

ALPINE CITY COUNCIL MEETING

April 28, 2026

Mayor Carla Merrill called the meeting to order at 6:02 pm.

I. CALL MEETING TO ORDER

- A. **Roll Call** Mayor Carla Merrill
 The following were in attendance at the anchor location, which constituted a quorum: Andrew Young, Brent Rummler, Jessica Smuin, Sarah Blackwell, and Chrissy Hannemann.
 Staff: Shane Sorensen, Caden Lyon, Steve Doxey, Chief Brian Gwilliam, Chief Brian Patten, Heidi Smith and DeAnn Parry
 Others: Robert Hanson, Tom Holdman, Gayle Holdman, Jordan Ring-Sakabe, Linda Black, Rick Black, Greg Smith, Michelle Smith, Mario Jimenez, Michelle Kaufusi, Steve Kaufusi, Arlin Brewer, Tony DiConza, Steve Burrows, Kent Parry
- B. **Prayer** Andrew Young
- C. **Pledge** Carla Merrill

II. CONSENT CALENDAR

- A. **Approve Minutes from the April 14th City Council Meeting**
- B. **Resolution R2026-17: Appointments to the Historic Preservation, Arts and Culture Citizen Advisory Committee**

Motion: Jessica Smuin moved to approve the Consent Calendar as proposed. Andrew Young 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>
Andrew Young		
Brent Rummler		
Jessica Smuin		
Sarah Blackwell		
Chrissy Hannemann		

III. PUBLIC COMMENT

Linda Black – East Mountain Drive, Alpine
Linda expressed concern about the fence ordinances. Their neighbor recently built an 8-foot cement freeway wall around his property. The existing fence was taken down and left in an adjacent yard and the neighbors were not notified. Everyone was surprised. The lot in question was recently approved as a multi-sided lot by the city. She was not sure how that happened without the neighbors being notified. It does not preserve the feel of Alpine when walls are built instead of connections.

Rick Black – East Mountain Drive, Alpine
Rick said they moved to Alpine for the beauty, the mountains, and the rural feel. This freeway fence was installed without anyone being contacted. The new fence is 9 feet tall from his neighbor’s property because of the grade. This fence sticks out like a sore thumb, and he does not understand why it is here. The Planning Commission and City Council should not have approved this. The fence owner received a permit, but this should never happen again. It really affects the neighbors, and Rick may not choose to stay in Alpine.

Greg Smith – Box Elder Drive, Alpine
Greg said they bought their home a decade before the Lambert Park Estates subdivision was approved by Utah County. Alpine’s Master Plan includes a connector road from Box Elder Way to Moyle Drive. Greg distributed copies of the plan and the map to the council. The Smiths knew that their neighbors would drive past their house, but they could not have anticipated 56 new homes in the County. The city created this situation. He is asking that the city install a privacy wall in front of their house and also consider extending the wall on the city property by the pump house. He would like the wall to be tall enough to block out the traffic noise. A gabion

basket wall would be ideal. He asked for a council sponsor, in addition to Andrew Young, to help with this effort.

Michelle Smith – Box Elder Drive, Alpine

Michelle referred to Pages 2 and 3 of the Master Plan, which included the map and the code stating the requirement for a secondary access. The Smiths were told that after 20 homes were built the secondary access road connecting to Moyle Drive would be paved, according to city ordinance. Instead, all 80+ homes are routed past the Smiths. The traffic is horrible all day long. She requested that the city construct a wall and install speed bumps to slow the traffic. It is not just neighbors driving by, but contractors and construction vehicles also. This is truly a burden to them, and she never thought the city's preference for recreation would stab them in the back.

Mario Jimenez – Whitby Woodlands Drive, Alpine

Mario said that long-time resident Bertha Adams had a cherished organ that she brought over from Germany. George and Jan Young have stored it for five years. Because George recently passed away, Jan is clearing out their storage unit, and she asked him to speak to the City Council about making the organ part of Alpine's heritage. Perhaps the city could store it until the community center is ready, or there might be space in the library. Mario would like to see this historic item preserved.

Michelle Kaufusi – Comanche Lane, Provo

Michelle, former Provo City Mayor, is running for Seat A on the County Commission. She has worked with many of the council members previously and thinks they are wonderful public servants. June 23 is the Primary Election. She would like to bring her skill set, credentials, and reputation for collaboration to the County Commission. She invited council members to share her cell number and to call her with any questions.

Arlin Brewer – High Bench Road, Alpine

Arlin and his wife moved here 59 years ago for the quality of life and the beauty. He thanked the Police Chief for our safe community. Arlin was shocked to wake up to a "prison wall" that blocks the beautiful views in his backyard. Andrew Young has tried to help him, but there is not much he can do. Arlin would like to make sure this does not happen to other residents.

