordination Center the coordinated 14 dispatch centers in Idaho, Western Wyoming, Nevada, Utah and Arizona Strip covering approximately 92 million acres

Supervised BLM radio system for wildland fire suppression in Wyoming and Utah and Arizona Strip, six employees and 92 mountain top repeater sites

Area Manager, Henry Mountain Resource Area: 1.7 Million acres BLM and 1 million acres of National Park Service lands

Statement of interest for Alpine City Mayor

Responsible for construction of Cedar City Interagency Air Center, Fire Centers at Muskrat Springs, Vernon, Little Sahara, Fillmore, and Vernal, Moab.

Approximately \$10 Million in cost

Member of the International Association of Fire Chiefs, Federal and Military Section representing BLM, USFS, NPS, Departments of the Army, Navy, Marines, Coast Guard Fire suppression and EMS organizations

Contracting Officer and procurement agent for the USFS Wasatch and Cache National Forest

7. Military

Thirty-nine years' service in the Utah National Guard, retired as a Chief Warrant Officer Four, Veteran

Served in 1457th Engineer Battalion Combat as Personnel Administration Specialist, HHC Company Clerk

Member of 142nd Military Intelligence Company, German Linguist, Interrogator

Member of the 142nd Military Battalion, Counter Intelligence Agent, with Top Secret Clearance Special Background Investigation

Served in Germany, ¼ Calvary, Big Red 1, 66th MI, Tokyo 500MI, Hawaii Det H, 500 MI,

Directed classified FORMICA program for Pacific Rim Intelligence gathering

DECLARATION OF CANDIDACY

(Non-Partisan)

STATE OF UTAH

COUNTY OF

Utah

ss.

I, Timothy R. Clark, being first sworn, say that I reside at

(Print name as it is to appear on the ballot)

215 N. Matterhorn Dr. Street, City of Alpine

County of Utah, state of Utah, Zip Code 8404, Telephone No. (if any) 801.358.6725

that I am a registered voter; and that I am a candidate for the office of mayor
for the term of two (2) years. I will meet the legal qualifications required of candidates for this
office. I will file all campaign financial disclosure reports as required by law and I understand that failure to do so
will result in my disqualification as a candidate for this office and removal of my name from the ballot.

I request that my name be printed upon the applicable official ballots.

(Signed)

TR Clark

Subscribed and sworn to (or affirmed) before me by

Charmayne G. Warnock
Timothy R. Clark

on this 4th day of February, 2016

(Signed)

Charmayne G. Warnock
(Recorder/Clerk or other Officer Qualified to Administer Oath)

Note: The qualifications to be a candidate are:

- (1.) Be a United States citizen at time of filing.
- (2.) Be a registered voter of the municipality.
- (3.) Be a resident of the municipality or a resident of the recently annexed area for 12 consecutive months immediately preceding the date of the election.
- (4.) If elected from a council district, the person must be a resident of the council district.
- (5.) To not be a convicted felon, unless the right to hold elective office has been restored.

The following information would be helpful in contacting you if the need arises:

E-mail

timothyrc Clark7@gmail

Cell Phone

801.358.6725

Other Contact Information



CHARMAYNE G. WARNOCK
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires May 15, 2018
COMMISSION NUMBER 676877

Statement of Interest for the Mayoral Seat of Alpine City

Timothy R. Clark
215 North Matterhorn Drive
Alpine, Utah 84004

Dear Members of the Alpine City Council,

It is my privilege to submit this statement of interest in connection with the open mayoral seat for Alpine City. I am a registered voter and have been a permanent resident of Alpine for nearly 15 years. The city of Alpine has reached a critical juncture in its history and development. In the current context, may I suggest three immediate priorities for Alpine City:

1. Implement long-term planning with short-term agility.

The city needs a comprehensive, long-term vision, strategy, and plan. As citizens of Alpine, we have often witnessed city government in a reactive posture, taking an ad hoc approach to planning, decision-making, and the resolution of issues. I would advocate an approach that focuses on long-term planning with short-term agility. I work with CEOs and leadership teams from major organizations across the world in both the private and public sectors. In the accelerating, hyper-competitive, and unforgiving 21st century, the global best practice in planning and execution is to be as anticipatory and pre-emptive as possible. Whether it be infrastructure, public works, services, zoning, annexation, water, or a host of other issues, the city of Alpine will continue to confront three categories of adaptive challenge:

- A. Opportunities (potential benefit)
- B. Threats (potential harm)
- C. Crises (certain harm)

Inevitably, the problems we fail to solve offensively, we are obliged to solve defensively. The inherent disadvantage of a reactionary approach is that you are trading away:

- A. Available response time
- B. Strategic options
- C. Lower costs
- D. Margin for error

Leaders and organizations that demonstrate a pattern of delayed response often meet a host of unintended consequences--opportunities become threats, and threats become crises. In short, I would lead a highly collaborative and participative process to create a vision, strategy, and plan, and begin executing against it.

