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**ELK RIDGE
CITY COUNCIL MEETING
February 23, 2016**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, February 23, 2016, at 7:00 PM**; this meeting was preceded by a **City Council Work Session Meeting at 6:00 PM**. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on February 19th, 2016.

ROLL CALL

Mayor: Hal Shelley

Council Members: Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler, Nelson Abbott (absent)

Deputy Recorder: Melanie Hoover, *Recorder:* Royce Swensen

Public Works Director: Cody Black

Public: Paul Crook, Colby Call, Morgan Turner, Reed Johnson, Trent Turner, Tyler Johnson, Spencer Peterson, Dallin Peterson, Jim Chase, Steven Petersen, Richard Dougan

CITY COUNCIL WORK SESSION

6:00 pm

1. **INTERLOCAL AGREEMENT DISCUSSION.**

Mayor Shelley referred to the agreement that was presented to Council. This agreement was created in 2005 between Elk Ridge and Payson. He feels there is weakness in descriptions of the properties stated. The basic idea of the agreement is that the property on Elk Ridge Drive West (except for Goosenest Drive, Elk Horn Drive and to the South) is an annexation area for Payson. The properties East and North of 11200 South (except the area from 1600 East to the boundaries of Elk Ridge Meadows Phase 1) is an annexation area for Salem. And basically, the properties East of our current boundary of Woodland Hills is an annexation area for Woodland Hills. He drew a basic map on the whiteboard of the properties in which the agreement considers Payson annexation areas. The agreement states the city will not attempt to annex this area, commonly referred to as Haskellville. This is an interlocal agreement with Payson, not Salem or Woodland Hills. He and Royce Swensen received a request from Payson to meet with them in regards to annexation, the sewer plant and water. He also heard there was a possibility of the Allred's annexing into Elk Ridge and not Payson. He contacted the Allred's and their response was that they want to remain county property for tax purposes. Lee Haskell brought the idea before Payson to annex his property into Elk Ridge instead of Payson. Their administration is not necessarily opposed to the idea. Elk Ridge has agreed to entertain the idea and this may be an option. The value to Elk Ridge City would be property tax.

Brittany Thompson asked if the property tax received would cover the cost for the city to provide services to the homes and feels this needs to be considered before considering future annexation of property.

Mayor Shelley responded that the current property tax rate does not cover all the services the city has to provide. There will need to be a lot of detail brought forward to see if it's worthwhile. Property owners have certain rights in regards to annexation and it's basically their choice. In regards to a sewer plant, Payson is waiting to hear if Salem will have their own plant. If Salem upgrades, there is a possibility that Elk Ridge could tie into their sewer. Infrastructure is already in place and it makes sense to stay where we are with Payson. In regards to water, ideas were just brainstormed. Payson has drilled their well by the Golf Course. They need to build another tank up high. One way or another, the city needs to do something for back up, if not for supply. We could possibly look into connecting to Payson and we would need to pursue the dollar issues, the feasibility, the volumes and the size of the tank. Our City Engineer feels we should continue with the test well to determine if the need to connect to Payson is there.

1
2 2. CEMETERY DISCUSSION.

3 Mayor Shelley reported he had discussion with Ben Peay. Mr. Peay and his business partner created a
4 private cemetery for Mapleton. Mr. Peay discussed with a landowner here in Elk Ridge to build a
5 private cemetery within Elk Ridge. This is not a done deal, but would not be a community
6 partnership. The property belongs to Jeff Wallentine on the ridge overlooking Loafer Canyon. There
7 would have to be a negotiation with Woodland Hills to obtain water. This would be a community
8 cemetery therefore wouldn't be named after Elk Ridge. This property would need to be zoned Public
9 Facility.

10 Dale Bigler stated he would be in favor of this idea.
11

12 3. TRUCK PURCHASE.

13 Cody Black referred to the last council meeting budget discussion where he stated the city needs a
14 one ton flat-bed truck. He found one for sale, a 2001 Ford Power stroke. The price is right at
15 \$7,800.00 and he negotiated the price down to \$7,000.00. He had it checked out by a ford mechanic.
16 This truck will be plenty good for the city's current needs. It is wired to have a plow on it. It's a 550,
17 a ton and a half, 4 wheel drive, flat bed with side doors and tailgate, and is automatic. A truck in this
18 price range is a good deal.

