

MINUTES
HIGHLAND CITY COUNCIL MEETING

Tuesday, February 3, 2015

Highland City Council Chambers, 5400 West Civic Center Drive, Highland, Utah 84003

PRESENT: Mayor Mark S. Thompson, conducting
Councilmember Brian Braithwaite
Councilmember Dennis LeBaron
Councilmember Tim Irwin
Councilmember Jessie Schoenfeld
Councilmember Rod Mann

STAFF PRESENT: Aaron Palmer, City Administrator
Nathan Crane, Community Development Director
Gary LeCheminant, Finance Director
JoD'Ann Bates, City Recorder
Brian Gwilliam, Chief of Police
Tim Merrill, City Attorney

EXCUSED: Justin Parduhn, Public Works O&M Director

OTHERS: Jonathan Winder, Colvin Eccles, Dylan Burns, Jordan Winder, Gavin Taylor, Tate Ingram, Blake Bushman, Donovan Bushman, Taylor Gledhill, Duncan Reid, Joseph Wesemann, Shauna Holt-Larsen, Rob Gultsrandsen, Kathrine Siggard, Kip Siggard, Christian Yumauda, Alton Taylor, Logan Myers, Duncan Myers, Parker Clegg, Tate Miner, Carter Beebe, Stefani Self, Jennifer Winder, Matt Myers, Roma Jean Ockler, Chel Ferraro, Addison Church, Trey Anderson, Jared Burgon, Michael Austin, Jeff Ferraro, Steve Lewis, Michael Austin and Ammon Bateman.

The meeting was called to order by Mayor Mark S. Thompson as a regular session at 7:00 p.m. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Dennis LeBaron and those assembled were led in the Pledge of Allegiance by Tate Ingram, Scout.

APPEARANCES:

No public appearances

PRESENTATION: Proposed New Piano Purchase – Highland City Arts Council

Shauna Larsen Arts Council Chair addressed the council regarding the purchase of new piano for the Community Center. The Arts Council has currently raised approximately \$4,000. They have looked at the pricing for a new piano and they are looking at \$13-20 thousand. She knows they can bring in new concerts, they actually have some groups that would like to come but will

not due to the piano. She feels it would be an asset to the community. They have had the current one looked at, it is 80 years old and it has been suggested they not put any more money into it. The piano that would be purchased would belong to the city and would not leave the Community Center. They are looking at a specific piano, with the help of Brigham Larson who owns a piano business, tunes, sells, refurbishes pianos, is well known for what he does and feel they can get a great piano. They would have liked to have it done by early spring but has not been able to raise as much as possible. She inquired if the city would consider contributing or possibly matching the funds they have raised.

Tim Irwin confirmed if the city agreed to contribute then the funds would have to come out of this year's budget and currently there is nothing budgeted, they would have to do a budget adjustment.

Brian Braithwaite suggested they take advantage of the city celebration. They could promote it during that time to encourage resident contributions. He is not against the city contributing but feels they could raise more with resident involvement.

The City Council discussed other possible ways to help get the information out regarding the request to help raise funds for a new piano.

Tim Irwin commented the Highland Arts Council is doing some great things and agrees with the involvement of the residents and those individuals and groups that use the piano.

City Council asked the Arts Council to return and report to the Council in May regarding the progress of raising the funds.

CONSENT ITEMS:

MOTION: Minutes for the January 13, 2015 City Council Work Session

MOTION: Minutes for the January 20, 2015 City Council Regular Meeting

MOTION: Dennis LeBaron moved the City Council approve the consent items on the agenda.

**Tim Irwin seconded the motion.
Unanimous vote, motion carried.**

ACTION ITEMS:

RESOLUTION: **Intent to Annex 37.18 acres of Real Property**

Background: The property owner has submitted an application for a Planned Development (PD) District which is currently under review by staff. It is anticipated that the annexation and PD District will be considered concurrently at a future City Council meeting. A public hearing before the Planning Commission will also be held prior to Council consideration. The requested

action does not approve or deny the annexation petition. The action requested allows the Council to further consider the annexation. The decision on whether or not to annex the property will be made at a future Council meeting after all noticing requirements are complete.

Brian Braithwaite inquired if there was any downside to this approval.

Nathan Crane stated not at this point. Part of the process is the applicant will be developing a plan which the council will consider in conjunction with the annexation. It will all happen at the same time so the council will have the ability to decide then if they want to accept the annexation or not.

MOTION: Brian Braithwaite moved the City Council approve a Resolution indicating the intent to annex at least 37 acres of real property located at the northeast corner of Highland Boulevard and 11800 North.

Jessie Schoenfeld seconded the motion.

Those voting aye: Jessie Schoenfeld, Tim Irwin, Dennis LeBaron, Brian Braithwaite and Rod Mann.

Motion carried.

MOTION: Selection of Consultant to Prepare Cost Projection for D and F Roads

Background: In the fall of 2014, J-U-B Engineers prepared a road maintenance plan. As part of this plan Pavement Condition Index (PCI) values were established for all roads in Highland. However, the maintenance plan only addressed roads with a PCI value of A-C. The Mayor and Council has requested a road plan addressing roads with a PCI values D and F be addressed. There are 15.16 miles with a PCI value of D and 18.04 miles with a PCI value of F. In September 2016, the City Council hired King Engineering to serve as a consultant to provide general consulting services relating to road maintenance projects. The not to exceed contract was for \$7,500. Staff has met with Mr. King earlier this year to discuss the possibility of having King Engineering prepare the cost projections for D-F roads. Since this project was not covered in the original contract, Council authorization is required. Mr. King has prepared a proposal to complete this project.