IV. REPORTS & PRESENTATIONS

A. Sculpture Garden Committee Report

Robert Hanson, with the Heritage Arts Foundation, came with guests Tom and Gayle Holdman (Alpine, Fort Canyon Road), and Jordan Ring-Sakabe (Eagle Mountain).

Bob Hanson showed slides of the proposed sculpture garden, with a list of proposed plants for landscaping. A gazebo is also planned, with stained glass arches depicting Alpine's history.

Artist Tom Holdman explained that he is very excited about this project and he wants to make an iconic gathering place. The gazebo will be a beacon of light with stained glass windows depicting Alpine stories. The poppies and sunflowers will bloom all year. Much time has passed and much has changed here, but Alpine is still a beautiful place with beautiful people. He invited the council members to scan a QR code to see a virtual tour of the stained glass he created for the State Capitol.

Bob Hanson thanked Andrew Young for the suggestion of sharing Alpine's history along with the planned sculptures. Individual stories need to be told. Bob said that Tom and Gayle Holdman know potential donors they would like to engage, and they plan to host a gathering on their property in Alpine. The foundation recently completed a video that will be used in fundraising. They estimate the project cost to be around \$4M.

Mayor Carla Merrill explained that former City Planner, Ryan Robinson, is still in his Enoch City meetings, so Caden Lyon and Dan Wayne (MAG) will assist with the next section.

V. DISCUSSION ITEMS

A. Review of Main Street and Gateway Corridor Master Plan – Part 1

Caden Lyon said that the Small Area Plan has been a long time in coming. Alpine received a grant from MAG for the Master Plan focused on corridors. We formed a steering committee and held workshops and design charrettes with the goal of create a long-term visioning document for how Main Street and the gateway corridors should be developed.

The Small Area Plan is like a General Plan for a specific area. The first step is not to create new code, or to make zoning decisions, but to have a vision document. It is about place-making, public spaces, and civic amenities. The plan should help the city become more cohesive and beautiful. The Planning Commission focused on the areas that are most pertinent to them and decided to break the plan into sections to provide comments and feedback, instead of reviewing the entire plan at once. Two public hearings were held by the commission, one before and one after they conducted their review. A recommendation was then made to the City Council.

Over the last several meetings, the commission reviewed the sections of the draft plan that pertain to the Planning Commission and the Gateway Historic District. The following motions were made for each section:

- A motion was made by Michelle Schirmer and seconded by Troy Slade to recommend tabling **the Main Street Corridor Gateway Historic District Design Standards** until a future compilation, with the conditions that the building style be defined as Utah Historic Traditional and that secondary materials be removed, limiting allowed materials to red brick, wood, and black-framed windows. The motion passed unanimously, 6-0.
- Planning Commission member Troy Slade moved to recommend tabling the **Implementation Matrix of the Main Street Gateway Corridor Small Area Plan**, with the recommendations proposed:
 1. Remove Map Priority View Corridors and replace it with: Preserve Open Space and Agricultural Views along Alpine Highway.
 2. Remove the first two lines in the Operations and Safety Section and remove the raised median by Mountainville Academy.
 3. Remove construction of a mini roundabout at 100 South and Main Street.
- Planning Commission member Michelle Schirmer moved to table the **Main Street & Gateway Corridor Master Plan: Traffic Management Plan** until a future meeting with these recommendations:
 1. Reduce Main Street speed to 25 mph.
 2. Add a temporary no left turn during school drop off and pick up at Mountainville.
 3. Use temporary bollards instead of a permanent median for traffic safety.
 4. No roundabout at 120 South.
 5. Lower Canyon Crest speed to 30 mph before adding other traffic calming measures.
 6. Prioritize a roundabout at Ridge Drive and Canyon Crest.
 7. Work with UDOT to lower the speed limit on Alpine Highway.
- Planning Commission member John MacKay moved to recommend tabling **the proposed Main Street & Gateway Corridor Master Plan** with these recommendations:
 1. Extend the residential area to the southeast area south of the roundabout.
 2. Remove any language that identifies mixed use residential/commercial in The Field. That area should be used as flex housing for mixed-use housing like senior housing and smaller homes. Extend the area farther to the north up to the Art Center.
 3. Preserve agricultural and open space identified as linear park.
 4. Language not consistent with residential should be deleted from the Character Areas of The Field.

