

## ALPINE CITY COUNCIL MEETING

March 24, 2026

Mayor Carla Merrill called the meeting to order at 6:00 pm.

### I. CALL MEETING TO ORDER

#### A. Roll Call

Mayor Carla Merrill

The following were present at the anchor location, which constituted a quorum: Chrissy Hannemann, Andrew Young, Brent Rummler, Jessica Smuin, and Sarah Blackwell.

Staff: Shane Sorensen, Steve Doxey, Chief Brian Patten, Heidi Smith, and DeAnn Parry

Others: Mario Jimenez, Josh Walker, Wes Funk, Khyl Shumway, Jen Wadsworth, Michelle Shumway, Casey Nielson, Roman Frazier, Nache Nielson, Chad Littlewood, Paula Nielson, Bethany Sorensen, Brad Frost, Rob Crowley, Steve Burrows, Julie Daley, Andy Spencer, Steve Jolley, Martha Beck, Jay L. Beck, Corina Clark, Richard Clark, Syd McGee, Preston Reading, Rich Ainscough, Shawn Sorensen, Bret Vargason, Blake Webster

#### B. Prayer

Chrissy Hannemann

#### C. Pledge

Brent Rummler

### II. CONSENT CALENDAR

#### A. Approve Minutes from the March 10<sup>th</sup> City Council Meeting

#### B. Approval to Declare Equipment as Surplus

Shane Sorensen explained that the items on the list are outdated parks equipment that is taking up space. Rather than storing them while they depreciate in value, we decided to sell. They will be posted on the surplus site where anyone may purchase them.

**Motion:** Brent Rummler moved to approve the Consent Calendar. Jessica Smuin seconded the motion. The motion passed unanimously.

**Motion:** Sarah Blackwell moved to have Item III-Public Comments heard after Item IV-Reports so the Mayor of American Fork may attend his own council meeting. Brent Rummler seconded the motion. The motion passed unanimously.

### IV. REPORTS & PRESENTATIONS

#### A. Highland/Alpine Chamber of Commerce

Rob Crowley, President of the Highland/Alpine Chamber, grew up in the area and owns multiple businesses. At the suggestion of Lou Campbell, he recently talked with other business owners about starting a chamber for our area. The idea caught on quickly. In February they were established as a 501(c)(6) entity and were approved by the IRS. Chris Lundell, who owns Anytime Fitness, suggested that Alpine should also be part of the new chamber. Both cities have a similar demographic, businesses, and shopping patterns, and the board voted unanimously to include Alpine City. New businesses are joining every day, such as Hue & Hem, Hidden Gem Salon, Alta Bank, Courage Reins, and the Pizza Pie Café. The Highland City Council voted unanimously to join the chamber.

Membership would give Alpine free admission to the monthly luncheons and one city-appointed board seat. The board wants to build goodwill with the business community and the city through good communication, encouraging local shopping, and helping businesses succeed, which will increase sales tax revenue to the cities. The board will also support Alpine Days events.

Council members discussed details with Rob Crowley:

- The city can be part of more than one chamber – whatever we pay for.
- The board wants to get a list sent out so people know what services are available locally. This would include both commercial businesses and home enterprises, as many people have a side business.
- The cost for the city to join is \$2,500 per year.
- Individual businesses may join even if the city does not.

Mayor Carla Merrill asked Heidi Smith to send the presentation slides to council members.

#### **B. American Fork Chamber of Commerce**

Brad Frost is the President of the American Fork Chamber and also serves as their mayor. The chamber has been going strong for 80 years. Leadership consists of four governing board members, 13 representatives from participating cities, and three non-voting members from legislative staff. Big corporations nurture smaller businesses, and the chamber offers training in areas like cyber security, website optimization, and AI integration for marketing. They formed the Lone Peak Business Alliance about five years ago to include Cedar Hills, Highland, and Alpine. Highland has recently formed their own chamber, but American Fork would like to keep Alpine in their group. They are planning an event at UVU where multiple chambers would gather, they will host a Women in Business panel, and the board feels that the synergy of various chambers working together benefits everyone. Brad encouraged council members to call him with questions.

Council members discussed details with Brad Frost:

- The cost is \$3,500 per year and Alpine has been participating for about six years.
- Alpine does not have many participating businesses, which may be due to our lack of a robust retail area.
- The trend in shopping is for convenient doorstep delivery for many items, and the home is becoming a major point of sale.

Chrissy Hannemann commented that she attended an accounting lecture where they said that the most charitable thing you can do is to employ someone full-time. There is a family behind every employee, and people are the most important part of a business.

Mayor Carla Merrill thanked both chamber presidents for their presentations.

#### **III. PUBLIC COMMENT**

##### ***Michelle & Khyl Shumway – Hawthorn Court, Alpine***

*Golf carts - The Shumways thanked the council for their service. They love living in Alpine and hope the council will look at allowing golf carts on city streets. Being part of a small community is a magical thing, and golf carts enhance that community feel. They do not think golf carts are as dangerous as bicycles, e-bikes, or surrons. With the goal to make Alpine a happier more pleasant community, it is worth reviewing the ordinance. Khyl commented that Highland City recently legalized golf carts that meet certain requirements, and it would be ideal to have the same rules for the Lone Peak Police Department to enforce. The Shumways encouraged the council to consider this issue.*

##### ***Mario Jimenez – Whitby Woodlands Drive, Alpine***

*Golf carts - Mario spoke to the council at the last meeting and is attending again tonight. He appreciated the council members who responded to his emails. He has been in the professional safety business for more than 50 years. Mario said that an organization that does not identify a particular ordinance or procedure has a greater chance of risk than one that has clearly addressed the issue. The simplest path would be to implement the Highland City code, which is in compliance with UDOT, the Department of Public Safety, and the Highway Patrol. Mario would like to have another council member join Andrew Young to look at the matter. He would be happy to talk about his proposal and answer questions.*

##### ***Julie Daley - River Circle, Alpine***

*Golf carts - Julie previously lived in several big cities in the country and was drawn to this community for the small-town feel, great parks and schools, and everything located nearby. Low-speed golf carts with the required safety devices are cleaner for the environment. In addition to Highland City, St. George and other cities have approved the use of golf carts on city streets. The Daleys love it here and feel that golf carts are a great way to see your neighbors, stop and visit, and enhance the sense of community. They hope the council will consider this change.*

**Syd McGee – Campfire Circle, Alpine**

*Golf carts - Syd said they love to use their golf cart to visit Alpine parks, and it is one of the highlights of the summer season. If Alpine adopts Highland City's code and requires safety features such as seat belts, licensing, turn signals, and insurance, it would be great to have the ability to use a golf cart around the community. They also like to loan their cart out to help transport seniors to the Alpine Days car show and other events. They hope the council will consider permitting golf carts in Alpine.*

