

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regularly scheduled **City Council Meeting** on **Tuesday, April 10, 2001, at 7:00 PM;** it will be preceded by a **Public Hearing, at 6:00 PM,** to consider a proposed Ordinance amending the Elk Ridge City Development Code, relating to the Conveyance of Water Rights and a **Council Work Session, to be held at 6:15 PM.** The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

- 6:00 PM - PUBLIC HEARING/ORDINANCE-CONVEYANCE OF WATER RIGHTS**
Public Hearing/Proposed Ordinance Amending Certain Provisions of the Development Code of Elk Ridge City, Utah, Relating to the Conveyance of Water Rights
- 6:15 PM - CITY COUNCIL WORK SESSION**
Codification Assignments
2001/2002 Fiscal Year Budget/Capital Improvement Plan
Time Card Policy Discussion
Dept. Head Reports:
Road Repair/Stop Signs-Discussion – Don Mecham
- 6:45 PM COUNCIL CLOSED SESSION**
Discussion Personnel
- 7:00 PM - REGULAR COUNCIL MEETING AGENDA ITEMS:**
- Invocation and Pledge of Allegiance
- 7:05 Approval of Agenda Time Frame
- 7:10 Baguley... Temporary Certificate of Occupancy/Discussion of Current Ordinance
- 7:20 Ordinance/Unobstructed Yards - Adoption
- 7:25 Adoption/Ordinance – Conveyance of Water Rights
- 7:30 Deputy Recorder Position – Recommendation & Approval
- 7:35 Expenditures: General
- LEI Engineering Work Release # (Sewer Line Payson/Elk Ridge)
 - LEI Engineering Work Release # (Storm Drainage Impact Fee Study)
 - Nickerson Invoice/Cleaning Wells
- 7:50 Approval of Minutes of Previous Meetings
- 7:55 Adjournment
- 8:00 PM COUNCIL CLOSED SESSION**
Pending Litigation

*Handicap Access, Upon Request. (48 Hours Notice)

The times, which appear on this agenda, may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 6th Day of April 2001.



City Recorder

CERTIFICATION

I, the undersigned, duly appointed and acting City Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and mailed to each member of the Governing Body on April 6, 2001.



City Recorder

**ELK RIDGE
CITY COUNCIL MEETING
April 10, 2001**

TIME & PALCE
OF MEETING

The regular Meeting of the Elk Ridge City Council was held on Tuesday, April 10, 2001, at 7:00 PM; it was preceded by a Council Work Session at 6:15 PM. A Public Hearing was scheduled at 6:00 PM for the purpose of hearing Public Comment on a Proposed Ordinance Amending Certain Provisions of the Elk Ridge City Development Code, Relating to the Conveyance of Water Rights. There was a Council Closed Session at 6:45 PM and at 8:00 PM

The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of these meetings was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the member of the Governing Body by mailing a copy to each on April 6, 2001.

6:00 PM

PUBLIC HEARING/ORDINANCE – CONVEYANCE OF WATER RIGHTS

Ordinance/ Amending Certain Provisions of the Development Code of Elk Ridge City, Utah, Relating to the Conveyance of Water Rights

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, Kent Anderson (Absent: Mayor Ingram, Michael Motko); *Asst. Fire Chief:* Terry Spoor; *LEI Engineering:* Mike Christiansen, Jesse Conway, Greg Magleby; *Public:* Lee Haskell and *Recorder:* Janice H. Davis

MOTION WAS MADE BY DON MECHAM AND SECONDED BY KENT ANDERSON TO OPEN THE PUBLIC HEARING RELATED TO THE CONVEYANCE OF WATER RIGHTS

VOTE: YES (4)

NO (0)

**ABSENT (2) MAYOR INGRAM &
MICHAEL MOTKO**

This proposed Ordinance will change the Water Right application process. Developers will no longer apply jointly with the City to the State of Utah. Cities must now "prove up" on their water rights, so it is no advantage to the developers to apply jointly. "Warrantee Deed" will replace "Water Right Transfer".

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO CLOSE THE PUBLIC HEARING ON THE CONVEYANCE OF WATER RIGHTS

VOTE: YES (4)

NO (0)

**ABSENT (2) MAYOR INGRAM &
MICHAEL MOTKO**

6:15 PM

CITY COUNCIL WORK SESSION

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, Kent Anderson (Absent: Mayor Ingram, Michael Motko); *Asst. Fire Chief:* Terry Spoor; *LEI Engineering:* Mike Christiansen, Jesse Conway, Greg Magleby; *Public:* Lee Haskell and *Recorder:* Janice H. Davis

DEPT. HEAD
REPORTS

Water/Sewer Depts: (Gary Bowen)

1. Amend the storm drainage line on Haskell, Plat G, to slide it over into the easement, coming up the abandoned portion of Columbus Ln. to Oakridge Ln. The drawings still need to be reviewed by LEI Engineering.

2. Mr. Haskell wrote a letter to Mayor Ingram expressing his frustration with the inspection process practiced by LEI Engineering. Mr. Haskell also finds it difficult

to deal with LEI since he says they will not answer his calls. As a developer, Mr. Haskell needs to be able to communicate with the City's engineers directly.

He does not feel that "spot inspections" are appropriate. How can a developer budget the costs on a project if there is no way to calculate engineering inspections? They do not need to be there during bad weather.

When a quick decision needs to be made, LEI has not been easily accessible to Mr. Haskell.

Don Mecham: The engineers must respond to the developers. This will be discussed in a meeting with the engineers later in the Council Meeting.

Councilmember Mecham responded to the issue of "spot inspections" on a development project: (Councilmember Mecham is a developer and is acquainted with the laws regulating subdividing) Inspectors have the right to come onto a project any time during construction. In dealing with Summit County, they had inspectors on site all day during construction.

When the inspectors are there during wet weather, it is to check for the saturation point...if the soil is saturated, the laying of asphalt would have to be delayed.

When roads are laid incorrectly, it ends up costing the City a great deal of money for repairs. For an inspector to come on site to see if anyone is working during a storm is totally acceptable. This safeguards against things like trenches being filled in with muddy dirt or to insure the performance of the sub-contractors.

Mr. Haskell: Example: The compaction tests on the water line on Park Drive are done, why would the inspector need to be checking on this part of the project?

Don Mecham: LEI indicated that there were supposed to be 46 compaction tests and they have received 9. (Mr. Haskell does not agree with the required 46 tests. He feels that requirement is based on a 10' deep sewer trench...and from Columbus Ln. to Park Drive, the sewer line is only 6' deep.)

2' is called for on the first lift...then, every 12". This should all be documented daily...then this report can be compared with the inspector's log and any discrepancies worked out. The compaction companies need to coordinate with the developers and the engineers get the reports.

Cindi Ellis: Questioned Mr. Haskell if the discrepancies in the differences in the times allotted to the inspections had been resolved.

Lee Haskell: There is documentation that some inspections have been less time than LEI has charged for. Mr. Haskell said that there was nothing in the pre-construction meeting or in the requirements about unauthorized, drive-by type inspections.

Don Mecham: Councilmember Mecham made the point that preparation and follow-up time involved with an inspection adds time. Someone is responsible for this time; LEI should not have to be. The City must trust their engineers to be fair and just and to represent the City in the best way possible. A bill from LEI should be considered valid unless there is documentation to dispute the contents of that bill.

Cindi Ellis: Voiced a concern that the developers need to have an avenue to question charges and work things out with the engineers, themselves.

Don Mecham: When LEI sits down with a developer or the City to go over every bill, LEI will then bill the City for the time. This is where the 6% of the cost of development is useful. Their services are not billed out on an hourly basis.

Mr. Haskell: He is in agreement with a percentage-based contract with the engineers, not 6%...2% or 3% would be more realistic.

Don Mecham: Relayed an example of how important and beneficial it is for the engineers to closely monitor the construction of development within the City:

Oak Bluffs, Plat A, had some problems with an excavation contractor.

Mr. Mecham (developer of the Subdivision) thought his subcontractor could be trusted. Rather than installing "thrust-blocks", large rocks were put in behind the hydrants and covered up. Greg Magleby was inspecting for Hall Engineering and decided to check-up on the excavation work being done. He discovered the same problem in several places. The excavator was forced to dig it all up and replace the rocks with proper thrust-blocks. This was not an authorized inspection, but it was needed.

The City hires professionals (Attorney, CPA's, City Planner, Engineers) to guide the City through their various fields of expertise. The Council relies on the judgment of these professionals.

Lee Haskell: Mr. Haskell would like to have some recourse when there is a disagreement on the billing and on the requirements given him by the engineers.

2. Safety: (Kent Anderson)

In reviewing the police report, Councilmember Anderson noticed that there have been many more warnings for speeding handed out than citation. He feels it should be the other way. The time for warnings is over (the Council agreed).

CODIFICATION

The draft of the codification of the City's ordinances has been divided up according to departments. The Dept. Heads have been asked to review the sections that are applicable to their Departments. After the comments are all in, the draft will go to Dave Tuckett for his legal review. The draft and the more recent ordinances will be sent back to Sterling Codifiers.

CAPITAL IMPROVEMENT PLAN

Gary Bowen: Reminded the Councilmembers to have their parts of the Capital Improvement Plan to Ernestine Folks as soon as possible.

The City Recorder also asked that the Council remember that the Tentative Budget must be adopted by the 1st Council Meeting in May.

Road repair needs to be reported on...which roads will be repaired and to what extent? Any major projects should be included in the Plan.

TIME CARD POLICY

Gary Bowen: There have been problems filling out some of the time cards.

More detail is needed as to the times and work being done in the various departments. Perhaps the electric punch cards would help the situation.

Spreadsheets will be used in the Public Works Dept. to report on work completed. (The possibility of the City purchasing a backhoe was discussed. Councilmember Mecham knows of auctions where the City could purchase a backhoe for very reasonable prices. Leasing options were also discussed.)

CITY COUNCIL CLOSED SESSION

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council*: Don Mecham, Cindi Ellis, Kent Anderson (Absent: Mayor Ingram, Michael Motko); *LEI Engineering*: Mike Christiansen, Jesse Conway, Greg Magleby; and *Recorder*: Janice H. Davis

Discussion of Personnel

**ELK RIDGE
CITY COUNCIL MEETING
April 10, 2001**

**TIME & PALCE
OF MEETING**

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Notice of time, place and Agenda of these meetings was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the member of the Governing Body by mailing a copy to each on April 6, 2001.

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, Kent Anderson (Absent: Mayor Ingram, Michael Motko); *Asst. Fire Chief:* Terry Spoor; *LEI Engineering:* Mike Christiansen, Jesse Conway, Greg Magleby; *Public:* Lee Haskell and *Recorder:* Janice H. Davis

**INVOCATION
& PLEDGE OF
ALLEGIANCE**

Invocation was offered by Cindi Ellis.

**AGENDA TIME
FRAME**

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY DON MECHAM TO APPROVE THE AGENDA TIME FRAME, ADJUSTING THE TIME BY ONE HOUR AND 20 MINUTES

VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO & MAYOR INGRAM

**BAGULEY:
TEMP. CERT.
OF OCCUPANCY**

There was a situation with a new resident, Ken Baguley, wherein a retaining wall was required of him prior to being issued a Certificate of Occupancy. The Ordinance specifying the waste-water control was passed after the issuance of the building permit to Mr. Baguley. Because of this, the Baguleys were allowed to move into their home on a Temporary Certificate of Occupancy.

There is a current Ordinance disallowing Temporary Certificates of Occupancy unless issued for weather-related reason. The Mayor suggested polling the Council on issuing a Temporary Certificate of Occupancy to Mr. Baguley. The Councilmembers were in agreement.

Gary Bowen: Suggested reviewing the current Ordinance. Another option would be to collect a bond from the homeowner in the amount of the construction work left to complete for a limited period time (60 to 90 days), or for 120% of the remaining construction work (the same requirement for a developer). Those Councilmembers present agreed. The Planning Commission is to amend the current Ordinance and forward their recommendation to the Council.

**ORDINANCE/
UNOBSTRUCTED
YARDS**

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY KENT ANDERSON TO APPROVE AN ORDINANCE AMENDING THE ELK RIDGE CITY DEVELOPMENT CODE, SECTION 10-3-3.8, YARDS TO BE UNOBSTRUCTED – PROJECTIONS EXCEPTED AND SECTION 10-11-2, LIST OF DEFINITIONS (54) SETBACK, PROVIDING FOR CODIFICATION, INCLUSION IN THE CODE AND SCRIVENER'S ERRORS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

VOTE (POLL): KENT ANDERSON-AYE, DON MECHAM-AYE, CINDI ELLIS-AYE, GARY BOWEN-AYE NO (0)

ABSENT (2) MICHAEL MOTKO & MAYOR INGRAM; PASSES: 4-2

ORDINANCE/
CONVEYANCE
OF WATER
RIGHTS

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE DEVELOPMENT CODE OF ELK RIDGE CITY, UTAH, RELATING TO THE CONVEYANCE OF WATER RIGHTS; AND PROVIDING FOR THE ADOPTION AND ADMINISTRATION OF THIS ORDINANCE
VOTE (POLL): KENT ANDERSON-AYE, DON MECHAM-AYE, CINDI ELLIS-AYE, GARY BOWEN-AYE **NO (0)**
ABSENT (2) MICHAEL MOTKO & MAYOR INGRAM

DEPUTY
RECORDER
POSITION

The three most qualified applicants were interviewed by the Council during the Closed Session. The position of Deputy Recorder was to be filled by the 16th of April. The Mayor has also interviewed four of the applicants.
MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE ABBY HICKS FOR THE POSITION OF DEPUTY RECORDER, TO REPLACE LISA EHLERS
VOTE: YES (4) **NO (0)** **ABSENT (2) MICHAEL MOTKO & MAYOR INGRAM**

The Council felt that the applicants should be informed of the decision by the Mayor Pro-tem, Gary Bowen. Mrs. Hicks will begin on April 16, 2001.

EXPENDITURES

General:
Gary Bowen: These studies need to be approved to move forward on these projects:
1. LEI Work Release #9 (\$11,900 for study on sewer line between Payson & Elk Ridge)
This study and the work involved will redefine the Sewer Impact Fee.
MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE LEI ENGINEERING'S WORK RELEASE #9, IN THE AMOUNT OF \$11,900
VOTE: YES (4) **NO (0)** **ABSENT (2) MICHAEL MOTKO & MAYOR INGRAM**
2. LEI Engineering Work Release #12 (Storm Drainage Impact Fee Study)
The plans and study have to be in map form to be usable and to be able to finance the project.
MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE LEI ENGINEERING'S WORK RELEASE #12, IN THE AMOUNT OF \$12,900
VOTE: YES (4) **NO (0)** **ABSENT (2) MICHAEL MOTKO & MAYOR INGRAM**

3. Nickerson Invoice/Cleaning Wells:
The well in the Golf Course has to be cleaned and cameraed to determine what has to be done to put the well on the Elk Ridge System. 80 gpm, running full-time, is worth the investment of time and financing.
The well located on Oak Lane was repaired and the pump replaced. The original bill was for about \$8500.00 (repairing the Oak Lane well); that was expected and approved by the Council. Two more bills came in for cleaning wells for more than was expected: \$4,028.70 was for the rest of cleaning and repairing the Oak Lane well #4 and one in the amount of \$9,506.16 for cleaning the Golf Course well #3. Problems occurred on well #3 that were unexpected such as rebar in the casing.

ELK RIDGE CITY COUNCIL MEETING – 4-10-01, CONT.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE AN INVOICE FROM NICKERSON'S FOR CLEANING WELL #4, IN THE AMOUNT OF \$9,506.16

VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO & MAYOR INGRAM

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE AN INVOICE FROM NICKERSON'S FOR CLEANING AND CAMERAIING THE GOLF COURSE WELL #3

VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO AND MAYOR INGRAM


MINUTES

No Minutes available.

ADJOURNMENT

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO ADJOURN THE MEETING

VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO AND MAYOR INGRAM



City Recorder

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regularly scheduled **City Council Meeting** on **Tuesday, April 24, 2001, at 7:00 PM**; it will be preceded by a **Public Hearing, at 6:00 PM**, to consider a proposed Ordinance amending the Elk Ridge City Development Code, relating to the Minimum Level of Improvements to be Installed before Building Permits may be Issued; and a **Council Closed Session, to be held at 8:00 PM**. The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 PM - PUBLIC HEARING/MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED

Public Hearing/Proposed Ordinance Amending the Development Code of Elk Ridge City, Utah, Relating to the Minimum Level of Improvements to be Installed before Building Permits May Be Issued

6:15 PM - CITY COUNCIL WORK SESSION

Codification Assignments/Update

Dept. Head Reports:

Road Repair/Stop Signs-Discussion – Don Mecham

Loafer Canyon Road Update – Gary Bowen

Shuler Lane – Gary Bowen

Parks (Playground Equipment & 4th of July Celebration) – Cindi Ellis

Police Protection – Kent Anderson

Planning & Zoning (Planning Commission Member Replacement) – Michael Motko

Water/Sewer & Administration – Gary Bowen

Haskell, Plat G/Oakridge Drive (Curb/Gutter) – Gary Bowen

2001/2002 Fiscal Year Budget/Capital Improvement Plan

7:00 PM - REGULAR COUNCIL MEETING AGENDA ITEMS:

Invocation and Pledge of Allegiance

7:05 Approval of Agenda Time Frame

7:10 Adoption - Ordinance/Minimum Level of Improvements Required

7:15 Approval/LEI Work Releases – Fremont Way & Curb & Gutter on Oakridge Drive

7:25 Request - Handicapped Signs/Hudson Drive

7:30 Expenditures: General

White Wolf Cleaning/Carpet Cleaning Proposal

BFI Contract/Increase for New Fiscal Year

Butler Excavation Invoice

Lee Haskell Invoice/Water Main

7:45 Approval of Minutes of Previous Meetings

7:55 Adjournment

8:00 PM COUNCIL CLOSED SESSION

Discussion of Personnel

*Handicap Access, Upon Request. (48 Hours Notice)

The times, which appear on this agenda, may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 20th Day of April 2001.



City Recorder

CERTIFICATION

I, the undersigned, duly appointed and acting City Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and mailed to each member of the Governing Body on April 20, 2001.



City Recorder

**ELK RIDGE
CITY Cm OUNCIL MEETING
April 24, 2001**

**TIME & PALCE
OF MEETING**

The regular Meeting of the Elk Ridge City Council was held on Tuesday, April 24, 2001, at 7:00 PM; it was preceded by a Council Work Session at 6:15 PM. A Public Hearing was scheduled at 6:00 PM for the purpose of hearing Public Comment on a Proposed Ordinance Amending the Elk Ridge City Development Code, Relating to the minimum Level of Improvements to be installed before Building Permits may be issued. There was a Council Closed Session Scheduled for 8:00 PM.

The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

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6:00 PM

PUBLIC HEARING/ORDINANCE/MINIMUM LEVEL OF IMPROVEMENTS

Ordinance/Amending the Development Code of Elk Ridge City, Utah, Relating to the Minimum Level of Improvements to be Installed before Building Permits May be Issued

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham (Absent: Mayor Ingram, Michael Motko, Kent Anderson & Cindi Ellis); *Recorder:* Janice H. Davis

GARY BOWEN OPENED THE PUBLIC HEARING RELATED TO THE MINIMUM LEVEL OF IMPROVEMENTS REQUIRED PRIOR TO BUILDING PERMITS

The Ordinance, as submitted to the Council, was not in the form requested by the Council. The proposed ordinance was drafted by Andrew Jackson and several specific points were left out. The minutes of the Council discussion were given to Mr. Jackson, but the issues discussed were not included in the ordinance. Certain criteria for road construction were omitted. The Council felt that the ordinance should go back to Mr. Jackson for correction and the Public Hearing rescheduled since the content of the ordinance would be materially changed.

AT 6:15 PM, THE PUBLIC HEARING ON THE MINIMUM LEVEL OF IMPROVEMENTS TO BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS WAS CLOSED

6:15 PM

CITY COUNCIL WORK SESSION

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis (Absent: Mayor Ingram, Michael Motko, Kent Anderson); and *Recorder:* Janice H. Davis

**CODIFICATION
ASSIGNMENTS**

No discussion

**DEPT. HEAD
REPORTS**

Roads Dept.: Don Mecham:

1. Stop Signs: The sign on Alexander Dr. turning onto Salem Hills Dr. needs to be moved to the appropriate place. The Public Works Dept. will be notified to move it.

2. Salem Hills Rd: Mayor Ingram spoke to Councilmember Bowen about installing a temporary "chip and seal type road between East Salem Hills Dr. and West Salem Hills Dr. so that the school busses would have a through street to service the Oak Bluff Estates area. There is a further concern about the willingness of Nebo School district running busses up and down Elk Meadows Dr. due to the grade. The cost projection was only about \$7,000. Councilmember Mecham does not agree with the proposal. The land does not belong to the City and the road would be falling apart after being plowed for one winter season. (Councilmember Bowen agrees. There is only a water line easement along that dirt road. He feels that tax money should not be spent on a road that would not belong to the City.)

Suggestions:

- A. Determine the grade of Elk Meadows Dr.
- B. Chains on the busses should be kept in repair and used.
- C. The big plows cannot plow down to the asphalt, they leave about 2 inches. Could a small plow be placed on the City's Utility pick-up and used on the roads with steeper grades? (Woodland Hills uses a smaller truck on some of their roads.)