GENERAL PLAN REFERENCE:

- *Encourage and maintain a safe, convenient and inviting atmosphere for pedestrians within commercial areas by applying the Gateway Historic District Design Guidelines. (Policy 1.4 page 5)*
- *Preserve and beautify the three gateways into the City so that it is clear that you are entering Alpine. (Policy 1.5 page 5)*
- *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. (Policy 2.2 Page 7)*
- *Land zoned as TR-10,000 (Town Residential – 10,000 square foot minimum lot size) shall include the area generally located within the originally settled town center of Alpine that is considered appropriate for higher density residential development. (Policy 2.3 page 7)*
- *Land zoned as CR-20,000 (Country Residential – 20,000 square foot minimum lot size) shall include, but is not exclusive to, traditional agricultural land and land located at a lower elevation that is considered appropriate for medium density residential development. These areas should provide for the perpetuation of the rural and open space image of the City. (Policy 2.4 page 7)*
- *Land zoned as CR-40,000 (Country Residential – 40,000 square foot minimum lot size) shall include, but is not exclusive to, land generally located around the periphery of the City center considered appropriate for low density residential development. These areas should provide for the perpetuation of the rural and open space image of the City. (Policy 2.5 page 7)*
- *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). (Policy 3.1 page 9)*
- *Promote safe and efficient traffic circulation by following the Street Master Plan. Pedestrian safety shall also be a key focus of the traffic circulation plan. (Policy 1.1 page 12)*
- *Promote the use of roundabouts or other traffic flow options to prevent the need for stoplights, therefore maintaining the historic small-town rural atmosphere. (Policy 1.5 page 12)*
- *Seek to attract stable retail businesses that will stimulate economic growth and attract other like-minded businesses to the community. (Policy 1.2 page 28)*
- *Seek to attract new low-impact businesses that fit the character and scale of Alpine City. (Policy 1.3 page 28)*

CITY CODE REFERENCE:

- Alpine Development Code 3.07 Business Commercial Zone
- Alpine Development Code 3.02 TR-10,000 Zone
- Alpine Development Code 3.03 CR-20,000 Zone
- Alpine Development Code 3.04 CR-40,000 Zone

PUBLIC NOTICE:

Two public hearings were held as part of the Planning Commission reviews.

STAFF RECOMMENDATION:

Staff recommend that the council take measured steps to understand and consider the Small Area Plan for Alpine's Main Street and Gateway Corridors. The consultant hired to assist Alpine on the project is waiting for the council's recommendations to work on changes in the plan as necessary, with consideration of the changes proposed by the Planning Commission. No action is needed at this time.

Ryan Robinson joined the meeting by Zoom. Ryan explained that a mixed-use project was proposed for Main Street previously and was denied, as council wanted better design standards for evaluation. A leakage study was also conducted to provide information for economic planning.

Chrissy Hannemann suggested the council may want to approach this review like the Planning Commission by dividing up sections for discussion and questions. Tonight the council will review Part 1 of the plan.

Dan Wayne, Community Planning and Economic Development Manager with MAG, was invited to the microphone

Dan said he will be involved with Alpine through this whole grant process. Funding and technical assistance is provided by MAG to cities, but this is a city-led project. Alpine has also submitted another application to review the Development Code, which is the implementation side. Dan encouraged the council to come to a consensus on this document and then to work on the implementation code. This plan is simply for vision and to have a general direction so everyone can work together. Details can be addressed for specific projects as they are proposed.

Mayor Carla Merrill said the council would look at the first sections on Alpine's gateway corridors and two appendices tonight, for approximately 75 minutes.

Andrew Young said he loves the plan and the conclusion. This is what our residents are asking for. He knows that government is not supposed to be involved in religion, but our city was created by it and our community is encircled by it. Andrew would like to see faith references added to reflect our heritage, such as "preservation of history and pioneering character." Andrew liked the cycling paths in the plan but would also like to see an emphasis on senior-friendly walking paths and equestrian trails.

Brent Rummeler said he appreciates the process, Ryan Robinson's efforts, and the assistance of MAG. He also likes all the residents' involvement. People enjoy the residential feel of Alpine and want to preserve it.

Jessica Smuin said she appreciated Andrew's comments and thought we could add some language to underscore our heritage. The steering committee was started three or four years ago, and this project has been resident-driven. Jessica asked about the approval process and if there is a need for more professionals to be involved in the application and evaluation stages of future projects.

Dan Wayne said the goal is to write the Development Code clearly, so it is understandable by the lay person. It should provide enough details so that a city does not need layers of professional staff to interpret the code and achieve the desired result. If you do not know what you want, it is hard to write code to address that. Sometimes you can evaluate by taking a hypothetical "good" and "bad" project through the process to see if the end result is acceptable.

Caden Lyon commented that the design standards in the Small Area Plan are extensive and detailed and eventually we will codify those specifics. Adopting this plan will help the process.

Shane Sorensen said that when the Gateway Historical guidelines were created about 20 years ago, the city had a committee with an architect, a Planning Commission member, a City Council member, a businessperson, and a resident. When a project was submitted it went through this committee for approval before it was sent to the Planning Commission and the City Council. Eventually the committee was eliminated, and the Planning Commission took over. That is how it has been ever since.

Dan Wayne explained that they always strive to have a cross-section of the community, including seniors and individuals with special needs represented. The open houses were well attended and focus groups submitted similar comments. He feels confident that they identified the commonalities.