**Martha Beck – 100 South, Alpine**

*Fire Station - Martha thanked the council for their hard and sometimes thankless work. She said she will end up paying more in property taxes over the time she lives in her home than she will for the mortgage. She wondered if the fire station/senior center could be constructed in a less expensive manner, and if there might be other places where the seniors could gather. She would appreciate more information on the project to help her understand the effects on residents.*

**Andy Spencer – 200 East, Alpine**

*Storage units - Andy said he understands that something positive needs to happen to improve the site of the former Purple Mattress factory, but he asked the council to consider long-term land use and city planning because our decisions will outlive us. The current land use is incongruent with where the community is today. It may require more study and planning, but the council can find something that is more in line with Alpine's character. If the council is inclined to approve the storage units, Andy thinks that an overlay zone would be more appropriate than changing the code for the Business-Commercial zone, and it would provide a better future for Alpine.*

**Steve Jolley – 300 East, Alpine**

*Steve said he appreciates the City Council and the mayor for the work that they do. He previously sent an email to council members. The council is the voice of the residents. He loves Alpine but cannot afford for his taxes to increase. There are three proposals tonight and the decisions may be moving too quickly. With the many smart people in town, Steve said we can find better ideas. He does not want to see storage units in Alpine and does not think the council members would want them in their own neighborhoods. He is grateful for the work the library group is doing but does not think we should reallocate the Bookmobile money to that cause. He does not understand the reason for the community center and would be willing to talk with council members about these issues.*

Shane Sorensen explained that council members have requested more time to explore important issues, so some items will have a discussion first and then a minimum of two weeks until the next City Council vote for further consideration and research. There are two items in the discussion category for tonight's meeting. These are not action items, and no vote will be taken.

Several council members expressed their approval of the new discussion model, as it allows them to listen to other perspectives and ask questions before they make decisions.

**V. DISCUSSION ITEMS****A. Proposal to Reallocate Funds from the Bookmobile to the Alpine Library**

Shane Sorensen said that staff review the City Council agenda with the mayor each week, and the Bookmobile funding is on the agenda this evening because two council members requested it. The golf cart situation mentioned by several residents during Public Comment this evening could be handled this same way, with a discussion first and then a vote at a subsequent meeting.

Alpine City has entered an interlocal agreement with Utah County to be included in the Bookmobile program. The city pays \$13,596 yearly as their contribution, and the current interlocal agreement ends June 30, 2026. Council members Sarah Blackwell and Chrissy Hanneman requested a discussion regarding the possibility of reallocating the Bookmobile funds to the Alpine Library. The following information was provided as part of this agenda request:

*Currently the city pays \$13,596 per year for the Bookmobile. The Bookmobile comes to Alpine every other Tuesday and spends six hours per month here. If the money were reallocated to the Alpine Library, residents could have access through the integrated library system to all the same books they currently can through the Bookmobile. They would be able to order books and pick them up at the library and return them without having to wait for a certain day and time when the Bookmobile would be in town. Patrons could have access to e-books as well. Some of the funds would also be used at the Alpine Library towards programs, collection development, supplies, and facility improvements.*

Bethany Sorensen, Facility and Operations Director for the Friends of the Alpine Library Association, was invited to the microphone.

Bethany thanked Sarah Blackwell and Chrissy Hannemann for putting this discussion item on the agenda and said she is happy to be involved with many of the exciting things happening in Alpine.

The Bookmobile has been in service for 51 years, and the Alpine Library wants to add to this tradition. Benefits of reallocating the funds include increased access for patrons, improved predictability and consistency, an established physical location, and regular hours (four days a week for 24 hours per week). The library volunteers want to provide assistance, materials, and programs based on individual requests from library patrons.

The State Library Division has visited the Alpine Library and invited them to join two consortia. One group is the Juniper Consortium, which is a small number of rural libraries that share resources to make things more affordable. The Beehive Consortium is part of the state system and has access to all the Libby digital resources. Sarah Blackwell is working with the State Library Division and can provide more information.

Currently the Bookmobile comes to Alpine every two weeks, with three stops, for a total of six hours. The Bookmobile librarian chooses materials based on which books the patrons have put on hold. Four percent of Alpine residents hold Bookmobile cards. If Bookmobile funds were reallocated to the library the Alpine tax dollars would stay in Alpine and would not be used throughout the County. Also, our taxes would not be used to pay for Bookmobile maintenance and repairs.

Bethany presented this comparison:

| <b>Feature</b>          | <b>County Bookmobile</b>                         | <b>Alpine Library</b>   |
|-------------------------|--|---|
| <b>Annual Cost</b>      | \$13,596   | \$13,596  |
| <b>Hours of Access</b>  | 6 hours every 2 weeks at \$87 per hour           | 24 hours every week at \$11 per hour  |
| <b>Local Control</b>    | Low  | High  |
| <b>Programs Offered</b> | Summer reading                                   | Story time, music, journalism, languages, community interests (gardening, wellness, etc.), book clubs |
| <b>Future growth</b>    | Not possible without increasing the contribution | Expandable (volunteer based)  |

If the reallocation is approved, the library will provide a record of their expenses and submit an annual report to the City Council. The library will be run by a non-profit organization and will abide by the American Library Association standards. They want to be a legitimate library.

The Alpine Library board wants to make sure that River Meadows residents have improved access to books, and they are working with Paula, Josh, and Laura to ensure that this happens. They want to continue the bi-weekly story times and can deliver books to River Meadows at those events. They also plan field trips to the library and curbside delivery of books to seniors' cars.

Bethany said that the Alpine Library has been operating for about one year and has issued around 300 free library cards. In the three months they have been open at the Alpine Highway location they have circulated more than 1,000 titles. They have at least two dozen volunteers and have received positive

responses from many people who have waited years for a library here. Bethany said this is a wise investment in our community.

Andrew Young said he likes to make decisions based on if the proposal has the consent of those governed, especially residents who live closest to the area, and if it upholds the identity of Alpine. Bridle Up Hope has done well at being a good neighbor and has the support of the nearby residents. Andrew feels that the library does uphold the identity of Alpine as a close-knit community, but residents have brought up a lot of issues.

Andrew summarized residents' concerns as: the trees that were removed during construction of the parking lot, the intent for this property was different than how it has evolved, there is a precedent if the city gives funds to a non-profit organization, the library should be user-fee based instead of funded by taxes, city funds should be put toward essential services like water, gravel is spilling out on the driveway, library class parking could conflict with orchard customers, the library may want a full-time librarian instead of the volunteer model they started with, residents do not want to pay for the increasing scale, Alpine City already subsidizes library cards and that is sufficient, and services should be funded by those who wish to continue donating to expand the offerings. Andrew said most of the feedback came from residents who live near the library location.

