

ALPINE CITY COUNCIL MEETING

March 26, 2024

Mayor Carla Merrill called the meeting to order at 6:09 pm.

I. CALL MEETING TO ORDER

A. Roll Call Mayor Carla Merrill

The following were present at the anchor location, which constituted a quorum: Brent Rummmler, Jessica Smuin, Kelli Law, Chrissy Hannemann, and Jason Thelin.

Staff: Shane Sorensen, Ryan Robinson, Chief Brian Patten, Steve Doxey, DeAnn Parry

Others: Kent & Bonna Hanson, Teresa Ingraham, Jennifer Wadsworth, Greta Wadsworth, Eric Farr, Curtis Bennett, Samantha McClellan, Kristin Hagen, Magdalene Hagen, Cole Hagen, Talin Wadsworth, Jeanne Anderson, Doug Kerr, Michelle Kerr, Ardice Lorscheider, Cathy Farr, Diana Flygare, Tatiana Lindsley, Will Jones, Elizabeth Willison, Camille Beck, Juliette Ensign, Amy Jewkes, Brittany Willison, Heidi Smith, Rachel Johnson, Zack Beck, Steve Anderson, -- Gonzales

B. Prayer: Brent Rummmler

C. Pledge: Chrissy Hannemann

II. PUBLIC COMMENT

No public comments were offered.

III. CONSENT CALENDAR

A. Approve City Council minutes for March 12, 2024

B. Partial Payment No. 1 – Lambert Park BST Connector Project, SMM Excavation: \$38,964.51

C. Award CDBG ADA Ramp Replacement Project, Smith Brothers Construction: \$65,217.60

The low bidder for the ADA Handicap Ramp Project was Smith Brothers Construction with a total base bid of \$65,217.60. Smith Brothers Construction was spoken highly of as we went through their reference list. They have recently done several large projects for Sandy, West Jordan, and Salt Lake City, and did quality work for those cities. Because this project is partially funded by a CDBG grant, the CDBG staff must also review and approve the low bidder, which they have done. There are 18 locations that would receive ramps with this grant. City Engineer Jed Muhlestein recommends that the project be awarded to Smith Brothers Construction for a total of \$65,217.60.

D. Approval of Crack Seal Contract, Morgan Pavement: \$34,500

Motion: Chrissy Hannemann moved to approve the Consent Calendar as proposed. Kelli Law seconded the motion. There were 5 yes votes and 0 no votes as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummmler		
Jessica Smuin		
Kelli Law		
Chrissy Hannemann		
Jason Thelin		

IV. REPORTS AND PRESENTATIONS

A. One Kind Act a Day Presentation – Curtis Bennett

Curtis Bennett is the Executive Director of the One Kind Act a Day charitable organization, which is a 501(c)(3). They do not ask for donations and all collaborative efforts are funded solely by them. The

organization partners with schools, businesses, municipal governments, and religious organizations. They have also started programs in correctional and juvenile detention facilities.

Rather than a one-size-fits-all approach, they meet with a committee from the interested group, and create a program that meets their objectives. Some cities pass a resolution, which allows the group to approach businesses to invite them to join also. Organizations can set a kindness goal for a month, six months, or a year. Everyone who signs up receives regular kindness quotes on their electronic devices. Utah's governor proclaimed April 12th as Utah's official Day of Kindness, and the University of Utah will host the first kindness summit this year.

The organization would like to work with Alpine City to create our own kindness initiative. The next step would be to choose a team, with a liaison on the City Council, to decide how to move forward with a plan for Alpine.

Council member Brent Rummeler said that Alpine is a great community of volunteers and suggested that we promote this in the monthly Newsliner.

B. Friends of the Alpine City Library

Jennifer Wadsworth, Executive Director of the Friends of the Alpine City Library (FACL), gave a presentation about their vision for the children's library. Their mission is: Fostering a vibrant and engaged community by supporting a public library in Alpine. Through collaboration, fundraising, and community outreach, we cultivate an inclusive environment that empowers individuals of all ages to explore, discover, and connect. Together, we work to build a stronger, more informed, and closer-knit community that values the essential role of libraries in promoting education, cultural enrichment, and intellectual curiosity."