Chrissy Hannemann said that this was an interactive process and the document contains lots of community input. This effort began in August of 2024, and the residents have been very involved. The consultants were trained in utilizing charrettes, which allowed them to effectively assess the values of our community. There is not a lot of open space left, but The Field (south of the roundabout) is an important area. Many options have been presented for Main Street and other areas, and the responses have been curated to what is in this plan.

Andrew Young said he appreciated the research but offered a caution regarding the tax dollars we are missing because of leakage. The amount of \$95M is alluring, but Alpine does not value money and retail establishments as much as we value open space and quiet.

Mayor Merrill said she would like to see how much of that \$95M is being spent outside the city and how much is online. It is not realistic to have car dealerships in Alpine, nor big box stores like Home Depot. They would not really work here. Residents have asked for more food choices and boutiques for convenience. We have spenders here, and we need to be smart for our community. Also, what works now may change in the future.

Dan Wayne said that some cities pursue sales tax revenue above all else, but we have to decide what is best for Alpine. That is the real question.

Brent Rummeler commented that the leakage study is a bit misleading because we really do not have space to expand our Business-Commercial district outside of Main Street. Some property owners there have ideas and have asked about adjusted setbacks for new business. They want parking behind the retail establishments and a walkable Main Street.

Jessica Smuin has heard people say that businesses cannot survive in Alpine. She feels that if it is the right business, it will work. We need to find what meets the needs of our residents. A breakfast/meeting place has been suggested. Residents want to keep the traffic south of the roundabout.

Sarah Blackwell said she likes the idea of experiential retail, like we have with Burgess Orchards. People are excited to eat their peaches and ice cream next to the orchard. Individuals also enjoy coming to see the poppies by the mountains. It is important that our retail elements include the reasons people moved to Alpine.

The paragraphs about neighborhood living and preserving natural features both mention a community layout emphasizing privacy, scenic views, and an overall suburban rural feel. They also talk about preserving view corridors, so it would be good to have Development Code to support this vision document. We made a previous attempt at a view ordinance, and we should revisit that because it complements this plan. Sarah liked the land use statement on page 16, "Land use in Alpine goes far beyond regulatory zoning. It is about how land supports community life, rural heritage, outdoor living, low density commerce, and environmental stewardship."

Chrissy Hannemann commented that we have very little land available for Business-Commercial use. The city will do a deeper dive into revenues, but it is important to understand that less commercial tax revenue means more tax burden on the residents. This is not necessarily a bad thing, because residents have said they want Alpine to retain its peaceful, rural feel. We have one of the highest median incomes in the state, so if residents pay higher property taxes it can balance what we are not receiving from businesses. Everyone needs to understand this balance. More than 50 percent of our population is under 30. We need to remember all the people we represent who are not in the room.

Mayor Carla Merrill said the council would now review Appendices A and C.

Dan Wayne said a market analysis is a standard inclusion in these plans. It can provide information and ideas for further discussion.

Caden Lyon said this is a more in-depth analysis of how they derived the economic numbers. Originally, they identified 250,000 sq ft of potential retail space but determined that 137,000 sq ft is actually supportable.

Andrew Young said he was surprised and pleased at how much the plan addresses views. If we cannot capture all the retail money and the tax burden falls to residents because we have less Business-Commercial, there are other options such as cutting government.

Shane Sorensen commented that setbacks on Page 14 are wrong. Staff will need to review the numbers for accuracy.

Mayor Carla Merrill said that they discussed having larger front setbacks for shops and restaurants to allow for outdoor seating areas and to engage the public.

Brent Rummler said that some business property owners have talked about penciling. They are uncertain if retail units and restaurants can succeed in Alpine, so they would like to combine the shops with mixed residential units on top. Setbacks could be adjusted so parking is located in the back. We need to consider aesthetics as well as financial viability.

Shane Sorensen explained that in the last six weeks, two property owners on Main Street have inquired about constructing a business with mixed use residential on top. Our current zoning does not permit this, but we could create an overlay zone to allow a couple of projects to move forward to see how they work. An overlay would not apply everywhere. The council would still be involved with the process and decisions, and adjustments could be made as we learn from the experience. Our Town Center description allows for vertical mixed use.

Jessica Smuin said she likes the idea of trying out the mixed use to see if it is a good fit for Alpine.

Dan Wayne said there are different philosophies in different cities. A city can set the framework, create a plan, write code, and then wait for applications, or they can be proactive in engaging developers and offering incentives to get the type of development they want. Municipalities are not in the business of development, but they can encourage it.

Shane Sorensen said that Dan has done some groundwork on which consultants could help with our code updates. They will be ready with a proposal.

Brent Rummler said he respects the process of changing zoning for a specific use in the Business-Commercial zone. Council and staff do their best to establish potential uses, but they cannot anticipate everything in the future. We should be open to making changes to our code when it makes sense for the community.

Caden Lyon commented that it is a City Planner's dream to work with a council that wants a walkable Main Street and a great city.

The council then discussed Appendix C.

Dan Wayne said this appendix contains detailed information about public engagement that was summarized by the consultant.