3. Pot Hole Repair: Money is spent every spring in repairing pot-holes. Patching standards are not met and the patches do not hold. It would be better to spend a little more to have the patches done correctly. It is estimated that all the patches in Elk Ridge could be repaired for about \$1,500. Contractors will make good deals with cities to be included on their lists of contractors.

4. Gary Bowen: The City is now committed to 2 miles of chip and seal. Mayor Ingram is highly in favor of chip and seal. Chip and seal is useful on new roads, it is not good for old roads. Councilmember Mecham agrees and stated that, within one year, chip and seal "mirrors" the condition of the road underneath.

The planned overlays are not going to work. There are two roads besides Loafer Canyon Rd. that are critical and need new roads installed (Fremont Way & Lakeview Dr. next year). The City Engineers recommend that the roads be installed with curb & gutter. The Council needs to decide what direction to go in funding these road improvements.

Councilmember Mecham brought up the point that curb and gutter adds to the property value of a piece of property.

The timing for installation would need to span both fiscal years, with asphalt being laid in July, 2001.

The Council was advised to be careful with the infusion of fund balance into the Budget. Around \$90,000 (prior year fund balance) is currently being budgeted into the General Fund Revenue to balance the Budget to "0". This means that the General Fund Revenue is not capable of meeting the Expenditures. The rest of the prior year's fund balance (slightly over \$100,000) could be used up quickly on road repair, with nothing left for any type of emergency. With no fund balance, Expenditures would have to be cut.

Cities are only allowed 18% of the total revenue (General Fund) as fund balance (not the 75% which towns are allowed). This equals about \$110,000.

To use the entire "useable" fund balance in one year would not leave any "cushion" to work with.

ELK RIDGE CITY COUNCIL MEETING – 4-24-01, CONT.

2001/2002
TENT. BUDGET

General Fund: (Fire Dept.) Chief Seth Waite has requested the City purchase a 1995 fire truck. The cost would be \$130,000. There is about \$20,000 in the Capital Projects Fund, which could be used as a down-payment, the remainder would have to be financed. Should the purchase be postponed until more money has accrued in the Capital Projects Fund?

Water Dept: the Water Fund projects about a \$64,000 loss. Spending needs to stop until July 1, 2001 (beginning of the new fiscal year). There have been expensive water projects in the current year. The non-operating revenue does not cover the projected cost of the various projects. Money can be loaned from Fund to Fund with a public hearing to do so, but the Enterprise Funds must be able to sustain themselves

Lead Bends: Replacement of the lead bends is ahead of schedule. As the roads have been scheduled for repair, then lead bends have been replaced. The Water Dept. has no major projects planned for 2001/2002.

Suggestion to make up deficit in Water Dept.: Use any excess Operating Revenue and a possible loan from the Sewer Dept. (though care must be taken to not overspend in the Sewer Dept., since there are major sewer projects planned).

The Auditor will be consulted.

Lakeview Dr. will have to be postponed until the next year. The residents on Lakeview Dr. will be kept informed. Both Lakeview Dr. and Fremont Way will be done correctly, as per engineering.

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ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis (Absent: Mayor Ingram, Michael Motko, Kent Anderson); *Public:* Nancy Wall; and *Recorder:* Janice H. Davis

INVOCATION
& PLEDGE OF
ALLEGIANCE

Invocation was offered by Gary Bowen.

AGENDA TIME
FRAME

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO APPROVE THE AGENDA TIME FRAME, ADJUSTING THE TIME BY 15 MINUTES
VOTE: YES (3) NO (0) ABSENT (3) MICHAEL MOTKO,
KENT ANDERSON & MAYOR INGRAM

ELK RIDGE CITY COUNCIL MEETING – 4-24-01, CONT.

ORDINANCE/
MINIMUM LEVEL
OF
IMPROVEMENTS

The proposed ordinance, as presented, does not include what the Council had expressed in a previous Council Meeting. Councilmember Mecham will meet with Andrew Jackson to clarify the intent of the ordinance. The content of the ordinance will be changed, so the Public Hearing has to be re-set.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO RE-SET THE PUBLIC HEARING ON AN ORDINANCE AMENDING THE ELK RIDGE CITY ZONING ORDINANCE, AMENDING SECTION 10-3-3.26, DEALING WITH MINIMUM LEVEL OF IMPROVEMENTS REQUIRED TO BE INSTALLED BEFORE A BUILDING PERMIT MAY BE ISSUED, PROVIDING FOR CODIFICATION, INCLUSION IN CODE, AND SCRIVENER'S ERRORS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE, FOR MAY 22, 2001, AT 6:00 PM

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
KENT ANDERSON & MICHAEL MOTKO**

LEI WORK
RELEASES

1. Work Release #15 (Fremont Way)

Engineering for Fremont Way (curb/gutter, drainage, driveways, road construction)

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE LEI'S WORK RELEASE #15, IN THE AMOUNT OF \$4,950.00

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
KENT ANDERSON & MICHAEL MOTKO**

2. Work Release #14 (Oak Ridge Drive/Hudson/Magellan - Curb & Gutter, Road)

Engineering curb/gutter, roadway...connecting the sections. Surveying, staking and inspections are part of this release.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE LEI'S WORK RELEASE #14 IN THE AMOUNT OF \$6,850.00

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
KENT ANDERSON & MICHAEL MOTKO**

HANDICAPPED
SIGNS

Nancy Wall (88 W. Hudson Ln.) has a handicapped child and has requested that signs be posted on her street:

Columbus Ln. & Hudson Ln.

10 E Hudson Ln.

407/417 Amerigo Ln.

The Council approved the installation of the signs. Councilmember Mecham will follow up on the project.

EXPENDITURES

General:

1. White Wolf Cleaning/Carpet Cleaning Proposal:

Proposal: to trade cleaning the carpets in the City Office Building for credit on their City bill. The suggestion was to not trade the work. General Fund money cannot be mixed with Enterprise Funds. The Council agreed and felt that cleaning quarterly is too often. A suggestion was made to obtain another proposal for half of the service (twice per year) with spot cleaning in between.

2. BFI Contract: The City contracts with BFI for Garbage Collection services. A letter was received from BFI informing the City of an increase in the basic service fee, effective July 1, 2001.

Additional .25 (Basic monthly fee, including 1st container) = \$9.28

Additional .12 (2nd container) = \$4.44

This will not result in any change in the amounts being charged to residents for collection, but the charge for the 2nd container will go from \$3.50 to \$4.50.

Gary Bowen: There is a possibility of going with Payson for Garbage service.

3. Butler Excavation: Butler Excavation, in conjunction with construction on Haskell Subdivision, Plat G, installed an 8" water line across North Park Drive...
cost = \$2,000

**MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS
APPROVE \$2,000, PAYABLE TO BUTLER EXCAVATION**

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM
KENT ANDERSON, MICHAEL MOTKO**

4. Lee Haskell Invoice/Water Main:

Gary Bowen: Mr. Haskell proposed trading out the cost of the bill for extending the 10" water main on North Park Drive...including digging up the existing line, extending the line, re-packing it (with compaction to LEI's specifications) and replacing the black-top. The charge for this work = \$632.32.

The Council was in agreement to not trade out the work with Mr. Haskell. The City will pay Mr. Haskell for the work done.

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY DON MECHAM
TO APPROVE \$632.32 FOR THE WORK DONE ON THE 10" WATER LINE ON
PARK DRIVE**

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
KENT ANDERSON, MICHAEL MOTKO**

MINUTES

City Council Minutes of 3-27-01:

**MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO
APPROVE THE CITY COUNCIL MINUTES OF 3-27-01, WITH CORRECTION OF
TWO TYPOGRAPHICAL ERRORS**

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
KENT ANDERSON, MICHAEL MOTKO**

NON-AGENDA
ITEM

Gary Bowen:

Councilmember Bowen met with the Public Works Superintendent and his wife, to discuss the job description and policies of the Public Works Dept. A copy of the policy has been submitted to the Council for review. The policy represents the minimum of what is expected to be able to function as a Public Works Dept.

ADJOURNMENT

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO
ADJOURN THE REGULAR COUNCIL MEETING AND MOVE TO A CLOSED
SESSION**

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
KENT ANDERSON, MICHAEL MOTKO**

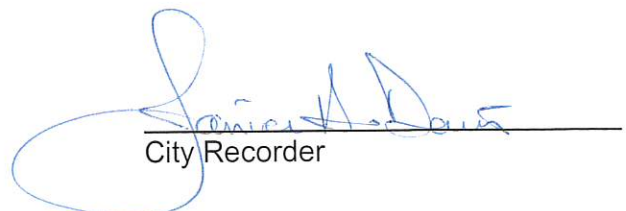
8:00 PM

CITY COUNCIL CLOSED SESSION

ROLL CALL

Mayor Pro-tem: Gary Bowen; City Council: Don Mecham, Cindi Ellis (Absent: Mayor Ingram, Michael Motko, Kent Anderson); Public works: Kent Haskell

Discussion of Personnel



City Recorder

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regularly scheduled **City Council Meeting** on **Tuesday, May 8, 2001, at 7:00 PM;** preceded by a **Council Work Session at 6:00 PM.**
The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 PM - CITY COUNCIL WORK SESSION

Codification Assignments/Discussion
2001/2002 Tentative Fiscal Year Budget/Capital Improvement Plan-Discussion
Loafer Canyon Road Update – Gary Bowen

7:00 PM - REGULAR COUNCIL MEETING AGENDA ITEMS:

Invocation and Pledge of Allegiance
7:05 Approval of Agenda Time Frame
7:10 Dept. Head Reports:
Park Equipment/Approval of Costs
7:20 Purchase of Fire Truck-Discussion
7:25 Set Public Hearing for 2001/2002 Tentative Budget
7:30 Oak Bluff Estates, Plat A, B, C, D/Release from Bonds
New Bond for Plats A & B
7:35 Planning Commission: Member Appointment & Planning Commission Secretary's Position
7:40 City Services: Attorney, Garbage Collection, Police Protection – Gary Bowen
7:45 Resolution/Unfinished Basement Fee
7:50 Resolution/Municipal Wastewater Planning Program
7:55 Resolution/Temporary Occupancy Permits
8:00 Issues: City Attorney, Garbage Collection, Police Protection – Gary Bowen
8:10 Expenditures: General
White Wolf Cleaning/Carpet Cleaning Proposal
City Sign Proposal
List of Expenditures for April, 2001
8:20 Approval of Minutes of Previous Meetings
8:25 Adjournment

*Handicap Access, Upon Request. (48 Hours Notice)

The times, which appear on this agenda, may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 4th Day of May, 2001.



City Recorder

CERTIFICATION

I, the undersigned, duly appointed and acting City Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and mailed to each member of the Governing Body on May 4, 2001.



City Recorder

**ELK RIDGE
CITY COUNCIL MEETING
May 8, 2001**

**TIME & PALCE
OF MEETING**

The regular Meeting of the Elk Ridge City Council was held on **Tuesday, May 8, 2001, at 7:00 PM;** it was preceded by a **Council Work Session at 6:00 PM.** The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of these meetings was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the member of the Governing Body by mailing a copy to each on May 4, 2001.

6:00 PM

CITY COUNCIL WORK SESSION

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis (Absent: Mayor Ingram, Michael Motko, Kent Anderson); *Public:* Doug & Marie-Josée Stout, Darrell Hodges, Cory Wride (Sheriff's Office), Kip Hardy, Chief Seth Waite, Vernon Fritz, Doug Lindsay, Sean Nielsen, K.D. Taylor, Leonhardt Schroedter; and *Recorder:* Janice H. Davis

**CODIFICATION
ASSIGNMENTS**

Councilmember Mecham suggested the Council get together and make some of the decisions and summaries asked for. The Council will schedule discussion in the Work Sessions of the regularly scheduled Council Meetings by adding ½ an hour onto the Work Sessions.
No further discussion.

**2001/2002
TENTATIVE
BUDGET**

Discussion:

The City will function out of the Tentative Budget until the Budget is adopted for 2001/2002.

GENERAL FUND REVENUE:

There was an explanation of the Budget format and process for the Councilmembers who are unacquainted with government accounting. The Tax Rate projection was also discussed. The Tax Rate tends to decrease every year due to growth. The Council continually faces the decision of adopting the suggested Certified Tax Rate or to exceed it. The advantage of exceeding the suggested Tax Rate is to be able to budget more Property Tax Revenue rather than wait to see if more is actually collected by the end of the year. The Council discussed maintaining the current tax rate into the 2002 Tax Year rather than adopting the suggested Tax Rate. A Public Hearing would have to be set prior to August 17, 2001, and scheduled with the County.

Kent Anderson: Pointed out that Police Protection is going to be costing the City more without the COPS Grant contract the City is currently working from. Councilmember Anderson is responsible for negotiating with the Utah County Sheriff's Dept. to determine the City's options for protection after the Grant arrangement terminates.

He also recommended the Council follow-up with the County's assessments of property values. They are in need of adjustment. Many of the assessments are grossly off what the properties should be valued at. The City Recorder asked; she was informed that the Assessor's office is under-staffed, even though they recognized that the assessments were in need of adjustment. This causes many property owners to protest their assessed values. When these adjustments are made, it causes less property tax revenue to be collected than was budgeted for at the beginning of the fiscal year. This happened two years ago.

Most of the adjustments in the budget throughout the year are to bring the budgeted amounts in line with the actual amount spent.

The Council was cautioned to stay within the budgeted amount whenever possible. It is not wise to spend freely and depend on Prior Year Fund Balance to balance out the Budget at the end of the Fiscal Year.

Licenses & Permits:

Building Permit revenue covers the plan checks and the inspections involved in building homes.

Utility Franchise Fees: When the Ordinance was adopted allowing the Utility Companies to charge "franchise fees", the Council serving at the time declared the revenue would be used on road repair in the City. The current Council could decide to change this, but would have to over-ride the previous Council decision. The Council wants to continue on with the decision to use the funds on road repair.

Intergovernmental Revenue:

Class C Revenue: Seems to be lower than anticipated. Perhaps the last quarter's deposit will make up for the lower 3rd quarter. Was the difference due to a typographical error?

Charges for Services:

Water/sewer Administrative Fees: Increases due to hiring a new full-time employee as the Assistant Public Works Employee.

Contributions & Transfers:

Transfer from Capital Projects/SID: This is the Special Improvement District on Cortez Drive. Residents had the option to either buy-out of the SID Assessment up front or to finance their assessment over a 10-year period of time. The last payment was received this year. This long-standing account will be zeroed out in 2001/2002.

GENERAL FUND EXPENDITURES:

Legislative:

City Council Salaries: Based on new Council (5 members + a Mayor)...all members likely being paid.

Mayor Ingram proposes paying Councilmember Bowen the pay that the Mayor would normally receive (\$150/month), since he is the acting Mayor (Mayor Pro-tempore) during the Mayor's illness and absence from Council duties. (The Council agreed.)

Administration:

Salaries & Wages: Increase due to new full-time employee in Public Works Dept. (Does the Council want to code all the salaries in the different Depts. to General Admin. rather than to "Salaries" in the various Depts.? or would the Council prefer to code the salaries for the Summer help, the Back-up Snowplow drivers, Cleaning, etc. to the applicable Depts. in order to better monitor where the time and money is being spent? (The feeling of the Council was to leave the wages in the various Depts.) The Council would like to be able to monitor the various Depts.

Wages:

Mayor Ingram's suggestion for the employees: COLA for all employees (across the board).

The City's CPA suggested the COLA breakdown on the Internet, which is 3.5% (this varies every year).

The Mayor also suggested a 2% merit increase across the board, since it is a small office and this would save feelings. He also feels that all involved merit the increase. In the past, the Council has discussed the possibility of “merit bonuses” in lieu of “merit raises”. It would be more cost-effective for the City, and it would not “max out” the designated wage ranges. Bonuses are a way to spur incentive, without breaking the budget. All wages are considered public information, so it would be difficult to keep individual increases confidential.

Don Mecham: Feels incentive pay or bonuses need to be considered. Perhaps no one will earn a bonus this year. Is there a part of the General Fund where “incentives” could be budgeted? (Incentives would probably be listed under “Salaries and Wages”, but would be referred to specifically in the Budget Message.) Councilmember Mecham proposed a percentage of wages be specified for “bonuses”. His proposed amount was 5% of the total Income for the individual employee. 5% would be the maximum, granted on the basis of performance evaluations.

Kent Anderson: Would like the Council to consider a “step-raise” policy. (Levels A,B,C,D...the raise to the next level would be automatic, depending on satisfactory job performance. Once the top is achieved, the only way to get an increase would be through COLA.)

Cindi Ellis: Prefers across the board COLA, then bonuses based on evaluations. She agrees with Councilmember Mecham’s suggestion of a “Bonus Pool” to draw from.

Suggestion: Grant COLA at the beginning of the fiscal year to all employees. After the Audit (August) and more detailed information about funds is available, then the Council will re-consider merit bonuses or raises. The Council was in agreement.

Gary Bowen: Is not in favor of the “Step-raise” type of policy. Provo City adopted this policy for a while and found that people are trained and when they “max-out” on the wage range, they are looking for other employment. This fosters a continual turnover of employees rather than keeping well-trained employees working for the city.

The new Deputy Recorder would be brought up to 9.75/hour from the probationary amount of 9.50/hr, and then COLA added to that (Mayor’s recommendation). Councilmember Bowen agreed (also Councilmember Anderson).

Cindi Ellis: Re-training employees is also expensive. Maintaining already-trained people is preferable.

Don Mecham: Others would be happy with their benefit package and their life-style in the City, even if their wage range were maxed-out.

Fire Dept.:

The budget for the Fire Dept. was already approved by the Council at a previous meeting. The purchase of a 1995 fire truck and the sale of two of the old trucks will be in 2001/2002. The City could budget \$30,000 for the down payment and the City would finance the rest of the \$130,000 (\$100,000).

Highways and Streets:

Transfer \$10,000 from General Fund to Capital Projects/Loafer Canyon Rd.

Transfer to Capital Projects/Trails: 5,000

Transfer to Parks: 5,000 (to include basketball court for new park on Goosenest).

CAPITAL PROJECT FUNDS:

Purchase of Backhoe:

A. New backhoe (warranty, low maintenance)

B. Used backhoe (less expensive, most backhoes require little maintenance)

Don Mecham: With what the City will save in rental payments for the use of Kent Haskell's backhoe, the City could afford to purchase a new backhoe...it would pay for itself. Councilmember Mecham will bring proposals to the Council for review.

WATER DEPT:

Operating Revenue:

Water Sales: About 240,000 is projected for the end of the current fiscal year. 250,000 is a conservative estimate for 2001/2002.

Operating Expenditures:

Salaries & Wages: Covers wages for summer help...Councilmember Bowen wants these wages to continue to be drawn out of this account, at 6.50/hr.

Contractual Services: If a backhoe is purchased, this account will decrease. 10,000 is just an estimate (the Council agreed). Except for emergencies, there are no major water projects planned for 2001/2002.

**ELK RIDGE
CITY COUNCIL MEETING
May 8, 2001**

TIME & PLACE
OF MEETING

The regular Meeting of the Elk Ridge City Council was held on **Tuesday, May 8, 2001, at 7:00 PM;** it was preceded by a **Council Work Session at 6:00 PM.** The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.
Notice of time, place and Agenda of these meetings was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the member of the Governing Body by mailing a copy to each on May 4, 2001.

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council*: Don Mecham, Cindi Ellis (Absent: Mayor Ingram, Michael Motko, Kent Anderson); *Public*: Doug & Marie-Josée Stout, Darrell Hodges, Cory Wride (Sheriff's Office), Kip Hardy, Chief Seth Waite, Vernon Fritz, Doug Lindsay, Sean Nielsen, K.D. Taylor, Leonhardt Schroedter; and *Recorder*: Janice H. Davis

INVOCATION
& PLEDGE OF
ALLEGIANCE

Invocation was offered by Cindi Ellis.

AGENDA TIME
FRAME

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE THE AGENDA TIME FRAME, ADJUSTING THE TIME BY 45 MINUTES
VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO,
& MAYOR INGRAM

DEPT. HEAD
REPORTS

PARKS/Cindi Ellis: (Playground Equipment) Bids have been requested from various companies. The estimated cost is \$25,000. Councilmember Ellis wants to get approval for this amount. The playground equipment is targeted for older children. It is suppose to be installed before the 4th of July Celebration.

This is to be paid for with Impact fees. The money is already in the Capital Project Fund.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY KENT ANDERSON TO APPROVE \$25,000 FOR PLAYGROUND EQUIPMENT

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

PURCHASE OF
FIRE TRUCK

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE THE PURCHASE OF A USED, 1995 FIRE TRUCK FROM PROVO CITY, FOR THE AMOUNT OF \$130,000

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

2001/2002
TENTATIVE
BUDGET

Set Public Hearings:

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO SET A PUBLIC HEARING FOR MAY 22, 2001, AT 6:15 PM, TO CONSIDER ADOPTION OF THE TENTATIVE BUDGET FOR THE FISCAL YEAR 2001/2002

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY KENT ANDERSON TO SET A PUBLIC HEARING TO CONSIDER EXCEEDING THE SUGGESTED CERTIFIED TAX RATE FOR AUGUST 14, 2001, AT 6:00 PM

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

OAK BLUFF
ESTATES,
PLATS
A,B,C,D/
RELEASE OF
BONDS

As per letter from Central Bank/Spanish Fork Branch, the bonding for Oak Bluffs, Plats A,B,C, & D have now expired. A new bond is secured from Central Bank in the amount of \$10,000, to repair the roadwork and storm drain on Oak Bluff Estates, Plats A & B. The guarantee will expire August 5, 2001. Any unfinished work will need to be itemized by Elk Ridge City and funds requested within 10 days prior to expiration.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY KENT ANDERSON TO RELEASE THE BONDS ON OAK BLUFF ESTATES, PLATS A, B, C, & D

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

PLANNING
COMMISSION
MEMBER

1. Leonhardt Schroedter introduced himself and gave a history of his background. He has agreed to serve on the Planning Commission, taking the place of Joyce Prather, who has resigned. Joyce Prather also served as the Chairperson of the Planning Commission.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPOINT LEONHARDT SCHROEDTER AS A MEMBER OF THE ELK RIDGE PLANNING COMMISSION, TO REPLACE JOYCE PRATHER

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

2. The Planning Commission Secretary had requested to be replaced. She spoke to Councilmember Bowen and decided to stay on taking minutes under certain conditions:

A. She would not have to attend the meetings. She would transcribe the minutes off of the tape recordings of the meetings.

