

ALPINE CITY COUNCIL MEETING
on **Tuesday, April 26, 2022**

I. CALL MEETING TO ORDER

Mayor Carla Merrill Called the meeting to order at 6:00 pm.

A. Roll Call: The following were present and constituted a quorum: Greg Gordon, Kelli Law, Jessica Smuin, Lon Lott, and Jason Thelin joined via zoom

B. Prayer: Jessica Smuin

C. Pledge: Chief Brian Gwilliam

Staff: Shane Sorensen, Austin Roy, Chief Brian Gwilliam, Chief Brian Patten, Craig Hall, Bonnie Cooper, William Livingston

Others: Logan Hall, Devin Fisher, Mark Goodsell, Wally Western, Whitey Anson, Alan, Gillman, Delin Wareham, Chris Wareham, Chris Thackeray, Maureen Kirkland, Starr Shumway, Peter Boggess, Trent Boggess, Will Jones, Wyatt Boggess, Breezy Anson, and via zoom Jane Griener (Planning Commission Chair) Neil Smart, Fred Philpot

II. WORK SESSION

City Administrator, Shane Sorensen introduced Alpine City's new inter William Livingston. Shane Sorensen said William Livingston recently graduated from Brigham Young University. He will be going on to receive his master's degree in city administration. The staff is looking forward to working with William Livingston.

A. PRESSURIZED IRRIGATION RATE STUDY PRESENTATION

Shane Sorensen said city staff has been working with Fred Philpot from Lewis, Young, Robertson and Burningham to develop a model for the pressurized irrigation rates. Since the inception of the pressurized irrigation system in 2002, users have been billed based on the square footage of their lot. This billing method was chosen since individual meters were not installed on the system and there was no way to determine actual usage. Meters were installed on the system in 2018 and 2019. The city was ahead in this area, since a bill was passed in the 2022 Legislative Session requiring all entities serving pressurized irrigation water to install meters.

Shane Sorensen said having actual usage data from 2020 and 2021 was key to developing a rate model. The rate model is complicated because of the various rate schedules that were agreed upon in an agreement with the Alpine Irrigation Company in April of 2000. The agreement was that all of the surface water from the Alpine Irrigation Company would be used in the system, but shareholders in the company would be given a reduced rate for two groups of users, residential shareholders and agricultural users. The third group of users, which represents most billed accounts, is the residential non-shareholders.

As developed, the rate model establishes a base rate that would be billed monthly, 12 months of the year, with an allowable quantity of water that is recommended by the State to maintain landscaping. For usage above the allowable rate, a user would be charged on a tiered rate structure. There is a separate billing rate structure for shareholders. Future capital projects outlined in the Pressurized Irrigation Master Plan, are also anticipated in the rate structure.

Fred Philpot participated via Zoom for the work session. He explained his methodology for the rate model to the City Council which he developed for Alpine City. He said the financial plan objective for the city was to have sufficient revenue to carry over from year to year also, how many days the city can go with the cash on hand. The higher the coverage of days the better the credit rating the city has. He recommended the city reevaluate the rates every few years. He said this rate plan was for pressurized irrigation system only. The rate designs that we have come up with are based on the actual figures from 2021 and estimated figures for 2022 with projections going through 2030. We believe there could be a reduction in use of about 5% based on water conservation in the future. Utah's future conservation initiatives could change the reduction. We have identified a 4% construction inflation which could vary. It is important for the city to carry over revenue from a previous year. Impact fee revenues for the city are estimated to be approximately \$250K per year. The financial plan assumes an existing fund balance starting point of approximately \$1 million. There are approximately \$8 million of capital costs over the next 5 years. This represents a substantial need moving forward.

There are structural modifications that will change and based on lot size, usage, customer type, month (peak vs off peak), impervious area, tiering. Customer types would be residential, commercial, churches and schools. Residential per month per acre would be 118,175. Average uses are based on peak use from May to September vs. off peak. We want to make sure that residents are not penalized during peak times vs off peak times. We came up with a tiering system. The higher tiers would be for those residents who go over the average. This created a lot of complexity to gather all of this information with all of the variables and all different customer types. The report looks at each customer individually. We need the council's feedback to see if this is too complex or if we need to simplify the rate structure. Low water user may see their bill go down while higher water user may see their bills go up. The analysis does not modify shareholder rate structure and credits but does consider inflation increases to their rates. All proposed rates are more dependent on usage. Inflation was considered in the PI structure. The two scenarios that were presented to the council were:

Scenario 1: baseline scenario – no rate change, no structural change

Scenario 2: rate increase, structure change – Would establish a base rate per acre; would create a 6 tier system based on customer type, month, impervious area, and lot size; and would assume bonding of \$4 million to fund the CIP.