Andrew Young said he liked how this plan came from a mixed-use proposal that did not work. He appreciates that we had community involvement but thinks we are missing a group of older residents who do not often attend meetings. We need to go to them, door-to-door, to get additional information.

Mayor Carla Merrill said about 15 percent of our population is 65 years and older. Our senior residents were represented at the meetings, and we had a good cross-section from our city. The city made a concerted effort to reach them and held a small group meeting with our seniors.

Jessica Smuin commented that all ages from the community came to the meetings and they stayed for hours. She thanked Dan Wayne for moderating a special meeting to reach out to our seniors and make sure their voices were heard. Our senior residents want everyone to slow down, and they are also willing to look at new possibilities.

Mayor Carla Merrill thanked Dan Wayne for going above and beyond to reach out and gather our senior residents for an evening meeting.

Chrissy Hannemann commented that in just a few days the consultants focused on our values and identified who we are in Alpine. They highlighted our walking trails, bike paths, and how the residents like to be mobile. In short, the consultants did not tell us who we need to be when we grow up but instead came and discovered who we are.

Dan Wayne explained that the meetings they hold are designed to engage the public and open the door to conversations. He is happy that everyone is pleased with the results. This is not just a singular project. We want to build momentum from where we are now to where we want to be. We are on the path because we are asking for a grant to codify the plan. This process usually takes multiple steps over several years. Dan suggested that Caden collect all the edits and submit them at once for a final revision.

Mayor Carla Merrill asked council members to send their edits to Caden to incorporate into a second draft for council feedback, and then he will send it to the consultants for final edits. Lastly, it will be brought to the council for a vote.

Brent Rummeler reiterated that the council would like to see a redline version that shows the Planning Commission suggestions and council edits from tonight.

Mayor Carla Merrill said she will let the council know which sections to be prepared to review for the next meeting.

Shane Sorensen commented that there are many items on the next few agendas, and the redline version may be challenging because of the format. Another representation, like bubble comment boxes, may be better.

B. Proposal to Adopt an Ordinance Regulating the Use of Golf Carts on City Roadways

Caden Lyon explained that an ordinance to allow golf carts on Alpine City streets has been requested by residents. Highland City adopted a similar ordinance last year, which was included in the packet. Due to Alpine's proximity to Highland, staff find it reasonable to assume that Highland's adopted golf cart ordinance can be of benefit to the council as they consider this ordinance in Alpine.

STAFF RECOMMENDATION:

The proposal to consider adopting an ordinance that would allow golf carts on city roadways is on the agenda for discussion only. Staff request guidance from the council as to whether this proposal is of interest. If the intent is to move forward with an ordinance, staff suggest that the city attorney review the proposal and brief the council on how it would be handled.

Resident Mario Jimenez was invited to the microphone.

Mario Jimenez thanked the council for allowing him to speak about this issue. Mario represents residents who are interested in a new ordinance. He spoke with Code Compliance Officer, Don Quigley, at length, and Alpine's current code does not really address golf carts. Mario said there is a gap because no safety standards exist in Alpine. The Department of Public Safety says golf carts are not allowed unless a city creates an ordinance to permit them. The city can meet or exceed the requirements of the Utah code. Mario spoke to a couple of Highland City Council members, and they said their ordinance exceeded the Utah requirements.

Pleasant View, St. George, and Highland City currently allow golf carts. He thinks this code change is a win-win situation and golf carts will give us more of a town/community feeling. It is also good to have similar standards for the Lone Peak Police to enforce. Some communities that have encouraged the carts have created unexpected revenue. An area in Florida charges \$100 per year to register a golf cart.

Golf carts are operating on our streets and will continue to do so. From Mario's perspective on safety, if the city does not codify accountability for this situation, the probability of accidents rises. The best defense is to update the code. Alpine is a cul-de-sac community. Our volume of traffic is less here than in Highland, so we have a lower accident potential. We are not talking about legalizing a 12 year-old driving a cart with six friends hanging on across Burgess Park. We want a licensed operator, the correct number of passengers, lights for night driving, reflectors, and adherence to all traffic laws.

Residents with golf carts say, “Nobody is watching,” and this puts the Lone Peak Police in a bad position. We need rules in place and a requirement for registration.

Andrew Young said when he first heard the request, he did not have a preference. He is impressed with Mario’s research and appreciates that he is working through the process. Alpine already has motorcycles and kids on e-bikes that have similar safety issues. Andrew thinks we need something in our code because neighbors are already driving golf carts on our streets and the carts will become more common.

Brent Rummeler reiterated that state law prohibits golf carts without a city ordinance allowing them. Brent reported that of the six communities that have legalized golf carts, two of them are golf communities. Brent’s main concern is safety. Golf carts lack stability, have limited lighting, are not built for road conditions, and offer minimal protection to passengers. The carts are currently being used in violation of the law. If we allow them, we will have more carts on the roads and see more incidents. We have experienced a lot of damage to our parks from golf carts and e-bikes, and Lone Peak is a small department and does not have time for more traffic enforcement. Brent is also concerned about the lack of insurance for golf carts. He does not think this code change is the right thing to do.