B. The minutes do not have to be so long.

C. She would earn the same wage that is paid for her clerical work.

Councilmember Bowen agreed to this arrangement. The Council was in agreement. It will be approved with the Budget. This change will take affect now.

CITY SERVICES

Gary Bowen: There is a possibility of an inter-local agreement with between Payson City and Elk Ridge for services for Attorney, Garbage collection, Police Protection and possibly for City Planning. Councilmember Bowen has been to meetings to discuss the options. It needs to be determined what level of police protection and animal control the City is seeking. This information needs to go out to the residents.

Kent Anderson: It will cost the City about \$30,000 to maintain the current arrangement of an officer from the Utah County Sheriff's Office for ½ of a workweek.

RESOLUTION/ UNFINISHED BASEMENT FEE

This proposal will encourage those building to come back and get a permit to finish their basements, since it would already be paid for. A flat fee would be charged at the time building permits are issued. Currently, there is a problem with homeowners coming in to the City Office to get a permit to finish off their basements. Councilmember Bowen spoke to Corbett Stevens (Building Inspector) and he agrees with the proposal to pay a flat fee to eventually pay for inspections of a basement when the homeowner decides to finish it off. Eventually, it could come to the point where the State would require proof of all the permits prior to the sale of a home. This protects the buyer. This is currently the case in California.

The fee would be \$200.

Kent Anderson: Questions the ability to monitor and enforce this resolution.

Don Mecham: It simply encourages the homeowner to get a permit since the fees are already paid.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE A RESOLUTION AMENDING RESOLUTION #00-2-8-2R, SETTING A SCHEDULE OF FEES FOR OFFICE SERVICES, ADDING A BASEMENT INSPECTION FEE OF \$200

VOTE: YES (4) NO (0)

**ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

RESOLUTION/ MUNICIPAL WASTEWATER

Gary Bowen: This is a questionnaire about the Sewer system, in the form of a resolution. This needs to be sent in to the State.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO APPROVE A RESOLUTION ENTITLED THE MUNICIPAL WASTEWATER PLANNING PROGRAM FOR ELK RIDGE CITY

VOTE: YES (4) NO (0)

**ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

RESOLUTION/ TEMPORARY OCCUPANCY PERMITS

Gary Bowen: Currently the City is unclear on the reasons to grant Temporary Occupancy Permits. This proposed resolution would allow a Temporary Permit to be granted after a bond is in place in the amount of the work to be completed.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO APPROVE A RESOLUTION AMENDING ELK RIDGE CITY RESOLUTION NUMBERS 95-10-10-9R & 95-10-10-10R, DEALING WITH ISSUING TEMPORARY OCCUPANCY PERMITS

Discussion: Clarification on the terms of obtaining a Temporary Occupancy Permit.

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

EXPENDITURES:

General:

Gary Bowen:

1. Oak Bluff Estates, Plat G:

McIntire's Subdivision has been abandoned. LEI has tried to contact them, with no response. LEI requests input from the City Council as to what to do with the situation. There is unfinished work.

The information on this issue needs to go to the City Attorney for a recommendation. A cost estimate of the improvements yet to be completed needs to come from LEI.

Councilmember Mecham will try to contact the McIntires.

2. Administrative Policies & Procedures:

A draft of the Policies to run the Public Works Dept. was submitted to the Council. Councilmember Bowen asked for input from the Council by the end of the week. The policies will go into affect by the beginning of the following week.

Cindi Ellis: Does not agree with 4 ten-hour days for the Public Works Dept. prior to the new Assistant being fully trained to take care of the emergencies.

Gary Bowen: Feels that Brad Mecham is trained enough to handle the emergencies that would come up.

One of the precautions is a recommendation of pagers for the Public Works Dept.

The cost is \$211.52 for 2 pagers for two years, for the Public Works Dept. The City needs a pager for the dial-up telemetry system for the water system. The other pager is for Kent Haskell to wear, and if there were a critical situation, the Mayor would be able to page him (he would wear the pager at all times that he is off. Mr. Haskell has agreed to this.)

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE \$211.52 TO PURCHASE A TWO-YEAR CONTRACT FOR TWO PAGERS FOR THE PUBLIC WORKS DEPT.

Discussion: Would this take the place of the cell phone? (No, whoever is on-call has the cell phone.)

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

3. Road Salt/Salem City Bill:

Elk Ridge had an agreement with Salem City to share in the cost of the road salt used on the roads in the winter. It is suppose to be a 50/50 split. The bill came through at 70% of the cost to Elk Ridge, because Salem City says Elk Ridge used most of it. In the future, the City can stockpile road salt on the land purchased for Public Works.

Gary Bowen: It may be easier to pay the bill and change the deal next year.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE THE BILL FROM SALEM CITY IN THE AMOUNT OF \$1,700 FOR 70% OF THE ROAD SALT USED IN THE PAST YEAR

Discussion: There should be a request for an explanation from Salem City as to why they deviated from the agreement of a 50/50 split for road salt.

(Councilmember Bowen is to send a letter to Salem City with the payment of the bill.)

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

4. Contract Proposal for Loafer Canyon (Curb, base, side-prep of the road and storm drainage) for the 2,000 feet to be installed.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE THE ESTIMATE FROM N. R. HIATT CONSTRUCTION, OF \$130,690 FOR THE CONSTRUCTION OF LOAFER CANYON RD. FOR 2,000 FEET

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

WHITE WOLF
CLEANING

Carpet Cleaning for the City Offices:

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY KENT ANDERSON TO APPROVE THE PROPOSAL FROM WHITE WOLF CARPET FOR 2001/2002, TO INCLUDE TWO CLEANINGS PER YEAR, IN THE AMOUNT OF \$601.28

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

CITY SIGN
PROPOSAL

There is a proposal to do a City sign at the entrance of Elk Ridge on a rock. It is too expensive (\$3,000). The Council is in agreement that the proposal is not approved.

LIST OF
EXPENDITURES/
APRIL, 2001

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY KENT ANDERSON TO APPROVE THE WARRANT REGISTER FOR APRIL, 2001

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

2001 AUDIT
PROPOSAL

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE THE AUDIT PROPOSAL FOR 2000/2001, FROM JONES, WRIGHT, SIMPKINS AND ASSOCIATES IN THE AMOUNT OF \$9,400 PLUS OUT-OF-POCKET EXPENSES

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM**

MINUTES

City Council Minutes of 4-10-01:

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY KENT ANDERSON TO APPROVE THE CITY COUNCIL MINUTES OF 4-10-01

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM,**

ADJOURNMENT

MOTION WAS MADE BY KENT ANDERSON AND SECONDED BY DON MECHAM TO ADJOURN THE MEETING

**VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
& MAYOR INGRAM,**



City Recorder

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regularly scheduled **City Council Meeting** on **Tuesday, May 22, 2001, at 7:00 PM;** preceded by a **Council Work Session at 5:30 PM and at 6:30 PM.** There will be **Two Public Hearings on the following Issues: The first Public Hearing, at 6:00 PM,** will be on the Minimum Level of Improvements Required Prior to the Issuance of Building Permits; **The second Public Hearing, at 6:15 PM,** will be on the Adoption of a Tentative Budget for the 2001/2001 Fiscal Year. The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

5:30 PM - CITY COUNCIL WORK SESSION

Discussion of Codification Corrections

6:00 PM - PUBLIC HEARING/MINIMUM LEVEL OF IMPROVEMENTS

Proposed Ordinance Related to the Minimum Level of Improvements to be Installed Before Building Permits May be Issued

6:15 PM - PUBLIC HEARING/TENTATIVE BUDGET FOR 2001/2001 FISCAL YEAR BUDGET

Tentative 2001/2002 Fiscal Year Budget

Discussion/Loafer Canyon Rd. & Road Projects (Curb & Gutter)

Discussion/Pressure Reducing Stations

6:30 PM - CITY COUNCIL WORK SESSION

Administration - Gary Bowen

Written Form/Request for Records

Dept. Head Reports

Update/Purchase of Fire Truck

Office Printer/ Disc

7:00 PM - REGULAR COUNCIL MEETING AGENDA ITEMS:

Invocation and Pledge of Allegiance

7:05 Approval of Agenda Time Frame

7:10 Ordinance/Minimum Level of Improvements

7:15 Resolution/Adoption of 2001/2002 Tentative Budget & Capital Improvement Plan

7:25 Approval/Purchase of Backhoe

7:30 Set Public Hearing/Elk Ridge Heights, Plat A – Declaration of Default

7:35 Knudsen Property/Lien for Road Assessment

7:40 Jim Brown – Development of Property

7:50 Playground Equipment – Approval of Bid

8:00 Planning Commission Items:

Set Public Hearings:

Ordinance/Relating to Arenas as a Conditional Use in the RR-1 Zone

Ordinance/Amending Various Sections of the Zoning Ordinance to Reference

Section 10-3-3.35, Conditional Use Regulations

Ordinance/Enacting Section 10-3-3.35, Regulating Conditional Use Permits, Adding a Definition for Uses in Section 10-11-2, List of Definitions

8:05 Resolutions/Amending the Elk Ridge Development & Construction Standards:

1. Section 02.08.140, Dealing with Standards for Construction Drawings

2. Section Chapter 02.03, Dealing with Conceptual Plans

3. Replacing Existing Preliminary Plat Application Form & Checklist

8:15 Expenditures: General

Tiller/Parks Dept.


8:20 Approval of Minutes of Previous Meetings

8:25 Rocky Mountain Way Subdivision - Preliminary Plat

8:30 Adjournment

*Handicap Access, Upon Request. (48 Hours Notice)

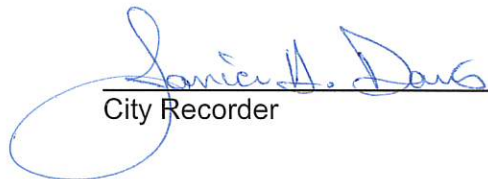
The times, which appear on this agenda, may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 18th Day of May, 2001.



City Recorder

CERTIFICATION

I, the undersigned, duly appointed and acting City Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and mailed to each member of the Governing Body on May 18, 2001.



City Recorder

**ELK RIDGE
CITY COUNCIL MEETING
May 22, 2001**

TIME & PLACE
OF MEETING

The regular Meeting of the Elk Ridge City Council was held on Tuesday, May 22, 2001, at 7:00 PM, it was preceded by a Council Work Session at 5:30 PM. Two Public Hearings on the following issues: The first Public Hearing, at 6:00 PM, was on the Minimum Level of Improvements Required Prior to the issuance of Building Permits; The second Public Hearing, at 6:15 PM, was on the Adoption of a Tentative Budget for the 2001/2002 Fiscal Year. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of these meetings was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body by mailing a copy to each on May 18, 2001.

5:30 PM

City Council Work Session

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, Kent Anderson (Absent: Mayor Ingram, Michael Motko); *Administrative Asst.:* Ernestine Folks; *Public:* Lee Ann Adams, Vernon Fritz, Carol Righettini, Adonia Howell, Leonhardt Schroedter, Woody and Claudette Echols, Joann Bigler; *Deputy Recorder:* Abby Hicks

Discussion of Codification Corrections

Don Mecham: Review and discussion of codes pertaining to excavation approvals being completed by the Public Works Supervisor or the engineers; clarification of engineer authority; bond amounts to be charged on excavation permits; insurance classifications required for contractors completing work within the City of Elk Ridge.

Cindi Ellis: Review and discussion of Traffic Code additions. Discussed whether or not the 1996 Traffic Codes should be adapted to current codes. Also agreed upon, was the verbiage to be used in the current codes as well as the speed limits to be set on undesignated roads. Discussed were the penalties for failure to remove vehicles for the purpose of snow removal.

6:00 PM

PUBLIC HEARING/ORDINANCE – MINIMUM LEVEL OF IMPROVEMENTS

Proposed Ordinance related to the Minimum Level of Improvements to be installed before Building Permits may be issued.

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, Kent Anderson (Absent: Mayor Ingram, Michael Motko); *Administrative Asst.:* Ernestine Folks; *Public:* Lee Ann Adams, Vernon Fritz, Carol Righettini, Adonia Howell, Leonhardt Schroedter, Woody and Claudette Echols, Joann Bigler; *Deputy Recorder:* Abby Hicks

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO OPEN THE PUBLIC HEARING RELATED TO THE MINIMUM LEVEL OF IMPROVEMENTS

VOTE: YES (4)

NO (0)

ABSENT (2) MAYOR INGRAM & MICHAEL MOTKO

Discussion took place clarifying the minimum requirements to be met in order for a building permit to be issued or final occupancy granted. No input was received from the public regarding this Ordinance.

MOTION WAS MADE BY KENT ANDERSON SECONDED BY CINDI ELLIS TO CLOSE THE PUBLIC HEARING RELATED TO THE MINIMUM LEVEL OF IMPROVEMENTS

VOTE: YES (4)

NO (0)

ABSENT (2) MAYOR INGRAM & MICHAEL MOTKO

6:15 PM

PUBLIC HEARING/TENTATIVE BUDGET FOR 2001/2002 FISCAL YEAR BUDGET

Roll Call

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, Kent Anderson (Absent: Mayor Ingram, Michael Motko); *Administrative Asst.:* Ernestine Folks; *Public:* Lee Ann Adams, Vernon Fritz, Carol Righettini, Adonia Howell, Leonhardt Schroedter, Woody and Claudette Echols, Joann Bigler, Jim Brown, Marty Wooten, Tony Mortezaadeh; *Deputy Recorder:* Abby Hicks

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO OPEN THE PUBLIC HEARING RELATED TO THE APPROVAL OF THE TENTATIVE BUDGET FOR 2001/2002 FISCAL YEAR BUDGET

VOTE: YES (4)

NO (0) ABSENT

(2) MAYOR INGRAM & MICHAEL MOTKO

Discussion on Loafer Canyon Road & Road Projects, including curb and gutter. Gary Bowen discussed the project time line for the sewer laterals to be run up Loafer Canyon. 2000 feet should be in before July 1, 2001. Access for emergency personnel, as well as availability of thru-traffic was discussed. The road will be accessible at all times for emergency crews.

Half of the sewer laterals will be paid for during the 2000/2001 Fiscal Budget. Curb and gutter will be taken from the 2001/2002 Budget.

Gary Bowen informed the Council that the Pressure Reducing Stations would need to be added to the existing system in order to increase the water pressure in certain areas in the City of Elk Ridge in order to keep every resident at the optimal water pressure. The cost involved in adding the new Pressure Reducing Station is \$6,000.00.

Gary Bowen opened the discussion to the citizens in attendance to hear their concerns regarding the tentative plans to add curb and gutter to the City. Several residents (see Roll Call) expressed concern about the effectiveness of curb and gutter. They were also concerned with the possibility of additional flooding that could occur if the system is not planned well enough, or if it was complete in certain areas and not in others.

Don Mecham explained what the SID drainage system would entail. Those in attendance were informed by Gary Bowen that the drainage system plan is in the preliminary stages. The citizens were also informed that a public meeting would be called when the plans for the drainage system were finalized.

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO CLOSE THE PUBLIC HEARING RELATED TO THE APPROVAL OF THE TENTATIVE BUDGET FOR 2001/2002 FISCAL YEAR BUDGET

VOTE: YES (4) NO (0)

**ABSENT (2) MAYOR INGRAM
MICHAEL MOTKO**

6:30 PM

CITY COUNCIL WORK SESSION

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, Kent Anderson (Absent: Mayor Ingram, Michael Motko); *Administrative Asst.:* Ernestine Folks; *Deputy Recorder:* Abby L. Hicks

Document request Form:

Gary Bowen: A need arose in the City to formalize the request for records. A sample request form was submitted to the Council for review. The Council agreed that the form should be adopted.

New Fire Truck:

The Council discussed the purchase of a new Fire Truck for the City. The Fire Truck will not be available for purchase until July 2001. The monies to purchase the truck will come out of the 2001-2002 Budget, instead of the 2000-2001 Budget.

New Printer:

Cindi Ellis: A need arose in the City office to purchase a new printer that would be able to fulfill the heavy load of printing that is required. Three different estimates were reviewed and it was agreed upon that the purchase of a new printer was justified.

**ELK RIDGE
CITY COUNCIL MEETING
May 22, 2001**

**TIME & PALCE
OF MEETING**

The regular Meeting of the Elk Ridge City Council was held on Tuesday, May 22 2001, at 7:00 PM, it was preceded by Two Council Work Sessions at 5:30 PM and at 6:35 PM. Two Public Hearings were scheduled at 6:00 PM and at 6:15 PM for the purposes of hearing Public Comment on a Proposed Ordinance Related to the Minimum Level of Improvements and the Tentative 2001/2002 Fiscal Year Budget.

The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah. Notice of time, place and Agenda of these meetings was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the member of the Governing Body by mailing a copy to each on May 18, 2001.

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, Kent Anderson (Absent: Mayor Ingram, Michael Motko); *Administrative Asst.:* Ernestine Folks; *Public:* Jim Brown, Marty Wooten, and Tony Morteazadeh; *Deputy Recorder:* Abby Hicks

**INVOCATION
& PLEDGE OF
ALLEGIANCE**

Invocation was offered by Kent Anderson.

**AGENDA TIME
FRAME**

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO
ADJUSTING THE TIME BY 25 MINUTES TO MOVE THE 7:30 PM
AGENDA ITEM FORWARD TO THE END OF THE AGENDA
VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO &
MAYOR INGRAM**

**ORDINANCE/
MINIMUM LEVEL**

**MOTION WAS MADE BY DON MECHAM AND SECONDED BY GARY
BOWEN TO INACT AN ORDINACE AMENDING ELK RIDGE CITY ZONING
ORDINANCE, AMENDING SECTION 10-3-3.26, DEALING WITH MINIMUM LEVEL
OF IMPROVEMENTS REQUIRED TO BE INSTALLED BEFORE A BUILDING
PERMIT MAY BE ISSUED, PROVIDING FOR CODIFICATION, INCLUSION IN
CODE, AND SCRIVENER'S ERRORS, PROVIDING FOR SEVERABILITY, AND
PROVIDING AN EFFECTIVE DATE.
VOTE (POLL): KENT ANDERSON-AYE, DON MECHAM-AYE, CINDI ELLIS-AYE,
GARY BOWEN-AYE
ABSENT (2) MICHAEL MOTKO & MAYOR INGRAM; PASSES: 4-0**

**ADOPTING 2001/
2002 TENTATIVE**

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM
TO APPROVE THE ADOPTION OF THE 2001/2002 TENTATIVE BUDGET.
VOTE (POLL): YES (4) NO (0)
ABSENT (2) MICHAEL MOTKO & MAYOR INGRAM PASSED 4-0**

BUDGET

Discussion of Budget

APPROVAL/
PURCHASE OF
BACKHOE

Due to the current needs of the City to own a backhoe verses the cost of renting one, two proposals were submitted by Don Mecham for the purchase of either a new or used backhoe. It was decided by the Council that it was more cost effective to purchase a new backhoe from M & R Equipment, than to purchase a used one. The cost of the new backhoe was \$53,000.00, discounted \$31,718.00. The new backhoe also included a warranty, with a new backhoe provided each year. The cost of the used backhoe was \$42,000.00, with no warranty.

It was determined by the Council that the funds that have been previously used to rent a backhoe from the Maintenance Supervisor, is the amount the City would be spending per year to own a backhoe of its own.

Discussion:

The possibility of purchasing an extended boom for the backhoe for the amount of \$3,500.00. The decision was to wait to purchase this boom until the next Fiscal year.

MOTION WAS MADE BY DON MECHAM AND SECONDED BY KENT ANDERSON TO APPROVE THE PURCHASE OF THE NEW BACKHOE FROM M&R EQUIPMENT FOR THE PURCHASE PRICE OF \$53,500.00.

VOTE (POLL): KENT ANDERSON-AYE, CINDI ELLIS-AYE, GARY BOWEN-AYE, DON MECHAM-AYE

ABSENT (2) MICHAEL MOTKO AND MAYOR INGRAM PASSED 4-0

KNUDSEN
PROPERTY

Gary Bowen explained to the Council the situation surrounding the property owned by the Knudsens. It was the advice of the City Attorney, Dave Tuckett, to place a lien on the two lots lot in order to recover the cost of the sewer and water laterals to be run in Loafer Canyon.