Fred Philpot said the downside of bonding is the interest expense. There are pros and cons to both scenarios but scenario 2. Scenario 1 the city will go into the negative and that is not sustainable for the city. Scenario 2 we will need to have 25% more revenue plus 4-5% each year thereafter. With the bond proceeds. with one acre \$32.50 tier 6 would be \$1.63. The fund balance will grow remain in the positive and that would be acceptable. Our recommendation would be to reevaluate in 1-2 years. There is a lot of uncertainty with interest rates in the future. This would be a path forward for the city. Having input from the councils we could have new scenarios and have a final report we can bring back to the council.

Shane Sorensen explained the City looked at PI meters in 2002 but it would have cost the city millions. The decision was made to not put in the meters at that time. Now the state is requiring all cities need to be metered. However, the City suspected this would be the case and started working on meters a few years ago. The City has been awarded a grant and has used ARPA funds to be able to help with construction cost. We have only had one increase in 2010 of 9% increase. We have done well not to have any increases. We recently adopted the new capital facilities plan for pressurized irrigation, hopefully with some water conservation some of the projects that are on the capital facilities plan will be able to be scaled back. For example, when Saratoga Springs put in meters, they saw a decrease of 30-40% of water use happen.

Mayor Carla Merrill asked what are the planned capital projects. Shane Sorensen said a new well, pump station, increasing capacity for a booster pump station, and there are other projects that are planned 10 plus years out. The line dealing with CUP water will be using their own money. \$1.2 million from the ARPA fund special projects and the other \$1.2 million has been set aside for salaries. City Council member Kelli Law asked about what the bond capacity would be. Shane Sorensen with the rate structure we have when we refinance our PI bond, we used our water fund to back the PI up. Fred Philpot said the city is saying that they are committing the enterprise funds. Shane Sorensen said this is a revenue bond like the one the city will be getting for the fire station. This would be a utility bond. Fred Philpot said that the revenue that you pledge would be independent of other bonds. Kelli Law asked when does the first bond come to term. Shane Sorensen said the city will have a three-year overlap and will roll it over into the other bond.

City Council member Greg Gordon could this drop our revenue with residents using less water. 50% between the usage rate and there is a risk portfolio that is tied to the usage. Fred Philpot said they are trying to conserve and from an analysis perspective are they lining up to the rate structure. Greg Gordon suggested getting a few 100 homes and seeing what their usage is. Fred Philpot said there were about 900 customers that would see their bill decrease and the rest would see an increase by anywhere from a few dollars to hundreds of dollars. Residents are using more water.

City Council member Jessica Smuin asked if there is a downside to rate tier system. Fred Philpot said there will be some challenges for staff having to implement the changes in Caselle (computer system the city uses for utilities). Our objective is to proceed with the implementation of a metered use-based rate. The rate structure will be brought back to a future city council meeting for final approval. Staff is recommending a public hearing be held at that time. Council was in agreement to move forward with the metered use-based rate system.

III. CONSENT CALENDAR

- A. Approve City Council minutes of April 12, 2022**
- B. Judy's Trail – Blazing Trail invoice: \$23,316.00**

Shane Sorensen said the trail was billed at \$7 per linear foot. Mayor Carla Merrill was concerned that the city had already paid \$50,000 for Judy's trail. Lon Lott said the city was waiting for a private doner to come in with a \$50,000 donation. Mayor Carla Merrill said she was not aware that the Judy's trail would cost more than \$50,000, that was the price the City Council had agreed to. Shane Sorensen said that was not based on an actual we can take this off the consent calendar and he can bring this back with all the back information. Kelli Law would be in favor of getting more information regarding the invoice and the history behind the trail and what was approved. Mayor Carla Merrill voiced concern about lack of communication before any extra work was done on the trails. The City Council must be fiscally responsible to the residents. Shane Sorensen said the city never knows the exact cost when it comes to trails, because trails never go in a straight line, and you can run into obstacles. Trails are always billed by the linear foot, so the bids are always an approximation. Kelli Law said he would work with staff and the Trail Committee in the future to make sure a system is put into place so that this will not happen in the future.