The FACL wants to create a Main Street jewel that functions as a gathering center, with more than only children's books. They would like to include story time, clubs, reading incentive programs, Paws to Read with therapy dogs, classes for caregivers, gardening courses, parent-child craft classes, and parenting seminars. They also envision movie nights on the lawn, senior wellness checks, pioneer games, possible voter registration, and authors giving book talks.

Jennifer presented their suggested timeline, with the first year's operating costs being covered by FACL. For years two through five, they propose that Alpine City donate the funds they are currently spending on the Bookmobile to the FACL. After the first five years, in order for the library to become a Utah Library Branch, they would need 60 percent of their funding to come from the city and have a paid employee.

Mountainville Academy, which currently owns the Carlisle house, is willing to sell the property with an 18-year restrictive deed that it only be used as a public building and may not be sold for residential or commercial use.

The Carlisle house is FACL's preferred location for the children's library, and they are looking for a private buyer, or would like to have the city own the property and lease it to them. The restoration is estimated to take 8-12 months, and the United Way and labor organizations have offered help. The Heritage Arts Foundation would like to install a Dennis Smith sculpture garden in front of the proposed library.

The Council discussed the following details with Jennifer Wadsworth:

- If the Carlisle house purchase does not work out, other options for location in a public space might be 2-4 years out.
- Alpine City may be asked to water and mow the grass.
- A great deal of restoration work needs to be done on the home, and Jennifer has estimates from the contractor.

- The feasibility of running a library on \$30,000 per year - Vineyard City is currently operating at about \$40,000 because they use volunteers. The Highland City Library budget is around \$400,000, mostly for personnel.
- Sometimes 1+1=3 because of additional benefits like preserving a historical building, community engagement, cultural arts, Main Street beautification, etc.

C. Three Falls Landslide Report

City Engineer Jed Muhlestein explained that the very wet spring in 2023 caused Alpine's first landslide. It occurred on city property on the access road to the Three Falls water tank, when an approximate 300-foot slide along the road pushed the asphalt upward 2-3 feet. The landslide also pushed over the city water line but fortunately did not breach the line. There was a smaller slide closer to the water tank, but it did not damage the road and is not a threat to the water line.

After the slide occurred, staff at IGES, a Geotech engineering firm, recommended placing markers that would be surveyed once a week for several months. Alpine City installed the markers, and each check showed no movement in the ground. The markers were checked again a few months ago, and there had been no movement during the winter. Without heavy rainfall we do not anticipate another slide, but we need to manage the risk and protect the waterline and the home below the slide area.

The waterline is the highest priority. One option is to install piers in the ground, eight feet apart along the road. This would pin the slope and prevent it from pushing into the water line. The second priority is to prevent ground water from flowing into the landslide area. This could be accomplished by digging a cutoff ditch on top of the landslide so water would be caught by the ditch, piped west to the road, and then down the road to the storm drain system that is already in place. Another option is to install area drains at small existing ravines to collect the ground water and pipe it down the hill to the storm drain system.

The city is looking at several remediation options, but we do not have all the cost estimates yet. This is an expensive project, probably in the \$460,000-\$510,000 range. Before we make any decisions, we need to have a meeting with city staff, IGES, and Carlton Excavation to determine the best solution. This meeting should be scheduled as soon as possible. Staff from IGES will help the city develop a solid plan to present to the City Council, and representatives would attend the City Council meeting to answer hydraulic questions.

The City Council discussed:

- The road was an existing dirt road before the city widened it to provide better access to the water tank.
- The road is used for maintenance, but also gives the public access to trails. It is paved with recycled asphalt.
- A study was conducted before the road was built, but it was not feasible to dig test pits every 100 feet across the whole 800-acre area. Test pits were dug in general locations according to standard practice.
- There was a question about whether the new home construction caused the landslide. IGES confirmed that it did not.
- Before building in Three Falls, each landowner is required to do a Geotech study on their land.
- Staff at IGES can help us determine if we have other areas that would be at risk if we experience another wet spring.