Bethany responded to Andrew Young:

- The board is always happy to meet with anyone who is interested, and they will give their contact info to residents who have questions. Speaking directly is most effective and reduces the need for multiple, lengthy meetings.
- The board is grateful that the property that was donated, but it came with some previous issues attached, like the tree removal. The board is doing their best to remediate those concerns as time and funds become available. They have already talked with the neighbors about replacing the trees when funds are raised.
- The Planning Commission requested that the gravel driveway from Alpine Highway be regraded. The board has been waiting for spring and volunteers to do the work. It will take some time to make improvements, but they hope to have it ready for orchard season. Bethany offered to sweep the gravel from the driveway herself.
- The library Conditional Use Permit (CUP) requires that they manage the overflow parking for Burgess Orchards and have limited hours during orchard season from July 1 to October 31. The library will close by 3:00 pm during orchard season and be closed on Saturdays. This summer will be a good test period.
- The city is already spending this money on the Bookmobile, so if the funds are reallocated to the library, it will not add a tax burden on the residents. At \$11 per hour versus \$87 per hour, the library would be a better and more efficient use of the funds.
- The board is not proposing that they join the larger consortia (like Orem) because the benchmarks are more complicated and more expensive. This is the smartest and most fiscally responsible way to provide more for Alpine residents.

Brent Rummmler thanked Bethany for the tour last week and said it sounds like the library will provide the advantages of the Bookmobile along with additional benefits. He appreciates the programs to serve the River Meadows residents. He asked about the library being able to provide books for patrons and about the rumor that a full-time librarian would be needed.

Brent recently learned that the Gu family donated the property to the library, which is wonderful. He mentioned the great efforts that have been expended to ensure that the orchard is safe and that adequate parking be provided. He wanted to make sure that expanded library services would not negatively impact traffic and safety. Brent said this is the first summer that we can evaluate how well the additional parking area functions. He asked for clarification on the hours of operation on the website and how they might change during orchard season. He wondered about cars parking on Bateman Lane, because the main reason the parking lot was allowed in the neighborhood was to eliminate cars parking on the residential streets. Brent commented that he appreciates how the library will improve the situation for Alpine residents and provide greater access.

Bethany responded to Brent Rummeler:

- The library will continue to be run by volunteers. A state certified library requires a full-time librarian, and they are not requesting that. The funds will not be used to pay staff.
- A memorandum of agreement (MOA) would be crafted with the city and the state to allow for physical and digital media to be provided to patrons. The library does not want to take any access away from the residents. Meetings with the State Library Division have convinced the board that this will work well and patrons will not lose any services.
- The library board has already started training volunteers and is waiting for a green light from the City Council to move ahead.
- The current hours of operation fit within the permitted framework, but hours will be reduced during the summer. The library now offers Saturday classes but will not do so during orchard season. Language and other classes require registration so enrollment can be managed. During orchard season, if the parking lot gets too full, the librarian in charge will close for the day. This is required by the CUP and staff are trained on this.
- Cars parking on Bateman Lane are the orchard's responsibility, as the library does not have control over how the fruit stand runs their business. The orchard has an easement on the library property for parking. Board members have talked about riding their bikes to work so they do not need a parking spot, and they support a Walk to the Library Day and other traffic calming measures. They want to help solve the problems.

Jessica Smuin said she appreciate the work the library is doing to create a community asset, and she has talked to many residents who are happy about the library. In fact, Alpine had a library at City Hall in years past. We do not have a large retail sales tax base so we must stretch our dollars in Alpine. The value for dollars spent (\$87 vs \$11 per hour) for the same investment is a positive point. The mission statement in the General Plan talks about providing a strong positive civic image and quality of life in Alpine, and this proposal aligns with that plan. In the Land Use section, the plan proposes to "encourage, develop, and or maintain venues that enhance a sense of community and provide residents an opportunity to congregate, including public gathering spaces." Jessica appreciated that the library is expanding to align with our General Plan. In the Community Engagement section the plan reads, "Encourage resident committees to create community engagement, plan, support, and conduct public gathering to strengthen resident social connections, and promote interactive and transparent communication through online and printed medium." She feels confident that the board is working hard to eliminate the drama that has occurred in the past.

Sarah Blackwell said she sees the positive aspects of material access, physical accessibility, and local tax dollars staying here. Sarah asked if the library is in compliance with their CUP, particularly regarding the access off the Alpine Highway, and wondered if the permit specified which is the primary and secondary egress. Neighbors have said they prefer to have traffic entering the parking lot from Alpine Highway. She also asked about ADA access and compliance. River Meadows residents would like to have outings to the library, but many use walkers. Jen Wadsworth said at a previous meeting that the end goal is to become a state-certified library, which would require a full-time librarian paid for by the city. Sarah mentioned the public comments this evening and the concern about increased taxes if the library were to expand. This is her biggest concern. The Vineyard library began with a volunteer model, and now the city pays over \$120,000 per year for their library. At the November 18 Planning Commission meeting regarding the library CUP, Jen Wadsworth said that the library was not asking the city to contribute. Now the library is asking for Bookmobile funds from the city. Sarah wants to know clearly what the expectations are and to make sure things are transparent, so it does not become a "camel's nose inside the tent" scenario. We do not want to be tied to an agreement down the road where we have to increase taxes to pay for the library. Sarah thanked Bethany for all the time she devotes to serving Alpine.

Bethany responded to Sarah Blackwell:

- The CUP requires that the secondary access to Alpine Highway be re-graded when possible. The conditions were set in November (when we thought we would have an actual winter). The library blocked the second egress off to wait until spring for regrading. Surveys have been completed, and a landscape architect and a designer have volunteered to help when funds are raised. The board feels that they are in compliance because they have plans in place. The egress is currently not in use, and

the goal is to make sure it is ready for the orchard season traffic. The permit did not specify primary or secondary egress points.