Motion: Lon Lott moved to approve the consent calendar with the edits made to the minutes of April 12, 2022, by Mayor Carla Merrill, Greg Gordon, and Lon Lott. Jessica Smuin seconded the motion. Jessica Smuin removed her second to the motion. No vote was taken.

Substitute Motion: Greg Gordon moved to approve the consent calendar with the edits made to the minutes of April 12, 2022, by Mayor Carla Merrill, Greg Gordon, and Lon Lott, excluding the invoice for Judy's trail in order to get more information from staff. Kelli Law seconded the motion. There were 4 yes votes, 0 no votes and 1 excused vote as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon		Jason Thelin
Kelli Law		
Jessica Smuin		
Lon Lott		

*Jason Thelin joined the meeting via zoom

IV. PUBLIC COMMENT

***Peter Boggess
Boy Scout from
Highland Utah***

Peter Boggess came before council to present his proposed Eagle Scout project. He said he enjoys mountain biking in Alpine. He proposed to do the following at Beck's Hill Park also known as Star Hill Park: sand and stain the wood lookout point, weed the sand volleyball pit, and order and install an aluminum bench from Smith Steelworks. The bench would cost \$500. He asked Alpine City to contribute \$280 towards the bench. He said he get donations for the remainder.

The Council approved Peter Boggess eagle scout project. Shane Sorensen asked Peter Boggess to see him before placing the bench.

V. REPORTS AND PRESENTATIONS

A. Fraud Risk Assessment

Shane Sorensen explained yearly Alpine City must fill out a Fraud Risk Assessment from the state auditor office. This assessment was graded on a point system. Alpine City scored 330 points which puts the city's risk level low. In order to be very low or a perfect score the city would need the following: to have a certified CPA on its management team, have a formal audit committee, and have employees and elected officials commit in writing to abide by a statement of ethical behavior. This is only a self-assessment. Having a small staff, it can be difficult to accomplish a perfect score. City Attorney Craig Hall said this is a direct with the state auditor. Lon Lott asked what would it take to get an audit committee. Shane Sorensen said he could find out. Mayor Carla Merrill said there are at least three items that we can do to up our score. Alpine City's financial officer, Dave Sanderson is not a CPA, but was previously Lehi City's finance director. Mayor Carla Merrill asked staff to work of number four on the Fraud Risk Assessment which is worth 20 points.

VI. ACTION/ DISCUSSION ITEMS

A. Pickleball Courts at Creekside Park

City Planner Austin Roy said this item went to Planning Commission last week. The recommendation from council was to have four courts to the south of the splash pad. During the public hearing and public comment, it was the consensus of the Planning Commission that the grassy area by the splash pad is used by the residents using the splash pad. The Planning commission recommended putting the courts to the west of the basketball court. That would mean that the trail would need to be adjusted but that would not be a large expense.

Mayor Carla Merrill asked if the Planning Commission consider to the west of the original area, west of the splash pad. Her concern was not to remove any trees. Shane Sorensen said staff could work around the trees. City Council member Lon Lott asked if drainage in the area had been considered. Planning Commission chair Jane Griener said they did not have the measurements to consider that.

Jane Griener said the Planning Commission wanted to preserve the open space for the people who would be using the splash pad. Mayor Carla Merrill said she believed that all areas around the splash would be in the line of sight for parents to observe their children. Jane Griner said the public felt like it was crowding the splash pad. The Planning Commission was also concerned with the sprinkler boxes in the area and the power going to the south of the tennis courts. Lon Lott said he didn't mind the location that the Planning Commission but suggested seeing if drainage will be a problem and have the pavement trail not be a sharp angle. Austin Roy said City Engineer Jed Muhlestein would be able to look at any location the council decided and make sure that drainage, power, and sprinkler boxes were not a problem. Jessica Smuin was concerned with the cost of changing the trail to the west of the basketball courts. Shane Sorensen said city staff put in all the trails at the park so the cost would be minimal. Greg Gordon said the further south it goes the closer it is to the parking lot to the west. Shane Sorensen said as storm drain would be the least expensive thing to move. Jessica said with pickleball courts there is not much excavation needed. Mayor Carla Merrill said she believes the best location is north of the tennis courts because nothing will have to be moved but maybe a sprinkler box. Greg Gordon said he is in favor of either location. Kelli Law said he thinks four courts are not going to be enough. Mayor Carla Merrill said Highland City is putting in eight more pickleball courts. Lon Lott said his first choice location would be what the Planning Commission proposed west of the tennis courts, second choice would be north of the tennis courts, and third would be south of the tennis courts. Jason Thelin said his concern with having the courts west of the tennis courts would be the 90-degree trail, with kids on their bikes it could be hard to navigate. His first choice would be north of the tennis courts.