2. Accelerate the resolution of conflicts.

I further recommend that the city of Alpine move expeditiously and wisely to resolve current law suits and other encumbrances and entanglements. The faster the City can come to fair, amicable, and mutually beneficial resolutions, the sooner the City can move forward, build credibility and good will, and look to new opportunities in the future. With experience in dispute and conflict resolution, I am well qualified to assist in this effort. Further, I have no financial conflicts of interest of any kind related to citizens or property in Alpine. I have no personal agenda whatsoever. I can bring absolute impartiality, dispassionate judgment, and experience to the table. My sole objective would be to advance what is in the best overall interest of the city of Alpine and its citizens.

3. Engage citizens to increase civic participation.

Nurturing a happy, healthy, and safe community is primarily the stewardship of citizens, yet time-series data over the past two decades indicates a steady decline in the prevailing norms of civic participation throughout the United States. This is a tragedy traceable to a host of factors. What's important to understand is that Alpine is different. The demographics of this enclave of citizens make it a statistical outlier, and suggest that our engagement levels should be higher than they are. Education, income, religiosity, and other factors predict high participation levels. And yet in many ways, there is an opportunity to create a more civically engaged culture here in Alpine. Some of the apathy with local government and the indifference to community involvement is born of prosperity. But some of it is simply a matter of communication and outreach. We need a richer ongoing dialog between the city and its citizens. I suggest that Alpine City government explore ways to inform, educate, and learn from the citizenry more effectively. In our technology-enabled society, there are new tools, channels, and practices to consider.

If I am appointed to the mayoral seat for the remaining two years of the current term, I will act with transparency and integrity, work with City employees and elected officials in the spirit of mutual respect, teamwork, and good faith. I will pledge to serve the citizens of Alpine to the best of my ability without bias, preference, or favor.

Thank you for your consideration

Sincerely,

Timothy R. Clark

Attachment: Curriculum Vitae

Curriculum Vitae

Timothy R. Clark

215 North Matterhorn, Alpine, Utah 84004

Phone: (801) 358-6725 Email: timothyrc Clark1@gmail.com

EDUCATION

Doctor of Philosophy, Oxford University, 1999

- Fields of study: Politics and Social Science
- Fulbright Scholar
- British Research Scholar

Master of Arts, University of Utah, 1993

- Fields of study: American government, Economics
- Graduate Fellow

Bachelor of Arts, Brigham Young University, 1989

- Triple degree: International Relations, Political Science, Korean
- Graduated cum laude
- NCAA First Team Academic All-America, Football Team, Defensive End
- NCAA Division I Scholarship

PROFESSIONAL EXPERIENCE

LeaderFactor, Alpine, Utah, 2006-2016

- Founder and CEO
- LeaderFactor is a boutique consulting and training organization that focuses on leadership development, strategy, and large-scale change and transformation.
- Advise CEOs and senior leadership teams with their strategic priorities. Coach and train executives to help accelerate their professional development.
- Select clients include AmerisourceBergen, Broadcom, Chevron, Eli Lilly, Environmental Protection Agency, Genentech, Hospital Corporation of America, Intel, Internal Revenue Service, Johns Hopkins University, Microsoft, Motorola, Northwestern Memorial Hospital, Riverbed Technology, Stanford University, University of Notre Dame, US Department of Homeland Security, US Department of Treasury, Wells Fargo & Company.
- Projects include strategy formulation; large-scale change projects, including restructurings, mergers and acquisitions, divestitures, strategic redirection, marketing campaigns, outsourcings, shared service organization design, culture change, organizational and process design and redesign; leadership development including executive and integrated high-potential development courses.