- Requiring entrance from Alpine Highway was not mentioned in the Planning Commission meeting nor in the permit.
- While the library shares a parking lot with the orchard, they do not have a say in how the orchard runs their business. The library board is very grateful for the gift of the property, and they want to do their part to mitigate traffic issues, but the library only has limited control over the whole situation.
- The temporary ramp allows ADA access, and wheelchairs and strollers can use the ramp now. The permit specifies that the library will be ADA accessible when possible, and they appreciate that understanding. The board will continue to improve ADA access as funds allow.
- Many residents from River Meadows use walkers, so curbside delivery of books might be the best option for them. The Bookmobile is not ADA compliant, so this would increase access for Alpine residents.
- The library's end goal is to become state-certified because of the options it would provide. The progression is like a ladder, with the non-profit/donor-based model at the bottom. The next step is tonight's proposal for reallocation of city funds. Perhaps five rungs up would be state certification, which would involve a full-time employee or the equivalent (such as someone who lives on site), and the city would pay a portion of the budget. The board feels that they can operate with the current model for a long time and provide the residents with what they need. They will work toward meeting the state certifications because they want to do things correctly, but the timing of expansion would depend on what the residents need.
- Residents have concerns about their tax burden, so it is good to have this on the public record. The board does not know what the future holds. If the library grew to a point where they needed a drastic increase in funding, it would be separate from this MOA. There would be plenty of time to anticipate an increase and it would not be a surprise—it would be an obvious next step. There are many benchmarks to be met before that point, so it seems far out of reach now. The board members are also residents and are invested in keeping costs low.

Sarah asked the City Attorney if city funds were allocated to the library and someone was injured on site, what is the city's liability?

Attorney Steve Doxey said liability issues would need to be addressed in the MOA. If the council wants to vote on this proposal at their next meeting, Steve would like to review the draft MOA sooner than later.

Chrissy Hannemann said the library is on a tight timeline because of budget approvals. Before the city pays to have Steve review the MOA, we need to know if we have the votes. Chrissy appreciated the accountability proposed for library expenditures and agreed that the ADA ramp does need improvements. The Bookmobile is not ADA compliant, so if the library is accessible, it would expand the scope of services to our residents. Alpine residents are self-reliant and we help each other. An example is the retired librarian from Alpine Elementary who volunteers her services. She has great knowledge and skills she is willing to share with the public. Chrissy mentioned the adage to "Use it up, wear it out, make it do, or do without", and feels that the library board is doing just that. The library has a home because of the generosity of the orchard owners, so the board would not want to jeopardize their situation by encroaching on orchard parking. Chrissy thanked Bethany for her work.

Mayor Carla Merrill said that if two council members wish to move forward with the proposed budget reallocation, they should inform staff and get a draft version of the MOA to Steve Doxey for review.

#### **B. Proposed Code Amendment to Allow Indoor Self-Storage Units and Condo Luxury Garages**

Because of Zoom connection problems, Ryan Robinson (former City Planner) was not able to participate at this point. Shane Sorensen presented the staff report prepared by Ryan.

An application was submitted to amend the Alpine City Development Code in the Business Commercial (B-C) Zone to allow indoor self-storage units and condo luxury garages. The applicant has a specific

location under consideration for this use (119 East 200 North, the former Purple Mattress factory). However, if approved by the City Council following a recommendation from the Planning Commission, the amendment would apply to any property within the B-C Zone that meets the established standards.

The applicant has worked with staff to propose code language that would allow these conditional uses within the zone. The draft language was included in the packet. If the amendment is approved, any future applications for these uses will still be subject to the standard review process for setbacks, building height, and architectural compliance in accordance with the Gateway Historic Design Guidelines. The early draft of the Main Street Master Plan identifies the subject area as a Main Street Civic and Mixed-Use area. This is meant as a transitional zone from commercial to residential.

The Planning Commission held a public hearing for this agenda item during their November 18th, 2025, meeting. Discussion focused on consistency with the area's envisioned mixed-use character, and potential impacts related to traffic, parking, and site design. Public comments raised concerns about setting a precedent for code changes driven by individual projects, and compatibility with the community's identity. The applicant emphasized the low-traffic nature of the use, compatibility with surrounding commercial properties, and the potential demand for enclosed storage.

The commission discussed operational considerations such as parking, landscaping, screening, and restrictions on business activity within the units, as well as the need for compliance with design standards. While some concern remained regarding creating code changes for a single site, others noted the potential community benefit and reuse of a vacant building. A motion was made to recommend approval of the proposed code amendment, finding it consistent with the General Plan and Development Code standards. The motion was seconded and passed unanimously.

Shane Sorensen explained that this code amendment would require that the parcel be 3-5 acres in size, unless recommended by the Planning Commission and the City Council. Shane highlighted some of the restrictions: there cannot be another such use within one mile of an existing project, there will be no direct access to Main Street, no garage doors will face a street, individuals may not live in the units or have overnight accommodation, and commercial vehicle repairs are not allowed. Parking requirements also apply.

#### APPLICABLE CITY CODE

- Alpine Development Code 3.07.030 Conditional Uses (B-C Zone)
- Alpine Development Code 3.01.110 Definitions
- Alpine Development Code 3.23 Conditional Uses.

#### GENERAL PLAN POLICIES

- Land zoned as B-C (Business Commercial) shall consist of professional office, retail and other commercial uses serving the community and situated within an environment which is safe and aesthetically pleasing. Limited residential shall be permitted as set forth in the Alpine City Development Code.

#### PUBLIC NOTICE

- This item required a public hearing to take place and has been noticed according to State and city requirements.

Applicant Nache Nielson, representing Stack Real Estate in Lehi, was invited to the microphone.

Stack Real Estate has received lots of feedback from the Planning Commission and spoken with Ryan Robinson at length. This property is a hot topic. It has been vacant for a while and is expensive. Multiple residents have emailed expressing concern that a self-storage facility does not belong in Alpine. It conjures images of barbed-wire fencing and the like. Nache wanted to explain the plan and respond to those concerns. Talking about another such storage facility in Alpine sounds scary, but this is the only spot in the B-C Zone where such a use would be possible.

Stack proposes to use the structure of the rectangular building and add a mezzanine layer throughout the interior. This would provide two floors of climate-controlled storage. These units would be overseen by an experienced property management company. The luxury condo garages would be for sale, and would typically be used for storing car collections, along with boats and RVs, like an extension of the home garage. Some residents are currently storing items in units further from Alpine and would like to bring them closer.

Nache has spoken to many of the neighbors, and they requested more landscaping, especially along the north side and by Hunters Ridge Circle. Stack would also plant trees along the east side by the cemetery access road. The front of the building on 200 North would be landscaped nicely.

Neighbors were also concerned about the look and feel, traffic, and visitors peering into their back yards. Parking has historically been a large issue with this building. There will not be any windows that look into backyards. These are high-priced luxury units, so they will be much nicer than the current industrial building. There will be subtle landscape lighting, but no bright lights to disturb the neighbors. The building will have an upscale façade to blend with the city theme. No outdoor storage will be allowed.