JIM BROWN
DEVELOPMENT
OF PROPERTY

Jim Brown explained to the Council the reason he was seeking permission to be granted a Zone change. He has an offer from a buyer to purchase his property. The potential buyer wants to subdivide his property in order to build a larger home on the "second" lot. Jim Brown explained that he already has in place the water, electric, and two septic tanks, and should be able to build two homes on his property.

The Council discussed the options with Mr. Brown, and the process required in order to accomplish a subdivision of property, or to request a zone change, as well as to annex out of Elk Ridge City. These requirements were presented to him in writing.

The City Council was unable to grant Mr. Brown's request to subdivide his property without going through the proper subdivision process.

APPROVAL OF
BID FOR
PLAYGROUND
EQUIPMENT

Cindi Ellis presented to the Council her desire to award the bid for the purchase of the playground equipment to Game Time for the amount of \$24,085.14. Cindi researched the safety and durability of the different companies, and determined that Game Time was the safest. She also explained that the original bid amount did not include the Fiber Mats for the playground, and that those mats would be an additional \$600.00. She requested of the Council, the approval of an additional \$600.00 to cover the expense of these mats.

MOTION WAS MADE BY KENT ANDERSON AND SECONDED BY DON MECHAM TO APPROVE THE ADDITIONAL AMOUNT OF \$600.00 FOR THE PURCHASE OF THE FIBER MATS TO BE USED ON THE NEW PLAYGROUND.

VOTE: YES (4)

NO (0)

ABSENT (2) MAYOR INGRAM AND MICHAEL MOTKO

PASSES 4-0

MOTION WAS MADE BY CINDI AND SECONDED BY DON MECHAM TO AWARD THE BID OF THE NEW PLAYGROUND EQUIPMENT TO GAMETIME FOR NOT MORE THAN THE AMOUNT OF \$25,600

VOTE YES (4)

NO (0)

ABSENT (2) MAYOR INGRAM & MICHAEL MOTKO

PASSES 4-0

PLANNING
COMMISSION
ITEMS

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO SET A PUBLIC HEARING FOR JUNE 26 AT 6:00 PM TO HEAR THE PUBLIC'S INPUT REGARDING AN ORDINANCE AMENDING THE ELK RIDGE CITY CODE RELATING TO ARENAS AS A CONDITIONAL USE IN THE RR-1 RURAL RESIDENTIAL ZONE, FOR CODIFICATION, INCLUSION IN CODE, AND SCRIVENER'S ERRORS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

VOTE: YES (4)

NO (0)

ABSENT (2) MAYOR INGRAM AND MICHAEL MOTKO

PASSES 4-0

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO SET A PUBLIC HEARING FOR THE DATE OF JUNE 26 AT 6:15 PM TO HEAR PUBLIC INPUT REGARDING AN ORDINANCE AMENDING ELK RIDGE CITY ZONING ORDINANCE, AMENDING VARIOUS SECTIONS OF THE ORDINANCE TO REFERENCE SECTION 10-3-3-3.5, CONDITIONAL USE REGULATIONS, IN EACH ZONING DISTRICT, PROVIDING FOR CODIFICATION, INCLUSION IN CODE, AND SCRIVENER'S ERRORS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

VOTE: YES (4)

NO(0)

ABSENT (2) MAYOR INGRAM AND MICHAEL MOTKO

PASSES 4-0

MOTION WAS MADE BY CINDI ELILIS AND SECONDED BY GARY BOWEN TO SET A PUBLIC HEARING FOR THE DATE OF JUNE 26, AT 6:25 PM TO HEAR PUBLIC INPUT REGARDING AN ORDINANCE AMENDING ELK RIDGE CITY ZONING ORDINANCE, ENACTING SECTION 10-3-3.35, REGULATING CONDITIONAL USE PERMITS, ADDING A DEFINITION FOR USES IN SECTION 10-11-2, LIST OF DEFINITIONS, PROVIDING FOR CODIFICATION, INCLUSION IN CODE, AND SCRIVENER'S ERRORS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

VOTE: YES (4)

NO (0)

ABSENT (2) MAYOR INGRAM AND MICHAEL MOTKO

PASSES 4-0

RESOLUTIONS

1. Construction Drawings:

A MOTION WAS MADE BY DON MECHAM AND SECONDED BY GARY BOWEN TO PASS THE RESOLUTION AMENDING THE ELK RIDGE CITY, DEVELOPMENT AND CONSTRUCTION STANDARDS TO DELETE SECTION 02.08.140 DEALING WITH STANDARDS FOR CONSTRUCTION DRAWINGS.

VOTE: YES (4)

NO (0)

ABSENT (2) MAYOR INGRAM AND MICHAEL MOTKO

PASSES 4-0

2. Conceptual Plans:

A MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO PASS THE RESOLUTION AMENDING THE ELK RIDGE CITY DEVELOPMENT AND CONSTRUCTION STANDARDS, SECTION CHAPTER 02.03 CONCEPTUAL PLAN AND THE APPENDIX, TO REPEAL THE EXISTING CHAPTER 02.03 CONCEPTUAL PLAN, TO ADD A NEW CHAPTER 02.03 CONCEPTUAL PLAN AND ADD A CONCEPT PLAN APPLICATION FORM AND CHECKLIST TO THE APPENDIX AND ESTABLISH AN EFFECTIVE DATE.

VOTE: YES (4)

NO (0)

ABSENT (2) MAYOR INGRAM AND MICHAEL MOTKO PASSES 4-0

3. Preliminary Application Form & Checklist:

A MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO PASS A RESOLUTION AMENDING THE ELK RIDGE CITY DEVELOPMENT AND CONSTRUCTION STANDARDS TO REPEAL THE EXISTING PRELIMINARY PLAT APPLICATION FORM AND CHECKLIST AND ADOPT A NEW PRELIMINARY PLAT APPLICATION FORM AND CHECKLIST AND ESTABLISH AN EFFECTIVE DATE.

VOTE: YES (4)

NO (0)

ABSENT (2) MAYOR INGRAM AND MICHAEL MOTKO PASSES 4-0

EXPENDITURES

General

1. Cindi Ellis made a request to add a maintenance person for the Parks Department to use during the summer at the hourly rate of \$6.00 per hour, rather than to spend \$10.50 per hour for the full time employees to be mowing and caring for the grounds. No decision was made at this time regarding the hiring of an additional employee to care for the parks.
2. Cindi Ellis made a request for approval to purchase a tiller for the use of Park maintenance. Five bids were presented, and a discussion of the possible uses took place. One of the citizens that was present had a tiller that was not in use, and donated it to the City for the use of keeping the parks maintained. The citizen who volunteered his tiller was Leonhardt Schroedter.
3. Cindi Ellis made a request for the approval of a purchase of a new printer for the City Office. The current printer in use is not able to handle the volume that is required in an office our size. Three bids were presented, and each was within a similar price range, and compatible with our computer system. A decision was made by the Council to purchase the HP 1220 15ppm with 8MB RAM for the amount of \$400.00.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM FOR THE PURCHASE OF THE hp 1200 15PPM 8MG RAM LASER PRINTER FOR THE AMOUNT OF \$400.00.

VOTE: YES (4)

NO (0)

ABSENT (2) MAYOR INGRAM AND MOCHAEL MOTKO PASSES 4-0

ROCKY
MOUNTAIN WAY
SUBDIVISION
PRELIMINARY

Marty Wooten was present to present before the Council his plans for the Rocky Mountain Way Subdivision, Preliminary Plat for its approval. Ernestine Folks explained to the Council some of the concerns that LEI had found with the Preliminary Plat. The concerns referenced a letter dated April 19, 2001 addressed to Mayor Cregg Ingram, from Michael K. Christianson of LEI. There was a list of six Concerns that LEI had.

The issue of ½ plus 9 was the issue that was discussed at length with the City Council and Mr. Wooten. The main concern was for the future of the road on Gooseneast drive, and continuity for the road and its water and sewer lines.

It was decided to approve the Preliminary Plat for the Rocky Mountain Way Subdivision, as well as the names of the streets, with the request that Mr. Wooten talk to Mr. Cloward concerning the road and its future. Gary Bowen offered to assist in this meeting.

A MOTION WAS MADE BY KENT ANDERSON AND SECONDED BY DON MECHAM TO APPROVE THE PRELIMINARY PLAT FOR THE ROCKY MOUNTAIN WAY SUBDIVISION.

VOTE: YES (3)

NO (1)

ABSENT (2) MAYOR INGRAM AND MICHAEL MOTKO PASSES 3-1

Note: Kent Anderson's biggest concern was the ½ plus 9 for the road involved in this project, and the possibility of this road not being able to be completed.

A MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS FOR THE ½ PLUS 9 FOR THE ROAD, IN THE ROCKY MOUNTAIN WAY SUBDIVISION.

VOTE: YES(3)

NO(1)

ABSENT (2) MAYOR INGRAM AND MICHAEL MOTKO PASSES 3-1

A MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE THE ROAD NAMES OF CHASE, ROCKY MOUNTAIN WAY AND SHYLEE FOR THE ROCKY MOUNTAIN WAY SUBDIVISION.

VOTE: YES (4)

NO (0)

ABSENT (2) MAYOR INGRAM AND MICHAEL MOTKO PASSES 3-0

A MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE THE USE OF ½ PLUS 9 FOR THE GOOSENEST ROAD FOR THE ROCKY MOUNTAIN WAY SUBDIVISION.

VOTE: (POLL) KENT ANDERSON-NAY, CINDI ELLIS-AYE, GARY BOWEN-AYE, DON MECHAM-AYE

NO (1)

ABSENT (2) MAYOR INGRAM AND MICHAEL MOTKO PASSES 3-1

SET PUBLIC
HEARING FOR
DECLARATION
OF DEFAULT
ELK RIDGE
HEIGHTS
PLAT A

In attendance at this Public Hearing was Mr. Tony Morteazadeh. This hearing was to set a Public Hearing to declare in default the Elk Ridge Heights Subdivision, Plat A. The Public Hearing was set for June 26, 2001 at 6:30 PM. It was decided that after this hearing Mr. Morteazadeh would have 30 days to complete his project. The City Engineers will inspect the improvements and issue a letter of completion to the City Council. After the Council's acceptance of the Subdivision as complete, the Council may then move the Development in the Two-year Durability Retainage time. It was decided that should the project not be completed during these thirty days, the Council will then consider Mr. Morteazadeh in default, and would have the authority to draw against the bond in place for Elk Ridge Heights, Plat A, to have the necessary improvements installed.

Mr. Morteazadeh explained that he has had great difficulty working with his contractors. He hoped that this default action would give him the leverage to get his contractors to finish the work they had already been paid for.

Mr. Morteazadeh brought to the Council's attention that someone had connected onto his water and sewer connections without his approval or knowledge. He was informed of this by a contractor working on his project. Gary Bowen and the rest of the Council did not have any knowledge of this action. Upon inspection of the maps, it was determined that it was Mr. Denning who had connected into Mr. Morteazadeh's sewer and water lines. Gary Bowen said that he would look into this the next day and get this matter resolved. Mr. Morteazadeh was informed by Don Mecham that financial compensation is due to him for this illegal hook-up. These monies are to be paid by the individuals who connected to the system illegally.

**A MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO
DECLARE IN DEFAULT THE ELK RIDGE HEIGHTS SUBDIVISION, PLAT A.**

VOTE: YES (4)

NO (0)

ABSNET (2) MAYOR INGRAM AND MICHAEL MOTKO PASSES 4-0

APPROVAL
OF PREVIOUS
MINUTES

No minutes were available.

ADJOURNMENT

**A MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM
ADJOURN THE CITY COUNCIL MEETING OF MAY 22.**

VOTE: YES (4)

NO (0)

ABSENT (2) MAYOR INGRAM AND MICHAEL MOTKO


Deputy Recorder

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular scheduled meeting on Thursday, June 7, 2001, at 600 p.m. This meeting will be a joint meeting of the Elk Ridge Planning Commission & Elk Ridge City Council. The meeting will take place in the Elk Ridge City Hall, 80 East Park Dr., Elk Ridge, UT, at which time consideration will be given to the following:

6:00 P.M. Nebo Vision Results & Analysis Presentation – Joint Mtg., City Council & Planning Comm.

8:00 P.M. Invocation & Pledge of Allegiance

- Introduction of Planner, Jim Bolser
- Approval of Agenda Time Frame
- Approval of Minutes of Previous Meeting, 5-17-01
- Council Meeting Update
- Proposed Zoning for Property in North Elk Ridge & Future Property to be Annexed into Elk Ridge Circulation Element - Future Roads in North Elk Ridge
- **Discussion & Work Session on Base Map**
- Other Business

9:00 Adjournment



City Recorder

*Handicap Access Upon Request. (48 hours notice)

The times which appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 31ST day of May, 2001.

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting City Recorder for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was faxed to the Payson Chronicle, Payson, Utah, and hand delivered to each member of the Planning Commission & City Council on this 31st day of May, 2001.



City Recorder

**ELK RIDGE
PLANNING COMMISSION & CITY COUNCIL MEETING**

June 7, 2001

**TIME & PALCE
OF MEETING**

There was a Special Joint Meeting of the Elk Ridge Planning Commission & the City Council on **Thursday, June 7, 2001, at 6:00 PM**; this was held in conjunction with the regularly scheduled Planning Commission Meeting.
The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Planning Commission and the Governing Body by hand delivering a copy to each on May 31, 2001.

ROLL CALL

Planning Commission Chairman: Stewart Jolley; *Planning Commission Members:* Terie Righettini, Bruce Lindow, Leonhardt Schroedter, Allen Nelson (*Absent:* Marc Rugg, Robert Goodwin); *Mayor Pro-tempore:* Gary Bowen; *City Council:* Cindi Ellis, Kent Anderson (*Absent:* Mayor Ingram, Michael Motko, Don Mecham); *Administrative Asst.:* Ernestine Folks; *Mountainlands Assoc. of Governments:* James Bolser, Andrew Jackson; *Nebo Vision:* Tom Hale; *Public:* Sheila Schroedter; and *City Recorder:* Janice H. Davis

6:00 PM

Nebo Vision results & Analysis Presentation:

(Joint Meeting Planning Commission & City Council)

Tom Hale (Presenter):

Mr. Hale works for Swanner Design...they specialize in Green-space design and planning. Envision Utah (including each of the communities involved) is a client of theirs. The final phase of the study is implementation.

There was a slide presentation on the following:

Nebo Community Vision/Elk Ridge:

Visioning Process:

(Where will the region be in 20 years?)

- Baseline Development Scenario & Analysis
 - Project trend based on current general plans & population growth
 - Measure land use, economics, open space, transportation, pollution
- Alternatives Workshops
 - Gather public input on maps
- Alternative Scenario & Analysis
 - Compile input into one "preferences" map, bring to public for review
 - Measure land use, economics, open space, transportation, pollution
- Comparison
 - Compare baseline & alternative impacts
- Community Vision & Implementation
 - Combine preferred aspects of baseline & scenario into one vision

The Task: (Maps presented)

- Compile Green Space Design for towns and region
- Composite Development style for each town
- Regional Green Space Design
- Nebo Community Vision Alternative, as of June 2001

Nebo Regional Concerns:

- Recreation, wildlife, & agriculture are all valued
- Regional green space network with trails, community & agricultural buffers, & habitat corridors are wanted
- Conservation subdivisions are desired, but ordinances do not permit them
- Water quality and quantity are issues for development and the health of streams and Utah Lake
- Schools are at the forefront of growth and need to be sited carefully

Analysis: (Sent to the State)

Regional View:

Land Consumption:

- Baseline:

18,875 acres consumed
13,971 acres agricultural land
converted

- Community Vision:

9,161 acres are consumed
6,574 acres agricultural land
converted

Regional View:

- Transportation, Air Quality, Water

No significant differences between baseline and vision

Regional View:

- Infrastructure Costs

No differences in regional infrastructure costs

Municipal & residential costs are estimated to be \$10 million more under the
baseline scenarios

Elk Ridge Green Space:

- Map presented

Elk Ridge's Vision:

- Map presented

Elk Ridge:

Issues:

- Protecting Elk habitat
- Preserving orchards in NW
- Improving trail system
- Potential need to expand boundaries
- Storm water drainage

Values:

- Desire to stay rural in character
- Agriculture valued unanimously
- 50% Open Space desired on average
- Innovative development valued

Land Consumption:

- Baseline:

1,204 acres new land consumed
61 acres agricultural land converted

- Community Vision:

457 acres new land consumed
136 acres agricultural land
converted

Average Lot Size:

- Baseline:

0.5 acres

- Community Vision:

(Study stated 1.3 acres...this was
challenged and needs to be reviewed)

Infrastructure Costs:

- \$2.1 million savings by implementing community vision
- Projected baseline cost of about \$30 million
- Municipal costs are about one-sixth of total in both cases

Implementation – Initial Thoughts:

- Update/modify ordinances to better reflect general plan
- TDR program? (protect smaller, critical areas)
- Develop green space design for community
- Look at annexing less sensitive land to accommodate future growth

More information will be presented about mid-July.

The Councilmembers present stayed to continue to discuss the issues.
There will be a special joint meeting on June 14, 2001 ,at 7:00 PM.

ELK RIDGE PLANNING COMMISSION/CITY COUNCIL MEETING
June 7, 2001

**INVOCATION
& PLEDGE OF
ALLEGIANCE**

Invocation was offered by Bruce Lindow (Planning Commission).

**AGENDA TIME
FRAME**

MOTION WAS MADE BY STEWART JOLLEY AND SECONDED BY TERIE RIGHETTINI TO APPROVE THE AGENDA TIME FRAME, ADJUSTING THE TIME TO BEGIN AT 7:00 PM AND TO DELETE APPROVAL OF MINUTES
VOTE: YES (5) NO (0) ABSENT (2) MARC RUGG & ROBERT GOODWIN

**INTRODUCTION:
CITY PLANNER**

Jim Bolser will replace Andrew Jackson as the City Planner, under contract to Mountainlands Assoc. of Governments (MAG). Mr. Jackson is being reassigned to other responsibilities.

**COUNCIL
MEETING UPDATE**

There was a review of the issues the Council has taken action on recently.

Gary Bowen: (Councilmember Motko was absent)

1. The Council granted Preliminary Approval to Rocky Mountain Subdivision.

The Planning Commission had recommended denial unless "sufficient water and sewer resources can be found to service the subdivision and items 1, 2, 3 & 5 of LEI Engineering's letter, dated April 19, 2001, are completed. They also recommended a notation be made on the Cloward property on the north side of Goosenest Dr., that when the property is developed on the north side of Goosenest Dr., their share for developing their ½ of the road will be applied to finish Goosenest Dr. on the south side. The notation of one-half + 9 ft. road improvements, refers to Rocky Mountain Way & Goosenest Dr., not Salem Hills Dr. A notation is to be placed on each lot referred to in Item 5 of the engineering letter dated April 19, 2001. In addition, contours for areas south of the proposed development are to be provided."

The Planning Commission suggested that "allowing ½ plus 9 ft. is not in the best interests of the City. They feel that the City should lien Mr. Cloward's property for his share of costs for road improvements on Goosenest Dr. & that the alignment of Goosenest Dr. coming from the west is questionable." (Memo to Elk Ridge City Council) Stewart Jolley advised that the Council re-examine placing a lien on the Cloward property.

2. Adoption of Ordinance on the minimum level of improvements required before the issuance of a building permit: The Council changed the requirement to allow the issuance of permits prior to road asphalt being laid.

Compacted road base would have to be installed then, stripped and re-laid prior to asphalt being installed. An agreement would have to be signed by the applicant, which states that a Certificate of Occupancy could not be granted until asphalt surfacing is complete. The applicant would also have to agree to be responsible to clear and maintain the roads to allow emergency vehicles access.

The Council felt that this would allow contractors to get started and still allow the road base for emergency vehicles.

The Planning Commission does not agree with this action. The requirement of asphalt was decided upon to accommodate emergency vehicles.

Stewart Jolley requested of the Council: If the Council does not accept a Planning Commission recommendation, they should respond to the Planning Commission with the rational behind their actions. (The Council agreed.)

3. The Fire Dept. has received approval to purchase a 1995 fire truck, to replace the two older trucks currently in the Dept.
4. The City has purchased a new backhoe...partly with money accrued in the Capital Project's Fund. For \$7,000 annually, the City would be able to replace the backhoe with a new one. This is a special arrangement for municipalities.
5. Jim Brown approached the Council to see if the Council would agree to grant an additional home being placed on the already existing septic tanks on the property. The request was denied.

DISCUSSION/
WORK SESSION:
BASE MAP

North Elk Ridge & Future Property to be Annexed

Consideration of aerial map of Elk Ridge:

Boundaries for possible annexation:

Suggestion: Highline Canal would be a natural boundary (north).

Gary Bowen: Proposed sewer line to Payson is along the designated County Road, to the Canal and on to the Payson Sewer Plant. To develop north of that line would require some way to sewer the lower portion. The City is generally against pumping stations. Councilmember Bowen also pointed out that there is a 120 ft. right-of-way associated with the canal.

Andrew Jackson: Advised that the right-of-way along the Canal could act as a "buffer" zone. Since building within the right-of-way is prohibited, parks and walk-ways could be part of this "buffer" zone.

North Boundary: Highline Canal

East Boundary: Follow the current boundary line along the crest of the east side of the hill in Loafer Canyon. (The Town must consider up to ½ mile from a proposed boundary line, for annexation.)

A likely wildlife corridor would be just east of the current eastern boundary, on Don Mecham's property. The migration patterns of the elk & deer should be considered as much as possible, as the City develops.