Shane Sorensen reported that Engineer Jed Muhlestein has accepted a position with Wasatch County. Jed started at Alpine City as an intern in 2003 and worked for a couple of years. When he finished his degree Alpine did not have a position available, so he took another job. When a position finally opened, Alpine convinced Jed to return. He has done great work for the city for the last 13 years,

helping us get the city utilities mapped and fulfilling many other responsibilities. Shane thanked Jed for all of his contributions to Alpine and wished him well in his new job.

Jed Muhlestein responded that Alpine is an awesome community. He did not plan on leaving, but this was an opportunity he could not pass up.

The City Council expressed their gratitude to Jed Muhlestein.

V. ACTION/ DISCUSSION ITEMS

A. Review of Proposed Fence Application for Montessori Academy located at 188 N. Main Street in the Gateway Historic District

Ryan Robinson explained that Doug and Michelle Kerr are the current owners of the Montessori Academy located at 188 N. Main Street. They have submitted a fence application to replace their existing fence. Because this property is located within the Gateway Historic District, it is to be reviewed by the Planning Commission and the City Council. The height and location of the proposed fence meet Alpine City Code 3.21.060. The Gateway Historic District standards deal with aesthetics, primarily color and material.

This item was reviewed by the Planning Commission during their March 19th meeting. The discussion focused primarily on the proposed fence material being vinyl. The commission reviewed the Gateway Historic Design Guidelines about color and material. While there is no section dealing exclusively with fencing, Chapter 3 Exterior Walls and Surfaces lists vinyl as one material that is prohibited for exterior walls and surfaces. The Planning Commission believed that if we did not want vinyl material for exterior walls and surfaces, we would not want it for fences. Using Google Earth, the commission looked at commercial properties along Main Street that already have vinyl fencing. For all the properties with vinyl fencing, the fencing was on a side yard not abutting Main Street. The following motion was made:

MOTION: Planning Commissioner Troy Slade moved to recommend denying the fence permit application for the Montessori Preschool located at 188 N. Main Street in the Gateway Historic District for the following reason: The vinyl material recommended does not meet Gateway Historic District guidelines. Jeff Davis seconded the motion. There were 6 Ayes and 1 Nay. The motion passed.

The dissenting vote, John MacKay, did not want to eliminate vinyl material. He believes that vinyl material could be used if it looked more like material recommended by the standards referenced.

ALPINE CITY CODE: Alpine Development Code 3.07 Business Commercial Zone Alpine Development Code 3.11 Gateway/Historic Zone Alpine Development Code 3.21.060 Fences, Walls, and Hedges

GENERAL PLAN: The Gateway Historic District Overlay Zone should maintain a high character of community development by regulating the exterior architecture characteristics of structures that are developed in the center of Alpine City. (See Gateway Historic District Design Guidelines and Alpine General Plan Policy 3.1.)

PUBLIC NOTICE: No Public Hearing is required for this item.

STAFF RECOMMENDATION: As mentioned above, the location and height of the fence as proposed meet the requirements of the city code. The Planning Commission reviewed the proposal for compliance with the Gateway Historic District. A recommendation to the City Council was made focused on the applicants meeting those criteria.

Mayor Carla Merrill invited applicants Doug and Michelle Kerr to the microphone.

Chrissy Hannemann said that the Gateway Historic District is a moving target right now, and that we have guidelines, but they are not very specific. The city has received a grant (for the Small Area Plan) to help us write better guidelines, better definitions, and to tighten up loose terminology that exists in our current plan. Chrissy agreed with the Planning Commission that if we do not want certain materials on a building, we do not want them on a fence either. Chrissy said that the applicants are probably meeting all of the stated requirements, but the guidelines are not very good.

Applicant Michelle Kerr said that they feel they are unique because they are a preschool and are responsible for the care of children ages 2-6. They did not come to the choice of vinyl haphazardly. The first week after she purchased the building she visited the property with a friend. There was an existing rock wall with a beautiful wrought iron fence on top, and the friend's four-year-old scaled the fence immediately. Rock and brick are very climbable. The school currently has a wood fence that is about 10 years old. Problems include splinters, wasps and stings, and the ongoing maintenance of a wood fence.