19 Mayor Shelley stated the city could get 4-5 years usage out of it.

20 Cody Black stated there wouldn't be put a lot of miles on it.

21 Dale Bigler stated the automatic transmission is better for pushing snow.

22 Brittany Thompson questioned what the truck was previously used for.

23 Cody Black responded it was a part-time landscaping truck.

24 Dale Bigler likes the idea of purchasing a used truck as a new one would be approximately
25 \$60,000.00.

26 Brittany Thompson asked how much it would cost to add the additional items to make it a plow truck.

27 Cody Black responded approximately \$1,000.00, not including the plow.

28 Mayor Shelley stated this purchase would need to amend the current budget and the additions would
29 go into next year's budget.

30 Cody Black responded that the Dodge truck, ten-wheeler dump truck and the oil furnace was sold
31 which totals approximately \$14,000.00. Therefore funds wouldn't have to be pulled from other
32 categories in the budget. He has been looking for a truck like this for 3 years.

33 Brittany Thompson clarified the purchase of this truck is to take the wear off and extend the life of the
34 bobtails that are currently being used. This truck can haul small loads.

35 Ty Ellis likes the idea of having the truck but is not sure how he feels about having it outfitted into a
36 plow truck and worries about the wear and tear this creates. He likes that the offset of the equipment
37 sold can cover the purchase.

38 Cody Black responded that the plows can be removed quickly. With as many roads and subdivisions
39 added, the city is getting to the point that it needs three plow trucks.
40

41 Discussion

42 (Not on Agenda)

43 Mayor Shelley reported he has contacted the County to see if the widening of Elk Ridge Drive can be
44 completed before the proposed three years.

45 Tricia Thomas asked if both sides of the road will be extended.

46 Cody Black stated the current design is to widen the West side of the road because of how the
47 frontages are set up.

48 Mayor Shelley stated there will also be a pedestrian/bike path the full distance of the road. There will
49 be a re-alignment of the Salem Canal and Elk Ridge Drive intersection. The field across the street
50 from this area has been approved for a subdivision for Salem City. At an executive council meeting
51 for the mayors of Utah County, he spoke with the UDOT Director in regards to the light to be
52 installed at Elk Ridge Drive and HWY 198. It appears the light will be installed this summer.
53

1 Discussion

2 (Not on Agenda)

3 Brittany Thompson reported she had a resident come to her in regards of an idea for a tri-city
4 recreation center for Salem, Woodland Hills and Elk Ridge at the area located near 11200 South and
5 Loafer Canyon Road. She wondered if Council would be interested in having the resident bring
6 forward a presentation. The resident does not have cost information. As a city on our own, we cannot
7 afford a recreation center. She clarified this is just an idea right now.

8 Mayor Shelley reminded council that this might affect the plans for the city's civic center, if one were
9 to be built in the future.

10 Tricia Thomas feels that numbers need to be presented before any ideas are considered and likes the
11 idea.

12 Ty Ellis worries about three public entities trying to be in sync with each other.

13 Discussion

14 (Not on Agenda)

15 Dale Bigler presented a city road map that Mountain Land created for him. He would like to get
16 together with Ty and Cody to notate the years the different roads were installed/overlayed and the
17 ages of the roads. If this can be worked through, Mountain Land can present a final map with this
18 information included. This map includes the existing and future trail systems, roads and city
19 boundaries.

20 Mayor Shelley responded this would be very helpful for budgeting purposes and gives clarity to
21 council on status of city roads.

22 Dale Bigler requested to meet with Ty and Cody soon to plan future time lines to maximize the
23 lifetime of roads and to create a road maintenance schedule. He feels this is a good time to do some
24 road work as oil prices are down right now.

25 Cody Black responded that he has the recommendations from the Utah Asphalt Association but does
26 not have a set schedule on road maintenance.