Institute of Traffic Engineers reports show that this type of facility would expect about seven trips per hour, with 12 on Saturday, so it is a very low trip count, especially compared to other uses that could go here. With past industrial uses, there was a lot of noise with late night deliveries. This will be a much quieter use, and the CC&Rs prohibit noise, commercial customers, the leasing of box trucks, and overnight residence.

Stack does not want it to look like a storage facility. The wall along 200 North is designed with two- and four-foot jogs for variety and elevation changes with the roof pitch. The lower-level windows are spandrel glass (faux windows) to upgrade the look. The primary façade will wrap around on the east and the west for continuity.

Entrance to the internal units would be by coded access between the hours of 6:00am and 10-11:00 at night. The office will be staffed during regular business hours. External storage units may be accessed at any time by the renters.

Chrissy Hannemann said that she appreciates Stack's efforts to address the aesthetics, even with the Main Street Gateway Plan not yet finalized. She felt that having cars and other items stored out of sight is good for Alpine. The traffic data from a reputable source is helpful. Residents have said they were impressed with Stack's previous projects and that they have a good reputation. She asked about sales tax revenue and personal vehicle repair. Chrissy also wanted to know about the possibility of another storage facility being built, and the maximum number of units allowed.

Nache responded:

- There will be a small amount of sales tax from the sale of storage materials (like boxes and locks), but no sales tax is collected for leasing in Utah. There will be property taxes collected on the owned condo units and the storage facility itself.
- As mentioned before, commercial car repair cannot be done here, but personal car work and restoration would be allowed.
- The original estimate was for the facility to contain approximately 720 units, but the number will be lower.

Shane Sorensen explained that with current code restrictions of one mile, there could not be another storage facility in the B-C Zone (or on the land by the Alpine Art Center if it were rezoned to B-C) because of proximity.

Andrew Young said this is a 100-year decision and would require a change in the Alpine code to allow storage units in the B-C Zone. The Alpine City Plan provides guidance for legislative decisions. He also mentioned his concern about typos and numbering errors in the draft.

Brent Rummler commented that any errors will be fixed and the code will be reviewed by our attorney before the final document is presented to the council for a vote.

Shane Sorensen reminded the council that this code is not up for a vote tonight. This is only a discussion.

Andrew reiterated his decision-making formula: Does it fit the identity of Alpine, and does it have the consent of the nearby residents? He also shared comments from residents: storage units are not a transitional use and should not be placed near single-family homes, The Main Street Gateway plan does not address the area north of City Hall and that plan should be in place before this decision is made, and the long side of the building on 200 North feels heavy. Residents who live nearby are worried about safety, fire, and the current owners obtaining approval and then selling the property. They are concerned about the duration, noise and impact of the construction process, the hours units may be accessed, and the industrial feel of the renderings. He suggested moving the front wall back from 200 North and making it something that the residents are okay with. Andrew said that the businesses adjacent to the proposed site contacted him and they do not want storage units.

Andrew provided some photos he took in Bluffdale at a storage facility next to a residential neighborhood. He spoke to Bluffdale residents near the facility, and they said it is not the prettiest complex, but they are glad it is not a high-rise apartment building. A resident who serves on the Bluffdale Planning Commission said Bluffdale changed their ordinance to allow storage units, and now they are trying to walk it back because dozens of such facilities are coming in. They cannot fix the problem now. Problems include there is never enough parking, trucks constantly drop off items, alarms go off and no one is there to deal with them, renters sublet to others, and people live in the units as transitional housing.

Andrew said communities that permit storage units will then allow high-density housing and apartments and they lose their rural feel. He cannot support this when there are reasonable alternatives that are already permitted and fit the identity of Alpine.

Ryan Robinson (by phone) said the city received several proposals before this one and they were all high-density, multi-units, and the former City Council was not comfortable with those. This proposal would utilize the existing building without the need to tear it down, and this is the only parcel in Alpine where this use could work. Staff looked at what the applicant needed and also included safeguards to mitigate issues with the storage units. This is not the first time that Alpine or another city has made a code change for a single purpose.

Mayor Carla Merrill said she appreciates the staff efforts in evaluating the issues and including restrictions. The requirement of 3-5 acres and not allowing a similar facility within a mile would preclude another storage facility. She liked Andy Spencer's suggestion of an overlay instead of a conditional use. Either way, the proposal would go to the Planning Commission for recommendation and then to the City Council for approval.

Brent Rummler appreciated Andy Spencer's input. Because this must go through the conditional use approval process, even with a code change it would not be the end of the game. The applicant would still go through the permitting process and must provide plans that meet the Gateway standards regarding height, setbacks, and everything else. If specifics are important to the council, those should be included in the ordinance. The biggest concern he has heard from residents is that this does not meet the feel of Alpine.

Steve Doxey commented that if the council approves a text amendment to code, that is a legislative decision. Once a legislative decision has permitted something as a conditional use, then it moves into an administrative arena. The council cannot then act as a legislative body and say, "We do not like what you are doing here." They can only act as an administrative body regarding the permitted use and impose conditions to mitigate reasonably anticipated detrimental effects of the use. The council has more discretion on a text amendment than they would on a conditional use permit.

Brent Rummler said that residents responding to a Facebook post said they did not want to see storage sheds in Alpine. Brent reached out to them and explained that they are welcome to contact Stack with questions, but this facility will not be like the units along the freeway with orange doors, chain link fences, and big neon signs. He explained that this proposal is much different than what they were picturing. Brent also explained the zoning issues, which are often misunderstood by residents.

The council members and Nache discussed various details:

- Anything in the B-C Zone is included in the Gateway Historic District.
- Ten parking stalls are planned for the facility. There is a similar facility in Cedar Hills with four parking stalls, and they do not have parking issues there. Stack's experience says daily trips are limited and this is sufficient parking.
- Trees will be planted to provide additional screening.
- CC&Rs will limit the hours of outdoor access. The city will have the facility owner's contact information, so if noise or other nuisances arise, they may contact them or the police.
- Signage is already controlled by city ordinance.

**Motion:** Jessica Smuin moved to extend the meeting beyond 9:00pm until the business of the city is complete. Brent Rummler seconded the motion. The motion was approved unanimously.

Attorney Steve Doxey commented that if the council were inclined to proceed with a text amendment, his experience is that the city does not have much leverage unless they are a party to the CC&Rs or an expressly intended third party beneficiary who can enforce the CC&Rs. For example, HOAs sometimes decide they do not want to maintain a landscaped area and could decide to "give it to the city" to maintain, or an HOA may dissolve because owners do not want to pay assessments. Enforcement of CC&Rs should be considered as part of the process. Nothing is fail-safe, but there are things we can do to strengthen the city's ability to take care of issues in the absence of a strong HOA.