Michelle said that they initially wanted a 6-foot fence for safety, but the city would not approve it. Michelle feels like the city is putting the appearance and beauty of a fence above the safety of the children. She said that Mountainville Academy's fence is chain link and 8-10 feet tall. Two of the newest buildings in Main Street installed vinyl fences.

Michelle finds the situation frustrating because they provide high quality preschool education, which is a valuable service to the community, but feels that it is not appreciated or understood. The fence proposal for vinyl is not because it is easy, but because it is what is best for the children.

Kelli Law asked if the three-foot height requirements was due to the preschool being located on a corner.

Ryan Robinson reported that our code requires 6-foot fences in a front yard to be set back 10 feet from the property line. Because the school has a Main Street address, the west lawn is considered their front yard. If they want to install a 6-foot fence, it must be 10 feet back and would cut their yard in half. Along Main Street the limitation would be 4 feet tall for an open style fence or 3 feet for a closed style, which could be installed on the property line.

Mayor Carla Merrill asked about the line of sight at the corner.

Ryan Robinson said that the fence would be limited to 4-feet in height along Main Street and around the corner and could be raised to six feet at a point 35 feet from the stop sign.

Jessica Smuin said that what the school does is very valuable to the community and to families, and that the fence guidelines are not a reflection of the important role that their business plays in our community. Jessica feels that the standards are clear: plastics, vinyl, and concrete masonry units (CMU) are prohibited. She does not think this is a discrepancy. Jessica said there is latitude with innovative use of other materials that could be considered.

Michelle Kerr said they talked with their fence provider who said they can install a 4-foot solid panel fence. This would not meet the requirement for the top 1-foot section to be see-through.

Chrissy Hannemann said that we are discussing the fence, but the layout of the property is the real issue. The fence at Alta Bank is on the side, and there is no fence in the front. If the preschool wanted a fence between their yard and the church property, it would be on the interior of the property and far less visible and intrusive. The preschool is on a busy corner, and it is the front yard they are trying to fence. The location of the school green space is the complicating factor. Chrissy feels that it is not the ordinance but the lot itself that is difficult.

Michelle Kerr responded that the code mentions not using vinyl on a building, and she is not proposing vinyl on her building. She feels that the school is one of the most charming buildings in Alpine. They have beautiful trees, plants, and a perennial bed in front. They want the school to be attractive. Michelle said that they meet the fence codes, but when you look at the Gateway Historic District guidelines, the word "fence" is not mentioned.

Kelli Law asked Ryan Robinson about chain link fencing and the requirements.

Ryan Robinson said that the city is very limited in what they can regulate regarding home and charter school fences.

Mayor Carla Merrill asked if preschools fall into the category with charter schools. Ryan Robinson believed that they are in a different category.

Jessica Smuin commented that the chain link fences on Main Street were installed prior to the Gateway Historic Overlay, and as those properties come up for improvement, the same standards will be applied. Mayor Carla Merrill commented that a lot of the vinyl fencing the Kerrs have described was installed after the Gateway Historic Overlay was applied.

Michelle Kerr said that if the city wanted to exclude vinyl fencing on front or side yards, it should have been excluded for those businesses as well.

Mayor Carla Merrill said that the petitioners have looked at rock and brick and other natural materials, but there is the problem of climbing. The council members all have children, so they are aware of the safety concerns. Are there alternative materials?

Jessica Smuin said that there are composite materials that can mimic wood, without the splinters, and with longer wear cycles.

Doug Kerr responded that composite materials are three times as expensive as wood.

Brent Rummler said he does not have background in the Gateway Historic District design criteria, but he did watch the Planning Commission meeting and feels that their decision was based on legislative intent, by citing the prohibited materials for buildings. While the GHD guidelines do not talk about fences, the intent of the GHD overlay is to create more consistent appeal for the future.

Kelli Law said that in one of the first City Council meetings he attended, the current City Planner stated that the Gateway Historic guidelines were written so that almost anything could be approved. Kelli does not feel like he knows the intent of the GHD guidelines. Kelli said that the approvals or disapprovals do not have a rhyme or reason. The decisions are based on opinion.