Motion: Jason Thelin moved that the new pickleball courts at Creekside Park be approved at the following location within the park: at the northside of the tennis courts. Greg Gordon seconded the motion. There were 4 yes votes and 1 no votes and 0 excused, as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon Jason Thelin Kelli Law Jessica Smuin	Lon Lott	

B. Conditional Use – Guesthouse – 2600 N Mountain Springs Road

Austin Roy said in November 2021, the City Council approved an amendment to the guest house ordinance to allow a guest house to have a second driveway when it is accessed from a separate driveway than the main house. The petitioner at the time was Scott Johnson. Mr. Johnson is now submitting his plans for his guest house.

Guest houses are a conditional use in the CE-5 zone and subject to the requirements found in 3.23.070.2. The proposed guest house meets all the requirements found in the ordinance. Guest houses are subject to approval by the City Council.

The Planning Commission review this item on April 19, 2022, and found that the proposal meets the requirements outlined in ordinance. The Planning Commission recommends a conditional use permit be granted for the proposed guest house.

MOTION: Commission Member Alan MacDonald moved to recommend a conditional use permit be granted for a guest house at 2600 North Mountain Springs Road as proposed. Jeff Davis seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:	Nays:	Excused:
Alan MacDonald Ethan Allen		

Jane Griener
 John MacKay
 Susan Whittenburg
 Troy Slade

Jessica Smuin asked if you can have access on an emergency access road. Austin Roy said this road is a little bit narrower road. Shane Sorensen said the road going up to the upper tank was already approved. When the plat first came through this road was listed as shared primary or secondary access driveway. Lon Lott said the council did approve to allow a guest houses to have its own access and to get the guest house approved.

Motion: Greg Gordon moved to approve the proposed guest house at 2600 North Mountain Springs Road by granting a conditional use permit. Kelli Law seconded the motion. There were 5 yes votes and 0 no votes and 0excused, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon		
Jason Thelin		
Kelli Law		
Jessica Smuin		
Lon Lott		

C. Plat Amendment – Forest Creek Estates Subdivision Amended

Austin Roy said the Forest Creek Estates Subdivision Amended Plat consists of 4 lot on 7.84 acres. The property is located at 952 North Fort Canyon Road in the CR-40,000 zone. The mouth of Fort Canyon the proposed plat amendment would clean up and revise lot lines on the existing plat and would convert the development from a Planned Residential Development (PRD) to a standard subdivision. The plat amendment would convert the subdivision from 5 lots to 4 lots and would dissolve the private open space. The private open space would be absorbed into the remaining 4 lots.

The Planning Commission reviewed this item and recommended that it be approved:

MOTION: *Commission Member Ethan Allen moved to recommend approval of Forest Creek Estates Subdivision Amended with the following conditions:*

- *An exception be granted:*
 - *To modify lot lines to reduce angles, corners, and odd configurations, and*
 - *To allow lots with more than 5 sides.*

John MacKay seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Austin Roy said the private open space in this plat was sectioned off for each lot so essentially each lot got a bigger. This amendment to the plat not perfect but it is an improvement. He explained the more slope you have in your lot the more you must increase the frontage of your home. Because of the stream that runs through the subdivision it makes the lots a little awkward. Shane Sorensen said the property owners have designed this plat to meet our ordinance. Previously the plat included five lots now it will be four lots instead. All the homeowners have built their homes and have been living there for the past 20 years, so it will not change much of anything.

