ELK RIDGE
CITY COUNCIL MEETING
May 24, 2016

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, May 24, 2016, at 7:00 PM**; this meeting was preceded by **a Public Hearing at 6:00 PM and City Council Work Session Meeting at 6:30 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 May 20, 2016.

ROLL CALL

Mayor: Hal Shelley
Council Members: Tricia Thomas, Ty Ellis, Nelson Abbott, Brittany Thompson, Dale Bigler
Others: Melanie Hoover, *Deputy Recorder* and Royce Swensen, *Recorder*.
Shay Stark, *City Planner*
Cheri Rhoades, *Deputy Sheriff*
McKay Lloyd, *Public Works Director*
Public: Paul Crook, Lucretia Thayne, Aaron Clawson, Cindi Ellis, Richard Dougan, Becky Shelley

PUBLIC HEARING

6:00 pm 1. TRANSFER OF FUNDS.

Mayor Shelley clarified the funds to be transferred are as follows: $5,000 from the water fund and $5,000 from the sewer fund to the town hall/fire station fund. Also, $2,500 from the water fund and $2,500 from the sewer fund to the backhoe/equipment fund. This is standard procedure for auditing purposes.

2. PROPOSED AMENDMENTS TO THE LANDSCAPING CODES.

Mayor Shelley referred to the summary of the proposed landscaping provided.
Lucretia Thayne had questions on street tree requirements within new development. Is the planter area on city property and Dale Bigler responded that it is. She doesn't feel it's justified to require trees, sprinklers and landscaping on city property and require homeowners to maintain them. She feels homeowners should not have to plant trees. She doesn't agree with the paragraph that trees will lower blood pressure. She feels this is over reach of central planning, inappropriate government and unrighteous dominion.
Nelson Abbott referred to the picture where landscaping is required to the back of the house where a fence is on the front of the home. He feels the landscaping shouldn't be required beyond the fence line. He wants the drawing to be adjusted to match the wordage of the codes.
Dale Bigler referred to other cities landscaping code requirements. He stated it's proposed to have the front yard landscaped within 1 year of occupancy.

Mayor Shelley closed the Public Hearing at 6:16 pm.

CITY COUNCIL WORK SESSION

6:16 pm

1. DISCUSSION ON WOODLAND HILLS BOUNDARY ADJUSTMENT.

Mayor Shelley reported he visited with Woodland Hills Mayor Lauritzen yesterday. He referred to the map of the boundary lines and stated that a property owner has requested to move the city boundary line down to the east side of Loafer Canyon Road so that he is a part of Woodland Hills. The problem for the city is maintaining the road, city code does not allow a septic option, water lines aren't there, and electricity would have to be available. Woodland Hills stated they would provide water and electricity to those lots. They permit septic but the problem he sees is the snow removal and fire protection. The road is not wide enough for fire trucks to turn around.

DRAFT

Nelson Abbott stated private property is all along the road to the gate and would be responsible to run water and sewer lines to their properties.
Mayor Shelley asked if council wants to change boundary lines and if so, the Wallentine property would be a part of Woodland Hills. He doesn't know how this can work with the proposal provided at this point and suggests waiting for a proposal on the road issue from Woodland Hills.

2. SURVEY RESULTS.

Ty Ellis has preliminary results from the survey which is 160 pages and provided a brief summary of main topics. He reviewed satisfaction of services, roads, parks and trails and law enforcement. Overall, residents are satisfied for the most part. Most residents would like to annex commercial property and have economic development into Elk Ridge rather than raising taxes. A main complaint on the survey is that the city doesn't follow the general plan.
Mayor Shelley asked Ty Ellis if there are any main issues that will have an impact on the budget decision.
Ty Ellis responded the areas he was hoping for answers are basically split in the middle. He feels most residents are in favor of economic development.