Jason Thelin said that the city used to have a Gateway Historic Committee outside of the Planning Commission. They were great, but they were hard on applicants. They were trying to keep a historic feel on Main Street. Then the responsibility was passed to the Planning Commission. Jason is grateful that the Planning Commission gave a recommendation on this matter today. That is what we have asked them to do. Jason feels that our Historic District looks great. He thinks that the Planning Commission is correct in this decision. Jason's opinion is that a 4-foot vinyl fence would not look good. This building has had other uses in the past, and it may not be the best building for a school. We have to work within our current guidelines.

Doug Kerr said they asked if they could have a chain link fence. It is not prohibited in the code. He thinks the chain link fence across the street from them is not attractive.

Ryan Robinson clarified that the day care across the street is a home occupation venture.

Chrissy Hannemann asked about the difference between denying and tabling a proposal.

Attorney Steve Doxey said that irrespective of the guidelines we come up with in the future, we have to implement the ones we have now. He advised that if the council wants to deny the petition, they should use specific language in the guidelines to support that denial. On Page 1 of the GHD guidelines, it says that new development should: a) mimic details of older buildings, and b) use similar materials. Language in the section on Exterior Walls and Surfaces talks about vinyl being prohibited. If that is the decision the council wants, do not just make a motion to deny, support it with specific language. If the council wants to approve the request, there is latitude to do that. If this merits further discussion and the applicants are willing, it might make sense to assign a council member and staff to work with the applicants to find suitable materials that will fit the purpose and still meet the design guidelines.

Mayor Carla Merrill clarified that we are still in a design process for the guidelines, and we do not know how long it will take to complete. The mayor did not feel that tabling the petition would be fair to the applicants. If we had a moratorium in place before the petition, that would be a different situation.

Steve Doxey said that the applicants are entitled to a decision tonight if they want one. If they are willing to table it and have further discussion about materials, as suggested by council member Smuin, there may be other options.

Mayor Carla Merrill asked if the applicants were willing to research other materials.

Michelle Kerr said that they have researched other materials and feel like they have exhausted that approach, at least in what they can afford to do for the school. They were hoping to do the work over spring break while the children were away.

Mayor Carla Merrill confirmed with the applicants that they do not want an option to table.

Michelle Ker said that they do not want that. Michelle asked if Alta Bank had to get their vinyl fence approved, as there is nothing in the guidelines that mentions it being on the front of the property. When she looks at precedent, it appears that the council is approving vinyl fences. She feels that there is nothing in their fence request that has not been previously approved.

Kelli Law stated that he has been wanting to update our code for a while, but as Steve Doxey said, we must use the code we have now.

Motion: Jason Thelin moved that the fence permit application for Montessori Preschool located at 188 N. Main Street in the Gateway Historic District be denied based on the following: It does not meet the guideline that it should mimic the details of older buildings, and our design standards prohibit vinyl. Chrissy Hannemann seconded the motion. There were 4 yes votes, and 1 no vote as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummler	Kelli Law	
Jessica Smuin		
Chrissy Hannemann		
Jason Thelin		

B. Ordinance No. 2024-11: Code Amendment to Chapter 3.09 Planned Residential Development Adding Clarifying Language Requiring PRD Zoning to be Approved by the City Council

City Planner Ryan Robinson reported that Alpine City recently adopted an updated subdivision review process as required by the State Legislature during the 2023 legislative session. As part of this review, we must determine if Planned Residential Development (PRD) applications would be considered a zone change. The code is clear that a subdivision applying for PRD status needs to be reviewed by the Planning Commission and the City Council. The proposed changes will clarify that PRD zoning is considered an overlay zone and a zone change, which is a legislative act and would need to follow that review process. This would make the process the same as a request for a zone change for an Assisted Living Overlay or a Senior Housing Overlay.

An application for PRD status for a subdivision would be able to request smaller lot sizes in exchange for dedicating a required amount of the proposed property as open space. This could be public or private open space. If certain standards are met, primarily the amount of open space dedicated, a bonus density could be given to the development so they can develop more lots than previously allowed, in exchange for more open space.