Motion: Lon Lott moved to approve Forest Creek Estates Subdivision Amended with the following conditions:
 An exception be granted:

- To modify lot lines to reduce angels, corners, and odd configurations, and
- To allow lots with more than five sides.
- To allow less than required frontage on lot three due to the slope analyses

seconded the motion. There were 5 yes votes and 0 no votes and 0 excused, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon		
Jason Thelin		
Kelli Law		
Jessica Smuin		
Lon Lott		

D. Site Plan – Design Update – Montdella Senior Housing

Austin Roy said in 2019, the City Council approved the Montdella Townhomes project. The design of the townhomes was also approved at that time. Since the original approval the project has changed ownership from Cottle Capital to David Wilkes to Henry Walker Homes. The current owner of the project, Henry Walker Homes, is seeking approval of changes to the originally approved designs. The new design eliminates certain design and building elements and introduce others. Changes include new building materials and color palette. The petitioner has prepared a design board, perspectives, and elevations of the new design, as well as 3D renderings of the project for Planning Commission and City Council review.

The Planning Commission reviewed the proposed design changes on April 19, 2022. The Planning Commission recommended that a few modifications be made to the proposed design.

MOTION: *Commission Member Alan MacDonald moved to recommend that the new design of the Montdella Townhomes be approved with the following conditions:*

1. *The builder include more brick, brick wainscoting and more of a traditional character that may include: shutters on the windows, metal roof, and other similar design elements.*
2. *The color palette be the dark red brick, white painted bricks with wainscoting, and that the project be much more brick intensive and limit siding or alternative materials.*

Jeff Davis seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

*Alan MacDonald
Ethan Allen
Jane Griener
Susan Whittenburg
Troy Slade
Jeff Davis*

Nays:

John MacKay

Excused:

Logan Hall from Henry Walker Homes said the idea was not to strip this project down to the bare minimum. This project seems like it was not manage well in the past. We have done a similar project like this in Huntsville. We believe we can finish this project in a year and a half. We have added some decorative items to the homes such as window trim and flower boxes. The idea is to keep as much brick as possible on each home. Siding would be 30-40% at the most on each home. The idea is to mix textures.

Jessica Smuin suggested keeping the brick and the wainscot the same color. Jane Griener said the Planning Commission said they did not like the homes that were all siding. The Planning Commission felt like that strayed too far from the original project and Gateway Historic look Alpine wants. Mayor Carla Merrill suggested having maybe just four homes that are gray to break up the red and white. She said she would love to have this project done. Jason Thelin said he thinks this is a step back from where this project had begun. This looks like a less expensive option. This is the only chance the city will get to have a say in what our Gateway Historical Main Street will look like. Logan Hall said the numbers are not there to continue the project how it was first presented. Therefore, this is why property has changed hand six times and such a challenging property to fix. There is a lot that needs to be fix we would likely have to tear down the one unit that has already been put up and start over. If we can get approval we would like to start the project on May 23rd.

Logan Hall said they would just need the council's feedback so that they can come back with a final mockup. We will keeping the elevator shafts in the footprints of the homes. Jessica Smuin asked if they could focus on the two front units to help with the Historical Gateway of Main Street that Alpine City wants to maintain. Logan Hall said their plan was to have the two front units mostly brick and a lot of upgraded details.

Mayor Carla Merrill suggested to have them come back with a street view looking into the circle and seeing it from the Main Street point of view.

Lon Lott said he is indifferent to the design of the units but his concern that they are keeping this is a 55 and older community. Logan Hall said the power pole will be taken down and the power pole will be going under the street. Everything else would stay the same as in the original proposal except the outsides of the units. Jessica Smuin would like to move the project forward. She thinks it has all the items proposed to have a classic look. Lon Lott said even the fencing and frontage on main street need to look nice. Greg Gordon agreed that there need to be some cost reductions. He also agreed that the units facing Main Street need to be the focus. The council agreed that the units

need to be timeless and that they realize that can be difficult. Also the point was made there would be an emergency access gate by the business parking lot but no gate on the Main Street side.

Motion: Jessica Smuin moved to table the site plan for the Montdella Senior Housing to get design changes. Lon Lott seconded the motion. There were 3 yes votes and 2 no votes and 0 excused, as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Kelli Law	Greg Gordon	
Jessica Smuin	Jason Thelin	
Lon Lott		

E. Site Plan – Elway’s Doggie Wash at the Alpine Animal Hospital – 424 S. Alpine Highway

Austin Roy explained the applicant is seeking to build a dog wash station in front of the Alpine Animal Hospital. The site is located within the Business Commercial Zone and the Gateway Historic District. The proposed structure has a footprint of approximately 8’ x 13’ for a single unit or 8’ x 21’ for a double unit. This would be placed on the front of the Alpine Animal Hospital property. It is in the same location as the previous Snoasis. The overall size of the property is 1.01 acres. The applicant is seeking approval of the proposed site plan.