Mario Jimenez stated that he has liability insurance on his golf cart through his auto policy.

Jessica Smuin said she supports the conversation. Golf carts could make Alpine safer because they slow cars down. In areas where there is speeding this could calm traffic, and people can drive them to the park and to visit friends. Some of our streets connect to Highland, and she wondered if there would be benefits to adopting the same ordinance for consistency. She would like to hear more about what Highland has learned and receive more public input.

Sarah Blackwell thanked Mario Jimenez for serving our country, and stated, “Once a Marine, always a Marine.” She commended Mario for his work on this project. Sarah spoke with all the City Council members in Highland and received mixed reviews about golf carts. There needs to be a balance between convenience and safety. She is not sure the convenience factor outweighs the safety issues. She thinks the carts may be good for senior housing areas and wanted to hear from the Police Chief.

Mayor Carla Merrill said that state law already allows golf cart use on private property, and the Montdella and River Meadows developments both have private streets. The mayor acknowledged Brent Rummeler made a good point about insurance.

Police Chief Brian Gwilliam was invited to the microphone.

Chief Brian Gwilliam said that Brent Rummeler already mentioned a lot of his talking points. Last year a handful of residents requested the code change in Highland. Before the council voted, the chief was given the assignment to contact other cities that allow golf carts. Nephi and St. George allow them in planned developments, around golf courses, and on private roads. All the cities in Utah County have talked about this issue in the last five years, but Highland is the only one to change their code. The other cities did not move ahead because of safety concerns.

Chief Gwilliam opposed the change in Highland, but the council approved it. The department has not seen a change in behavior over the last year. The chief does not see how codifying golf carts increases safety, as it does not increase protection or visibility. It was also suggested in this meeting that golf carts would slow down traffic. His experience says it actually creates more dangerous situations, because people drive around the slow carts into oncoming traffic to get past.

Chief Gwilliam answered council questions.

What are the statistics on golf cart wrecks?

The chief was not aware of any accidents in the last 12 months, but there was a bad one in the last two years with juvenile drivers who were taken to the hospital. Officers in other cities have reported golf cart accidents. Highland’s new code has not reduced the incidence of juveniles driving golf carts.

What are the age requirements?

State code already requires that an operator be 18 years of age.

Are razors street legal?

If they are registered with the state and have the required added safety features, razors are legal. Insurance is also required. Razors travel at a higher rate of speed and do not impede traffic.

Brent Rummler pointed out that razors do not have air bags like cars, but they do have engineered rollover features.

What about ADA uses?

Officers have discretion regarding the circumstances when they stop a golf cart, and they are good decision makers. The department also allows residents extra leniency during Alpine Days.

Mayor Carla Merrill said it would be good to get more public input. She requested that Caden Lyon and Heidi Smith create a separate short survey (3-5 questions), which will not be part of the Parks Master Plan survey. The mayor said not to rush it, but to make sure it is statistically sound, with no leading questions. The survey will be sent out on social media.

Heidi Smith asked council members to send her their suggestions for the type of input that will help them make this decision. She will incorporate it into the survey.

Motion: Chrissy Hannemann moved to extend the public portion of the meeting to 9:30 pm. Brent Rummler seconded the motion. There were 3 yes votes and 2 no votes, as recorded below. The motion passed.

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

C. FY2027 Budget Overview

Shane Sorensen presented an overview of the FY2027 Budget

General Fund Priorities - Revenue Projections

Property Tax

- Trend: The city’s property tax rate continues to go down with increased property values, with the only increase in property tax revenue being attributed to new growth (new homes).

Property Tax				
Year	Final Budgeted Revenue	Tax Rate	Revenue Increase	Revenue Increase
2020	\$ 1,753,297	0.001424		
			\$ 64,593	3.68%
2021	\$ 1,817,890	0.001306		
			\$ 731,984	40.27%
2022	\$ 2,549,874	0.001306		
			\$ 52,234	2.05%
2023	\$ 2,602,108	0.001281		
			\$ 57,434	2.21%
2024	\$ 2,659,542	0.001277		
			\$ 45,259	1.70%
2025	\$ 2,704,801	0.001201		

- Property tax rates have declined by 15.7 percent from 2020 to 2025.
- Revenue increase for new growth: Estimated at ~\$45,000 added property tax revenue (32 new homes in 2025 provided an additional ~\$45,000 in property tax revenue).
- No property tax increase is proposed in this budget. (There was a property tax increase in 2022.)

Sales Tax

- Trend: Currently +5.35 percent YOY, with four additional monthly allocations coming.
- Revenue Projection: For FY2026, budgeted revenue was \$2.1M. Actual revenue for FY2025 was \$2.22M. For the FY2027 tentative budget we have estimated \$2.15M, which is a \$50,000 increase over budgeted revenue from the previous year.