Novations SDC, Boston, MA, 2003-2006

- President and CEO
- Led the merger of four operating boutique consulting firms: Behavioral Technologies, (Memphis, TN), Project Mentors (San Francisco, CA), PMSI (Atlanta, GA), and Novations (Provo, UT).
- Led post 9/11 turnaround effort that returned the newly merged entity to profitability and growth. Through aggressive cost reduction and revenue enhancement measures, improved financial performance from a double-digit loss in the first year to double-digit profitability in the third year.
- Consulting, staffing, and training firm specializing in organizational change, project management, leadership development, employee selection, talent management.
- Select clients included Boeing, DuPont, Defense Logistics Agency, Genentech, General Mills, State Farm, McKesson, Symantec, Amgen, American Honda, Deloitte, Estee Lauder, General Electric, GlaxoSmithKline, Pfizer.

Decker, San Francisco, CA, 2002-2003

- President and CEO
- Led post 9/11 restructuring effort to turnaround firm and merge with three comparable operating companies.
- Boutique consulting firm focused on strategic and executive communications.
- Select clients: Abbot Labs, Robert Half, General Electric, AstraZeneca, Crowe Horwath, Staubach & Associates, Neutrogena.

Geneva Steel Company, Vineyard, UT, 1994-2002

- Vice President of Operations (2000-2002)
- Vice President of Customer Service (1999-2000)
- Vice President of Manufacturing and Plant Manager (1997-1999)
- Director of Change Management and Corporate Communications (1996-97)
- Internal Consultant (1994-95)
- Led operations team of 400 managers, 2,400 hourly workers.
- Managed \$700 million operating budget.
- Achieved all-time cost, quality, throughput, inventory, and on-time delivery records.
- Led organizational process to become an ISO 9000 certified facility.
- Certified as an ISO 9000 auditor, trained in lean manufacturing and Six Sigma.
- Gained deep operating experience in a heavily regulated environment, including with EPA, SEC, OSHA, and the United Steel Workers of America.

Harris Interactive, McLean, VA, 1991-1992

- Survey Research Project Director
- Conducted and managed client studies with Boeing, General Motors, McDonalds, Marriott, and Cigna Insurance.
- Directed both quantitative and qualitative research projects, including survey research, qualitative depth interviewing, ethnographic analysis, focus group research, and other methodologies.

OTHER EXPERIENCE

Op-ed Columnist, Deseret News, Salt Lake City, Utah, 2010-present

- Written more than 150 articles on various business, social, and political topics.

Utah Valley University, 2005-2009

- Vice Chair, Board of Trustees
- Member, Board of Trustees
- Member, Audit Committee, Board of Trustees
- Facilitated ten-year strategic plan with university administration and faculty.

Brigham Young University, 1997

- Adjunct professor

University of Utah, 1990-1992

- Graduate teaching fellow
- Taught graduate quantitative methods.

Boy Scouts of America, 1995-1998, 2000-2006

- Chartered organization representative
- Assistant scout master

Salt Lake County, Department of Public Works, 1990

- Policy Intern

United States Senate, Washington, D.C., 1988

- Legislative Staff Intern

The Church of Jesus Christ of Latter-day Saints, Seoul, Korea, 1983-85

- Missionary

Languages

- Korean

Books

- Timothy R. Clark. *Epic Change: How to Lead Change in the Global Age*. San Francisco: Jossey-Bass Publishers, 2007. (Named one of the best management books of 2008 by CEO Refresher).
- Timothy R. Clark. *The Leadership Test: Will You Pass?* American Fork, Utah: Bradmore Road Press, 2009.
- Timothy R. Clark. *The Employee Engagement Mindset: The Six Drivers of Engagement* New York: McGraw-Hill, 2012.
- Timothy R. Clark. *Leading with Character and Competence*. San Francisco: Berrett-Koehler, 2016 (Forthcoming).

DECLARATION OF CANDIDACY

(Non-Partisan)

RECEIVED FEB 04 2016

STATE OF UTAH

COUNTY OF

Utah

ss.

I, Steven J Casper

(Print name as it is to appear on the ballot)

, being first sworn, say that I reside at

1006 E Village Way

Street, City of Alpine

County of Utah

, state of Utah, Zip Code 84 004, Telephone No. (if any) 801-376-3751

that I am a registered voter; and that I am a candidate for the office of Mayor

for the term of 2 years. I will meet the legal qualifications required of candidates for this office. I will file all campaign financial disclosure reports as required by law and I understand that failure to do so will result in my disqualification as a candidate for this office and removal of my name from the ballot.

I request that my name be printed upon the applicable official ballots.