3. TRUTH IN TAXATION HEARING DISCUSSION.

Mayor Shelley stated that the decision on whether or not to hold a truth in taxation hearing needs to be made with a proposed percentage increase and reported to the county.
Discussion ensued on the budget.
Royce Swensen referred to changes made on the budget from the last discussion. He changed the $25,000 water bill to the parks dept. He also included the Mt. Nebo Water Agency study fee and he stated that the decision needs to be made to participate or not.
Royce Swensen proposed to increase the general fund $15-$18,000 for the purchase of a new public works truck.
McKay Lloyd has researched lease options and feels a used purchase is the best option.
Dale Bigler asked Royce Swensen if park funds can pay for a bigger mower and Royce responded yes.
Mayor Shelley stated the storm drain fund transfer of $20,000 can happen but that it's not recommended on an ongoing basis. A small project could spend the entire fund of $240,000 that is set aside. Annual depreciation is $21,000.
Nelson Abbott stated that on storm drain projects and since the city now has a sewer/vac truck, the employee wages need to be paid out of storm drain fund instead of general or water funds.
Ty Ellis clarified budget A and B do not include the proposed $18,000 for the truck and this would need to be taken from savings out of the general fund.
Royce Swensen stated that the current savings is $335,000.00 and the state mandates a certain percentage to be saved. He also stated that $14,000 has already been budgeted to take out of savings to make the budget balance.
Mayor Shelley reminded council that savings needs to be held to cover the cost of future projects.
Ty Ellis feels comfortable with Budget A with a transfer $18,000 from savings to save for the truck.
Nelson Abbott stated that if taxes are raised, he wants to see a plan where the funds will go. If there is an immediate need to address he feels more comfortable with a tax increase. He wants big ticketed items looked at and the cost shaved off of other things to cover costs.
Mayor Shelley stated this is an agreed consensus with all of council but that there is a significant list of projects that will need to be addressed.
Brittany Thompson feels comfortable with Budget A but has concerns with employee wages increases. She feels a lot of time has been spent on identifying projects and feels they are headed in the right direction with the budget.
Dale Bigler feels that with Budget A, nothing is being set aside for things that need to be looked at like the fire truck, salt shed, etc. and saving funds is necessary. He feels that council can identify to the residents which projects need to be saved for and completed with a tax increase.
Brittany Thompson stated the Budget B includes all these projects and wants input from the residents whether they would want the funds to be saved to cover future costs or if they want to bond for things when needed.

Ty Ellis clarified that Budget A and Budget B are drastically different from each other. He wants accountability shown to the residents. He doesn't want the winds of political change to change how funds are saved. He clarified that a proposed tax rate increase needed would be 115% – 119%.
Mayor Shelley wants a presentation for the residents at the truth in taxation hearing and asked council if they are comfortable with the proposed rate increase with the understanding the input will be taken from the residents at the hearing. A final decision will be made at the following council meeting on August 9.

Mayor Shelley closed the City Council Work Session at 7:33 pm.

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OPENING REMARKS An invocation was offered by Mayor Shelley and he led those present in the Pledge of Allegiance, for those who wished to participate.

PLEDGE OF ALLEGIANCE

AGENDA TIME FRAME

BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO AMEND THE AGENDA TIME FRAME, ADJUSTING THE START TIME TO 7:34 PM.
VOTE: AYE (5) NAY (0)

PUBLIC FORUM
7:34 pm

There was no public comment.

1. TRANSFER OF FUNDS.

BRITTANY THOMPSON MOVED, NELSON ABBOTT SECONDS, TO TRANSFER FUNDS $5,000 EACH FROM THE WATER FUND AND SEWER FUND TO THE TOWN HALL/FIRE STATION FUND AND ANOTHER TRANSFER OF $2,500 EACH FROM THE WATER FUND AND SEWER FUND TO THE BACK HOE/EQUIPMENT FUND.
VOTE: AYE (5) NAY (0)

2. PROPOSED AMENDMENT TO THE LANDSCAPING CODES DECISION.

Dale Bigler clarified that the city is not asking to set requirements on what to landscape other than tree requirements. There will be a cash deposit determined by council that will be refunded upon completion and inspection of yards within 1 year.

Shay Stark stated that legally the city cannot require more than 100% landscaping bond requirement.

Nelson Abbott asked where the cost to codify these changes will come from in the budget?

Royce Swensen responded there are some funds set aside to cover codification costs that will be sent in batches.

Shay Stark reminded council that code changes are in place at the time of city council approval, not the time it is actually codified.

Ty Ellis doesn't agree with the paragraph stating tree aesthetics promotes lowering blood pressure and asked if this is the wordage council wants. He wants further clarification on what is defined at neat, clean and orderly.