Nathan Crane stated there were two different costs involved which were: 1) \$12,600. would involve the ability to gather the data from JUB. 2) \$17,200. would involve having King Engineering reproduce the data. They were able to get the data from JUB so they are able to do it for the \$12,600. Since it was part of the proposal he thought he better explain it.

Dennis LeBaron inquired if they had already a cost estimate for fixing the D & F roads from JUB.

Rod Mann stated he recalls the previous road study estimated the cost to repair/reconstruct D & F roads to be \$18 million.

Nathan Crane believes that the road report from JUB does not include costs for D & F roads, that it only included the A & C roads. From a staff perspective he would recommend going with one firm, whichever firm the council chooses. The proposal provided by King Engineering states they will do a visual assessment and do individual recommendations for rehabilitation or reconstruction based on the assessment and the PCI value.

Tim Irwin indicated that in talking about this it was discussed that some of the roads are part of areas where the adjacent land is not developed. When the land gets developed they require the developer to improve those roads. He inquired as how the city would mesh those two.

Nathan Crane stated it is a complicated questions and something they will have to work out.

City Council and staff discussed the possible costs and the factors that would change those figures in the future.

MOTION: Dennis LeBaron moved the City Council approve the selection of Jon King of King Engineering as a consultant to prepare cost projections for the Roads with a PCI Value of D and F not to exceed \$12,600.

**Tim Irwin seconded the motion.
Unanimous vote, motion carried.**

MOTION: Recommended Mid-Year Budget Adjustments

This action was pulled by staff to be discussed under Communication Items

MAYOR, CITY COUNCIL & STAFF COMMUNICATION ITEMS

(These items are for information purposes only and do not require action or discussion by the City Council)

Recommended Mid-Year Budget Adjustments

- Brian Braithwaite commented that since they do have so many different funds they deal with he feels it is important that the costs are allocated properly. As he reviewed the information provided, he feels that there are funds being taken from several different areas and dumped in to one. He wants to make sure those costs are getting broken down and allocated to where they are really meant to go. He had spoken with Gary LeCheminant, Finance Director and he indicated they would look at those funds as they are spent and make sure they are allocated correctly.

Tim Irwin inquired if they can eliminate some of the costs going into the engineer account as many of those responsibilities would be in other areas and not engineering.

Brian Braithwaite indicated that the former City Engineer was also the Public Works Director and those costs were spread over all aspects of both positions. He just wants to make sure they are allocated properly. Brian inquired about making the budget a more user friendly budget.

Gary LeCheminant indicated that he is working on a more friendly understanding of the budget and will apply it to the upcoming budget year. Gary continued by reviewing the proposed

budget adjustment and stated that out of 62 adjustments he would like to review the major ones that need to be adjusted:

- Town Center/Capital Improvement Bldg.
- Debt Service, General Fund, Bond Interest
- Seasonal employees
- Highland fines revenue
- Open Space carryover
- Engineer Salary and Benefits (as discussed earlier, they would be allocated correctly)
- Community Center Bldg. maintenance
- Seasonal Parks Employees
- Highland Fling
- Impact Fee Study
- Charging the City for PI
- General Fund Surplus
- New Phone System

The City Council thanked Gary for his hard work and the recent information he had compiled to help the council understand the changes.

- Rod Mann inquired about the signs for the Murdock Trail informing bike riders of the proposed direction.

Nathan Crane indicated he was meeting with Jim Price of MAG this week and would be discussing this issue.

- Dennis LeBaron asked about the costs for the roads and how the funds would be spent.

Nathan Crane stated staff has worked with Jon King and the Public Works staff to identify two roads that are D&F in need of reconstruction, they wanted to wait for the budget adjustments in order to ensure funding. He feels they will be ready to bring that information before the council in the upcoming meetings.

- Jessie Schoenfeld inquire if anyone had approached Jordan Valley Water Users regarding the purchase of their property for the parks maintenance building.

Mayor Thompson indicated he had contacted Richard Bay, who is the General Manager. Richard indicated he would assign this to Allen Packard and have him get in touch with him. He has not heard from him at this time. He also inquired of Richard if they would be interested in a land swap and Richard responded they could possibly look at that option.

- Brian Braithwaite inquired to the status of the open space purchases and if there is a need for an Executive Sessions at the next meeting in order to move forward.

Nathan Crane stated some of the residents were asking for additional time to pay for the property on larger parcels. If the Council is in a general agreement about that he could talk to the Council individually and move forward from there.

Tim Irwin indicated he does not feel an executive session is necessary. He feels they could leave it with the staff and allow them to make that adjustment and handle it administratively.

Tim Merrill, City Attorney stated that he feels with the parameters that were discussed in the executive session regarding this issue, this could be handled administratively.

- Rod Mann inquired if staff had any cost estimates on the Town Center park maintenance building in a fashion that fits with the environment.

Nathan Crane stated the engineer was in the process of putting the site improvement cost together and the Mayor is working on the building costs.

Mayor Thompson stated they are currently working with the size and the options of a steel building versus a masonry building.

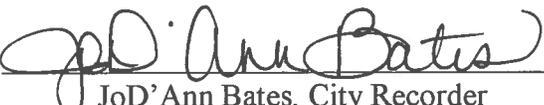
Discussion continued regarding the options of covering of amenities and consolidation of amenities.

ADJOURNMENT

MOTION: Rod Mann moved to adjourn.

**Brian Braithwaite seconded the motion.
Unanimous vote. Motion carried.**

Meeting adjourned at 8:13 p.m.


JoD' Ann Bates, City Recorder

Date Approved: February 17, 2015