(Signed)

Subscribed and sworn to (or affirmed) before me by

Steven J Casper

on this 4th day of February, 20 16

(Signed)

(Recorder/Clerk or other Officer Qualified to Administer Oath)

Note: The qualifications to be a candidate are:

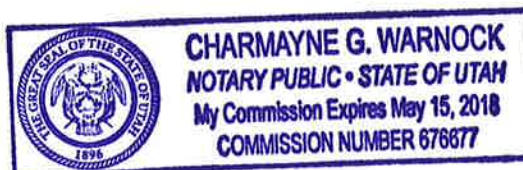
- (1.) Be a United States citizen at time of filing.
- (2.) Be a registered voter of the municipality.
- (3.) Be a resident of the municipality or a resident of the recently annexed area for 12 consecutive months immediately preceding the date of the election.
- (4.) If elected from a council district, the person must be a resident of the council district.
- (5.) To not be a convicted felon, unless the right to hold elective office has been restored.

The following information would be helpful in contacting you if the need arises:

E-mail steve.c@ckrengineers.com

Cell Phone 801-376-3751

Other Contact Information _____



STEVEN J. COSPER, S.E.
1006 EAST VILLAGE WAY
ALPINE, UTAH 84004
801-756-0182

EDUCATION:

- Brigham Young University
B.S. – Civil Engineering, 1978
- Brigham Young University
M.S. – Civil/Structural Engineering, 1979

PROFESSIONAL AFFILIATIONS:

- Prestressed Concrete Institute
- American Concrete Institute
- Structural Engineers Association of Utah
- American Institute of Steel Construction
- American Society of Civil Engineers

COMMITTEES:

- Past Board of Directors – Prestressed Concrete Institute

PROFESSIONAL REGISTRATIONS:

- Washington, P.E., Idaho, P.E., New Mexico, P.E., Arizona, P.E., Missouri, P.E., Wyoming, S.E., Colorado, P.E., Kansas, P.E., Alaska, P.E., Utah, S.E., P.E.

PROFESSIONAL EXPERIENCE:

- 2002 – Present Principal, CKR Engineers, Inc., Orem, Utah
 - Corporate Administration and Operations
 - Personnel Management
 - Structural Design – Residential, Commercial, Industrial, Public
 - Forensic Investigations – Owners, Insurance Companies, Contractors
 - Expert Witness – Investigations, Depositions, Testimony at Trial
- 1994 – 2002 Principal, R/C Engineering, Inc., Salt Lake City, Utah
- 1990 – 1994 President & CEO, Buehner Corporation, SLC, Utah
- 1986 – 1990 Chief Engineer, Buehner Concrete, SLC, Utah
- 1979 – 1986 Associate Engineer, Concrete Technology, Tacoma, WA

CIVIC EXPERIENCE:

- July 2007 – January 2015 Planning Commission, City of Alpine
- February 2015 – Present Chairman Planning Commission, City of Alpine

OTHER:

- Resident of Alpine since 1986

DECLARATION OF CANDIDACY

(Non-Partisan)

RECEIVED FEB 05 2016

STATE OF UTAH

COUNTY OF

Utah

ss.

I, JUDI A. PICKELL, being first sworn, say that I reside at

(Print name as it is to appear on the ballot)

631 HILLSIDE CIR Street, City of ALPINE,
County of UT, state of Utah, Zip Code 84004, Telephone No. (if any) 801-376-2065;

that I am a registered voter; and that I am a candidate for the office of Mayor
for the term of 2 years. I will meet the legal qualifications required of candidates for this
office. I will file all campaign financial disclosure reports as required by law and I understand that failure to do so
will result in my disqualification as a candidate for this office and removal of my name from the ballot.

I request that my name be printed upon the applicable official ballots.

(Signed)

Subscribed and sworn to (or affirmed) before me by

Judi A. Pickell

on this 5th day of February, 20 16.

(Signed)

(Recorder/Clerk or other Officer Qualified to Administer Oath)

Note: The qualifications to be a candidate are:

- (1.) Be a United States citizen at time of filing.
- (2.) Be a registered voter of the municipality.
- (3.) Be a resident of the municipality or a resident of the recently annexed area for 12 consecutive months immediately preceding the date of the election.
- (4.) If elected from a council district, the person must be a resident of the council district.
- (5.) To not be a convicted felon, unless the right to hold elective office has been restored.

The following information would be helpful in contacting you if the need arises:

E-mail judipickell@gmail.com

Cell Phone 801-376-2065

Other Contact Information _____



February 4, 2016

Alpine City Council
20 N Main Street
Alpine, UT 84004

RECEIVED FEB 05 2016

Dear Councilmembers,

Three key attributes are common to successful Mayors: leadership, leveraging resources, and working hard. I have demonstrated and exemplified each of these qualities not only in my professional life but in my untiring and successful volunteer work for Alpine City.