On April 21, 2022, the Planning Commission reviewed the item. The Planning Commission felt like the structure should have to match the existing sign on the property, as far as color and design is concerned, to better blend in and be compatible with adjacent structures in the area. The Planning Commission made the following recommendation:

MOTION: *Commission Member Jeff Davis moved to recommend that the site plan for Elway’s Doggie Wash be approved with these changes.*

1. *Match the color scheme of the animal hospital sign.*
2. *Move the solid wall towards the street and add some sort of design element, brick, stone, or wainscoting that matches the color of the sign.*
3. *Approve a single unit station.*

Alan MacDonald seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

<u>Ayes:</u>	<u>Nays:</u>	<u>Excused:</u>
Jeff Davis	Troy Slade	
Ethan Allen	Alan MacDonald	
Jane Griener		
John MacKay		
Susan Whittenburg		

Mayor Carla Merrill asked if we could have multiple business on one site. Austin Roy answered yes, you can have multiple uses on the same property. Shane Sorensen said there is no frontage requirement, and they are meeting the parking and lighting. You would have one user at a time. Alpine Animal Hospital is closed on the weekend and that is when they think most of the traffic will be, so the parking should be sufficient. This is a self-serve dog washing station. The property owner Neil Smart said yes. He has another location, and the weekends are the busiest. The door would face the parking lot. Ventilation would be on the top. The southwest would be exposed. Greg Gordon asked if the sign was lighted. Jessica Smuin asked if the sign wrap all the way around the building. Neil Smart answered yes. Austin Roy said the Planning Commission did take into consideration the Gateway Historic requirements. The unit is heated and air conditioned. The door faces the parking lot for the dog’s safety. Signs shall not exceed 15% of the area of the side of the building that a sign is displayed. Jessica Smuin said she is having a hard time aligning this design with the Historic District. Austin Roy said the property owner was trying to match the Alpine Animal Hospital gray sign by the road. Greg Gordon asked if an enhanced rendering would be possible. Neil Smart said he would see what he could get. Jessica Smuin recommended the dog wash station to have gray brick and show landscaping when doing the next rendering.

Motion: Greg Gordon moved to extend meeting until 9:20 pm. Jessica Smuin seconded the motion. There were 3 yes votes and 2 no votes and 0 excused, as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon	Jason Thelin	
Jessica Smuin	Kelli Law	
Lon Lott		

Motion: Greg Gordon moved to table Elway’s Doggie Wash at the Alpine Animal Hospital – 424 South Alpine Highway until the next meeting, to give time to work on an updated visual proposal with the grey brick, metal siding, sign on one side and landscaping. Jessica Smuin seconded the motion. There were 5 yes votes and 0 no votes and 0 excused, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon		
Jason Thelin		
Kelli Law		
Jessica Smuin		
Lon Lott		

F. Review of LPPSD Budget

Shane Sorensen explained The Lone Peak Public Safety District (LPPSD) Interlocal Agreement includes the following provision related to the budget:

“The annual budget increase or decrease for the district shall not exceed the average property tax revenue increase or decrease for both cities budgets of the previous fiscal year, excluding any new revenue increases, without the majority vote of each City Council. Said vote of each City Council shall occur prior to the adoption of the final budget.”

The intent of the interlocal agreement amendment was to prevent either city from forcing, through a majority vote, a large increase on the other city. The Lone Peak Public Safety District tentative budget accepted by the board at their April 13 board meeting. The final budget will be considered at their May 11th board meeting. Since the average property tax revenue increase of the two cities for the last fiscal is less than the increase in the proposed assessments to fund the district, approval of both city councils is required prior to the district adopting their final budget on May 11th.

Included in the packet is a PowerPoint presentation outlining the highlights of the proposed FY2022-2023 budget. The focus of the proposed budget is employee retention and recruitment. Wage adjustments have been proposed to be competitive with other local agencies.