27 Mayor Shelley closed the City Council Work Session at 7:00 pm.

28
29 **ELK RIDGE**
30 **CITY COUNCIL MEETING**
31 **February 23rd, 2016**
32

33 **TIME AND PLACE OF MEETING**

34 This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for
35 **Tuesday, February 23rd, 2016, at 7:00 PM**; this meeting was preceded by a **City Council Work**
36 **Session Meeting at 6:00 PM**. The meetings were held at the Elk Ridge City Hall, 80 East Park
37 Drive, Elk Ridge, Utah.

38 Notice of the time, place and Agenda of these Meetings, were provided to the Payson
39 Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on February
40 19th, 2016.

41
42 **ROLL CALL**

- 43 *Mayor:* Hal Shelley
44 *Council Members:* Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler, Nelson Abbott (absent)
45 *Deputy Recorder:* Melanie Hoover, *Recorder:* Royce Swensen
46 *Public Works Director:* Cody Black
47 *Public:* Paul Crook, Colby Call, Morgan Turner, Reed Johnson, Trent Turner, Tyler Johnson, Spencer
48 Peterson, Dallin Peterson, Jim Chase, Steven Petersen, Richard Dougan
49
50

1 **OPENING REMARKS** An invocation was offered by Mayor Hal Shelley and Morgan Turner led those present in
2 the Pledge of Allegiance, for those who wished to participate.
3

4 **PLEDGE OF ALLEGIANCE**
5

6 1. DEPARTMENT REPORTS:

7 A. Administrative & Planning Commission, Water- Mayor Shelley

8 Ty Ellis reported that he attended the recent Mt Nebo Water Agency meeting. They discussed
9 the agency itself. He reported that the city can participate but it costs money and they didn't
10 have the number available. The agency funds different projects such as a water survey. They
11 will send their technical committee out to different agencies to discuss phase 2 of their project.
12 He stated they need Elk Ridge's water study. They would like the study completed before
13 May. There is a CUP project that the federal funding has drastically cut and the Mayor will be
14 receiving a letter in this regards. The participation fees and project participant fees would need
15 to be included in the budget. He feels that if the costs are reasonable, the city should at least
16 be a project participant as the city owes it to its residents and to the county to have an
17 understanding of water supply and demand.

18 Mayor Shelley reminded council that the city needs to look carefully at purchasing more water
19 and this would need to be included in the budget as well.

20 1. Action Items Report

21 a. Ty Ellis Report on Survey

22 Ty Ellis stated he sent a copy of the survey to all council members and requested
23 feedback. He took the 2007 survey results and incorporated most questions asked.
24 The purpose of the survey is to get an idea of how the city's general plan will be
25 written. This survey can help to address current major issues within the city.

26 Mayor Shelley stated the population has increased dramatically. The questions need
27 to be more broad-based than the last survey.

28 Ty Ellis stated that Council needs to sit down together and draft the survey questions
29 that they want asked.

30 Tricia Thomas and Brittany Thompson stated they would draft and provide additional
31 survey questions to Ty and suggestions on which questions they feel can be removed.

32 Ty Ellis requested to include in the newsletter a reference to the survey.

33 Mayor Shelley stated this could be included in the newsletter and that a CANS
34 message will also be sent to all residents. This modified survey will be brought back
35 to council for review before it's sent to the residents. He suggested an informational
36 statement to be included in the survey for residents have an understanding of city
37 operations before they answer the questions.

38 b. Brittany Thompson Report on Contact Nebo School District in regards to Scholarship

39 Brittany Thompson reported that she contacted Nebo School District. Scholarships
40 are to be handled through schools since the district has too many to handle. The city's
41 scholarship would be handled through Salem Hills High School. The district prefers
42 the city to handle scholarships. The city would set up the criteria, give it to the school,
43 provide the application and the school collects the applications. The school
44 counselors can select an applicant but most cities have a board to select the recipients.
45 The city would then present the scholarship at the awards night to the recipient.

46 Mayor Shelley stated that Nelson Abbott previously expressed that he is not in favor
47 a city scholarship. He stated that he is in full support of a city scholarship. The City's
48 Finance Director has given him some direction on how to handle a scholarship and
49 stated that this does not impact the general fund. He recommends having the city
50 handle the scholarship and would like Council to think about this and have it be on
51 the agenda at the next city council meeting.