South Boundary: Current boundary taken to the SW to the Four-Bay area...There is a possibility of de-annexing a portion of the area south-west of the City, which has been declared a conservancy district.

West Boundary: Around Haley's Lookout, east of the Golf Course (to include the Goosenest area), then to continue along the northern boundary of the Golf Course.

It has been proposed by Payson City to build condominiums at the north side of Gladstan Dr. Payson's Golf Course is not doing well financially. It is felt that adding condos will bring people in that use the Golf Course. If Elk Ridge annexes the land, the City would get the added property tax that condos bring in plus getting help from Payson on tying into the sewer line, as well as assisting with a storage tank.

Members of the Planning Commission felt that they should have been informed of the negotiations with Payson City. It was the general feeling of the members of the Planning Commission present that condominiums would not be in the best interest of the City and that they could affect property values. They also feel the residents of the Oak Bluff area should have a say in their future and what goes in below them. They do not see why Elk Ridge should be concerned with Payson City's profit on the Golf Course. Councilmember Bowen said that Payson City is going to put in the condos whether Elk Ridge agrees or not. He feels it would be better if Elk Ridge has control of the development of the land and is able to take advantage of the taxes and have Payson's assistance on other projects. The residents in the Oak Bluff area do not have any say on any land they do not own.

Stewart Jolley: Questioned why Elk Ridge needs another tank.

Gary Bowen: One of the main reasons pressing the City currently is the EPA ruling that municipalities must “prove-up” on their water rights. It must be shown that the City can furnish water to match those water rights. If it cannot be proven, the City will lose the rights. Currently, Elk Ridge does not have the storage capacity to meet the demands of the amount of rights necessary for the City’s use.

Terie Righettini: Expressed her concern that the Council is aware of this information and the Planning Commission has not been informed.

Cindi Ellis: Councilmember Bowen is gathering information on the proposals to present. The Council has not seen anything in writing. The Council is not planning “behind closed doors”.

Ernestine Folks: The Mayor (or Mayor Pro-tempore) has the latitude to enter into discussion with other municipalities, in the best interest of the City.

Stewart Jolley: Requested that Councilmember Bowen present numbers to back up the claims of these problems that are suppose to exist in the City. They need to be “real” numbers and “show the facts”. (Councilmember Bowen responded that everyone would have the facts, but the proposal needs to be in place first.)

Commercial Zone:

Possibilities:

1. Intersection of Highline Canal and 1600 West
2. Corner of the intersecting boundaries of Woodland Hills, Salem City and Elk Ridge City

Cross-country skiing as a commercial enterprise in the City, utilizing the City’s natural assets, was suggested. Liability could be a problem.

Proposed Zones:

1. “Buffer Zone” (suggested by Andrew Jackson) to be within the right-of-way along the Canal. The zone could be 500 ft. on each side of the Canal.
2. Open spaces should be allowed to accommodate the migration of the deer and elk. (Various ideas for “corridors” were discussed.)
3. Open spaces for drainage could also accommodate the deer and elk.
4. Mr. Jolley advised examining the RR-1 Zone, and the implied 1 acre lots.

There will be another joint meeting between the Planning Commission and the City Council on 6-14-01 at 7:00 PM.

ADJOURNMENT

MOTION WAS MADE BY LEONARDT SCHROEDTER TO ADJOURN THE MEETING
VOTE: YES (5) NO (0) ABSENT (2) MARC RUGG, ROBERT GOODWIN



City Recorder

AMENDED NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regularly scheduled **City Council Meeting** on **Tuesday, June 12, 2001, at 7:00 PM**; it will be preceded by a **Council Work Session, to be held at 5:30 PM**. The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

5:30 PM - CITY COUNCIL WORK SESSION

Codification Discussion

2000/2001 Fiscal Year Budget/Capital Improvement Plan-Final Amended Budget

Roads (Fremont, Oak Ridge, Chip & Seal Rocks)

Caselle Software/Automatic Withdrawal

Parks/Playground Update

Code Violations-Update

Rocky Mountain Subdivision-Update

Update Loafer Canyon Road-Gary Bowen

Columbus Lane Sewer/Storm Drainage-Lee Haskell

Questar Gas Main/Update – Gary Bowen

Sewer Infiltration Report-Gary Bowen Report

Dept. Head Reports:

7:00 PM - REGULAR COUNCIL MEETING AGENDA ITEMS:

Invocation and Pledge of Allegiance

7:05 Approval of Agenda Time Frame

7:10 Set Public Meeting/Fremont Way

7:20 Elk Ridge Heights, Plat A – Set Public Hearing for Default on Performance

7:25 Bonding Requirement for Temporary Occupancy Permits – Gary Bowen

7:30 Set Public Hearing/Vacate & Amend Haskell Subdivision, Plat G

7:35 Inter-local Agreement/Payson-Gary Bowen

7:45 New Water Tank/Development Management

8:00 Expenditures: General

- LEI Engineering Work Releases #16, 17, 18

- 2001/2002 – Approval of Caselle Software for 2001/2001 (\$2,300)

- Parks/Approval \$1,500 for Bark

- Lee Haskell Invoice/Columbus Lane Project

- Time Clocks

- Fence-Park/ Approval

8:20 Loafer Ridge Subdivision, Plat B – Durability Retainer

8:25 Approval of Minutes of Previous Meetings

8:30 Adjournment

*Handicap Access, Upon Request. (48 Hours Notice)

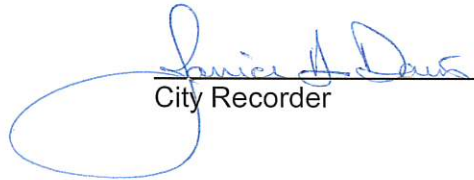
The times, which appear on this amended agenda, may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 11th Day of June, 2001.



City Recorder

CERTIFICATION

I, the undersigned, duly appointed and acting City Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and mailed to each member of the Governing Body on June 8, 2001; and a copy of the amended agenda was provided to the City Council on June 11, 2001.


City Recorder

**ELK RIDGE
CITY COUNCIL MEETING
June 12, 2001**

**TIME & PALCE
OF MEETING**

The regular Meeting of the Elk Ridge City Council that was scheduled for **Tuesday, June 12, 2001, at 7:00 PM**, was cancelled due to a lack of a quorum. The **Council Work Session at 5:30 PM**, was held and certain of the Agenda items discussed between the two members of Council at the Meeting and those others present.

The meeting was held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of these meetings was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the member of the Governing Body by mailing a copy to each on June 8, 2001, and an Amended Agenda was faxed to the Payson Chronicle and provided to each member of the City Council.

5:30 PM

CITY COUNCIL WORK SESSION

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Cindi Ellis (Absent: Mayor Ingram, Don Mecham, Michael Motko, Kent Anderson); *Planning Commission Chairman:* Stewart Jolley; *Administrative Asst.:* Ernestine Folks; *Public:* Vernon Fritz, JoAnn Bigler; and *Recorder:* Janice H. Davis

**CODIFICATION
DISCUSSION**

Ernestine Folks: Reviewed the Development Code portion of the draft of the Codification document. The former City Planner (Andrew Jackson) did not comment or make any notes on his copy. Jim Bolser will be given that copy and asked to make some notes. Many questions and issues will be addressed by the City Attorney when he receives the entire document to review.

**2000/2001 FINAL
AMENDED BUDGET**

The City Recorder went through the financial report and some of the Year-to-date figures with the Councilmembers present.

Special attention was drawn to:

"Street Repair" (in "Class C Roads")...93,207 was reduced to \$85,461 (to cover patching Oak Ridge Dr./Columbus Ln.), plus a cushion to cover any unexpected road problems.

"Capital Projects Fund - Loafer Canyon Road"...According to Councilmember Bowen, the Water/Sewer laterals and the sewer main work will be installed in the current fiscal year.

"Capital Projects Fund - Parks"...It was decided to repay the loan at Far West Bank (for acquisition of land for the Park/Storm Drainage Retention Basin) on a monthly payment plan.

Water Dept./Capital Outlay": the amount was reduced from 93,524 to 70,000.

**CODE
VIOLATIONS**

The City Attorney has information on several violations of the Zoning Ordinance. Councilmember Bowen is waiting to hear back from him with a report on the status of those violations.

**QUESTAR GAS
MAIN**


Questar is going to replace the major gas main that runs through the City with a 24" line. This line runs through the center of Elk Ridge. The easement will not increase in size. It will follow the same route the older line does.

**SEWER
INFILTRATION**

Gary Bowen: With the engineers from LEI, Councilmember Bowen spent a couple of nights checking the sewer lines and manholes to determine where the problem areas of infiltration into the sewer line are.

The top of Elk Meadow Dr. is one: the street is sinking in an area above Cove Drive. This will require the road being torn up, the problem identified and fixed and the road being patched.

ADJOURNMENT The Mayor Pro-tempore (Gary Bowen) declared the regular City Council Meeting cancelled due to a lack of a Quorum.


City Recorder

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regularly scheduled **City Council Meeting** on **Tuesday, June 26, 2001, at 7:00 PM**; it will be preceded by **four Public Hearings on the following Issues**: **The first Public Hearing will be at 6:00 PM**, on a Proposed Ordinance related to Arenas as a Conditional Use in the RR-1 Zone. **The second Public Hearing, at 6:15 PM**, is on a Proposed Ordinance Amending Certain Sections of the Zoning Ordinance to reference Section 10-2-2.5, Conditional Use Regulations. **The third Public Hearing, scheduled for 6:30 PM**, is related to an Ordinance enacting Section 10-3-3.35, regulating Conditional Use Permits, adding a definition for uses in Section 10-11-2, List of Definitions. **The forth Public Hearing, to be held at 6:45 PM**, is on the Final Amended Budget for the 2000/2001 fiscal year.

The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

- 6:00 PM PUBLIC HEARING/ORDINANCE RELATED TO ARENAS AS CONDITIONAL USE**
Public Hearing on a Proposed Ordinance Amending the Elk Ridge City Development Code Relating to Arenas as a Conditional Use in the RR-1, Rural Residential Zone, Providing for Codification, Inclusion in the Code, and Scrivener's Errors, Providing for Severability, and Providing an Effective Date
- 6:15 PM PUBLIC HEARING/ORDINANCE – CONDITIONAL USE REGULATIONS**
Public Hearing on a Proposed Ordinance Amending the Elk Ridge City Zoning Ordinance, Amending Various Sections of the Ordinance to Reference Section 10-3-3.35, Conditional Use Regulations, in each Zoning District, Providing for Codification, Inclusion in the Code, and Scrivener's Errors, Providing for Severability, and Providing an Effective Date
- 6:30 PM PUBLIC HEARING/ORDINANCE – ENACTING SECTION 10-3-3.35, CONDITIONAL USES**
Public Hearing on a Proposed Ordinance Amending the Elk Ridge City Zoning Ordinance, Enacting Section 10-3-3.35, Regulating Conditional Use Permits, Adding a Definition for Uses in Section 10-11-2, List of Definitions, Providing for Codification, Inclusion in the Code, and Scrivener's Errors, Providing for Severability, and Providing an Effective Date
- 6:45 PM PUBLIC HEARING/FINAL AMENDED BUDGET FOR 2000/2001**
Public Hearing on the Final Amended Budget for the 2000/2001 Fiscal Year for the Operation of the City of Elk Ridge

CITY COUNCIL WORK SESSION

Haskell Subdivision, Plat J/Trail Easement & Street Name
Planning Commission Recommendation/Code Requirements: Section 10-7-5.6
(Adequate Flows & Pressure for Culinary & Fire Purposes)
Eagle Project Approval/Brad Jasperson-Discussion
Dept. Head Reports
Water/Sewer, Parks, Roads, Public Safety, Planning
Code Violations Report
Fairway Heights, Plat B – Engineering Letter Update

7:00 PM - REGULAR COUNCIL MEETING AGENDA ITEMS:


- Invocation and Pledge of Allegiance
7:05 Approval of Agenda Time Frame
7:10 Fremont Way/Construction & Repair
8:10 Elk Ridge Heights, Plat A – Set Public Hearing for Default on Performance
8:15 Greenview Estates, Plat A/Durability Retainer

Elk Ridge City Council Agenda – 6-26-01

8:25 Set Public Hearing/Vacate & Amend Haskell Subdivision, Plat G
8:30 Inter-local Agreement/Payson-Gary Bowen
8:40 New Water Tank/Development Management
8:50 Resolution/Concept Plan Fee
8:55 Ordinances/Adoption:
1. Ordinance/Arenas as Conditional Use
2. Ordinance/Conditional Use Regulations
3. Ordinance/Enacting 10-3-3.35 – Conditional Uses
9:05 Resolution/Final Amended 2000/2001 Budget for Elk Ridge
9:15 Expenditures: General
- LEI Engineering Work Releases #16, 17, 18
- 2001/2002 – Approval of Caselle Software for 2001/2001 (\$2,300)
- Parks/Approval \$1,500 for Bark
- Lee Haskell Invoice/Columbus Lane Project
- Lee Haskell Invoice/Trackhoe Work-Parks Dept.
- Time Clocks
- Fence-Park/ Approval
9:30 Cancel City Council Meeting on 7-24-01
9:35 Loafer Ridge Subdivision, Plat B – Durability Retainer
9:40 Approval of Minutes of Previous Meetings
9:45 Adjournment

*Handicap Access, Upon Request. (48 Hours Notice)


The times, which appear on this amended agenda, may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 21st Day of June, 2001.



City Recorder

CERTIFICATION

I, the undersigned, duly appointed and acting City Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and mailed to each member of the Governing Body on June 21, 2001.



City Recorder

**ELK RIDGE
CITY COUNCIL MEETING**

June 26, 2001

**TIME & PLACE
OF MEETING**

The regular Meeting of the Elk Ridge City Council was held on Tuesday, June 26, 2001, at 7:00 PM; it was preceded by four Public Hearings on the following Issues: The first Public Hearing will be at 6:00 PM, on a Proposed Ordinance Related to Arenas as a Conditional Use in the RR-1 Zone. The second Public Hearing, at 6:15 PM, is on a Proposed Ordinance Amending certain Sections of the Zoning Ordinance to Reference Section 10-2-2.5, Conditional Use Regulations. The third Public Hearing, scheduled for 6:30 PM, is related to an Ordinance enacting Section 10-3-3.35, regulating Conditional Use Permits, adding a definition for uses in Section 10-11-2, List of Definitions. The forth Public Hearing, to be held at 6:45 PM, is on the Final Amended Budget for the 2000/2001 fiscal year. Council Work Session items will be discussed during from 6:00 PM to 7:00 PM, as time permits.

The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of these meetings was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the member of the Governing Body by mailing a copy to each on June 21, 2001.

6:00 PM

PUBLIC HEARING/ORDINANCE RELATED TO ARENAS AS CONDITIONAL USE

Public Hearing on a Proposed Ordinance Amending the Elk Ridge City Development Code Related to Arenas as a Conditional Use in the RR-1, Rural Residential Zone, Providing for Codification, Inclusion in the Code, and Scrivener's Errors, Providing for Severability, and Providing as Effective Date

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, (Absent: Mayor Ingram, Michael Motko & Kent Anderson); *Administrative Assist:* Ernestine Folks; *Planning Commission:* Stewart Jolley; *LEI Engineering:* Mike Christiansen; *Public:* JoAnn Bigler, Brad Jasperson, Kim & Joy Jasperson, Vernon Fritz, Robert L. Siemer, and *City Recorder:* Janice H. Davis

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO OPEN THE PUBLIC HEARING ON AN ORDINANCE RELATED TO ARENAS AS A CONDITIONAL USE

VOTE: YES (3)

NO (0)

**ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

This proposed Ordinance allows conditions to be placed on the Uses permitted within the RR-1 Zone. Such things as dust, noise, parking, hours of operation, drainage, number of animals, insect and rodent control would be regulated. There were no further comments.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO CLOSE THE PUBLIC HEARING ON AN ORDINANCE RELATED TO ARENAS AS A CONDITIONAL USE

VOTE: YES (3)

NO (0)

**ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

6:15 PM

PUBLIC HEARING/ORDINANCE – CONDITIONAL USE REGULATIONS

Public Hearing on a Proposed Ordinance Amending the Elk Ridge City Zoning Ordinance, Amending Various Sections of the Ordinance to Reference Section 10-3-3.35, Conditional Use Regulations, in each Zoning District, Providing for Codification, Inclusion in the Code, and Scrivener's Errors, Providing for Severability and Providing an Effective Date

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, (Absent: Mayor Ingram, Michael Motko & Kent Anderson); *Administrative Assist:* Ernestine Folks; *Planning Commission:* Stewart Jolley; *LEI Engineering:* Mike Christiansen; *Public:* JoAnn Bigler, Brad Jasperson, Kim & Joy Jasperson, Vernon Fritz, Robert L. Siemer, and *City Recorder:* Janice H. Davis

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO OPEN THE PUBLIC HEARING ON AN ORDINANCE RELATED TO CONDITIONAL USE REGULATIONS

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM
MICHAEL MOTKO & KENT ANDERSON**

There was a suggestion from the City Attorney to place regulations on Conditional Uses under each Zone. Under each of the Zones, it will read that the Conditional Uses are subject to conditions listed in another section.
No further comments.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO CLOSE THE PUBLIC HEARING ON AN ORDINANCE RELATED TO CONDITIONAL USES

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

6:30 PM

PUBLIC HEARING/ORDINANCE – ENACTING SECTION 10-3-3.35, CONDITIONAL USES

Public Hearing on a Proposed Ordinance Amending the Elk Ridge City Zoning Ordinance, Enacting Section 10-3-3.35, Regulating Conditional Use Permits, Adding a Definition for Uses in Section 10-11-2, List of Definitions, Providing for Codification, Inclusion in Code, and Scrivener's Errors, Providing for Severability, and Providing an Effective Date

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, (Absent: Mayor Ingram, Michael Motko & Kent Anderson); *Administrative Assist:* Ernestine Folks; *Planning Commission:* Stewart Jolley; *LEI Engineering:* Mike Christiansen; *Public:* JoAnn Bigler, Brad Jasperson, Kim & Joy Jasperson, Vernon Fritz, Robert L. Siemer, and *City Recorder:* Janice H. Davis

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO OPEN THE PUBLIC HEARING ON AN ORDINANCE ENACTING SECTION 10-3-3.35, CONDITIONAL USES

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

This Proposed Ordinance simply enacts Section 10-3-3.35.
There were no comments.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO CLOSE THE PUBLIC HEARING ON AN ORDINANCE ENACTING SECTION 10-3-3.35, CONDITIONAL USES

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

6:45 PM

PUBLIC HEARING/FINAL AMENDED BUDGET FOR 2000/2001

Public Hearing on the Adoption of the Final Amended Budget for the 2000/2001 Fiscal Year for the Operation of the City of Elk Ridge

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, (Absent: Mayor Ingram, Michael Motko & Kent Anderson); *Administrative Assist:* Ernestine Folks; *Planning Commission:* Stewart Jolley; *LEI Engineering:* Mike Christiansen; *Public:* JoAnn Bigler, Brad Jasperson, Kim & Joy Jasperson, Vernon Fritz, Robert L. Siemer, and *City Recorder:* Janice H. Davis

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO OPEN THE PUBLIC HEARING ON THE FINAL AMENDED BUDGET FOR THE 2000/2001 FISCAL YEAR

VOTE: YES (3)

NO (0)

**ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

The review of the Budget:

City Recorder:

Most of the changes are just to bring the budgeted amounts in line with the Year-to-date Actual figures.

General Fund:

Revenue:

Taxes:

Property Tax: Budgeted – 100,000, Collected – 116,355

Licenses & Permits:

Utility Franchise Fees: Originally, it was a Council decision to use all of the revenue collected for franchise fees on repair of roads. Does the current Council wish to continue with this decision? (Yes.)

Intergovernmental Revenue:

Class C Revenue: The third quarter deposit was lower than the first 2 quarters. The Auditor was concerned this may reflect a trend, which would affect this future amount of revenue for Elk Ridge. The fourth quarter deposit has not been received.

Charges for Services:

Annexation Fees: Mecham Development went through a portion of the Annexation process. 1,600 was paid in conjunction with this proposed annexation (100 for the "application fee" & 1,500 for publications and mailings, etc.).

Administrative Fees-Water: 40,450 to 46,261...Increase due to hiring new full-time employee.

Administrative Fee-Sewer: 16,562 to 16,014...Decreased

Contributions & Transfers:

Reserved Class C Road Funds: This has decreased from 10,000 at the beginning of 2000/2001 to 4,273 (at the time of the first amendment). The County needed the amended General Fund Revenue amount after the adoption of the Certified Tax Rate. If the over-all totals don't change for the General Fund, then a Public Hearing is not needed. Since the County needed the information back within a few days, there was no time to notice a Public Hearing, so the Council decided to use a portion of the budgeted amount of fund balance to be used for Class C Roads to balance the budget.

Appropriated Use of Fund Balance: The General Fund Revenue is projected to be under the projected Expenditures by 91,887.

(Discussion: Budgeted amounts should be adhered to, as much as possible. If the money is not available, the purchase should wait.)

Expenditures:

Key Points:

1. There are a number of Engineering Work Releases in all of the Departments. The bills for these have not all come through for payment. It is assumed these will still come through this fiscal year, so the budget amounts in these areas far exceed the "Actual" amounts (year-to-date).

2. There was about \$48,000 budgeted for engineering in the various Depts. About \$150,000 will have been paid to LEI Engineering by the end of the fiscal year. Building Inspection accounts for about \$75,000 of that total and that is covered by the Building Permit fees.

