ALPINE CITY COUNCIL MEETING

June 9, 2026

Mayor Carla Merrill called the meeting to order at 6:07 pm.

I. CALL MEETING TO ORDER

A. Roll Call Mayor Carla Merrill

The following were present at the anchor location, which constituted a quorum: Andrew Young, Jessica Smuin, and Sarah Blackwell. Brent Rummler attended by Zoom. Chrissy Hannemann was traveling to the meeting when it began.

Staff: Shane Sorensen, Caden Lyon, Steve Doxey, Chief Brian Gwilliam, Chief Brian Patten. DeAnn Parry attended by Zoom.

Others: Catherine Johnson, Sullivan Love, Steve Burrows, Tyler Carler, Bryan Irving, LuJeanne Spykes, Willard Spykes, Brylee Warby, Larado Warby, Chad Jones, April Cooper, Will Jones, Phillip Williams, Annie Williams, Gary Cooper

B. Prayer Sarah Blackwell

C. Pledge Andrew Young

II. CONSENT CALENDAR

A. Bond Release No. 3 - Montdella Subdivision: $48,123.75

B. Final Bond Release – Fort Creek Landing Subdivision: $179,902.96

C. Resolution R2026-24: Adopting the Certified Tax Rate for 2026

D. Approval of Proposal for Burgess Park Pickleball/Tennis Court Lighting Upgrades: Leap Products, $11,610.00

E. Approval of Proposal for Construction Materials Testing and Special Inspection Services for Alpine Fire Station Project – Intertek PSI: $15,365

The council discussed item C, Resolution R2026-24 adopting the certified tax rate for 2026. City Administrator Shane Sorensen reported that Utah County had submitted the needed information to the State Tax Commission, but the certified tax rate had not yet been finalized by the state. Because the rate was not available, the item could not be approved at this meeting and would need to be considered at a future special meeting.

Motion: Andrew Young moved to approve the Consent Calendar, with Item C The Certified Tax Rate to be discussed at a future meeting. Sarah Blackwell seconded the motion. The motion was approved unanimously.

III. PUBLIC COMMENT

Tyler Carter *– Alpine*

Tyler Carter said that Alpine was not planning far enough ahead on water. Residents care deeply about safety, traffic, and utilities, and he urged the council to make whatever difficult decisions are necessary to secure the city's water future, including raising taxes or water rates if needed. He encouraged the council to act like a more mature, forward-looking community and plan beyond immediate needs.

Jeff Davis *– Member of the water citizens task force and a water engineer, Alpine*

Jeff said that based on the city's recent planning work, Alpine was currently more deficient in storage than supply, but over the long term we will be short on both. He agreed with the top priority water projects identified in the report, including storage, pressure-reducing valve work, and other system improvements. He also cautioned that we cannot assume that Central Utah Water will remain stable, and that Alpine should expect that source to decline over time. He concluded that the city's identified priority projects should be completed because current service levels are not being met in several parts of the pressurized irrigation system.

***Steve Burrows** - Chair of the Alpine Water Citizens Advisory Group, Alpine*
Steve said the advisory group unanimously recommended that the city establish financing to correct known pressurized irrigation deficiencies and prepare for future supply needs, specifically including the Heritage Hills Well. He described the decision as a generational one comparable to the earlier bonding when the original pressurized irrigation system was constructed. He stated that future water conditions pointed toward less available water, not more. He also read part of a letter from residents Meredith and Nathan Simpson expressing support for a proposed bond to fund irrigation system improvements, citing system reliability, fire flow protection, storage, efficiency, and conservation benefits.

IV. REPORTS & PRESENTATIONS

A. Financial Report

Shane Sorensen reported that the city was entering the final month of the budget year and that revenues and expenditures were generally tracking in line with the budget. He stated that sales tax revenues were approximately 3.8 percent above the same period during the prior year. Shane said staff would continue reviewing the budget closely and did not anticipate any major budget amendments, though a public hearing has been scheduled in two weeks in case any adjustments are needed. The final budget approval for the upcoming fiscal year will also be voted on at that meeting.