Leadership

I have served on the Alpine Planning Commission for over two years and as Vice Chair for more than one year. In that time of serving the City I have applied city code accurately to take principled stands and make hard decisions regarding controversial topics. I proposed using an outside resource for a leakage study. I brought many residents and business groups together to share and explain the results of that study. I organized a committee to review design issues facing the Alpine Main Street business area. After much research and study, I drafted design guidelines and worked to navigate the process until their ultimate final approval. Alpine will be better served if we have a set of design guidelines for builders to refer to when applying to develop in the Main Street area.

Leveraging Resources

Alpine is full of amazing talented people with a depth of human capital rivaled by few other municipalities in the state. I have reached out to use the skills and talents of residents to improve our community through involvement, donations, and strategic counseling. I have worked with Mountainland Association of Governments, UDOT, Utah Valley Small Business Development Center, Lehi Chamber of Commerce, Utah League of Cities and Towns, American Fork Chamber of Commerce, Utah Valley Tourism Bureau, Utah Valley Chamber, Utah's Own, and EDCUtah to harness the resources that are available to our community. With the formal support of the City Council and the title of Mayor, I could draw upon additional resources. We could work together to improve Alpine and work with our colleagues in the State Legislature to address issues we face in Alpine.

Working Hard

I independently created the Alpine Business Association when I realized the frustrating disconnect and lack of support our commercial core was facing. I have gone door to door, made phone calls, designed and printed flyers, created a website, communicated constantly, and worked hours each day to bring people together and form the Alpine

Business Association. The success has been overwhelming. Lunch seminars, Meet the Candidates, new resident Welcome Bags, and Alpine Main Street Trick or Treat was all done by two people on a zero-dollar budget.

All of this work was done during one of the most divisive times in Alpine's recent history. I worked to lead people to unite for a common purpose even when they were divided by other political issues. I leveraged the abundant resources around us when they had been neglected or ostracized. And finally, I have worked tirelessly and without fanfare to improve our City.

I encouraged many other people who I think possess these three qualities to submit their names to fill the Mayoral vacancy. Having several strong candidates to choose from is in Alpine's best interest. I am adding my name to that pool of strong candidates. I would like to formally offer my talents, strengths, resources, and leadership qualities to be considered to fill the position of Mayor of Alpine. I commit to work closely with the City Council and to continue to show leadership, leverage resources, and work hard to achieve the City's goals.

Sincerely,

A handwritten signature in black ink, appearing to be 'Judi Pickell', with a long horizontal flourish extending to the right.

Judi Pickell
631 Hillside Circle
Alpine, UT 84004
801 376 2065

Judi A. Pickell

631 Hillside Circle
Alpine, Utah 84004
(801) 376-2065
judipickell@gmail.com

PROFESSIONAL EXPERIENCE

American Planning Association, Utah Chapter, *Managing Director*, 2009 - Current

- Manage APA-UT Executive Committee operations
- Direct all finances and membership services
- Organize and administer professional certification maintenance program (AICP), public outreach, professional and student services, and citizen training
 - Services offered through: audio conferences, semiannual conferences, webcasts, luncheons, seminars, trainings, etc.
- Increased attendance, profitability, and quality of semiannual professional conferences
 - Conference evaluation reviews rose from 3.3 to 4.6 of 5 possible points
 - General attendance increase by 25%
 - Started citizen planner training series offering planning education to non-professionals
 - Increased citizen planner attendance at conference from 2 to 100
 - Doubled sponsor funding support of events
- Liaison with APA National, state and national sister agencies, and universities throughout Utah

JMP Services, *Owner*, 01/05- 02/09, Alpine, UT

- Managed the event, *Weekend for Women*, a women's conference with over 250 attendees
 - Directed the work of over 20 volunteers, including conference sales, payment processing
 - Managed all aspects of the performers and speakers including all audio-visual needs
 - Produced all advertising materials, conference visuals, handouts, and forms
- Provided editing and proofreading services
- Website development and management
 - Manage updates for websites, membership maintenance and retention, order processing
 - Produce and format weekly members newsletter, track email bounce backs
- Produced design logos, business cards, model photo editing, wedding and birth announcements
- Provided accurate and efficient bookkeeping for small businesses
- Effective fundraising for non-profit events