The Planning Commission held a public hearing during their March 19th meeting. There were no comments made by the public on this item. The Planning Commission made the following motion:

MOTION: Planning Commission member Troy Slade moved to recommend approval of Ordinance 24-11 Chapter 3.09 Planned Residential Development regarding the review process for PRDs. Michelle Schirmer seconded the motion. There were 6 Ayes and 0 Nays. The motion passed.

ALPINE CITY CODE • Alpine Development Code 3.09

GENERAL PLAN: • Policy 1.1 Pg. 5

Promote and preserve both natural and developed open spaces around the city with a preference towards public open spaces. The city prefers that this is done through Planned Residential Developments (PRDs) or by the public purchase of land.

PUBLIC NOTICE: The requirements found in the City and State Code for a public hearing have been met. A public hearing took place as part of the review process by the Planning Commission.

STAFF RECOMMENDATION: Because this is a legislative decision the standards for approval or denial are that the proposed code amendment should be compatible with the standards found in the General Plan as well as current city code and policies. A decision should be made by the City Council for approval or denial based on those criteria.

Motion: Jason Thelin moved to approve Ordinance 2024-11 amending Chapter 3.09 of the Alpine Development Code regarding the review process for PRDs. Kelli Law seconded the motion. There were 5 yes votes and 0 no votes as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummeler		
Jessica Smuin		
Kelli Law		
Chrissy Hannemann		
Jason Thelin		

C. Resolution R2024-08: A Resolution Ratifying a Reuse Authorization Contract for the Reuse of Water Sewage Effluent Treated by Timpanogos Special Service District

City Administrator Shane Sorensen explained that the possibility of reusing treated sewer effluent from the Timpanogos Special Service District (TSSD) plant for irrigation purposes has been discussed for many years. Due to issues surrounding the Great Salt Lake, legislation was passed in the 2023 session regarding sewer reuse, including a deadline of November 1, 2023, to submit an application for a reuse project.

Reuse projects will be different for each city. Due to the distance between Alpine City and the TSSD plant, the installation of water lines and pumps to bring water from TSSD to Alpine would be cost-prohibitive. American Fork is in a different situation and could make use of the water with less cost. They could also use water that originated in Alpine and other cities in their system by exchanging water. For example, American Fork could use Alpine's sewer effluent and provide water back to Alpine through the same pipeline through which our CUP water is delivered. This would benefit both cities.

The TSSD and their legal counsel worked with member cities to submit reuse applications last fall prior to the deadline. The Division of Water Rights has been tasked with the review and approval or denial of the reuse applications. A few weeks ago, the city received a letter from the DWR outlining items that were incomplete and needed further information. All member cities received similar letters. The information was due back to the DWR by March 25, including a signed reuse authorization contract between TSSD and other cities. Staff, city attorneys, and the TSSD attorney have been coordinating an effort to finalize the contract. The timing of the Alpine City Council meeting and the deadline for re-submitting information to the Division did not match up. We have worked with Mayor Merrill and have signed the contract, knowing that it would be on the agenda for ratification by the City Council in the

March 26 City Council meeting. At this point it makes sense to preserve the possibility. If we decide at a future date that we are not interested, we can withdraw.

Attorney Steve Doxey emphasized that there are still issues to work out, such as an agreement about water rights and the exchange with American Fork City. Because of the deadline, we had to move forward with submitting it to the state on time.

STAFF RECOMMENDATION: Review the contract and approve Resolution R2024-08 ratifying a reuse authorization contract for the reuse of water sewage effluent treated by Timpanogos Special Service District and with other cities.

Motion: Brent Rummmler moved to approve Resolution R2024-08 ratifying a reuse authorization contract for the reuse of water sewage effluent treated by Timpanogos Special Service District and with other cities. Kelli Law seconded the motion. There were 5 yes votes and 0 no votes as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummmler		
Jessica Smuin		
Kelli Law		
Chrissy Hannemann		
Jason Thelin		

VI. STAFF REPORTS

Chief Brian Gwilliam was excused.

Chief Brian Patten had nothing to report.