During this item, Mayor Merrill recognized the arrival of Chrissy Hannemann.

Andrew Young emphasized the importance of the upcoming budget meeting and encouraged broad public participation.

Mayor Merrill clarified that the city provides the required notices through the newspaper, social media, and city bulletin postings.

Chrissy Hannemann added that the finance committee prepares a user-friendly citizen budget summary that is distributed after the budget is adopted.

B. Fraud Risk Assessment

Shane Sorensen reported that the city's annual fraud risk self-assessment had been completed as required by the State Auditor's Office. He said the city's score was 375 out of 395, placing Alpine in the "very low" fraud risk category. He noted the assessment addressed items such as separation of duties and internal controls.

Sarah Blackwell asked whether the city's Finance Director was considered part of management for the assessment.

Shane Sorensen confirmed that Dave Sanderson was included as part of that team.

C. Water Projects Bonding Discussion, Mark Anderson – Zions Public Finance

Mayor Carla Merrill introduced Mark Anderson of Zions Public Finance.

Mark Anderson reviewed the city's current water bond debt, including the 2020 bond, which has approximately four principal payments remaining, and annual payments of about $377,000 through 2029. He then explained projected debt service coverage if the city were to issue a new water revenue bond for approximately $9M. Mark described the standard utility revenue bond coverage requirement of 1.25 times the annual debt service and said that, using current assumptions and only pressurized irrigation revenues, the city would not meet that coverage requirement without rate increases or other revenue adjustments.

Shane Sorensen clarified that the revenue assumptions used in the projection were conservative and only assumed 3 percent annual increases.

Mark outlined a possible financing structure involving interest-only payments for the first four years, followed by level principal and interest payments of about $640,000 annually over the remaining term. Mark and Shane discussed the possibility of using impact fees to help bridge the higher combined debt service while the 2020 bond remains outstanding.

Council members asked questions regarding household cost impacts, whether culinary water revenues could help support irrigation improvements, the role of impact fee studies, bond term length, and whether bonds could be refinanced if interest rates declined.

Mark explained the distinctions between private placement financing and public market bond sales, including differences in call flexibility, cost, and timing. He also discussed the Board of Water Resources as a possible alternative funding source, though he said that route would be slower and more administratively intensive.

Council discussion focused on the scale of the proposed borrowing, rate impacts on residents, possible phasing of projects, inflation risk, and whether bonding now could be less costly than waiting while construction costs continue to rise.

Andrew Young expressed concern about long-term debt and the cumulative cost of borrowing.

Mayor Carla Merrill, Chrissy Hannemann, Brent Rummler, and Shane Sorensen each emphasized that the city had historically avoided debt where possible, but inflation and infrastructure timing make bonding a reasonable tool for high-priority utility projects now.

Staff clarified that the $9M concept under discussion covered two priority improvements identified by Horrocks, primarily the Heritage Hills Well and associated booster pump and pipeline work. Other priority projects might be addressed through grants, cash funds, or additional financing.

Mayor Carla Merrill summarized that the planning and design work need to begin soon if the city wants to be in position to bid and construct in the next season

Staff said that a likely completion date for the well would be in 2028 even if the city moves quickly.

V. ACTION ITEMS

A. Approval of Exterior Changes - Alpine Fire Station Addition/Remodel

Assistant City Administrator/City Planner Caden Lyon presented revised exterior design options for the Alpine Fire Station Addition/Remodel. He explained that the site plan had previously been approved subject to further work on the exterior design, and that a joint work session between the City Council and Planning Commission was held to review alternatives. Caden displayed four options, ranging from the original design with faux wood to alternatives emphasizing additional brick, modified rooflines, and in one case real wood.

Council discussion focused on compatibility with emerging Main Street design standards, historical appearance, material choices, cost impacts, and donor expectations.

The architect, Chad Littlewood of Babcock Design, explained that increased brick could require further structural review and that the cost effect of revised materials was not yet fully known, though faux wood was not necessarily cheaper than brick once structural factors were considered.