52 Brittany Thompson is in support of a city scholarship. It's not the city's dollars and
53 its minimal time for staff to administer the scholarship.

54 Mayor Shelley stated the committee would be in charge of collecting donations.

55 c. Tricia Thomas Report on City Celebration Meeting

1 Tricia Thomas reported the meeting is scheduled for Thursday, February 25 at 6:00
2 pm. She has asked and advertised for anyone who would like to help with the city
3 celebration to attend.

4 d. Mayor Shelley Report on Phone Conversation with City Attorney

5 Mayor Shelley reported he received a draft letter from David Church in regards to
6 which direction to take in regards to the alleged noise code violation discussed in the
7 last city council meeting.

8 Tricia Thomas has had residents come to her in regards to the construction noise
9 made in the same area as the alleged noise code violation. She feels that the city
10 cannot just go after one person. To be fair, the whole issue would need to be
11 addressed.

12 Mayor Shelley reminded council that there are so many codes and ordinances that are
13 to be applied and administered across the entire city. Sometimes it gets isolated in an
14 area. Some of them are egregious and some are obvious. He has moved forward with
15 this very carefully and has taken this to the city attorney for the best guidance. This
16 doesn't mean the letter needs to be sent. He would like a way to amicably solve these
17 issues. It may not be probable but feels that it is possible. Right now, he is the code
18 enforcer in absentia since there is only 5 hours allotted for our current code
19 enforcement officer.

20 Tricia Thomas wants to make sure this is not a personal vendetta and does not want
21 the city to give the perception of backing such vendetta. She is glad steps are taken
22 and hopes the actions taken are fair for everyone.

23 Mayor Shelley stated there have been personal vendettas in the past and the city needs
24 to be careful on how to respond.

25 2. Council Training Items.

26 Mayor Shelley stated that some of the comments made at the last meeting had some
27 privacy issues that were possibly violated and are broadcasted on YouTube. If legal
28 issues are to be discussed, it should be held in a closed session. He stated that when
29 statements are made, council needs to be careful when stating names as there can be
30 repercussions that city does not want to deal with.

31 3. Woodland Hills Boundary Discussion.

32 Mayor Shelley has spoken with Mayor Lauritzen of Woodland Hills. He will be bringing
33 forward a specific concept in regards for a boundary re-alignment they are interested in.
34 He let Mayor Lauritzen know that we need to see something specific before a request for
35 a change in boundary lines will be put on an agenda. Services and benefits to the city need
36 to be addressed and it needs to be practical. He would like a field trip so that council can
37 understand with boots on the ground, not just on paper.

38 4. Information Regarding Planning Commission Public Hearings.

39 Mayor Shelley recommended that City Council attend the Planning Commission Public
40 Hearings as private citizens to obtain information first hand. There will be a public hearing
41 on an annexation concept and another hearing on amending the transportation map in the
42 general plan.

43 5. Landscaping Code Amendment, recommendations/ideas from Council to be presented at
44 next City Council Meeting.

45 Dale Bigler stated he appreciates the feedback and review in regards to the proposed
46 landscaping code amendments. He presented the draft with changes included. He referred
47 to the code requiring yards to be installed within two years. This issue is not being
48 enforced and wondered if it should be removed from code.

49 Brittany Thompson feels the code within the Hillside residential zone requiring natural
50 vegetation left alone should be left in the codes.

51 Dale Bigler read the proposed code changes. He feels there should be a two tree
52 requirement in planter strips throughout all new development, not just the PUD overlay
53 zones.

54 Jim Chase recommended putting in an effective start date on code changes.

1 Mayor Shelley stated the proposed changes have been sent to Shay Stark, City Planner
2 for his review.

3 Dale Bigler asked Royce Swensen to forward the proposal to all council members and
4 requested their recommendations to be sent back to him or to Jim Chase.
5

6 B. Roads & Storm Drain – Cody Black

7 Cody Black reported his department has had the vac truck out cleaning storm drains to prepare
8 for spring. His department has been patching pot holes. His GIS program tracks storm drains
9 clean-out.