BRITTANY THOMPSON MOVED, DALE BIGLER SECONDS, TO APPROVE THE AMENDMENTS TO THE LANDSCAPING CODE WITH THE FOLLOWING EXCEPTIONS: PARAGRAPH G FIRST SECTION, STRIKE THE SENTENCE STARTING WITH "the aesthetics of tree lined streets and green spaces are shown to have positive psychological benefits including lower rates of blood pressure and lower levels of stress", TO SHOW IN THE PICTURE TO HAVE THE CORNER AND CENTER LOTS HAVE THE FENCE LINE, PARAGRAPH J3 NEWLY DEVELOPED LANDSCAPE AREAS SHALL BE MAINTAINED WITH AN AUTOMATIC SPRINKLER SYSTEM OR OTHER APPROPRIATE IRRIGATION SYSTEM, AND PARAGRAPH D SECTION 3 CHANGE THE CASH BOND FROM 125% TO 100%.

VOTE: AYE (3) NAY (2)

NELSON ABBOTT AND TY ELLIS VOTED NAY.

3. MT NEBO WATER AGENCY DECISION.

NELSON ABBOTT MOVED, BRITTANY THOMPSON SECONDS, TO JOIN THE MT NEBO WATER AGENCY CONTINGENT UPON THEM GIVING US FULL VOTING RIGHTS LIKE ALL THE OTHER MEMBERS AND A MEMBER ON THEIR TECHNICAL COMMITTEE AND ANY OTHER COMMITTEES THAT ARE CREATED.

VOTE: AYE (5) NAY (0)

4. HARRISON HEIGHTS PHASE 6 FINAL APPROVAL.

Shay Stark presented an overhead view of the final plat.

Brittany Thompson had questions regarding codes on cul-de-sacs and the temporary pond and Shay Stark clarified the issues.

Discussion ensued.

NELSON ABBOTT MOVED, TY ELLIS SECONDS, TO APPROVE HARRISON HEIGHTS PHASE 6 AS PRESENTED.

VOTE: AYE (5) NAY (0)

5. TENTATIVE BUDGET.

Mayor Shelley clarified tentative Budget A as a zero balance with funds transferred from savings to make it balance. Tentative Budget B is relative to a Truth in Taxation hearing.

Discussion ensued on priority road projects and trails.

Mayor Shelley and City Council agreed to not take action at this time for further review and information.

NO ACTION TAKEN AT THIS TIME. ACTION WILL BE TAKEN AT THE NEXT CITY COUNCIL MEETING/PUBLIC HEARING.

6. TRUTH IN TAXATION HEARING DECISION.

BRITTANY THOMPSON MOVED, TY ELLIS SECONDS, TO HAVE A TRUTH IN TAXATION HEARING WITH NOT MORE THAN 115% TAX INCREASE.
VOTE: AYE (4) NAY (1)

NELSON ABBOTT VOTED NAY.

7. DEPARTMENT HEAD REPORTS.
   A. Administrative & Planning Commission –Mayor Hal Shelley
      1. Exploratory Well Report.
      Mayor Shelley is awaiting a report from the company drilling the test well.
      McKay Lloyd reported they have drilled down to approximately 860 feet. The water level is at 320 feet and is murky and they are waiting to see if it will flush/clean out. A true report and water sample could take a couple months.
   B. Roads & Storm Drain – McKay Lloyd
      McKay Lloyd reported that he has scheduled the crack sealing machine for June 6. He will start with the top of the city and move as far north as possible. Pot holes are being filled and repaired.
   C. Parks, Trails, & Recreation – McKay Lloyd
      McKay Lloyd reported his department is currently mowing the parks. The Eagle Scout project was a success in planting the trees in the Elk Ridge Meadow Park and there was a good turnout in volunteers. City properties are scheduled to be mowed.
   D. Water, Sewer, Sanitation & SESD – McKay Lloyd
      No report at this time.
   E. Economic Development & Code Enforcement – McKay Lloyd
      No report at this time.

8. CLOSED SESSION IF NECESSARY.
   Closed Session was not necessary.

ADJOURNMENT
Mayor Shelley adjourned this meeting at 9:37 pm.

Melanie Hoover, Deputy Recorder