The overview for the FY2023 Tentative Budget includes the following expenditures: 3% will now be changed to 6% and police will be purchasing 4 vehicles and the fire dept will be purchasing uniforms and using it for vehicle maintenance and insurance. Funding sources are Alpine school district charges for EMS services and Utah County admin is based on population and fire is 45% of population, 45% ERUs and 10% is split 50/50 between the two cities. Alpine assessment for this past year was 2.4 mil, and this next year will be 2.6 mil. An increase over 11% of the prior year. Savings and additional revenue should be part-time wages, dues and subscriptions, station supplies, postage, printing, professional and technical services, and protective clothing. With switching from part-time to a full-time position, it would allow them to run a second call and capture some of the revenue that other agencies get when our department is taking a call.

Timeline will be April 13th when the district approved the tentative budget. We need to approve this budget as a council by April 30th. On May 11th the district would adopt its final budget, and we would be scheduled to adopt our final budget on June 28, 2022.

Recommendation: Approve the Lone Peak Public Safety District tentative budget.

Motion: Kelli Law moved to approve the tentative Lone Peak Public Safety District as proposed for FY2022-2023. Budget Lon Lott seconded the motion. There were 5 yes votes and 0 no votes and 0 excused, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon		
Jason Thelin		
Kelli Law		
Jessica Smuin		
Lon Lott		

G. Review of Alpine City Refreshed Logo

Jessica Smuin explained that the City Council previously approved a contract with CivicPlus to create a new website. As part of the discussion regarding content for the website, the idea of refreshing the logo used for the website was brought forward. Included in the packet is the refreshed logo that came from the discussion. The intent was to have a more simplified version of the logo currently in use. Elements of the current logo and the city flag were used to create the new logo. Carla Merrill said this does not deviate much from the current signage.

Motion: Greg Gordon moved to approve the refreshed Alpine City logo to be used on the new city website. Kelli Law seconded the motion. There were 5 yes votes and 0 no votes and 0 excused, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon		
Jason Thelin		
Kelli Law		
Jessica Smuin		
Lon Lott		

H. Salary adjustment for inflation

Shane Sorensen explained at the last council meeting salary adjustments needed to be made for the Lone Peak Public Safety District (LPPSD). Several cities have done at midyear, an adjustment for inflation. The idea I had was a one-time lump sum adjustment for inflation for this budget year, and a separate increase in the next budget. To not hurt our current budget, is to take a small piece of our replaced ARPA funds for the one-time lump sum to employees to provide immediate relief and then address a COLA raise in the next year budget. He said we need to take care of our employees. We can't hire anyone, and if we did hire anybody, we are investing 6 months in training and taking away time from other projects. People are getting paid everyday just to keep their employees to come back the next day. What I propose is a one-time 3% payment of their annual salary for right now, and then 6% COLA at the end of June. Shane said in January, Saratoga Springs did a 9% increase across the board. Lehi did a mid-year adjustment with a new adjustment in their new budget and said if inflation continues, they are considering another one. Lon Lott said he is self-employed, and he can't get anyone to work. Kelli Law asked if we have the money to cover it. Shane said it would be \$29K, 5% would be \$50K, and 6% is closer to \$100K. Jason said, "is the 3% based on salary or would you consider raising the lower salaries?" Shane Sorensen said yes.

Motion: Greg Gordon moved that we grant a 3% one-time adjustment for inflation, which is immediate in the 2021/2022-year budget based on salaries of employees, the that the city manager can work with the mayor distributing as deemed appropriate and that the city budget for the upcoming budget, a 6% COLA adjustment.

Lon Lott asked if insurance increased but Shane budgeted more, but it came back less. Greg asked if this works. Shane Sorensen said it is an easy fix and have the money come from that one-time money and not from other funds like sales tax or property tax revenue.

Substitute motion: Kelli Law moved that a one-time cost of living adjustment is 4% with the 6% COLA increase. Jessica Smuin seconded the motion. There were 4 yes votes and 1 no vote as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon	Jason Thelin	
Kelli Law		
Jessica Smuin		
Lon Lott		

VII. STAFF REPORTS

Chief Brian Patten

Chief Brian Patten said all the fire fighter are back from Texas after 42 days of fighting fires.

Austin Roy

Austin Roy said some of council and staff will be meeting Thursday with CivicPlus our new website company. The Planning Commission tabled the annexation for Box Elder South to get more information about the pros and cons. The city has received an application from AT&T. They want to do a colocation on the Lambert Park Tower, so that would be a third provider on that tower. It will be going to Planning Commission next week. Rocky Mountain Power will be doing meter upgrades around town, so you may see them coming. They will shut off the power. It supposed

to be almost instantaneous. It will be a minute without power and then they'll put a meter on and then they're gone. They are not doing it to every home in the city. It will be select homes. It is for remote metering and help with power outages to respond quicker.