Samsonite Corporation, *Manager of Store Development*, 05/02-01/05, Warren, RI

- Coordinate budgeting, purchasing, ordering, and distribution of all fixtures and supplies to all 200+ retail stores nationwide
- Facilitate all architectural development, designing, licensing, and permitting of new projects
- Hire, supervise, and coordinate all outside vendor contracts and services during the construction of new stores and existing store remodels; successfully completed over 100 projects on time
- Serve as primary contact for developers, mall management, contractors and store staff during the construction and merchandising of new stores and remodels; provide on-site assistance to store staff during key transition period

University of Rhode Island Urban Field Center, *Community Outreach Program Director*, 2002, Providence, RI

- Collaborated with city officials to rebuild community center
- Managed the creation of the Community Development Corporation and Business Association in a low-income inner-city community in Providence, RI
- Researched and collected data for grant applications

American Tower Corporation, *Zoning and Site Acquisition Specialist*, 10/00-1/02, Albuquerque, NM

- Established zoning division for new tower development office for New Mexico
- Prepared and presented various zoning applications before local jurisdictions in numerous public hearings and different formats for both new tower development and site redevelopment - 100% zoning success rate
- Represented company interests in ordinance revision taskforce for Albuquerque City
- Provided feedback and counsel on telecommunications zoning code to various municipalities
- Negotiated and obtained leases for ground annexation and new tower development
- Associated directly and frequently with planning officials and city staff

Lindon City Corporation, *Assistant City Planner*, 5/99-7/00, Lindon, UT

- Analyzed various municipal codes for reference in drafting hillside ordinance overlay
- Maintained records and executed all zoning code enforcement action
- Organized neighborhood meetings, acting as liaison between the city and property owners
- Presented issues before the Planning Commission and City Council

EDUCATION

University of Utah, 2004

- Completed semester in ***Master of Urban Planning*** program

University of Rhode Island, 2003

- Completed semester in ***Master of Community Planning*** program

Brigham Young University, 2000

- ***Bachelor of Arts:*** Political Science and Economics
- International political policy study abroad in Israel, Egypt, and Jordan
- Awarded internship during Utah State Legislature 2000 Session

Dearborne Real Estate Institute, 2001

- Real Estate Principles and Practice - 30 credit hours
- Real Estate Law – 30 credit hours

PUBLICATION

Masson-Pickell, Judi Alice. 2005. "Morrill Act." *The Encyclopedia of American Federalism*. Joseph Marbach, Ellis Katz, and Troy Smith, Editors, Westport, CT: Greenwood Press, Inc.

COMMUNITY INVOLVEMENT

- Vice Chair Alpine City Planning Commission 2013 – current
- American Planning Association Planning Officials Committee
- Founder and Director Alpine Business Association
- Founding member of Utah's Women in Planning

DECLARATION OF CANDIDACY

(Non-Partisan)

RECEIVED FEB 05 2016

STATE OF UTAH

COUNTY OF

utah

ss.

I, Kelley Gregory

(Print name as it is to appear on the ballot)

, being first sworn, say that I reside at

478 Coventry Lane

Street, City of

Alpine UT

County of

Utah

, state of Utah, Zip Code 84

004

Telephone No. (if any)

8013721830

that I am a registered voter; and that I am a candidate for the office of

Mayor

for the term of

2

years. I will meet the legal qualifications required of candidates for this

office. I will file all campaign financial disclosure reports as required by law and I understand that failure to do so will result in my disqualification as a candidate for this office and removal of my name from the ballot.

I request that my name be printed upon the applicable official ballots.

(Signed)

Kelley Gregory

Subscribed and sworn to (or affirmed) before me by

Kelley Gregory

on this

5th

day of

February

, 20

16

(Signed)

Chapman

(Recorder/Clerk or other Officer Qualified to Administer Oath)

Note: The qualifications to be a candidate are:

- (1.) Be a United States citizen at time of filing.
- (2.) Be a registered voter of the municipality.
- (3.) Be a resident of the municipality or a resident of the recently annexed area for 12 consecutive months immediately preceding the date of the election.
- (4.) If elected from a council district, the person must be a resident of the council district.
- (5.) To not be a convicted felon, unless the right to hold elective office has been restored.