Council members and Nache discussed further details:

- Stack will have a property management company in charge of the upkeep.
- The project will take approximately 12 months to build, but the timing of a building permit being issued is unknown right now. Winter weather may affect the timeline as well. Stack wants to be a good neighbor and will do their best to keep noise to a minimum. They will cooperate and coordinate with the Knot & Pine business for their events.
- Stack will have a superintendent who will communicate with businesses and neighbors about the construction schedule.
- Stack is not asking for setback exceptions on 200 North.
- The purchase price for the condo units is steep, and owners will be buying into a community experience in addition to their personal use. Stack is highly motivated to enforce the HOA restrictions to protect the significant investment of the owners.
- Fifty-two garage condos are planned. The average garage is 30 feet wide, and will contain a half bath, kitchenette, HVAC, epoxy or painted floors, and lighting. No one may sleep there.
- Alternative uses for this site - Industrial uses were denied by the City Council. This site could also be considered for retail or higher density housing. Both would involve more traffic.
- The condo building will have security cameras and key code access, which is standard practice now. A live-in manager is not planned at this time.
- The clubhouse is for use by condo owners and is not available for the self-storage renters. It will have a lounge area with a TV, a kitchenette, and a conference room.
- Bulk and massing standards are still being discussed, especially for the B-C Zone.
- The Planning Commission recommended approval because of the low impact on surrounding neighbors.

Brent Rummler said that he appreciates Stack's efforts to reach out to the residents and he has heard positive things about Nache's interactions with them. Residents do not want the property to be industrial like it was before, nor to become high-density housing. Previous uses created lots of noise and parking issues. With one employee on site and occasional visitors, it should be much less impactful.

Jessica Smuin said that the Gateway Plan designates this area as a transitional zone, which is commercial use moving to low impact use and then single-family residential. We want to keep the look and feel of Alpine, and she sees this use as in conflict with Alpine's plan. This is a big decision that will affect our city for years in the future. With all of the Small Area Plan meetings and open houses, she does not recall one resident asking for storage units. This is not just a question of exterior surfaces and landscaping, but of many moving parts. There is a whole list of uses that are allowed here, and Jessica does not think this project meets our historic identity.

Sarah Blackwell said she appreciates Nache's sensitivity to the residents, and that they plan to keep the historic monument. Stack has been easy to communicate with and responsive in answering questions. Sarah noted that if restrooms are included in the garages, it would be easy for people to live there.

Mayor Carla Merrill said she received an email supporting the facility because residents want a safe place to store their collections. A specific resident has worked with Stark on projects in multiple states, and said they do high quality work with integrity, and it adds value to the city. The mayor is not sure which way a vote would go, but she appreciates Nache's efforts to reach out to residents. Even those who do not want the storage facility to be built have expressed appreciation for the contact and information.

Council members had questions about the precedent for amending city code.

Steve Doxey said it is not unusual for an applicant to request a rezone or code amendment to allow them to move forward with what they want to do. This requires council approval as a legislative decision. If we adopt an ordinance that is not perfect, we can amend it later.

Andrew Young asked if a future City Council could allow these units to become high-density housing and how they could accomplish that.

Mayor Carla Merrill said the land would have to be rezoned for higher density housing. Currently Alpine allows quarter-acre lots, and with an overlay you could have eight units per acre. This number of units would be above what is currently allowed, so it would require a zone change.

Steve Doxey added that the proposed code change requires that the applicant submit a Development Agreement and the CC&Rs for review and approval by the City Council. Residential use of the units is already prohibited in the code, but if it were also prohibited in the Development Agreement it would be much more difficult to permit it in the future and would require the agreement of both parties.

Nache Nielsen said that Stack thinks this is a good use for this site and he is happy to answer questions.

Mayor Carla Merrill thanked Nache for his presentation.

**Motion:** Sarah Blackwell moved to have Item B-the Fire Station Budget heard before Item A-the Mid-Year Budget Adjustment so the presenters could be excused. Brent Rummeler seconded the motion. The motion passed unanimously.

## VI. ACTION ITEMS

### B. Approval of Fire Station Addition/Community Center Project Budget

Shane Sorensen said that the team led by Babcock Design, SIRQ Construction, and assisted by Navigate, has been working on finalizing the design development drawings for the Fire Station Addition/Community Center project. As outlined in the information sheet prepared by Navigate in the packet, the design team has put significant effort into providing a project that meets the desires of the City Council, while attempting to stay within the \$5M budget.

SIRQ Construction has prepared a detailed cost model that has been refined following each design meeting. Representatives of SIRQ Construction and Navigate are at tonight's meeting to discuss the remaining cost-saving strategies and provide the council with the opportunity to finalize the scope and anticipated cost of the project so that construction drawings may be completed.

As a reminder, \$3M has been allocated in the FY2026 budget. The remainder of the funds needed for the project may be provided through bonding and potential future budget allocations. With the project slated to be completed in the fall of 2027, it will cross three budget years. This timeline provides a scenario where some funds could be budgeted in the next two fiscal years with the remainder of the non-cash funds being provided through a bond.

Staff will prepare an analysis of the anticipated capital improvement fund balance at the end of FY2026 and will work with Zions Public Finance to have a proforma for bonding scenarios to be reviewed at a City Council meeting.

We are at a point where we need to make decisions for the final construction drawings. Because of the significant cost, it is important to bring this to the council. Shane said that this is a team of all-stars who have put a great deal of work into evaluating and managing the costs. The fire station team was invited to the microphone.

Preston Reading – Navigate  
 Chad Littlewood – Babcock Design architect  
 Rich Ainscough, Bret Vargerson & Blake Webster – SIRQ Construction

Rich Ainscough said they love public safety projects because they are important to the community. This process will take the existing fire station and make it viable for future use by bringing it up to public safety standards and allowing crews to be comfortable and successful in their jobs. It will update the firehouse with dorms and a day room and convert the existing building into a community center. The projected budget now is above what was listed in the RFP, so the team has spent a lot of time on value engineering. The decisions the council makes tonight will determine if the \$5.2M goes up, down, or stays the same. In addition to the construction costs that are being reviewed tonight, there will be soft costs for administration, architects, appliances, and other items of around \$900,000 for the project.

Rich explained that this is not the guaranteed maximum price. The team is working to manage design elements so they can provide accurate plans for subcontractors to submit bids in each category. Then they will provide the guaranteed maximum price for the project. Many contractors are looking for work now, so the market is favorable to Alpine.

Shane Sorensen said over the months that this project has been in the design phase, council members have said they want to end up with a building that they like. This item is on the agenda so the council gets the building they want and will pay for. Chief Beck and Chief Patten have been in the meetings and have agreed to the plans. The chiefs are not asking for any frills, just functional items.