City Planner Ryan Robinson reported on the Small Area Plan that was referenced tonight. Staff are working on a spreadsheet that MAG provided. The city will propose what we want to include in the plan, and MAG will help us create an RFP to send out to pre-approved consultants. Ryan asked that council members email him if they would like to be part of the Small Area Plan committee or if they have ideas or suggestions.

Ryan also mentioned that the Planning Commission will probably not meet in April because spring break interferes with their first meeting, and Ryan and Shane will be at a professional conference during the week of the second scheduled meeting.

Attorney Steve Doxey reported on a recent court hearing regarding the Francom appeal. The previous lot owners built their home over property line and then applied to the County to create a single zoning lot. Then Francoms bought the property, and shortly thereafter the city annexed the Alpine Cove. The Francom lots were brought in as legal non-conforming lots. The Francoms asked for a variance so that they could move the property line and still retain the legal non-conforming status. Alpine City's hearing officer heard the matter three times and issued rulings twice. The Francoms then appealed to the District Court. A hearing was held eight days ago, and Friday the court ruled and denied the petition. The variance denial stands.

City Administrator Shane Sorensen said that last year Alpine submitted for the Community Development Block Grant (CDBG). We applied for a \$250,000 project, where they would give us \$150,000 and we would provide 40 percent or \$100,000. Ultimately, they gave us \$50,000. That project was awarded tonight in the Consent Calendar for ADA ramps.

Shane Sorensen and Jed Muhlestein went to the MAG office yesterday and presented Phase 2 of the grant application. Shane displayed a map of the location of new ADA ramps. The yellow areas on the map show ramps that will be installed with the project approved tonight. The red areas are high priority areas because they are out of compliance. As before, Alpine City applied for \$150,000 with a match of \$100,000 by the city. We received a letter today and MAG awarded us \$70,000. If the timing works out, we should be able to extend the contract and bring these areas into compliance.

Work is ongoing in the Alpine Cove on Grove Drive for the Bonneville Shoreline Trail. We are waiting for good weather, and then we can pave and restore the affected properties. We have only had one phone call about a concern, which was that the road was closed for asphalt removal and re-grading. Weather permitting, the project will be completed before the due date. We anticipate that this trail will be well-used by the residents.

The Burgess Park Field 4 project is underway, and Heidi Smith has visited to see the progress. The fence is partly done, with access breaks for pedestrians and city maintenance. Donations the baseball league received came through the foundation and from the foundation to the city. We can then pay the vendors.

Chrissy Hannemann asked how the rugby program was affected by the new fence. Heidi Smith explained that they met with Coach Colin Puriri and he made suggestions for moving some of the access breaks, and relocating a water fountain. The rugby program was supportive of the installation.

The council asked if we know the name of the large donor to the baseball program. Mayor Carla Merrill explained that we do not have direction on if the donor wishes to be recognized. We will ask for permission before we share the name.

Because of all the issues with lead in culinary water systems around the country, the EPA has instituted a program to deal with lead and galvanized culinary service lines. We need to complete an inventory by fall of this year to identify pipe materials on both sides of each meter. It is challenging to identify pipe composition underground, but newer subdivisions will be easier. Right now, it sounds like we will have from 2027-2037 to replace all the galvanized services in our city. On a positive note, when we installed curb and gutter in the downtown area, we replaced all the galvanized lines at that time.

Mayor Carla Merrill asked if there was any funding provided for this project. Shane Sorensen reported that it is an unfunded mandate. We hope to be able to handle this using public works employees, because hiring outside contractors would increase the cost.

Shane further explained that when we have a problem in the city with a water service, it is usually with a galvanized line because of the corrosion. Eastview Drive was on the overlay schedule last year, but we postponed that so that we can replace those galvanized lines and then complete the overlay.

Mayor Carla Merrill asked how deep the lines are under the street and if we could lay fiber conduit during that project. Shane explained that the services lines are four feet below ground and run perpendicular to the main lines in the street, so it is not likely that we can include fiber installation with this project.

Shane reported that the road base we installed in Lambert Park last fall was pushed aside by snowplows running during the winter. We have levelled the road base and compacted and graded it to form a better surface.