The following information would be helpful in contacting you if the need arises:

E-mail bwgmom40@yahoo.com

Cell Phone 8013721830

Other Contact Information 8013725168



CHARMAYNE G. WARNOCK
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires May 15, 2018
COMMISSION NUMBER 676677

KELLEY A GREGORY

801.372.1830 bwgmom40@gmail.com

Excellent written, verbal and interpersonal skills with ability to focus on priorities, anticipate needs, think critically and offer solutions. Advanced/expert ability for close attention to detail and organization. Self-starter with confidence, exceptional intrapersonal intelligence, discretion and good judgement.

WORK EXPERIENCE

Area Director/Publisher Alpine Living Magazine – N2 Publishing

Executive Assistant - Kinetic4/K4labs

Co-Owner/Executive Assistant – Gregory Pontiac/Buick/GMC Trucks

Executive Assistant – Rick Warner Toyota (Currently Brent Brown Toyota)

Executive Assistant – Stephen Wade Automotive Group

- Managing projects and Events
 - Utah International Auto Expo – Motor Trend
 - Provo School District's Annual Easter Basket Auction
 - OC Tanner's 80th Anniversary Celebration
 - Utah Blaze Football Team – Fulfillment working with Sponsors
- Preparing and editing correspondence/reports/presentations
- Calendar management/travel arrangements for five top executives
- Organization of processes for entire staff
- Liaison with multiple media/vendors – coordinate all event related matters and fulfillment
- Research/create agendas/create and write reports/assemble portfolios
- Observe and Create processes/new hire training/documents/flow of work to ensure efficiency
- Primary Point of contact for Manufacturers/Vendors
- Oversee ordering/assist sales, F&I Department heads
- Coordinate travel for twenty plus employees/owners
- Train/manage new employees

PERSONAL

Married 33 years

Mother of five children, Mother-In-Law to four and Grandmother of seven

Resident of Alpine 30 years

DECLARATION OF CANDIDACY

(Non-Partisan)

RECEIVED FEB 05 2016

STATE OF UTAH

COUNTY OF

Utah

ss.

I, Kimberly Bryant, being first sworn, say that I reside at
(Print name as it is to appear on the ballot)

587 S Arnold Ct. Street, City of Alpine,
County of Utah, state of Utah, Zip Code 84004, Telephone No. (if any) _____;

that I am a registered voter; and that I am a candidate for the office of Mayor
for the term of 4 years. I will meet the legal qualifications required of candidates for this
office. I will file all campaign financial disclosure reports as required by law and I understand that failure to do so
will result in my disqualification as a candidate for this office and removal of my name from the ballot.

I request that my name be printed upon the applicable official ballots.

(Signed)

Kimberly Bryant
Kimberly Bryant

Subscribed and sworn to (or affirmed) before me by

on this 5 day of Feb, 2016

(Signed)

Cheryl Wark
(Recorder/Clerk or other Officer Qualified to Administer Oath)

Note: The qualifications to be a candidate are:

- (1.) Be a United States citizen at time of filing.
- (2.) Be a registered voter of the municipality.
- (3.) Be a resident of the municipality or a resident of the recently annexed area for 12 consecutive months immediately preceding the date of the election.
- (4.) If elected from a council district, the person must be a resident of the council district.
- (5.) To not be a convicted felon, unless the right to hold elective office has been restored.

The following information would be helpful in contacting you if the need arises:

E-mail alpinecity252@gmail.com

Cell Phone 385.209.8317

Other Contact Information _____



CHARMAYNE G. WARNOCK
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires May 15, 2018
COMMISSION NUMBER 676677

RECEIVED FEB 05 2016

I Kimberly Bryant would like to be considered for the mayoral position in Alpine city.

Qualifications:

12 years experience as city council member.

Currently serving on the Lone Peak public safety board. I have also chaired that position in the past.

I have served on the planning commission as an assigned council member.

I have served on the cemetery commission. I was a huge part of bringing beauty and organization back to the cemetery.

I have served eight years on the youth council, helping Alpine's youth reach their highest potential in leadership and service.

I have served as mayor pro temp, taking on mayoral responsibilities when needed.

I have served on the Solid Waste Board for two years.

I was the chairman of Alpine Days 2002. It was one of Alpine's most successful events. I have been heavily involved with Alpine days for several other years as well.

I have worked with most of our staff for years. I understand their job responsibilities. I have a great relationship with them. I understand the value they bring to Alpine.

I have a deep love and commitment to Alpine. I have worked hard in bringing the community together in several areas. I believe community spirit is important. As a council member, I started the Memorial Day breakfast honoring both our veterans, and as council members, serving the community. I also started the Alpine annual Easter egg hunt, bringing families together for a fun event.