Jessica Smuin and Sarah Blackwell stated that the option with more brick surfaces better reflected the historical design direction being discussed for Main Street. They emphasized that aligning the fire station design with Main Street’s historical character was important for future cohesiveness in development.

Andrew Young expressed concern about departing from the original concept, which included more faux wood elements, and shared comments he had received from a nearby resident who preferred the original design for its ease of maintenance and longevity. This individual lives directly across from the fire station, and indicated that he favored the faux wood, finding it more visually appealing and practical.

Brent Rummler said Option 2, which incorporated additional brick, appeared to be a reasonable compromise between honoring historical character and addressing cost and structural considerations. He expressed his appreciation for the Planning Commission's input and underscored the importance of reaching a decision to move the project forward without further delay.

Donor Don Watkins *addressed the council and said he had supported the community center component based on the originally presented design. He expressed disappointment with the late changes to the exterior concept and said he believed the original design was what the community would prefer.*

Tom Watkins *also spoke and raised concerns about changing the design after donor support had been secured.*

Sarah Blackwell clarified that her support for a revised design was based on what she believed was best for the city's long-term Main Street character and was not intended to be disrespectful to the donors.

Mayor Carla Merrill stated that if changes were going to be made, she would have preferred that they produce a more historical result, aligning with the classic designs being envisioned for new developments along Main Street. However, she also wanted to avoid additional delay and cost, recognizing the need to begin construction and honor the donor's original expectations based on the initial design concept.

Chrissy Hannemann expressed her gratitude for the work done by the architect and the staff, emphasizing the importance of the project as a community investment. She acknowledged the different perspectives and feedback given on the design options and emphasized the importance of voting one's conscience on the matter. She suggested that the design work should reflect a compromise due to the existing building constraints and praised the Planning Commission for their role as guardians of Main Street's future. She echoed the importance of setting an example with the fire station's design and advocated for balancing modern and historical influences, aiming to align future development with the city's vision.

Motion: Chrissy Hannemann moved to approve the exterior design of the Alpine Fire Station Addition/Remodel according to the original design in Option 2 provided tonight. Sarah Blackwell seconded the motion. There were 4 yes votes and 1 no vote, as recorded below. The motion passed.

Yes	No	Excused
Sarah Blackwell	Andrew Young	
Chrissy Hannemann		
Brent Rummler		
Jessica Smuin		

B. Resolution R2026-26: A Resolution Authorizing the Issuance of Sales Tax Revenue Bonds for the Alpine City Fire Station/Community Center Project

Shane Sorensen introduced the proposed parameters resolution to begin the bond issuance process for the Fire Station/Community Center project. He explained that the city planned to use a combination of cash and bond proceeds to complete the project and that bond counsel had prepared Resolution R2026-26 to authorize the process.

Mark Anderson from Zion's Bank explained that the resolution did not obligate the city to borrow money but rather established the legal framework and parameters for doing so. Those parameters include a maximum bond amount, maximum term, maximum interest rate, and a future public hearing. He noted that the process could still be stopped if the city chose not to proceed.

Shane Sorensen advised that due to the latest guaranteed maximum price estimate for the project, staff recommended increasing the maximum bond authorization from $2M to $2.5M to provide flexibility while final project costs were being refined.

Motion: Jessica Smuin moved to approve Resolution R2026-26: A Resolution the Issuance of the Sales Tax Revenue Bond with the ceiling changed to $2.5 million. Chrissy Hannemann seconded the motion.

Before the vote, Sarah Blackwell asked Shane Sorensen for clarification regarding the increase in the maximum bond amount from $2M to $2.5M.

Shane Sorensen explained that some structural cost information had been updated, which pushed the current estimate above the initial bond assumptions. This new data, primarily related to structural elements, prompted the recommendation to provide extra flexibility by revising the bond ceiling. The intent was to ensure that the necessary funds are available should they be required in the bidding process or due to any last-minute alterations, rather than restarting or delaying the process.

Both Sarah Blackwell and Shane Sorensen acknowledged the need to delineate a cap, with a range that accounts for expenditures for materials and structural needs.