Shane Sorensen

Shane Sorensen introduced our new staff member William Livingston who will be interning this summer. Tentative Budget will be ready for the next city council meeting. Legacy Park new sprinkler system is underway. The trail cleanup day this past Saturday was a huge success.

Trail Committee member Breezy Anson said, "how can the trail builder get paid and not wait until the next City Council meeting?" The Trail Committee already has donors, but we are about to lose our biggest donor if this is not paid. Mayor Carla Merrill said Alpine Trails Foundation will receive \$50K, but this bill is an additional \$24K the city was not planning on. The bylaws have already been approved. Breezy Anson said if we do not pay the trail builder, we will lose his services, and he charges less than half of what other companies charge. Mayor Carla Merrill voiced her concerns that council was not told about this additional work being done on the trail. Shane Sorensen went over that it was approved at a previous meeting. The smaller projects could fall under the budget of \$150K. Breezy Anson said he thought there was additional money. He was concerned that this business owner would be going to go out of business if the city does not pay this bill. Mayor Carla Merrill said she feels like there is something broken in the process of communication. Breezy Anson said if the city chooses not to pay the bill, the bill will get paid by someone in the city, but that is not fair. The reason the Trail Committee can do the flow trails in Three Falls was because this person paid for everything. Lon Lott said when we talk about unit pricing, it is what it is. When we talk about miles or feet of trail, and the unit pricing was X, we change the direction of that and it moves another 200 or 300 feet, (discussion between the Mayor and Lon Lott about how they would handle getting a larger bill then expected. Greg Gordon asked why it went over. Was it more linear feet then we expected, was it more rocks? Breezy said that those things do play in part. Rocks, clearing trees and when you are onsite, there is a lot more winding than you realize. Our next bill will be \$14 a linear foot from now on, instead of \$7 a linear foot. There needs to be better communication. Some of the \$50K was used for other trails besides Judy's trail. Lambert Park improvement, we had a subline item \$15k for trail work, and then we had another line item for \$150K for Three Falls flow trails, Lambert Park walking trail, and a third one, miscellaneous trail improvement for \$20K. He does not think this guy can wait two weeks. Greg Gordon wanted to know our options are now. Kelly Law said the city will be paying the bill eventually, but it does feel like council is being strong armed right now. Kelly Law said he would work with the Trail Committee and Shane Sorensen on putting together a process for this never to happen again. Mayor Merrill said she would like it stipulated that if future projects go over the amount that we allocate that it would need approval.

Motion: Lon Lott moved to reconsider Item - III B Judy's Trail, Blazing Trails invoice from the Consent Calendar. Greg Gordon seconded the motion. There were 5 yes votes and 0 no votes and 0 excused, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon		
Jason Thelin		
Kelli Law		
Jessica Smuin		
Lon Lott		

Motion: Kelli Law moved to approve payment of item - III. B. Judy's Trail from the Consent Calendar pending the mayor's approval after evaluating where the additional costs are coming from in the amount not to exceed \$23,316.00. Greg Gordon seconded the motion. There were 5 yes votes and 0 no votes and 0 excused, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon		
Jason Thelin		
Kelli Law		
Jessica Smuin		
Lon Lott		

VIII. COUNCIL COMMUNICATION

Jessica Smuin

Jessica Smuin asked if anyone on the council knew of someone that would be willing to run the farmers market this coming year. What do we think about having the Monday night food trucks return this year? Chris Merritt from the

Utah Historical Department will be coming to Alpine to tour Lambert Park.

Kelli Law

Kelli Law asked Austin about updates on a lighting ordinance. Austin Roy said that he has been working with Councilman Greg Gordon and that the item is scheduled to be on the agenda for the Planning Commission meeting next week.

Mayor Carla Merrill

Mayor Carla Merrill asked if we charged a safety impact fee? Shane Sorensen and Craig Hall will talk about it.

IV. EXECUTIVE SESSION:

None held

Motion: Lon Lott moved to adjourn. Greg Gordon seconded the motion. There were 5 yes votes and 0 no votes and 0 excused, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon		
Kelli Law		
Jessica Smuin		
Lon Lott		
Jason Thelin		

Adjourned at 10:18 pm