I have a 12 year record in working together with staff, developers and citizens to continue to follow our master plan. I have worked with different developers on several developments including annexations, that have been successful and an asset to our community. My voting record shows I have strived to keep our taxes low in every way possible.

The past, present and future of Alpine is important to me. I have the time and experience to lead this community.

A handwritten signature in cursive script that reads "Kimberly Bryant". The signature is written in dark ink and is located at the bottom of the page.

DECLARATION OF CANDIDACY

(Non-Partisan)

RECEIVED FEB 05 2016

STATE OF UTAH

COUNTY OF

Utah

ss.

I, Will S. Jones

(Print name as it is to appear on the ballot)

, being first sworn, say that I reside at

999 N. Grove Dr

Street, City of Alpine

County of Utah, state of Utah, Zip Code 84004, Telephone No. (if any) 801-756-7732

that I am a registered voter; and that I am a candidate for the office of Mayor

for the term of 2 years. I will meet the legal qualifications required of candidates for this office. I will file all campaign financial disclosure reports as required by law and I understand that failure to do so will result in my disqualification as a candidate for this office and removal of my name from the ballot.

I request that my name be printed upon the applicable official ballots.

(Signed)

Will Jones

Subscribed and sworn to (or affirmed) before me by

on this 5th day of February, 2016

(Signed)

Cheryl Worth
(Recorder/Clerk or other Officer Qualified to Administer Oath)

Note: The qualifications to be a candidate are:

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- (2.) Be a registered voter of the municipality.
- (3.) Be a resident of the municipality or a resident of the recently annexed area for 12 consecutive months immediately preceding the date of the election.
- (4.) If elected from a council district, the person must be a resident of the council district.
- (5.) To not be a convicted felon, unless the right to hold elective office has been restored.

The following information would be helpful in contacting you if the need arises:

E-mail Will@PineValley.net

Cell Phone 801-376-7239

Other Contact Information _____



CHARMAYNE G. WARNOCK
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires May 15, 2018
COMMISSION NUMBER 676677

Will Jones

RECEIVED FEB 05 2016

Why Mayor?

Alpine is two parts: a. The people

b. The city

The people:

We truly are blessed in Alpine to have great people, our job is to understand and represent. Elections give us the best chance to know their voice. But even then only a minority vote. The mayor's job is to see that the majority is informed as best as possible. More citizen involvement creates better results. I believe we have started to heal in a big way and I believe by focusing on the city and service we can go forward together.

The city:

We have a tremendous stewardship because the city is our mountains, our streams, our parks, our trails, and our entire city infrastructure, including those that work to make it happen. I understand this and will do all possible to uphold our ordinances. Our employees are some of the best; we need to help this continue.

As a mayor your responsibility is to make sure we have the facts. We all have passion and emotions, but those must be understood with the facts or we create a toxic environment to solve problems in. I will see that the facts are presented in a truthful way.

I love Alpine and believe we have a great council who together can accomplish some great things. You have my promise I will work hard to unite, progress and improve Alpine.

My Passions

- a. Parks, especially Lambert.
- b. Trails, we need to hook up Lambert to Three Falls, Three Falls to Corner Canyon, Heritage Hills to Three Falls, and Creekside Park to Burgess. Trails done right are trails self-maintained. Access to forest.
- c. Alpine's history; Moyle Park; Relic Hall; City Hall; Cemetery to name just a few.
- d. Alpine Days, 6 years on the committee or in charge. It's on a good course now.
- e. Though most would not list water as one of theirs it is mine. We are blessed to have the sources we have that provide our water, we need to protect them. By conservation and develop new ones, wells and at least one spring we don't control now.
- f. We need to do what we can to keep our city well-rounded, both young and old make a better town!

Qualifications

- 4 years City Council; Trail committee; Alpine Days Committee; Alternate PSD board; Moyle Park Committee
- Alpine Irrigation Board member, soccer coach, baseball coach, basketball coach, most of the time my kids weren't playing yet.
- Long-time resident
- Developer, some may say that should disqualify me, who understands it better? Ask the staff about how I go about it. And last as Mayor you don't vote and I believe the council should be the one making these decisions not the Mayor. Two weeks ago was a perfect example of how it should work.
- Alpine Business Owner for over 38 years.

In conclusion: Time is short, let's keep going forward. I am up to speed and believe I can move forward with you. I have some ideas I would love to see happen to secure our future, way past the time any of us will be serving. Thank you for your service!