The vote was taken. There were 3 yes votes and 2 no votes, as recorded below. The motion passed.

Yes	No	Excused
Chrissy Hannemann	Sarah Blackwell	
Brent Rummler	Andrew Young	
Jessica Smuin		

C. Request for Approval of Funds to Determine Property Ownership Near Alpine Highway

Shane Sorensen reported on research regarding a strip of property near Alpine Highway and Allegheny Way. He said staff reviewed deeds dating back to approximately 1979 and found that the strip appeared in private deeds for many years, with no deed showing ownership by Alpine City. He noted that the city has a sewer line in the area and may have a utility-related prescriptive easement, but that such a right would not establish broader ownership.

Mayor Carla Merrill wanted to clarify that no deeds had identified the city as owner of the lane.

Shane Sorensen said he had not seen any such deeds. He explained that one survey filed with the county had suggested city ownership, but staff did not find that persuasive based on the deed record. The question before the council was whether the city wished to spend funds on a title search or further ownership determination.

Council discussion focused on whether there was enough evidence of potential city ownership to justify spending public funds, whether the matter primarily involved private property interests, and whether a trail or beautification goals should factor into the decision.

Jessica Smuin and Andrew Young supported learning more, while Mayor Carla Merrill, Chrissy Hannemann, and Brent Rummler expressed skepticism based on the deed history presented.

Mayor Carla Merrill then accepted public comments on the matter.

Catherine Johnston *said she believed more historical title work was needed and reported she had appointments with the Tax Commission and county records office to learn more. She added that a tax exemption on part of the property might suggest public ownership.*

Laredo Warby *stated that he had recently obtained a title search on his own property, which showed ownership of part of the corridor area, and described separate issues involving the Metropolitan Water District property.*

***Phillip Williams**, who owns the property south of the lane, shared his understanding of past ownership and development history and suggested the city's park-related ownership pattern was relevant.*

Motion: Sarah Blackwell moved to extend the meeting until the business of the city was completed. Andrew Young seconded the motion. There were 4 yes votes and 1 no vote, as recorded below. The motion passed.

Yes	No	Excused
Sarah Blackwell	Chrissy Hannemann	
Brent Rummler		
Jessica Smuin		
Andrew Young		

***April Cooper**, owner of Deseret Livestock LLC, said she uses the lane for property access, and was opposed to using public funds to pursue trail construction or access restrictions on private land. She urged the city to first determine whether Metropolitan Water would allow alternative access arrangements before spending money on title work.*

Motion: Andrew Young moved to allocate $2,500 toward determining the rightful ownership of this land through a title search while simultaneously working with the Metro Water District on a secondary ingress. Jessica Smuin seconded the motion.

Mayor Carla Merrill asked if the council wanted to fund a title search with a maximum of $2,500, and if the land is determined to be private property, what then?

Andrew Young said the city would have helped everyone know it is private property. The landowners can then do whatever they want, but he would encourage them to beautify the land.

The mayor and council discussed the need for an amended motion to provide clarification.

Brent Rummler said he would prefer to table the matter to let Catherine Johnston speak with the Tax Commission about her concerns. He added that April Cooper made a valid point that Metro Water owns part of this property, and the city would need an agreement with them regarding access for the landlocked properties and to install the path. The proposal is a good idea if it can be facilitated, but there are steps to take before spending taxpayer money for a title search to resolve what is likely a private landowner situation.

Substitute Motion: Brent Rummler moved to table this item to have the steps he mentioned (get information from the Tax Commission, speak with the Metro Water District, figure out the access for landlocked properties) completed before committing taxpayer funds for a title search that will likely find the land to be private property. The motion was seconded by Chrissy Hannemann. There were 3 yes votes, and 2 no votes, as recorded below. The motion passed.

Yes	No	Excused
Sarah Blackwell	Jessica Smuin	
Chrissy Hannemann	Andrew Young	
Brent Rummler		

After a brief discussion, staff were directed to gather additional information before the item is brought back to the council.