PARC Tax (restricted for parks, trails, etc.)

- FY2026 budgeted revenue: \$100,000 (anticipated final revenue ~\$100,000)
- Revenue Projection: Hold flat at \$100,000
- Fund Balance as of 3/31/26: \$137,223

Class C Road Fund (restricted for roads)

- FY2026 budgeted revenue: \$525,000 (anticipated final revenue ~\$550,000)
- Revenue Projection: Hold flat at \$525,000
- Fund Balance as of 3/31/26: \$986,617 (includes Class C, mass transit, and public transit funds)

Mass Transit Tax

- FY2026 budgeted revenue: \$195,000 (anticipated final revenue ~\$200,000)
- Revenue Projection: Hold flat at \$195,000
- Fund Balance as of 3/31/26: \$986,617 (includes Class C, mass transit, and public transit funds)

Public Transit Tax (5th/5th Sales Tax, restricted for transportation projects)

- FY2026 budgeted revenue: \$80,000 (anticipated final revenue ~\$85,000)
- Revenue Projection: Hold flat at \$80,000
- Fund Balance as of 3/31/26: \$986,617 (includes Class C, mass transit, and public transit funds)

Lone Peak Public Safety District

- Based on tentative budget approval, the city will see a 14.4 percent increase (\$455,408) in public safety. The majority of this increase is due to the change in the funding formula for the fire department from last year.
- This increase does not reflect a reimbursement of \$140,390 that will be provided by the district to the city to account for a 50 percent step-in to the new formula in the first year. This results in an actual increase of \$315,018 for FY2027. The city will be responsible for the full amount in FY2028.

Wage Increases: An independent wage study is in progress. The draft budget has a 5 percent increase in wages. We anticipate that the wage study will be completed by the end of May.

Staffing: The draft budget includes hiring an entry-level planner with a starting wage around \$56,000. Ryan Robinson was our City Planner/Assistant City Administrator for three years, and spent so much time working with planning and zoning that there was very little opportunity for him to learn city administration. We want Caden Lyon, our new Assistant Administrator, to be able to learn from Shane about the budget and all the other administrative duties. Caden is very capable and will be able to do a lot of great work. This will also help the city be prepared for the future.

The new planner could be an intern who has almost finished their degree, and this position could handle fence permits, setback requirements, and other zoning issues. Because we are a small town,

Alpine residents expect to talk with a person when they come to City Hall, and the new planner could work directly with them. This would free up Caden’s time to work on council requests and code updates.

Jessica Smuin commented that we need redundancy for Shane in other areas too, like finance. There may be streamlining that could happen in the Building Department. A planning assistant may not be the best option.

Shane Sorensen said he has talked with other city managers and as a city grows, they need to reduce the number of hats they are wearing or narrow their responsibilities to be effective and train other staff.

Health Insurance

- Medical: +7.7 percent
- Dental: +3.9 percent

Garbage: Contract includes an increase/decrease based on the CPI West Urban Index (2.7 percent increase for FY2027). A garbage fund analysis will be completed to determine if a rate increase is necessary.

Projects:

- Street Maintenance: Funding from streets (GF), Class C, mass transit, 5th/5th, and the Capital Improvement Fund (CIF)
- Fire Station/Community Room: The proposed funding scenario for the fire station/community room project is outlined in the table below (rounded numbers). The funding total will be adjusted once the city is provided with the guaranteed maximum price (GMP) from SIRQ. A calendar for the sales tax bond is also being prepared. Zions Public Finance estimates that a 20-year sales tax bond would have an annual payment of around \$150,000, which equates to about \$4.40 per home per month.

Funding Source	Amount
FY2026 – General Fund	\$1,000,000
FY2026 – Capital Improvement Fund	\$2,000,000
FY2027 – General Fund	\$500,000
FY2027 – Sales Tax Bond	\$2,000,000
FY2028 – General Fund	\$500,000
Total	\$6,000,000

- Maintenance of city open spaces: \$20,000 included for FY2027. Last year Troy Hackett had his crew take care of many of the open space issues. We also added \$20,000 for tree trimming in the parks.
- Three Falls landslide mitigation – Because we have had extended dry weather this is not an urgent matter, but it still needs to be addressed.
- Parks: Priorities for PARC Tax funds
Install additional security cameras (pending the ability to get better internet service to parks). An IT consultant is working on a quote.