Chad Littlewood said he has designed more than have a dozen fire stations, and our chiefs have been very supportive of a minimal approach and making it as functional as possible.

Shane explained that many value engineering decisions have already been made, such as regular-speed bay doors for re-entry. The more significant choices are before the council tonight.

Options and considerations for the council:

- The entire building needs to be re-roofed. Installing a hybrid roof would save \$32,608 over roofing the whole structure with standing seam metal. Metal roofs look nice but are loud in the rain and require cleats to keep snow from falling onto visitors.
- Replacing the faux wood gable with stucco would save \$15,300.
- Decreasing the size of windows in the fire station day room would save \$7,500.
- Patching the apparatus bay floor instead of adding epoxy coating would save money. Epoxy floors are good because they are not slick when wet, but they typically fail after five or more years with the heavy trucks.
- Eliminating the community center vestibule would save \$23,578. However, the vestibule is a good way to tie the old section in with the new building and would provide weather protection for visitors.

- Eliminating a sheetrock wall in the gym saves money. Insulation is on the outside of the wall, so leaving the block wall exposed will not reduce energy efficiency.
- Millwork along the east wall in the Community Center (cabinets for the TVs, bookshelves, countertop for serving) may be reduced.
- The city could purchase a generator on a state contract directly to save money.
- Installing sinks only in the bathrooms instead of in individual dorm rooms would save money.
- Windows on the south side of the Community Center would be add-ons.
- Built-in beds in the dorm rooms cost more up front but they wear well and last for years. Highland's station has built-ins and they are fine after 18 years of use.

Shane said that the fire station bond would be paid from sales tax revenue so there will not be a property tax increase. The original plan was to provide \$3M from the budget and get a \$2M bond. Council could increase the bond amount if they desired.

Mayor Carla Merrill explained that because this project spans several years, we can utilize funds from those budget years as well. The bond will be paid back over 20 years, so the cost is spread out.

Shane ran some fast calculations: a 20-year bond at 4 percent of \$2M is about \$150,000 per year. If we reduced the bond to \$1.8M, the payment would be around \$134,000 per year.

Mayor Carla Merrill said with a \$2M bond and a \$150,000 per year payment, if you divide that by 2,700 homes you have \$55 per year per household. Divided by 12 months, this is an average of \$4.63 per month per household from sales taxes.

Brent Rummler commented that he is averse to borrowing money in his personal life but has been educated that sometimes it is appropriate to bond in government funding because it spreads out the cost. He appreciates the team and the chiefs working together to reduce costs.

Mayor Carla Merrill added that residents are not obligated to the bond when they move from the city.

Chrissy Hannemann said that the fire station was built in 1996, so it is time for an update. We should build what we want because it will last for years, and we have resources and donations to help.

Andrew Young asked about the cost per square foot of the various elements and the team provided the specific numbers. Andrew also wondered why we are doing this project when other things are more pressing.

Mayor Carla Merrill said that the fire station project has already been approved by the City Council with the rough numbers. Once we get the finalized plans the team will gather actual bids. Most of our emergency calls are for our older residents and the improved station will help facilitate emergency responses to those calls.

[See detailed fire station choices on next page.]

**Alpine Fire Station - 3/24/2026**

| ITEM #                               | ITEM DESCRIPTION   | VALUE                     | CLASS              | UNDECIDED (1)                          | ACCEPTED (2)      | REJECTED (3)      |
|--------------------------------------|--|---------------------------|--------------------|--|-------------------|-------------------|
| 1a                                   | Hybrid Roof System (Standing Seam Over Dayroom & Vestibule, Keep Roof Over App. Bay, Asphalt in leui of standing seam over addition)               | \$ 198,557                | 3                  | \$ -                                   | \$ -              | \$ 198,557        |
| 1b                                   | Hybrid Roof System (Standing Seam Over Dayroom & Vestibule, Replace Roof Over App. Bay w/ asphalt, Asphalt in leui of standing seam over addition) | \$ 165,949                | 2                  | \$ -                                   | \$ 165,949        | \$ -              |
| 1c                                   | Asphalt Shingle in leui of standing seam metal roof (all roofing)  | \$ 179,000                | 3                  | \$ -                                   | \$ -              | \$ 179,000        |
| 2                                    | ADDED glazing on community center (Not VE)   | \$ (50,000)               | 2                  | \$ -                                   | \$ (50,000)       | \$ -              |
| 3                                    | Eliminate Added Glazing SF on Dayroom  | \$ 7,500                  | 3                  | \$ -                                   | \$ -              | \$ 7,500          |
| 4                                    | Eliminate Epoxy Flooring   | \$ 74,834                 | 2                  | \$ -                                   | \$ 74,834         | \$ -              |
| 5                                    | City purchases emergency generator   | \$ 10,000                 | 2                  | \$ -                                   | \$ 10,000         | \$ -              |
| 6                                    | Reduction of furring at CMU walls in gym   | \$ 4,116                  | 2                  | \$ -                                   | \$ 4,116          | \$ -              |
| 7                                    | Wood Wall Panels - Gable Ends (Only Keep Street Facing)  | \$ 15,300                 | 2                  | \$ -                                   | \$ 15,300         | \$ -              |
| 8                                    | Keep Existing Entry Overhead Doors   | \$ 57,000                 | 3                  | \$ -                                   | \$ -              | \$ 57,000         |
| 9                                    | Eliminate Vestibule  | \$ 23,578                 | 3                  | \$ -                                   | \$ -              | \$ 23,578         |
| 10                                   | Eliminate Dorm Sinks - 2 Drawer Floating Cabinet; Floating Sink Cabinet; Quartz Countertop   | \$ 12,000                 | 2                  | \$ -                                   | \$ 12,000         | \$ -              |
| 11                                   | Eliminate Dorm Beds - PLAM Built in Bed  | \$ 16,500                 | 3                  | \$ -                                   | \$ -              | \$ 16,500         |
| 12                                   | Eliminate Community Center Millwork  | \$ 30,490                 | 2                  | \$ -                                   | \$ 10,490         | \$ -              |
| 13                                   | Eliminate Storage Room 117 Millwork  | \$ 14,100                 | 2                  | \$ -                                   | \$ 14,100         | \$ -              |
| 14                                   | Eliminate Laundry 116 Millwork - Counters  | \$ 12,480                 | 2                  | \$ -                                   | \$ 12,480         | \$ -              |
| 15                                   | Eliminate Pantry 118 - Built-ins   | \$ 14,000                 | 2                  | \$ -                                   | \$ 14,000         | \$ -              |
| 16                                   | Tool Room Millwork + No Door   | TBD                       | 2                  | \$ -                                   | TBD               | \$ -              |
| 17                                   | Alternate Wall Tile  | TBD                       | 2                  | \$ -                                   | TBD               | \$ -              |
| 18                                   | Prefab Shower Insert in leui of shower file. (with glass door)   | TBD                       | 2                  | \$ -                                   | TBD               | \$ -              |
| 19                                   | Eliminate Shower ADA Benches (Owner Purchase & Install)  | \$ 460                    | 2                  | \$ -                                   | \$ 460            | \$ -              |
| 20                                   |  |                           | 1                  | \$ -                                   | \$ -              | \$ -              |
| 21                                   |  |                           | 1                  | \$ -                                   | \$ -              | \$ -              |
| 22                                   |  |                           | 1                  | \$ -                                   | \$ -              | \$ -              |
| 23                                   |  |                           | 1                  | \$ -                                   | \$ -              | \$ -              |
| 24                                   |  |                           | 1                  | \$ -                                   | \$ -              | \$ -              |
|                                      |  | <b>785,863</b>            | <b>SUBTOTAL</b>    | <b>\$ -</b>                            | <b>\$ 283,729</b> | <b>\$ 482,135</b> |
|                                      | General liability  | 0.34%                     |                    | \$ -                                   | \$ 964.68         | \$ -              |
|                                      | Contractor Fee   | 5.49%                     |                    | \$ -                                   | \$ 15,576.70      | \$ -              |
|                                      | Warranty   | 0.25%                     |                    | \$ -                                   | \$ 709.32         | \$ -              |
|                                      |  |                           | <b>GRAND TOTAL</b> | <b>\$ -</b>                            | <b>\$ 300,979</b> | <b>\$ 482,135</b> |
| <b>CURRENT COST ESTIMATE</b>         |  | <b>\$ 5,211,797</b>       |                    |  |                   |                   |
| <b>CURRENT COST + ACCEPTED ITEMS</b> |  | <b>\$ 4,910,818</b>       |                    | <b>\$ 5,815,854</b>                    |                   |                   |
|                                      |  | <b>Construction Costs</b> |                    | <b>Construction Costs + Soft Costs</b> |                   |                   |