3. Under General Fund/Purchase of Equipment:

A Copier, new computers (money from the sale of old computers will partially reimburse this expenditure), backhoe, playground equipment (Park Impact Fees), furniture for the Mayor's Office, purchase of new software for the computers.

The City acquired land for Public Facilities.

Administration:

Salaries & Wages: The question arose whether or not to list all employees under this general account or to leave the Summer help and the Facilities Maintenance Worker (Cleans City Office) under the various Dept. accounts for wages. The Council felt they would rather leave them in the various Depts., so the wages can be tracked easier.

Insurance & Bonds: Health Insurance and Liability Insurance on Municipal Vehicles will increase due to the addition of a full-time employee and the purchase of a backhoe for the City.

Non-Departmental:

Engineer: Increase from 5,000 to 20,000 (projected) due to Work Releases not yet billed for. (See above)

Suggestion: Many times there are three engineers at the City meetings...all being paid by the hour. Is this necessary or would one engineer suffice?

Fire Dept.:

Salaries & Wages: Increase due to assigning the EMT help to the payroll. Chief Waite approached the Council for approval to pay EMT help as an incentive to stay on as a volunteer for the Dept.

Building Inspection:

Contracted Services: Increase from budgeted 30,000 to final projected amount of 75,000...due to growth. This is covered by the Building Permit Fees.

Highway & Public Improvement:

Transfer to Capital Projects Backhoe/Equipment: 3,000 from Roads, 3,000 from Water Dept. and 3,000 from Sewer Dept. + existing revenue from previous years.

The total cost was 26,000 (Paid out of the Capital Projects Fund).

Class C Roads:

Street Repair: Oak Ridge Drive is the only road that will be repaired this fiscal year (about \$8,000 to \$10,000)

Parks/Recreation:

Contracted Services: Increase due to use of backhoe, fence installation and wiring; as well as engineering for surveying of the Park area.

Capital Projects Funds:

Town Hall/Fire Station:

Capital Improvements: Roof repair was necessary (\$3,859).

Backhoe/Equipment:

Backhoe Expense: Purchase of Backhoe – 26,000

SID/Cortez:

(This Fund will close out this year...The last of the payments was made.)

Loafer Canyon Road:

Loafer Canyon Sewer Line: The Council all decided to add 10,000 to this account.

Engineering:

(Don Mecham): The installation of the sewer line in Loafer Canyon ran into a problem with the compaction. If the compaction is not done properly, the future road to be installed over the top of this line could be lost to sinking and asphalt break-up. The material cannot be put back to compact the line. "Non-resident" material will have to be brought in. This process could cost the City an additional \$6,000 to \$8,000. Councilmember Mecham feels this is a small price to pay for the road being put in according to standards. The Loafer Canyon Road project is already costing the City over \$200,000. This was not known at the time of the bid for the installation of the line.

Park/Tennis Court:

Loan Proceeds/Acquisition of land: A loan was procured through Far West Bank/Salem Offices, for the purpose of purchasing land for a future (Storm Drainage) "Retention" Basin/Park area. 80% of the total cost was paid from Parks, 20% was from the Storm Drainage Capital Project Fund. (20% = 46,496)

Park Construction: Installation of Playground Equipment.

Acquire Park Properties: 80% of purchase-price of land for Park/Retention Basin = 46,469

Millennial Park:

*(The 20,000 in this Fund was transferred to Parks Capital Projects for the down-payment on the Land Acquisition.)

Storm Drainage:

Loan Proceeds: 20% of the Loan money for the purchase of the property for the Park/Retention Basin (Goosenest Drive) = 6,231.

Purchase of Land: 20% of purchase-price of land for Park/Retention Basin = 11,623.

*(The Fund will not be able to pay for the planned improvements unless the Impact Fees and the Storm Drainage Fee are in place.)

Water Fund:

Operating Revenue:

Projected 248,500 (10,000 increase from the beginning of the fiscal year).

Operating Expenses:

Contractual Services: 500 to 5,000 due to the "Summer Help" staying on all year to assist in the Public Works Dept.

Utilities: 25,000 to 55,000 due to Lower Well pumping costs and the increase in the cost of electricity.

Contractual Services: Systems Repair, Cleaning Wells and repair of pumps.

Contractual Services – Engineer: 10,000 to 38,000 Engineering Work Releases.

Depreciation: 50,616 to 65,327...a result of adjustments to the Depreciation Schedule after the Audit. Many assets had to be removed from the schedule, some added.

Administrative Fee to General Fund: 40,450 to 46,261 due to hiring full-time employee and slight increase in Operating Revenue.

Non-Operating Revenue:

Capital Outlay:

Projects:

Fremont Way, New Pump/Meter on Well #5 (Oak Lane), Water line on North Park Drive, 10" water line on Salem Hills Drive & Alexander Dr. (Including lead bend replacement)

The Total in the Water Fund = (-98,403). Part of that will be pulled out by the Auditor: (Bond Payments, Depreciation)

Sewer Fund:

*(Most of the projects next year will be sewer related..)

Non-Operating Revenue: Impact Fees = 19,755 & Connection Fees = 12,150

Operating Expenses:

Contracted Services – Engineer: Work Releases for Planning proposed connection to Payson Sewer

REVIEW OF CAPITAL IMPROVEMENT PLAN (2000/2001)

Ernestine Folks:

Many of the figures are still missing:

Some of the scheduled projects were not done and have been crossed out.

Trash Pump is to be carried over to next year.

The figures that are listed:

Streets: Oak Ridge Dr. – 7,013

Street Overlay – 30,308 (July, 2000)

Loafer Canyon Road patch – 4,840 (July, 2000)

Chip & Seal – 18,349

Lakeview Dr – 2,850 (Engineering)

Water: Replace 2" water line on Fremont Way (3 water service laterals) – 17,466

New Pump & Meter/Well #5 (Oak Lane) – 15,732

North Park Drive Line – 1,116

Water Meter Read System – 5,236

10" Water Line on Salem Hills & Alexander Dr. – 21,159

Capital Projects:

Municipal Equipment – 30,000

Loafer Canyon Cap. Proj. – 116,900

New Park/Detention Basin – 58,119

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO CLOSE THE PUBLIC HEARING ON THE FINAL AMENDED BUDGET FOR THE 2000/2001 FISCAL YEAR

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
KENT ANDERSON AND MICHAEL MOTKO**

ELK RIDGE CITY COUNCIL WORK SESSION

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, (Absent: Mayor Ingram, Michael Motko & Kent Anderson); *Administrative Assist:* Ernestine Folks; *Planning Commission:* Stewart Jolley; *LEI Engineering:* Mike Christiansen; *Public:* JoAnn Bigler, Brad Jasperson, Kim & Joy Jasperson, Vernon Fritz, Robert L. Siemer, and *City Recorder:* Janice H. Davis

**HASKELL
SUBDIVISION,
PLAT J/
TRAIL EASEMENT
& STREET NAME**

Haskell, Plat J replaces Haskell, Plat G. There were changes to the original Plat G, and the policy with LEI Engineering is to replace the plat rather than to amend it.

1. Reduces the size of Lot #8

2. Eliminates Columbus Lane

1. Cindi Ellis: Noticed that no Trail Easement is shown on the replacement Plat J. There was an agreement to include a trail easement connecting Oak Ridge Drive with Mr. Haskell's Subdivision. Councilmember Bowen stated that the Easement will be included in Plat H.

Gary Bowen: The Vacation & Amendment will be accomplished through:

A. Deeds

B. Replacement Plat

Stewart Jolley: Mr. Haskell does not believe there is an easement. This should be clarified with him. The Planning Commission's approval of Plat J is based on settling the "Trail Easement Issue".

Mr. Jolley advised informing Mr. Haskell about the trails easement requirement for Plat H, in writing.

Don Mecham: Cautioned: one development cannot be held up based on the improvements of another development.

2. Street Name: "Six Star Lane" is the name of one of the streets in Haskell's Plat G. The Street sign has already been installed, however the Council decided that the "Six" in title could be confusing to emergency vehicle when placed with the numbering of the address. The "six-star" represents the 6 sons of the Haskell family. The Council feels that the Haskell's will have to decide on another Name for the street.

Councilmember Bowen will draft the letter to Mr. Haskell informing him of the Council's decisions on the Trail Easement and the street name.

Cindi Ellis: Expressed concern about the use of anything referring to "Olympic" (Olympic Lane).

PLANNING
COMMISSION
RECOMMEND-
ATION/CODE
REQUIREMENTS

Code Requirements: Section 10-7-5.6 (Adequate flows & pressure for culinary & fire purposes). The Planning Commission was asked to consider this section, to see if it needs to be amended. There is concern about the City being consistent in issuing building permits.

Gary Bowen: Currently, there are three water systems in the City (the Elk Ridge System, The Goosenest System and the Loafer Canyon Recreation' system). It is not in the City's best interest to have systems running all over the streets.

Stewart Jolley: Reported that the Planning Commission advises enforcement of the current Ordinance. An amendment is not necessary.

Don Mecham: There exists a situation where a subdivision was approved without adequate flow for culinary or fire protection purposes. A few property owners were issued building permits and have built homes. The City has denied other applications for permits in this same approved subdivision.

Mr. Mecham feels the City has liability to provide adequate flow for fire protection and culinary purposes to lots in already approved subdivisions.

Gary Bowen: The application was not denied, the property owner had to meet the same requirement for fire flow within 250 ft. of their lot. It should not be the responsibility of the whole City to provide water to one lot. The same thing will happen in the Loafer Recreation area. The City should plan on how to get water to those areas, but should not be responsible to install the improvements.

The same situation exists in the Loafer Recreation area, as well.

EAGLE PROJECT
BRAD
JASPERSON

Proposed Eagle Scout Project:

Scout Brad Jaspersen: Was present seeking approval for his Proposal to the Council.

Project: Large City Map at the road-side to better enable visitors to get direction in the City. A drawing was submitted to the Councilmembers for their review.

Question: There exists a road map done as an Eagle Project. Mounted on the front of the City Hall. Isn't this sufficient? (The map being proposed would be closer to the road and more convenient.

The Council has an account for volunteer projects and it is the policy of the Council to allow \$100 per project to be donated from the City.

Question: How will this be up-dated?

After discussion, it was decided that a better location for the map would be at the entrance to Elk Ridge and 1600 West. The County maps are not updated regularly.

It was suggested to check with LEI Engineering for an up-dated street map.

Will it be lighted?

**ELK RIDGE
CITY COUNCIL MEETING
June 26, 2001**

**TIME & PALCE
OF MEETING**

The regular Meeting of the Elk Ridge City Council was held on Tuesday, June 26, 2001, at 7:00 PM; it was preceded by four Public Hearings on the following Issues: The first Public Hearing will be at 6:00 PM, on a Proposed Ordinance Related to Arenas as a Conditional Use in the RR-1 Zone. The second Public Hearing, at 6:15 PM, is on a Proposed Ordinance Amending certain Sections of the Zoning Ordinance to Reference Section 10-2-2.5, Conditional Use Regulations. The third Public Hearing, scheduled for 6:30 PM, is related to an Ordinance enacting Section 10-3-3.35, regulating Conditional Use Permits, adding a definition for uses in Section 10-11-2, List of Definitions. The forth Public Hearing, to be held at 6:45 PM, is on the Final Amended Budget for the 2000/2001 fiscal year. Council Work Session items will be discussed during from 6:00 PM to 7:00 PM, as time permits.
The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of these meetings was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the member of the Governing Body by mailing a copy to each on June 21, 2001.

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, (Absent: Mayor Ingram, Michael Motko & Kent Anderson); *Administrative Assist:* Ernestine Folks; *Planning Commission:* Stewart Jolley; *LEI Engineering:* Mike Christianson; *Public:* JoAnn Bigler, Brad Jasperson, Kim & Joy Jasperson, Vernon Fritz, Robert L. Siemer, Harry & Darlene Hart, Alan & Dayna Hughs, Byron Molinari, Ellen Knudsen, Dennis & Gaylene Jacobson, Jayne Vaughn, Bryan & Kristine Murray; and *City Recorder:* Janice H. Davis

**INVOCATION
& PLEDGE OF
ALLEGIANCE**

Invocation was offered by Cindi Ellis.

**AGENDA TIME
FRAME**

**MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS
TO APPROVE THE AGENDA TIME FRAME, ADJUSTING THE TIME BY 20 MINUTES
AND TO CONTINUE DISCUSSION ON CERTAIN WORK SESSION ITEMS
VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM
MICHAEL MOTKO & KENT ANDERSON**

**FREMONT WAY
CONSTRUCTION
& REPAIR**

Mike Christiansen: Present to address the engineering plans for the Fremont Way reconstruction. The road is old and torn up due to the replacement of the water line and the removal of lead-bends. When repaired, the road will be taken up and replaced according to the City's standards.
(There were residents present to discuss the plans for the street.)
A drawing of the road alignment/design was displayed.
Some of the major problems in designing the road lie in trying to line up existing driveways. They are at differing elevations.
Recommended Solutions:
1. East/West Sections of Fremont: Are at "Super" Elevation...meaning that the upper part (south side) of the road will be higher than the other side, by a 3% grade...through the ½ cul-de-sac there will be a kind of "bowl" effect (following the topography). The existing driveways have to be matched and minimize the reverse grade driveways which are in place.
2. North/South Section of Fremont: Typical road with crowns and a 2% slope, going each direction, down the sides of the road.

3. Storm water will be redirected to a large sump (could handle a 100-year storm) with a silt trap (helps keep sump clean). Any storm water beyond the capacity of the sump will eventually be carried by pipe to a retention basin. Catch-basin would have to be cleaned.

Gaylene Jacobson: Concern was expressed about the flow of storm water. It is already directed from south to north toward the homes on the corner of North Fremont and Fremont Way. This can cause flooding of basements and, possibly, the homes at that end of Fremont. Will these changes to the road make it worse, with more water channeled from the added asphalt and curb & gutter?

Mike Christianson: The curbing will be designed to handle the water. The design will be "high-back" curbing in places rather than the "rolled" type.

Don Mecham: The City is spending a lot of money on engineering in order to install the road to City Standards. Storm Drainage is a problem that is being considered by the City Engineers. The design is based on engineering studies (hydrology plan, water/sewer plans, grading plan).

Gaylene Jacobson: She is not against curb & gutter. She would just like to know what will be gained or lost, where the level of the road will be and how the changes will affect her and her neighbors.

Mrs. Jacobson wanted to know if these improvements are limited to Fremont or will they be applicable to the entire community?

Don Mecham: Loafer Canyon Road and Fremont are just the beginning of an attempt to "do it right". Too much of the tax-payers' money is spent on repairs and maintenance of sub-standard roads in the City.

Mike Christianson: LEI would be willing to rough-stake the road so that Fremont residents can get an idea of where the road improvements will be in relationship to their properties. The top of the stake will be where the top of the curb will be.

Gary Bowen: The cost to the homeowners for curb & gutter will be less than \$10/foot. The high-back curbing could be a little more. Exact costs will be known before the project is approved.

Public: When will the road be paved? Will it be done in stages or all at the same time?

Gary Bowen: The road construction will be done in order, according to City Standards at the same time.

Dennis Jacobson: Expressed the concern of the residents on Fremont, in asking if curb & gutter is going to be a City-wide policy. Or is there a choice? Will residents be made aware?

Gary Bowen: Due to the problems with storm drainage, curb & gutter will be considered for the whole City. He feels there is no other way..."how else will the run-off be handled?" Yes, the residents will be made aware. The engineering is necessary before a public meeting is held.

Don Mecham: There is the consensus of the residents, then there is the data which comes from engineering. The Council must consider what is good for the over-all residency. As development continues and more surface is sealed (roofs, driveways, roads) the run-off problem will only get worse. There has to be a drainage/retention plan. The City is at the beginning of this process, but presently the curb/gutter and sumps are essential.

Cindi Ellis: She feels the public is asking if they have any say in this decision or can the City Council over-ride their wishes?

Mike Christianson: "With storm drainage...you either control it or it controls you."

LEI could have the necessary drawings available (for Fremont) in about two weeks.

Gary Bowen: It could get started soon, if all the residents on Fremont are in agreement; if they are not, a "Special Improvement District" would take much longer.

Don Mecham: The drainage plan has to be in place. It is for the "health, safety & welfare" of the citizens.

Public: Wanted information about placement of paved road. Many homeowners have put lawn or other landscaping down to the current pavement. As the road is widened, this will be destroyed.

(The 56' right-of-way is already established. Anything within the right-of-way is on City property. Property lines do not begin at the edge of the pavement. The staking that the engineers will do will show the placement of the pavement.)

Bryan Murray & Alan Hughes: Do not understand why the road width has to change. People have lived on the road the way it is for years. Why not put the curb & gutter on the edges of the road, as it is currently positioned?

Public: Even though the linear cost estimate has been quoted at under \$10 per linear foot, it will be more than that due to the necessity of the replacement of lawns, sprinkling systems, landscaping, etc. The repair-work needs to be taken into consideration when estimating the costs.

Don Mecham: The City should be held to the same standard of road construction as any development. Developers expect the City to adhere to the same standard. The City could get sued for not adhering to the same standard that developers are held to. It is wrong to perpetuate the mistakes of the past. Technology and progress means that Flaws are found and fixed, not repeated.

Planting inside of a right-of-way is like planting inside of a recorded easement on one's property. Any utility company has the right to excavate within that easement.

Alan Hughes: (Found it difficult to understand why the road could not be installed as it is, with the width remaining the same.) Why were the residents invited to the meeting?

Gary Bowen: To inform everyone of the plans. When all of the information is gathered and available and the staking done, then the residents need to decide which direction to take.

(A brief explanation of Special Improvement Districts...SID)

If a SID is not used, a written agreement would have to be signed by all residents on Fremont prior to construction.

Vernon Fritz: Does not agree with curb/gutter in the City. He feels the need is exaggerated.

Isn't it a developer's responsibility to take care of the run-off from that particular subdivision?

Dayna Hughes: (Summary) The residents of Fremont Way want what is best for the City. No one is moving. It is recognized that change happens and "comfort zones" could get moved a little bit, but this is just the tip of the ice-burg. She feels that the reaction of the residents on Fremont Way is the way most of the residents of Elk Ridge will react. The Council should start informing people of these changes to give them time to arrange financing for their portion of the obligation. Will the efforts of the residents on Fremont Way be in vane if the policy is not accepted City-wide?

Dennis Jacobson: Feels the City is "sticking" its neck out by saying there is a guarantee against future run-off problems.

Mike Christianson: An engineer will tell you that every precaution will be taken according to state-of-the-art improvements to guarantee that storm water will be handled.

Stewart Jolley: The improvements will work according to their calculations. It is wrong to say there will never be another problem.

FAIRWAY HEIGHTS
PLAT B/
LETTER UPDATE

LEI Engineering issued a letter stating that certain repairs on the turnarounds within Fairway Heights Subdivision, Plat B, had to be completed by 4-22-01. Councilmember Bowen spoke with Mr. Darling. He has had some physical problems And he would be out of Town. Councilmember Bowen will meet with him and the engineer as soon as he gets back into Town and solve what needs to be done about the turnarounds.

ELK RIDGE
HEIGHTS, PLAT A
DEFAULT

The Council needs to set the date of the Public Hearing rather than declare the developer "in default", as the previous motion stated in the last Council Meeting.
MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO SET A PUBLIC HEARING FOR DEFAULT OF PERFORMANCE FOR ELK RIDGE HEIGHTS, PLAT A, FOR AUGUST 14, 2001, AT 6:30 PM
VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM, MICHAEL MOTKO & KENT ANDERSON

GREENVIEW
ESTATES,
PLAT A

Durability Retainer:
Strike from the Agenda and postpone.

HASKELL
SUBDIVISION,
PLAT G/
VACATE & AMEND

Gary Bowen: (Explanation) Originally, when Plat G was approved, there were two accesses to the Subdivision. By abandoning Columbus Lane cutting through to connect onto Oak Ridge Lane, this leaves only one access. It is not Councilmember Bowen's intention to hold up Mr. Haskell from entering into the two-year Durability time, but he does not feel the City should be left with merely the possibility of the problem being fixed by Plat H, when it goes in. The road access is necessary. Mr. Haskell was contacted by Councilmember Bowen; he has no problem if the City requires the road (Olympic to Park Dr.) to be finished prior to release of the Durability Bond (curb, gutter & pavement).
Question: Can the bond for a Subdivision be held up for an improvement which is not part of that Subdivision?

Ernestine Folks: Currently, there would be a loop in the road system, by way of Goosenest Drive.

City Recorder: Wouldn't the bond have to be increased to cover the added improvement, as well as an increase to the Durability Retainer? By the developer's agreement, it would now be included as part of that Subdivision, and the bonding would have to be increased.

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO SET A PUBLIC HEARING TO VACATE AND AMEND HASKELL SUBDIVISION, PLAT G, FOR AUGUST 14, 2001, AT 6:45 PM

VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM, MICHAEL MOTKO & KENT ANDERSON

INTER-LOCAL
AGREEMENT/
PAYSON CITY

Gary Bowen: Is meeting with Payson City on Wednesday of the current week, to discuss the proposed Inter-local Agreement (specifically, two Councilmembers who seem to have a problem with the proposal. The Agreement would cover the Attorney, Garbage Collection, the Sewer System and combining together to install a water tank. The Agreement would be beneficial to both Communities. Payson City is under pressure to provide fire protection for the Clubhouse at the Golf Course. The State is requiring 250,000 gals. of water storage for this. Part of the deal made with Don Mecham when the land was sold up above (south) the Golf Course, included losing Payson's third of the spring up there...that went to Dan Shaw. The result is that not only do they not have fire protection, but they do not have a way to get water to the Clubhouse. Elk Ridge has a 10" water line close by. If a fire hydrant were placed on that line, it could serve the Clubhouse. In exchange, why not put the money for the 250,000 gal. Tank that they need into the 1,000,000 gal. Tank that Elk Ridge needs? They were agreeable.