Motion: Sarah Blackwell moved to pause the public meeting to go into a closed session to discuss the acquisition of property to be held in the Conference Room at City Hall, and that after the closed meeting the public meeting would resume. Jessica Smuin seconded the motion. The motion passed unanimously.

The public meeting was paused at 9:20 pm.

IX. CLOSED MEETING: Discuss property acquisition

The public meeting resumed at 10:07 pm.

VI. REVIEW

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

Caden Lyon stated that the council had previously reviewed much of the document and that the purpose of this discussion was to continue review of Part II and remaining sections.

The council revisited portions of the design guideline discussion, especially as related to historic character, material choices, and how those concepts should be translated into future ordinance language. Council members discussed the importance of reflecting Utah historic character without becoming overly rigid or creating a "cookie-cutter" result. Discussion included whether materials such as brick, stone, wood, stucco, and metal should be treated as primary or secondary materials and the need to ensure that future codification clearly expressed the council's intent.

The council then reviewed the character area recommendations, including The Field, the Main Street civic and mixed-use area, and the southwest gateway. Council members debated whether mixed-use commercial should apply to The Field area. Several members referenced Planning Commission recommendations favoring preservation of open space, agricultural character, and residential or flexible housing rather than additional commercial expansion. Council members also discussed whether some properties south of Main Street and near Alpine Highway might be suitable for different housing products or, in some locations, possible commercial use.

Direction given during the review included the council's desire for:

- Preserving the concept of a unified gateway identity system and entry monuments or gateway elements at key city entrances.
- Continuing to refine the design vision for Main Street and gateway areas with attention to Utah historic character.
- Carrying forward discussion about The Field and flexible housing concepts for future refinement.
- Working toward clearer future ordinance language rather than relying solely on broad planning concepts.

Before the review concluded, the council determined that additional sections remained unfinished and should be discussed at a later meeting.

Motion: Jessica Smuin moved to postpone the Land Acquisition and Implementation, and the Traffic Management plans to the next city meeting. The motion was seconded by Brent Rummler. The motion was approved unanimously.

VII. STAFF REPORTS

Shane Sorensen informed the council of upcoming road work on Fort Canyon Road scheduled for the following Tuesday and Wednesday. He said a traffic control plan was in place, message boards would be posted in advance, and the city would coordinate with the Three Falls HOA and the canyon residents. He explained that the work would generally be limited to one lane, though the fire road could be opened temporarily if needed during the sealing process. In response to questions, he also explained that road maintenance priorities are based on pavement preservation needs and that roads with little traffic can still deteriorate significantly and require treatment.

VIII. COUNCIL COMMUNICATIONS

Jessica Smuin reported that the Chamber of Commerce had recently added five new memberships and was showing positive momentum. She also reported that the History and Arts Committee had continued work on the gazebo stained-glass window concepts, including additional historical themes and imagery.

Sarah Blackwell reported on her attendance at a recent water workshop and said it was informative and productive. She noted that additional reporting back to the council would follow.

Chrissy Hannemann reported on the same water workshop and said it reinforced Alpine's unique position and opportunities regarding water resources. She also reported on a Finance Committee meeting focused primarily on city revenues and said the committee would later present what they had learned to the full council. Finally, she raised a question about PARC Tax allocation in the upcoming budget.

A discussion indicated that the allocation percentages could be incorporated into final budget adoption.

Andrew Young asked about progress on a cemetery monument project to add women pioneers' names and was advised that the monument itself may need to be rebuilt, which could create an opportunity to address the plaque at the same time. He also reminded the council of an upcoming trail service day. In addition, he raised a resident request for a citywide fireworks ban.

Mayor Carla Merrill responded that state law does not currently allow the city to impose a full citywide ban except in narrow circumstances, though she personally supported stronger local authority on the issue.

Brent Rummler confirmed the upcoming trail service day and noted that staff had already responded to the fireworks concern raised by the resident.

Motion: Jessica Smuin moved to adjourn the meeting. Sarah Blackwell seconded the motion. The motion passed unanimously.

The meeting was adjourned at 12:00 midnight.