**Motion:** Chrissy Hannemann moved to accept the cost strategies with a target budget of \$5,820,000 and a contingency of \$10,000 for millwork for the Fire Station Addition/Community Center Project. Jessica Smuin seconded the motion. There were 4 yes votes and 1 no vote, as recorded below. The motion passed.

|                   |                  |                       |
|-------------------|------------------|-----------------------|
| <u><b>Yes</b></u> | <u><b>No</b></u> | <u><b>Excused</b></u> |
| Chrissy Hannemann | Andrew Young     |                       |
| Brent Rummler     |                  |                       |
| Jessica Smuin     |                  |                       |
| Sarah Blackwell   |                  |                       |

**A. Public Hearing: Ordinance 2026-07: FY2026 Mid-Year Budget Adjustment**

After reviewing the current budget for FY2026, staff propose the following adjustments:

- General Fund – Intergovernmental Revenue: The city received a \$1M grant from Utah County for street maintenance after the FY2026 budget was approved. The city entered an interlocal agreement with Utah County, which specified that the city would front the cost of the street maintenance project and then request reimbursement. The project was completed in the fall of 2025. The city

requested reimbursement of the funds that had been expended and subsequently received a reimbursement of \$1M. This budget adjustment is to account for the revenue received and to increase the expense side of the budget.

- General Fund – Charges for Services, Waste Collection Sales: There was a discrepancy in the FY2026 budgeted revenue for waste collection sales. The budgeted revenue was listed at \$730,000, while the budgeted expense was listed at \$758,550. This portion of the budget amendment increases the anticipated revenue by \$28,550, making the budgeted revenue and expense match.
- General Fund – Class C Roads: The Class C Road budget was overspent by \$29,100 as a result of street work that was completed in the fall of 2025. This portion of the budget amendment brings \$29,100 from fund balance to cover the expense.
  - The Class C Road project was previously approved by the City Council. The street maintenance, sealcoating, and overlay work came in over the budget.
- Storm Drain Fund: As a result of a very competitive bid for the Fairview Circle Storm Drain Project, the cost for additional storm drain work on Canterbury Lane was negotiated with the contractor as a change order. The project was completed in the fall of 2025. This portion of the budget amendment brings \$215,000 from the fund balance to cover the expense of the additional project.
  - There was a section of Canterbury Lane that was retaining storm water. The project extended the storm drain system to channel the water away. It is expensive to dig through the asphalt and existing utilities, but doing this project in connection with the other one saved the city money in the long run.

NOTICE

The required public hearing notice was posted for this proposed FY2026 mid-year budget adjustment.

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**PUBLIC HEARING**

Mayor Carla Merrill opened the public hearing at 11:24 pm.

There were no public comments.

With no public comments, the mayor closed the public hearing at 11:25 pm.

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**Motion:** Brent Rummeler moved to approve Ordinance 2026-07 including the proposed mid-year budget adjustment. 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> |
|-------------------|--------------|----------------|
| Chrissy Hannemann | Andrew Young |                |
| Brent Rummeler    |              |                |
| Jessica Smuin     |              |                |
| Sarah Blackwell   |              |                |

Chrissy Hannemann commented that a fund balance acts as a contingency for unexpected needs. Some projects cost more and some are less. Tonight’s adjustment is using the fund balance in the way it is designed.

**VII. STAFF & COUNCIL REPORTS**

Shane Sorensen said that our new City Planner, Caden Lyon, will start next Tuesday. Shane will send an email to the council members with his reports for this evening.

Jessica Smuin said she will also send an email tomorrow.

Chrissy Hannemann said she will send updates about the Sculpture Garden. The Finance Committee meeting will be held Thursday from 8:00-9:30 am. The meeting has been properly noticed, so council members are encouraged to attend.

Andrew Young said that residents have asked for the shingles to be replaced on the Box Elder pump shed, and some residents have requested that the PI water be turned on early this year. Andrew asked about progress on signs requiring dogs to be on a leash at Smooth Canyon Park.

Mayor Carla Merrill asked Andrew to send repair requests directly to Shane Sorensen.

Shane Sorensen said staff are working on a sign package for our parks that will be brought to the council.

Heidi Smith reported that the Alpine Days Grand Marshall nominations will open soon. The council will make the final decision.

**Motion:** Brent Rummeler moved to adjourn the meeting. Andrew Young seconded the motion. The motion was approved unanimously.

The meeting was adjourned at 11:34 pm.