They are also agreeable on the Sewer arrangement between Elk Ridge/Payson. Salem City's Sewer System works fine, but it does not operate to State Guidelines. Sooner or later it is going to be mechanical; at that point. Elk Ridge's part of that would be about 2.8 million dollars. By going with Payson, the cost would be about \$860,000.

Impact fees might have to be changed and split, part with Payson and part with Elk Ridge. This does not mean that Elk Ridge would not maintain the sewer connection with Salem; however, there are other possibilities. Salem may need the other 18% of the plant capacity. The plan presented to the South County Mayors included Payson, Elk Ridge, Santaquin and Woodland Hills on the same system.

Impact Fees:

An “up-front” fee (perhaps \$3,000/door) that would be applied to the system. The State Attorney General said that this is legal. It is like an “off-site” reimbursement, similar to what was done with the booster pump on the lower well. The negative side to this option is that it causes the City to push development. Growth Management would have to be considered to allow the developments to get started. The developers approached were not opposed to the idea.

CODE VIOLATIONS Gary Bowen: There is a law suite going on between two neighbors in Loafer Canyon as a result of one of the violations. Notice has come to the City's Attorney. The attorneys are working out whether the City's ordinances are totally legal.

**RESOLUTION/
CONCEPT
PLAN FEE** Not ready.

ORDINANCES The Planning Commission recommends approval on all of the proposed Ordinances and they have all been to the Attorney for review.

1. Ordinance/Arenas as Conditional Uses:

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE AN ORDINANCE AMENDING THE ELK RIDGE DEVELOPMENT CODE, RELATING TO ARENAS AS A CONDITIONAL USE IN THE RR-1, RURAL RESIDENTIAL ZONE, PROVIDING FOR CODIFICATION, INCLUSION IN CODE, SCRIVENER'S ERRORS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

**VOTE (POLL): CINDI ELLIS-AYE, DON MECHAM-AYE, GARY BOWEN-AYE
NO (0) ABSENT (3) MAYOR INGRAM, MICHAEL MOTKO
& KENT ANDERSON**

Passes 3-0

2. Ordinance/Conditional Use Regulations:

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE AN ORDINANCE AMENDING THE ELK RIDGE CITY ZONING ORDINANCE, AMENDING VARIOUS SECTIONS OF THE ORDINANCE TO REFERENCE SECTION 10-3-3.35, CONDITIONAL USE REGULATIONS, IN EACH ZONING DISTRICT; PROVIDING FOR CODIFICATION, INCLUSION IN CODE, SCRIVENER'S ERRORS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

**VOTE (POLL): CINDI ELLIS-AYE, DON MECHAM-AYE, GARY BOWEN-AYE
NO (0) ABSENT (3) MAYOR INGRAM, MICHAEL MOTKO
& KENT ANDERSON**

Passes 3-0

3. Ordinance/Enacting 10-3-3.35 – Conditional Uses:

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE AN ORDINANCE AMENDING THE ELK RIDGE CITY ZONING ORDINANCE, ENACTING SECTION 10-3-3.35 REGULATING CONDITIONAL USE PERMITS, ADDING A DEFINITION FOR USES IN SECTION 10-11-2, ENTITLED "LIST OF DEFINITIONS"; PROVIDING FOR CODIFICATION, INCLUSION IN CODE, SCRIVENER'S ERRORS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

**VOTE (POLL): CINDI ELLIS-AYE, DON MECHAM-AYE, GARY BOWEN-AYE
NO (0) ABSENT (3) MAYOR INGRAM, MICHAEL MOTKO
& KENT ANDERSON**

Passes 3-0

NON-AGENDA
ITEM

Mike Christianson: Presented a map of the proposed Retention Basin, to be located on Goosenest Drive. He described the map to the Council. There will also be a Park planned.

RESOLUTION/
FIANL AMENDED
2000/2001
BUDGET

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO ADOPT THE FINAL AMENDED BUDGET FOR THE 2000/2001 FISCAL YEAR, FOR THE OPERATION OF THE CITY OF ELK RIDGE AND THE CAPITAL IMPROVEMENT PLAN, WITH THE FOLLOWING CHANGES:

1. STREET OVERLAY ON OAK RIDGE DRIVE BE AMENDED TO THE ACTUAL COST
2. LOAFER CANYON RD. PROJECT: ADD \$10,000 FOR THE SEWER LINE
3. FLOW METER: AMEND TO "0"
4. WATER LINE CONNECTING ALEXANDER DR. TO SALEM HILLS DR.: AMEND TO "0"
4. CARRY OVER STORM DRAINAGE AMOUNT OF \$1,300 TO NEXT FISCAL YEAR
5. TRASH PUMP TO NEXT FISCAL YEAR
6. DELETE \$1,000 FOR 2" WATER LINE ON FREMONT WAY

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

EXPENDITURES

General:

1. Bill from Jones, Wright, Simkins & Assoc. (Curtis Roberts): Came from Logan for consultation on the City's Financials...\$798.50.

MOTION WAS MADE BY DON MECHAM AND SECONDED BY GARY BOWEN TO APPROVE THE INVOICE TO JONES, WRIGHT, SIMKINS AND ASSOC. IN THE AMOUNT OF \$798.50, FOR REVIEW OF THE CITY'S FINANCIALS

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

2. Proposal from Scantron:

This is a proposal to service the City's computer system. Scantron was recommended by Caselle. It would be to the City's advantage to hire a company with an understanding of Caselle's software. They offer full service to the computer network and printers. The annual charge for their services would be \$1,974...\$174/month.

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE THE PROPOSAL FROM SCANTRON TO SERVICE THE CITY'S COMPUTER SYSTEM FOR THE 2001/2002 FISCAL YEAR, PENDING EXAMINATION AND APPROVAL OF THE AGREEMENT

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

3. LEI Work Releases #16, 17 & 18

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE LEI ENGINEERING'S WORK RELEASES #16, 17 & 18

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

4. Caselle Software: \$2,300 for "Direct Billing" Program with Caselle:

(This program will be needed for the Automatic Read System of reading meters.)

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE \$2,300 FOR THE DIRECT BILLING PROGRAM FROM CASELLE FOR 2001/2002, BEGINNING JULY 1, 2001.

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

4. Parks/Approval \$1,500 for bark (Playground):

This is special playground bark.

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE \$1,500 FOR BARK FOR THE PLAYGROUND AREA OF THE PARK

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

5. Lee Haskell Invoice/Columbus Lane:

The amount the City is actually paying is \$11,622.70...the work came to a total of about \$37,000.

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE \$11,622.70 FOR THE CITY'S PORTION OF THE LEE HASKELL INVOICE FOR THE COLUMBUS LANE PROJECT

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

*(6,458.20 will be for Roads, the balance comes out of Sewer...from the current fiscal year.)

5. Lee Haskell Invoice/Backhoe:

Installation of the Playground equipment required some excavation work. Lee Haskell did the work (Kent Haskell was out of Town).

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE THE INVOICE FOR BACKHOE WORK ON THE PLAYGROUND AREA, IN THE AMOUNT OF \$1,185

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

6. Time Clocks for the City Office:

Don Mecham: Would some jobs in the City be more cost-effective if contracted out, rather than paying three employees?

Gary Bowen: The Public Works Dept. is a difficult dept. to track.

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE TWO TIME CLOCKS IN AN AMOUNT OF NOT TO EXCEED \$750, FOR THE NEXT BUDGET YEAR

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

7. Fence/Parks:

The Playground area needs a retaining wall with a 4' fence on the to of it. This is for the area that was excavated. The expense will come out of the next fiscal year Budget.
Cindi Ellis: Would like to collect bids prior to approval.

CANCEL CITY
COUNCIL
MEETING

Due to the next City Council Meeting falling on July 24, 2001, (Pioneer day) there will be no City Council Meeting.

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO
CANCEL THE CITY COUNCIL MEETING ON 7-24-01**

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

LOAFER RIDGE
SUBDIVISION,
PLAT B-
DURABILITY

Lei Engineering letter dated 6-6-01, recommends starting the Durability Retainer as of October 1, 2000.

**MOTION WAS MADE BY DON MECHAM AND SECONDED BY GARY BOWEN TO
TO ALLOW THE DURABILITY RETAINER TO BEGIN OCTOBER 1, 2000**

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM
MICHAEL MOTKO & KENT ANDERSON**

MINUTES

4-24-01:

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO
APPROVE THE CITY COUNCIL MINUTES OF 4-24-01**

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

5-22-01:

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO
APPROVE THE CITY COUNCIL MINUTES OF 5-22-01**

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

6-7-01:

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO
APPROVE THE CITY COUNCIL MINUTES OF 6-7-01**

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

6-12-01:

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO
APPROVE THE CITY COUNCIL MINUTES OF 6-22-01**

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**

ADJOURNMENT

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO
ADJOURN THE MEETING**

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
MICHAEL MOTKO & KENT ANDERSON**



City Recorder

AMENDED NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regularly scheduled **City Council Meeting** on **Tuesday, July 10, 2001, at 7:00 PM;** it will be preceded by a **Council Work Session, to be held at 6:00 PM.** The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00

CITY COUNCIL WORK SESSION

Mountainlands Assoc. of Government/21st Century Community Program-Jim Bolser
2001/2002 Tax Rate & Budgeted Revenue

Fremont Way/Discussion

Code Violations-Update

Dept. Head Reports:

Parks: 4th of July Update

Roads: Overlay/Chip and seal

Dugway Repair

Public Safety: Police Protection Contract – Kent Anderson

Water/Sewer Up-date

Lower Well Repair

7:00 PM -

REGULAR COUNCIL MEETING AGENDA ITEMS:

Invocation and Pledge of Allegiance

7:05

Approval of Agenda Time Frame

7:10

Greenview Estates, Plat A – Durability Retainer

7:20

Annexation Petition/Chamonix Annexation(Silver Creek Development) Acceptance/Denial

7:30

Jim Brown/Proposed Development of Property

7:40

Asphalt Testing/Haskell Subdivision, Plat G and Park Drive – Gary Bowen

7:50

K & C Subdivision, Plat A – Durability Retainer

7:55

Expenditures: General

- LEI Engineering Work Releases #6 (Park Dr. Survey/Re-alignment Options)

- Fire Truck Purchase

8:10

Approval of Minutes of Previous Meetings

8:15

Wootton Request for Water Rights form City

8:20

Resolution/Public Financing (Fire Truck)

8:25

Adjournment

*Handicap Access, Upon Request. (48 Hours Notice)

The times, which appear on this amended agenda, may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 9th Day of July, 2001.



City Recorder

CERTIFICATION

I, the undersigned, duly appointed and acting City Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and mailed to each member of the Governing Body on July 6, 2001, and an Amended Agenda was faxed to the Payson Chronicle and provided to the Council on July 9, 2001.



City Recorder

**ELK RIDGE
CITY COUNCIL MEETING
JULY 10, 2001**

**TIME & PLACE
OF MEETING**

The Work Session of the Elk Ridge City Council was held on Tuesday, July 10, 2001, at 6:00 PM. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Utah.

6:00 PM

CITY COUNCIL WORK SESSION

ROLL CALL

Mayor Pro-tem: Gary Bowen, *City Council:* Don Mecham, Cindi Ellis, Kent Anderson, (Absent: Mayor Ingram, Michael Motko, Jan Davis) Ernie Muirhead, LEI, *City Planner:* Jim Bolser, *Deputy Clerk:* Abby Hicks, *Administrative Assistant:* Ernie Folks, *Planning Commission:* Stuart Jolley

**MOUNTAINLANDS
ASSOC OF GOV'T.
21 ST CENTURY
COMMUNITY
PROGRAM
JIM BOLSER**

Jim Bolser introduced himself to the City Council and presented the City with the Silver Puck award for efforts to bring the City into the 21st Century with improvements. Jim took a picture of the Council members for their web site, and gave a press release letter to the City.

**2001-2002 TAX
RATE & BUDGETED
REVENUE**

Gary Bowen suggested that the City continue to keep the tax rate the same as it has been. Cindi Ellis asked that the press release regarding the rate of tax, be corrected to show the tax amounts collected last year at \$108,023.00 instead of \$116,000.00. Her concern was that citizens reading the information will think that the City increased taxes more than it had, if the amount collected for last year shows \$108,023.00 instead of the actual amount collected of \$116,000.00.

STORM DRAINAGE

Ernie Muirhead of LEI presented to the City Council his preliminary findings. He explained that at \$10.00 per house, per month, based on 500 households in a twenty year bond would produce a figure of 600,000.00. He explained that if you add more households the bond could be increased. Ernie did not have complete information for the Council at the meeting, but explained that he would get more information within a week.

Gary Bowen was concerned about the amount of money needed to complete the project. The \$600,000.00 that Ernie reported would only complete Phase 1. Gary questioned where the remaining two million would come from. Ernie detailed out what parts of the storm system would be covered in a SID, and what parts would need to be bonded for. Don Mecham questioned if any of the monies would be received through impact fees.

Councilmember Bowen does not want to totally rely on impact fees for funding this project, as it will put the City in a position of dependence upon development to fix the drainage system. Ernie gave the Council the estimates for the Freemont Way Project. The total for the project was \$69,278.85.

CODE VIOLATIONS

Gary Bowen informed the City Council that it was the recommendation of the City Attorney, Dave Tuckett, that the City precede with taking Mr. Cluff and Mr. Flanders to court over the code violations regarding storage of their trucks in a residential zone. Both individuals have received ample notices and have been unwilling to comply.

**DEPARTMENT
HEAD REPORTS**

4th OF JULY

Cindi Ellis told the Council that the report of the City Celebration would be ready for the next City Council Meeting, as she is still gathering the expense reports from each department.

ROADS

Gary Bowen reported that the Loafer Canyon project is \$6,000.00 below the estimate.

As far as the Chip and Seal, he does not plan to do anything on this project, as it is ineffective for old roads. This method of road repair is only good, so long as the roads being repaired are new. Mayor Ingram purchased the current load of gravel earlier in the year.

Gary Bowen discussed with the Council the letter from LEI regarding their recommendations for the improvements to the dug way. The Council discussed different options for improving this road as well as the costs involved. Possible options discussed were building a retaining wall along the side of the road, or making the street a one-way road. Don Mecham questioned the liability the City might incur if they failed to do something to improve the safety of this road. Gary said that he was looking into funding sources in the way of grants, as this is a public safety issue. Don Mecham said that he would discuss the option of putting in place pre-fabricated cement retaining walls, with LEI. The Council agreed to review the material and discuss this again at the next few City Council Meetings.

Gary Bowen questioned Don Mecham concerning the Durability Retainer for Oak Bluffs Estates. The time period for this money to be held by the bank will expire before the next City Council Meeting in August. Don Mecham said that the money in the bank is his money, put up by him to put the pressure on his contractors. Don said that the all items would be fixed before the time deadline.

**PUBLIC
SAFETY**

Kent Anderson informed the City Council that he had talked to Cory and the Captain. They told Kent that they would have a plan ready for the City Council to review soon. Gary Bowen reminded the Council that they need to be looking to the future needs of the City, and not only what the cost is today. He would like to see a City poll to determine what amount of police coverage the citizens would want and the amount of coverage they would be willing to pay for.

Cindi Ellis asked that we in some way track the hours the Sheriff's department are actually working in Elk Ridge City. The contract with the Utah County Sheriff's Department is over with in September 2001. The Council wanted a list of the hours worked by the next City Council meeting or they would need to further explore other options.

Gary Bowen informed the Council that he would be able to give a more complete sewer update after his meeting on July 17th. He will have that update at the next City Council Meeting.

Councilmember Bowen discussed two proposals to fix the lower well.

**ELK RIDGE
CITY COUNCIL MEETING
JULY 10, 2001**

TIME & PLACE
OF MEETING

The regular meeting of the Elk Ridge City Council was held on **Tuesday, July 10, 2001, at 7:00 PM;** it was proceeded by a **Council Work Session at 6:00 PM.** The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time and place and agenda of these meetings was provided to the Payson Chronicle, 145 East Utah Avenue, Payson Utah.

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, Kent Anderson (Absent: Mayor Ingram, Michael Motko); *Public:* Kent Ririe, Lynne Thompson, Al Page, David Harsey, Paul Timothy, Stewart Jolley, Jim Brown
Administrative Assistant: Ernestine Folks, *Deputy Recorder:* Abby Hicks

INVOCATION
& PLEDGE OF
ALLEGIANCE

Invocation was offered by Cindi Ellis. The pledge of Allegiance was led out by Gary Bowen.

AGENDA TIME
FRAME

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED
BY DON MECHAM TO APPROVE THE AGENDA TIME FRAME.
VOTE: YES (4) NO (0) ABSENT (2) MICHAEL
MOTKO, MAYOR INGRAM**

GREENVIEW
ESTATES, PLAT
A DURIBILITY
RETAINER

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY
DON MECHAM TO BEGIN THE DURABILITY RETAINER
GREENVIEW ESTATES, PLAT A, EFFECTIVE JULY 15, 2000.
VOTE: YES (4) NO (0) ABSENT (2) MICHAEL MOTKO
MAYOR INGRAM**

ANNEXATION
PETITION/
CHAMONIX
ANNEXATION

Paul Timothy presented the conceptual development plan for the Chamonix Development. He presented the Council several drawings of the development, and explained how their development would be an asset to the City of Elk Ridge.

Mr. Timothy informed the City Council what the proposed development would include. It is proposed that the entire 50 acres of the Paige Farm be annexed into Elk Ridge City. All units would face the interior of the development. The development will include walking trails and a recreation center, park and swimming pool, for the use of the residents. Originally underground parking was to be built, but the developer found it to be too expensive.

There are two types of housing to be built in the development, twin homes and condominiums. The condos will have twelve units per building, at approximately 1500 square feet per unit. The sales price for these units will be \$100,000.00 for the bottom floor, and approximately \$160,000.00 for the top floor. The top floor units will include fireplaces and vaulted ceilings.

The duplexes will go from 3,000 square feet to 4500 square feet per unit. These will sell from \$160,000.00 to \$240,000.00 per unit. All of the exteriors will be either stone, brick, or stucco. Proposed are 75 condo units and 24 duplex units. The development will be built in three phases with the entire infrastructure being built up front. The CC&R will not allow for rentals of the housing units.

Cindi Ellis asked Councilmember Bowen about the availability of water for a development of this size. Gary explained that the water sources would be in place prior to the time of development. The development would be able to tie into Salem City. Gary asked about snow removal and other road care. Mr. Timothy agreed to build all interior streets to Elk Ridge City standards; in the chance the City would be required to care for them in the future. Mr. Timothy also explained that letters were sent out to the residents surrounding the proposed development to introduce them to the proposed plans for their area.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE THE PETITION FOR ANNEXATION FOR CHAMONIX SUBDIVISION.

VOTE: YES (4)

NO (0)

**ABSENT (2) MICHAEL MOTKO
MAYOR INGRAM**

JIM BROWN/
PROPOSED
DEVELOPMENT
OF PROPERTY

Mr. Jim Brown approached the City Council to discuss whether "unreasonable restrictions are being placed to prevent him from being able to develop his property. Mr. Brown feels that there are too many restrictions being placed on him to divide his one piece of property in half in order to build another home. Don Mecham talked to Mr. Brown outside of Council Chambers, and asked Mr. Brown to bring in engineering, listing out the requirements for the water and sewer he would need, as well as what already exists. Don Mecham also asked Mr. Brown to bring into the City Council Meeting his potential buyer to see if he would be willing to bond for those improvements. Mr. Brown failed to bring in either.

Mr. Brown was told by the City Council that he would need to hire an engineer and complete the process for creating a subdivision. Gary Bowen explained that there was no need to review this issue again, as it has been reviewed with Mr. Brown prior to the City Council Meeting. The City has also consulted with the City Attorney, and it was made clear that Mr. Brown would have to go through the same process for subdivision approval, as anyone else. Mr. Brown was given the information needed to begin the process.

ASPHALT
TESTING/
HASKELL
SUBDIVISION,
PLAT G &
PARK DRIVE

Gary Bowen informed the City Council that the asphalt testing on the Haskell Subdivision, Plat G, did not pass. Gary met with the engineer to see what they were going to do. They ran a second set of tests, and some of the areas are still not deep enough. They now have to propose how they are going to bring the levels up. Valley Asphalt did the pour, however, it remains the responsibility of the developer. The developer is going to figure out how to fix it, and get their plan approved by the engineers.

K&C SUBDIVISION
PLAT A
DURIBILITY
RETAINER

During the preceding work session, Ernie Thornton of LEI explained to the Council what is happening in the K&C Subdivision. There are no roads of issue at this time. The only issues are the sewer and water extensions. Cindi Ellis made the point that the As-Builts are not in yet. Don Mecham asked if the beginning of the Durability period can be held up until the As-Builts are completed. It was the consensus of the City Council that the beginning of the Durability period could be held up until the As-Builts are complete.