Brent Rummler asked about Planning Commission remarks last week that the Council could direct them to review the Gateway Historic Design criteria for updates. Mayor Carla Merrill explained that Ryan Robinson will be working with the Small Area Plan grant committee to provide those suggested updates. It will then be approved by the Planning Commission and the City Council.

Ryan Robinson said they are considering a short-term solution of adding language about fencing requirements to the guidelines. The grant project is likely to take six months to one year to complete, so having that language in place would be important for future fence applications in the GHD.

The council discussed the challenge of subjective standards and their desire to improve the appearance of structures in the GHD. If the standards are not clear and objective, they are difficult to enforce.

VII. Council Communication

Brent Rummeler had nothing additional to report.

Jessica Smuin reported that Juliette Ensign has volunteered to be the liaison with the One Kind Act a Day foundation and would coordinate with them.

Jessica mentioned that the Prime Time Senior luncheon will be held on May 1. We will need about 20 volunteers to serve meals. If council members are available to help, please let her know. Chrissy Hannemann offered to help serve.

Jessica also mentioned the poppy gardens and access for ADA or elderly drivers. They can get a pass from city hall for their car and drive up next to the fence for viewing.

Shane Sorensen confirmed that Heidi Smith is planning to put an announcement in the Newsline.

Chrissy Hannemann reported that she and Mayor Carla Merrill have attended a couple of meetings about the potential Alpine School District split. Whatever the actual boundary lines of a potential split, every household will be affected in some way regarding property taxes. Although the City Council will not vote on anything, it does affect all of our citizens. As a council we can help disseminate information to the public. Chrissy found it interesting that the third-party review and public opinion do not see any change in learning outcomes with any of the scenarios. This process can be divisive, so it is important for council members to remain neutral and objective.

A third-party consultant was contracted to complete a study. The school board is reviewing their findings and will choose an option to put on the ballot. This will not be a ranking of choices, but a yes/no vote on the proposal. It would be best economically for Alpine City to have more cities included in our school district.

Jason Thelin expressed appreciation to Chief Brian Patten for the way he conducted a meeting this morning to evaluate candidates for promotion to the rank of captain. The meeting included representatives from Alpine, Highland, Pleasant Grove, and Lehi. Jason felt it was a good process and appreciates being included. There will be a budget increase for salaries for our emergency services this next fiscal year.

Mayor Carla Merrill gave more information about the potential school district split. The consultants suggested five ways to split the district. Some scenarios were 2-way splits and others were 3-way splits. No matter which option is chosen there will be tax implications for each household. While learning outcomes are not anticipated to be affected, specialty programs will feel the impact. The current size of the Alpine School District allows them to offer specialty programs, including advanced, remedial, and special education. The mayor asked the council to encourage citizens to reach out to our school board representative, Sarah Beeson.

Mayor Merrill thanked the staff for their good work on the grants that we have received recently. There are very few grants we qualify for from MAG because we are not a pass-through city. We have received the CDBG grant for ADA ramps, and the Small Area Plan grant for Main Street.

Mayor Merrill reminded the council that we need to add an employee to the water department and will need to hire a replacement for Engineer Jed Muhlestein. Jed, like others on our staff, multi-tasked. He was not just an engineer, but also did a lot of CAD work and GIS mapping, which is very complicated. We will need to keep this in mind as we set the budget.

Motion: Jessica Smuin moved to adjourn to a closed executive session to discuss property acquisition to be held in the conference room at City Hall, and then to adjourn at the end of the executive session. Chrissy Hannemann seconded the motion. There were 5 yes votes and 0 no votes as recorded below. The motion passed unanimously.

Yes
Brent Rummeler
Jessica Smuin
Kelli Law

No

Excused

Chrissy Hannemann
Jason Thelin

The City Council meeting closed at 8:33 pm.

The executive session began at 8:39 pm.

Motion: Chrissy Hannemann moved to adjourn the closed session. Jason Thelin seconded the motion. There were 5 yes votes and 0 no votes as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummeler		
Jessica Smuin		
Kelli Law		
Chrissy Hannemann		
Jason Thelin		

The closed meeting ended at 9:03pm.