10 Dale Bigler had discussion with Dean Ingram and the road/roundabout is projected to be
11 finished by June. He wondered if Nebo School District could be contacted to plant their trees
12 along the road now, to allow the trees to get established by the time the school is built. He
13 wondered if council would agree to install a drip system for the trees.

14 Mayor Shelley responded this would have to be in the easement area. He offered to talk with
15 Shay Stark in this regard.

16 C. Parks, Trails & Recreation – Cody Black

17 Cody Black reported there is not a lot going on in parks and trails but that his department is
18 getting a plan scheduled and ready.

19 Dale Bigler asked if the planter strips could be included in the general plan and paid through
20 impact fees.

21 Cody Black responded that the planter strip costs cannot come out of impact fees since its
22 development driven.

23 Mayor Shelley stated the park pavilion and parking lot are included, but budgeting is not.

24 D. Sewer, Sanitation & SESD – Cody Black

25 Cody Black reported that when the storm drain clean out is complete, his department will jet
26 the sewer system.

27 E. Economic Development & Code Enforcement – Mayor Shelley

28 Mayor Shelley reported the preparation of the budget will start next week and council needs
29 to find a way to enforce codes. The allotted 5 hours per week for a code enforcement officer
30 is not feasible.
31

32 2. Truck Purchase.
33

34 **DALE BIGLER MOVED, TRICIA THOMAS SECOND, TO APPROVE THE PURCHASE OF THE**
35 **TRUCK TO BE PAID FOR OUT OF THE FUND FROM THE SOLD EXCESS EQUIPMENT**
36 **WITH THE ALLOWANCE FOR THE LIGHTS AND NECESSARY UPGRADES UP TO \$9,000.00**
37 **MAXIMUM.**

38 **VOTE: AYE (4) NAY (0) NELSON ABBOTT ABSENT**
39

40 3. HARRISON HEIGHTS PHASE 4, ACCEPTANCE OF ENTRANCE INTO DURABILITY.

41 Brittany Thomsson requested tabling this item since she did not have a chance to review the letter.

42 Cody Black stated the attachment is a form letter from the Engineer and the inspection was completed
43 last November. This request is to accept the final inspection and to enter into durability. The overlay
44 requirement is based on weather permitting.

45 Ty Ellis asked why the weather permitting wordage is not included.

46 Mayor Shelley stated the letter can be amended to include the wordage “as determined by Public Works
47 Director Cody Black”.
48

49 **NO ACTION TAKEN AT THIS TIME. ITEM TABLED UNTIL NEXT CITY COUNCIL**
50 **MEETING TO OBTAIN AN AMENDED LETTER FROM THE CITY ENGINEER**
51

52 (Out of Order) Mayor Shelley stated that he has offered the Planning Commission Alternate position to
53 resident Bruce Thorpe.

1 Brittany Thompson wanted more information on who Mr. Thorpe is.
2 Mayor Shelley responded and stated why he recommends to have him appointed as the alternate.
3 Brittany Thompson has concerns with an imminent project going in and appointing someone who is so
4 closely involved with the project.
5 Mayor Shelley reminded Brittany Thompson that the Planning Commission's job is to see if future plans
6 are compliant with the codes of the city. The final decision is made by council.
7 Tricia Thomas feels that it could be good to have someone involved to relay information to residents. She
8 told the mayor that she trusts his judgment and agrees to have Mr. Thorpe appointed as the Planning
9 Commission Alternate.
10 Mayor Shelley stated the request to appoint Mr. Thorpe will be on the next city council agenda.

11
12 4. APPROVAL OF MINUTES FROM FEBRUARY 9, 2016.
13
14 **NO ACTION TAKEN AT THIS TIME. ITEM TABLED UNTIL THE NEXT CITY COUNCIL**
15 **MEETING TO ALLOW COUNCIL MORE TIME TO REVIEW THE MINUTES.**

16 5. CLOSED SESSION IF NECESSARY.
17 Closed session was not necessary.

18
19
20 ADJOURNMENT

21 Mayor Shelley adjourned this meeting at 8:30 pm.

22
23
24
25
26 _____
Melanie Hoover, Deputy Recorder