Proposed Projects from the City Council Retreat:

Canyon Crest Rd./Ridge Dr. Roundabout	Brent				\$ 1,000,000
Installation of Raised Crosswalks	Brent				\$ 100,000
Ranch Drive Extension	Chrissy	Planning for project			
Sidewalk Improvements	Andrew				\$ 25,000
Beck's Hill Park Restoration	Andrew	Propose waiting for parks master plan			
Parking Lot at Peterson Park & Preservation/Gateway Transformation	Jessica	Propose waiting for parks master plan			
Racoon Plan	Andrew				\$ 2,835
Alpine Highway Easement Beautification	Andrew	Improvement on private property?			
Alpine History Preservation Projects	Andrew				\$ 20,000
Fire Prevention Projects	Andrew				\$ 50,000
Deer Crest Cir. Prevention Signs	Andrew	Included in overall signage project			\$ -
Traffic Calming					
Carlton Shop Improvements	Staff				\$ 50,000
Resurface Burgess Park Tennis Courts	Staff				\$ 24,000
Relic Hall Improvements	Staff	Wait for grant opportunity			\$ -
DUP Monument Improvements	Staff	Wait for grant opportunity			\$ -

These and other projects will be brought forward with a matrix which will allow the City Council to prioritize projects and funding.

- Streets
 - Canyon Crest Road Improvements: Due to funding issues with MAG, construction of this project will be postponed until 2027, which means the project will also go into FY2028. The project will be funded primarily by a MAG grant, with Alpine and Highland being responsible for ~7 percent matching funds.
 - Street maintenance - We anticipate ~\$1M
 - Other street projects
 - Improvement of Grove Drive from Alpine Boulevard going north
Lehi City needs to replace their water line before we repave the road, and to be fair we need to give them at least a year's notice. Rocky Mountain Power will need to bury their lines there also. The current resident on the corner is amenable to working with the city on improvements. We can install curb and gutter on both sides, and a sidewalk on one side of the street.
 - Concrete replacements
 - Trip hazard removal

- Water
 - New Water Tank: We applied for a \$3M grant to construct a new water tank. More info is in the grant section below.
 - Replacement of galvanized water service lines
 - Work on implementing Capital Improvement/Master Plan projects

- Pressurized Irrigation
 - Proposal for ~\$9M bond to implement a capital improvement plan for a new well and booster pump station, which were the projects determined to be the most impactful. A 25-year bond would have a yearly payment of around \$610,000-\$633,000, which averages to about \$18.25 per household per month.

- Sewer
 - Contract for video inspection of sewer lines - The city gets some time with the TSSD video inspection truck each month. At the rate our sewer lines are being video inspected, it will take 20 years to get through the system. It would cost about \$15,000/year to contract enough video inspection (25,000 LF) to reduce the inspection frequency to 10 years. With jet truck time from TSSD, it takes about 5 years to clean the majority of the lines in our system.
 - Sewer Line Replacement – Ranch Drive: There is a section of sewer line on Ranch Drive that has been recommended for replacement on the sewer capital improvement plan. This section of sewer line has a “belly” or low spot in it which can allow sediment to build up, leading to potential sewer backups.

- Storm Drain - No major improvements planned.

- Grants
 - Federal Grant – applied for a grant through Senator Kennedy’s office for a new culinary water tank
 - MAG Grant – update city codes
 - MAG Grant for roundabout (?)
 - Other grant applications are being considered

- Equipment
 - New 144” Toro lawnmower - \$69,000 (the sale of some surplus parks equipment will offset some of the expense) We currently have two 16’ wide Jacobsen lawnmowers, and it is very difficult to get parts for them from overseas. The new mower is narrow and can fit between trees. It will be a good solution.
 - New parks department crew truck - ~\$60,000 (replacing a 20+ year old truck) This truck will carry four or five crew members for the summer mowing season.

- Budget Timeline

4/28/26 CC	Discuss major points of the budget
4/29/26	Provide council members with a draft of the budget and project ranking information
4/29/26-5/1/26	Shane out of the office
5/4/26-5/12/26	Meet individually with council members to discuss the tentative budget
5/12/26 CC	Council accepts tentative budget
6/9/26 CC	Approval of certified tax rate and compensation of municipal executive officers
6/23/26 CC	Approval of final budget

Shane will send out a calendar so council members can sign up for individual budget meetings with him. We are still working on the tentative budget and have six weeks to prepare the final version. State law requires that the tentative budget be approved on this timeline.

Mayor Carla Merrill suggested that we schedule a work session to go over budget questions. The council cannot vote at a work session, but they can discuss details. We need to look at other scheduling options, because if a work session is held before a lengthy City Council meeting, it makes for a really long night.

Motion: Chrissy Hannemann moved to pause the regular meeting and move into a closed meeting to be held in the Conference Room at City Hall to discuss the purchase, exchange, sale, or lease of real property, and that at the end of the closed meeting the open City Council meeting would be adjourned. Brent Rummeler seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Andrew Young		
Brent Rummeler		
Jessica Smuin		
Sarah Blackwell		
Chrissy Hannemann		

The public Meeting was paused at 9:35 pm.

VII. CLOSED MEETING: Discuss litigation, property acquisition or disposition, or the professional character, conduct, or competence of personnel

The closed meeting adjourned at 10:39 pm.