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO HOLD UP THE DURIBILITY RETAINER ON THE K&C SUBDIVISION UNTIL AFTER THE AS-BUILTS HAVE BEEN RECEIVED BY THE CITY.

VOTE: YES (4)

NO (0)

**ABSENT: MICHAEL MOTKO
MAYOR INGRAM**

EXPENDITURES:

LEI WORK
RELEASE #6

The LEI Work Release #6 presents the survey results and findings of the Park Drive study. The services of this study include: 1) a review of Utah County property records by a licensed surveyor; 2) a topographical survey; 3) A map of the property records and topography; and 4) preparation of costs estimates for road stabilization and possible realignment.

The City Council decided to table the issue until Don Mecham could get more information from LEI.

FIRE TRUCK
PURCHASE

Gary Bowen explained to the City Council the differences between the two different loan packages. The two loan packages were with Far West Bank and Zions Bank. Gary Bowen negotiated between the two banks to get the rate down to 5.5% for ten years. Cindi Ellis requested that the typographical errors in the lease agreement be corrected.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE THE LEASE AGREEMENT WITH ZIONS BANK AND AUTHORIZE GARY BOWEN TO SIGN THE LEASE AGREEMENT AT 5.5% FOR TEN YEARS AT \$100,000.00.

VOTE: YES (4)

NO (0)

**ABSENT: MICHAEL MOTKO
MAYOR INGRAM**

WOOTEN REQUEST
FOR WATER
RIGHTS FROM
CITY

Gary Bowen explained to the City Council that Mr. Wooten wants to purchase the water rights for the Rocky Mountain Subdivision from the City of Elk Ridge. Councilmember Bowen asked the Council for their approval. He explained to the Council that the City needs water rights, however, in selling the rights to Marty Wooten, the water rights do not leave the City. Selling them to Marty Wooten assigns those water rights to the lots in the Rocky Mountain subdivision. The benefit of the sale is to give the City the financial ability to purchase additional water rights for future developments.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE THE SALE OF 20.33 ACRE FEET OF WATER RIGHTS TO MARTY WOOTEN FOR THE USE OF THE ROCKY MOUNTAIN SUBDIVISION.

VOTE: YES (4)

NO (0)

**ABSENT: MICHAEL MOTKO
MAYOR INGRAM**

RESOLUTION/
PUBLIC FINANCING
OF FIRE TRUCK

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE A RESOLUTION APPROVING THE FORM OF THE EQUIPMENT LEASE AGREEMENT WITH ZIONS FIRST NATIONAL BANK OF SALT LAKE CITY, UTAH FINDING THAT IT IS IN THE BEST INTEREST OF ELK RIDGE CITY TO ENTER INTO SAID AGREEMENT AUTHORIZING THE EXECUTION AND DELIVERY THEREOF.

VOTE: (POLL) KENT ANDERSON-AYE, GARY BOWEN-AYE, CINDI ELLIS-AYE, DON MECHAM-AYE NO (0)

ABSENT (2) MICHAEL MOTKO & MAYOR INGRAM; PASSES 4-2

APPROVAL OF
MINUTES OF
PREVIOUS
MINUTES

City Council Minutes of 5-8-01

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO APPROVE THE CITY COUNCIL MINUTES OF 5-8-01.

VOTE: YES (4)

NO (0)

**ABSENT: MICHAEL MOTKO
MAYOR INGRAM**

ADJOURNMENT

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO ADJOURN THE MEETING

VOTE: YES (4)

NO (0)

**ABSENT: MICHAEL MOTKO
MAYOR INGRAM**



Deputy Recorder

AMENDED NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regularly scheduled **City Council Meeting** on **Tuesday, August 14, 2001, at 7:00 PM**; it will be preceded by **three Public Hearings on the following issues: The first Public Hearing will be at 6:00 PM**, on a Proposed Property Tax Rate Increase and the Budget for the 2001/2002 Fiscal Year. **The second Public Hearing, at 6:30 PM**, is concerning a Declaration of Default on the Performance of Elk Ridge Heights, Plat A. **The third Public Hearing, scheduled for 6:45 PM**, on the Vacation & Amendment of Haskell Subdivision, Plat G...**is cancelled**. The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 PM PUBLIC HEARING/PROPOSED INCREASE IN PROPERTY TAX RATE-2001/2002 BUDGET
Public Hearing on the proposed Increase in the Property Tax Rate and Approval of the 2001/2002 Fiscal Year Budget for the Operation of the City of Elk Ridge

6:30 PM PUBLIC HEARING/DECLARATION OF DEFAULT-ELK RIDGE HEIGHTS, PLAT A
Public Hearing on a Declaration of Default on the Performance of the Developer of the Elk Ridge Heights Subdivision, Plat A

6:45 PM PUBLIC HEARING/VACATION AND AMENDMENT OF HASKELL, PLAT G
Public Hearing on the proposed Vacation and Amendment of Haskell Subdivision, Plat G is Cancelled: Should be "Vacation and Abandonment" of Haskell, Plat G...to be replaced with Haskell Subdivision, Plat J (See Discussion in Work Session)

CITY COUNCIL WORK SESSION

Greenview Estates-Durability Retainer Update
Fremont Way Project/Discussion
Fairway Heights, Plat B-Discussion of Improvements
Oak Bluff Estates, Plat B-Discussion of Improvements
Loafer Canyon Road Discussion
Flag Lights-Cindi Ellis
Dept. Head Reports
 Water/Sewer, Parks, Roads, Public Safety, Planning

7:00 PM - REGULAR COUNCIL MEETING AGENDA ITEMS:

Invocation and Pledge of Allegiance
7:03 Approval of Agenda Time Frame
7:05 Greenview Estates-Durability Retainer Release
7:10 John Bowcut/High Speed Internet Access
7:30 Fremont Way/Loafer Canyon Construction & Repair-Contract Approval
7:40 Elk Ridge Heights, Plat A – Default on Performance
7:50 Set Public Hearing/Vacate & Abandon Haskell Subdivision, Plat G (8-28-01)
7:55 Board of Adjustments/Appointment of Members
8:00 Adoption/Proposed Tax Rate & 2001/2002 Budget for Elk Ridge City
8:10 Annexation Petition/Silver Creek Development, LLC-Re-submission
8:20 Oak Ridge Drive & Columbus Ln. – Curb & Gutter
8:35 Expenditures: General
 - Invoice/South Utah Valley Municipal Water Assoc.
 - Backhoe Payments-Discussion
8:45 Approval of Minutes of Previous Meetings
8:55 Adjournment

*Handicap Access, Upon Request. (48 Hours Notice)


The times, which appear on this amended agenda, may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 13th Day of August, 2001.



City Recorder

CERTIFICATION

I, the undersigned, duly appointed and acting City Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and mailed to each member of the Governing Body on August 9, 2001 and an Amended Agenda on August 13, 2001.



City Recorder

TIME & PLACE
OF MEETING

The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

6:00 PM

Public Hearing on the Proposed Increase in the Property Tax Rate and Approval of the 2001/2002 Fiscal Year Budget for the Operation of the City of Elk Ridge

ROLL CALL

amount needs to be arrived at and instigated. There are many planned projects for Storm Drainage; these have not been budgeted because there is no current revenue source.

Capital Projects Fund/SID: This fund is now closed out. The last of the financed payments was paid.

General Fund:

Revenue:

"B & C Road Funds": Slight decrease due to less money being distributed to the Cities/Towns from the State.

"Sanitation": Slight Increase due to increase in the charge for an extra container... \$3 to \$5/container.

"Administration Fees"...Water & Sewer: Increase due to increase in Operating Revenues (New Growth) and the addition of another full-time employee in the Public Works Dept.

"Reserved Fire Dept. Fund Bal.": The Fire Dept. was told that if the Dept. managed to save money throughout the year, that savings could be re-allocated to the Dept. the following fiscal year. About 13,000 was saved and Chief Waite decided to increase the amount of the transfer to Capital Projects to aid in the purchase of the new Fire Truck.

"Budgeted Use of Fund Balance": 2,105...balances to the Expenditures

Expenditures:

"Legislative": Slight Increase because of up-coming Municipal Election. In the past, the Mayor has deferred any salary to the "Discretionary" Fund, to be used for any expenses such as flowers for funerals, gifts, etc. It is anticipated that the newly-elected Mayor and Councilmembers will all accept the salary offered to them for their service to the City.

Stewart Jolley: Suggestion...don't pay if the Councilmember does not attend meetings.

Cindi Ellis: Agrees with the suggestion.

(Gary Bowen to check on the legalities of the suggestion.)

Administration

"Salaries": Increase due to addition of new full-time employee. The Council approved COLA (Cost of Living Adjustment) only until after the Audit. At that time, the Council will consider merit raises or bonuses for the employees of the City.

"Employee Benefits": Is out of proportion...there has been a mistake in coding an Insurance payment to the wrong account. The year has closed out and this will be taken care of as an "Audit Adjustment".

Public Safety:

"Police Protection": The cost must be determined. The current contract (COPS Grant) will expire in October, 2001. Will it double...triple? This could be a big expense for the City. Councilmember Anderson is over the Public Safety. Will Police Protection be included in a proposed Inter-local Agreement with Payson? Will the City stay with the Utah County Sheriff's Dept.?

Non-Departmental:

"City Planner": 9,000 is budgeted to be paid to Mountainlands Assoc. of Govts. (MAG) for the services of a part-time City Planner. Will this also be a part of the Inter-local Agreement with Payson City?

"Engineers": Councilmember Mecham was to check with LEI to determine the charges to the City when two or three engineers are at a meeting. A letter is being faxed explaining that when they are at meetings, it is usually in conjunction with a subdivision or a project under a specific Work Release. In that case the charges are covered by the developers or by the approved costs associated with the particular Work Release.

Stewart Jolley: Wanted to know if the same is true for attendance at Planning Commission Meetings. (Yes)

Fire Dept.:

“Salaries”: Increase due to budgeting for a full year of previously approved increases in the amount paid for Fire Fighters and EMT Personnel.

(Due to the time running out for the Public Hearing, the remainder of the time was turned over to Ernestine Folks to review the Capital Improvement Plan for 2001/2002.)

Capital Improvement Plan:

Since the Plan may be referred to in its entirety, the minutes reflect only those projects that were questioned in some way:

1. Backhoe Payment for current year: How much will be spent on the payment? Which Funds will be used?

Don Mecham: M&R Equipment is waiting for Elk Ridge to set the terms of the agreement. The percentage rate has been established at 8%. After the original agreement is paid off, then the City can pay \$7,000/year and can have a new backhoe supplied to the City.

2. Trash Pump: Has been in the Plan for past two years; will the City purchase it this year? (Yes...Split between Water & Sewer.)

3. Park Improvements: What Improvements? (New Park at the site of the Retention Basin on Goosenest)

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO CLOSE THE PUBLIC HEARING ON A PROPOSED TAX RATE INCREASE AND THE 2001/2002 FISCAL YEAR BUDGET

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
KENT ANDERSON & MICHAEL MOTKO**

6:30 PM

PUBLIC HEARING/DECLARATION OF DEFAULT-ELK RIDGE HEIGHTS, PLAT A

Public Hearing on a Declaration of Default on the Performance of the Developer of the Elk Ridge Heights Subdivision, Plat A

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, Kent Anderson (Absent: Mayor Ingram, Michael Motko); *Planning Commission:* Stewart Jolley;

Public: Joann Bigler, Vernon Fritz, David Jacobsen, Bevan Jones, Ty Ellis, Doug Pace, John Bowcut, Lynn E. Thomsen, Ron Ririe, Scot Sessions, Ellen Knudsen, Alan Hughes, Bryan Murray, Dennis Roundy, Jerry Mason, Harry & Darlene Hart, Gary Prestwich, Tony Morteazazadeh and *City Recorder:* Janice H. Davis

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO OPEN THE PUBLIC HEARING ON THE DECLARATION OF DEFAULT FOR ELK RIDGE HEIGHTS SUBDIVISION , PLAT A

**VOTE: YES (3) NO (0) ABSENT (3) MAYOR INGRAM,
KENT ANDERSON & MICHAEL MOTKO**

Mr. Morteazazadeh is the developer of Elk Ridge Heights, Plat A. There are improvements yet to be completed. LEI Engineering inspected the Subdivision and issued a letter (dated August 14, 2001) with a list of nine items that continue to be deficient. These items must be completed prior to the Subdivision being approved for the durability period.

Hamid (Tony) Morteazazadeh: Was present to address the Council.

He feels that the list is too expensive to accomplish, particularly #1 (All of the sewer manholes need to have steps installed in them). He said that this item was not on the original list and that he should not have to meet the demand. He said that the lists keep changing and being added to.

(The point was made that the lists are not changing...the same things are on a previous list issued by LEI, the things completed from the previous list are not mentioned.)

Cindi Ellis: Stated that the Council is not going to argue with him. The list from LEI has to be completed. If he cannot do it, then the City will declare him in default and complete the items (with the use of the Bond money held in escrow).

The last time Mr. Morteazazadeh came before the Council, he said that the list would not be difficult to complete and could be done fairly quickly.

Mr. Morteazazadeh: Said that he has completed some of the items on the previous list. His main problem is with the manhole steps. He claims that the prior engineer told him he did not have to put them in. (The Council feels that this is hearsay since there is nothing in writing.)

Don Mecham: The developer is to meet the Code. The current Engineers can only uphold the current Standards of the City.

Cindi Ellis: The inspection was done today...and the items listed are not completed as of today.

Gary Bowen: Two months have gone by without the list being completed. There are a few items from the previous list, which have been eliminated, but the deal was to complete all of the items by this date (8-14-01). What is his proposal?

Mr. Morteazazadeh: Aside from #1 (manhole steps) he has no problem with completing the rest of the list.

Gary Bowen: If the performance were declared in default, there would still be time to complete the items.

Don Mecham: The lists are identical except on the old list, it states that there is so much dirt on the project they could not locate the water cans or the laterals. The cans have been located, and the new list states that they were installed wrong and they need to be lifted to grade. There are three items on the old list that are not on the new list because they have been completed, otherwise they are the same.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY KENT ANDERSON TO CLOSE THE PUBLIC HEARING ON THE DECLARATION OF DEFAULT FOR ELK RIDGE HEIGHTS SUBDIVISION, PLAT A

**VOTE: YES(4) NO (0) ABSENT (2) MAYOR INGRAM &
MICHAEL MOTKO**

6:45 PM

PUBLIC HEARING/VACATION & AMENDMENT OF HASKELL, PLAT G

Cancelled due to Inappropriate Wording in Public Notice. It should be referred to as a "Vacation & Abandonment"

**ELK RIDGE
CITY COUNCIL MEETING
August 14, 2001**

**TIME & PLACE
OF MEETING**

The regular Meeting of the Elk Ridge City Council was held on Tuesday, August 14, 2001, at 7:00 PM; it was preceded by Public Hearings on the following Issues: The first Public Hearing was at 6:00 PM, on a Proposed Property Tax Increase as well as the Budget for the 2001/2002. The second Public Hearing, at 6:30 PM, was concerning a Declaration of Default on the Performance of Elk Ridge Heights, Plat A. The third Public Hearing, scheduled for 6:45 PM, related to the Proposed Vacation & Amendment of Haskell Subdivision, Plat G, was cancelled due to improper wording in the Notice. Council Work Session items will be discussed from 6:00 PM to 7:00 PM, as time permits.

The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of these meetings was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body by mailing a copy to each on August 9, 2001 and an Amended Agenda on August 13, 2001.

ROLL CALL

Mayor Pro-tem: Gary Bowen; *City Council:* Don Mecham, Cindi Ellis, Kent Anderson (Absent: Mayor Ingram, Michael Motko); *Planning Commission:* Stewart Jolley; *Public:* Joann Bigler, Vernon Fritz, David Jacobsen, Bevan Jones, Ty Ellis, Doug Pace, John Bowcut, Lynn E. Thomsen, Ron Ririe, Scot Sessions, Ellen Knudsen, Alan Hughes, Bryan Murray, Dennis Roundy, Jerry Mason, Harry & Darlene Hart, Gary Prestwich, Tony Morteazadeh and *City Recorder:* Janice H. Davis

**INVOCATION
& PLEDGE OF
ALLEGIANCE**

Invocation was offered by Don Mecham.

**AGENDA TIME
FRAME**

**MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS
TO APPROVE THE AGENDA TIME FRAME, ADJUSTING THE TIME BY 10 MINUTES
VOTE: YES (4) NO (0) ABSENT (2) MAYOR INGRAM &
MICHAEL MOTKO**

**GREENVIEW
ESTATES/
DURABILITY
RETAINER
RELEASE**

LEI Engineering wrote a letter, dated July 10, 2001, recommending the Council place Greenview Estates, Plat A into the Durability period...backdating the effective date to July 15, 2000. The Council did so at the Council Meeting held July 10, 2001. This recommendation was in error. LEI was unaware that the Town Council, as per recommendation from Hall Engineering, had voted to place the Subdivision into the two year Durability period as of August 8, 1998.

Another letter was issued by LEI Engineering recommending release of the Bond held in escrow, except for \$4,955.25; to be held until approximately May 1, 2002 (through the winter months), at which time a final inspection will be performed.

The \$4,955.25 is to cover the repair work done on the roads in the Subdivision. LEI also noted that the "As-built" drawings still need to be submitted to LEI prior to release of the remainder of the Bond.

Mr. Ririe was present to address the Council on this issue. He stated that he agrees with the cost estimate from LEI Engineering.

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO
RESCIND THE PREVIOUS MOTION MADE ON JULY 10, 2001, TO BEGIN THE
DURABILITY RETAINER FOR GREENVIEW ESTATES, PLAT A, WITH THE
EFFECTIVE DATE OF JULY 15, 2000**

**VOTE: YES (4) NO (0) ABSENT (2) MAYOR INGRAM &
MICHAEL MOTKO**

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO RELEASE THE DURABILITY RETAINER FOR GREENVIEW ESTATES, PLAT A, WITH THE EXCEPTION OF \$4,955.25, TO BE HELD IN ESCROW UNTIL MAY 1, 2002

VOTE: YES (4)

NO (0)

ABSENT (2) MAYOR INGRAM &

MICHAEL MOTKO

HIGH SPEED
INTERNET
ACCESS/JOHN
BOWCUT

Mr. Bowcut lives in Spanish Fork City. He was invited to speak to the Council regarding high-speed Internet access. There was a hand-out submitted to the Council and Mr. Bowcut reviewed it with the Councilmembers present:

"Spanish Fork Community Network"...Dave Letter, City Manager for Spanish Fork City, is the head of this Project. Mr. Bowcut is the Director of Information System (Director of the Project in the technical sense)...Kent Clark is the Director of Finance.

The Project began in 1997 when they were trying to connect the City Offices and all the electric sub-stations and all of the schools together. In July, 1998, the City budgeted the installation of fiber optics. In 1999, a company called "Up-Town Services" was commissioned to do a study to determine options available with the fiber optics. This is when the idea of cable TV and high-speed Internet being made available to residents of the City. In 1999, a company named SDS (Salt Lake City) was commissioned to do a Market study in Spanish Fork. An Ad-Hoc Committee was created to assist in "steering" the Project in the direction the Community wanted. Other sites in the Country, where this type of Project is working, were visited. This would be in direct competition with AT & T. AT & T has promised improvements in their system, but the promises are not kept. Yet, they remain the "only show in town". To offer the services from the City, gives more control yet more flexibility to residents.

A "Spanish Fork Community Network" was developed, involving Enhanced Cable TV, High-speed Internet, the Ultra high-speed Business Network and Expanded Electric & Water Services. This "ties" the Community together. The Community can "tune in" to various events and Meetings that are of interest, as well as videos of their own children and their reports and school information...spotlights on the City's businesses.

There has been a requirement for a few years for developers to install communications conduit. The antennas are placed on poles in the various neighborhoods to keep the signals strong.

Cindi Ellis: How would Elk Ridge obtain these services? (Wireless Services to get high-speed Internet access to Elk Ridge, then install the "nodes".)

Mr. Bowcut: Spanish Fork cannot have customers outside their City limits. Spanish Fork can wholesale the product (service) to Elk Ridge City, then Elk Ridge can build the system. (The Telecommunications Act allows for this) Fiber-optic only runs to the edge of Spanish Fork, Elk Ridge would have to run fiber-optic to Elk Ridge. Perhaps Elk Ridge could get together with Salem City.

AT & T will not get upgraded services to south Utah County for quite a while.

FREMONT WAY/
LOAFER CYN.
CONSTRUCTION
CONTRACTS

Contracts with the following were submitted to the Council for approval:

1. Critchfield Excavation, Inc.

Construction of Sewer Laterals – Loafer Canyon Road

2. Commander Concrete, Inc.

Construction of new curb/gutter – Fremont Way, Oak Ridge Dr, Columbus Dr

3. Valley Asphalt, Inc.

Reconstruction of Fremont Way, including earthwork, preparation for curb/gutter, all asphalt work, storm drainage and clean-up

Dennis Roundy: Inquired about the projected cost of curb/gutter for Fremont Way. (\$8.35 per linear foot (PLF) and what is the time frame for completion?

Fremont Way Project will include:

1. Cut down the Road
2. Curb/gutter (higher-back curbing)
3. All new asphalt

(All installed to City Standards)

The project is ready to go right away.

The curbing for Loafer Canyon Road and for Fremont will be run at the same time.

Alan Hughes: Has the hydrology study been done for Fremont?

Gary Bowen: That is included in the construction drawings. Councilmember Bowen was not sure if an additional sump is included or not.

Ernestine Folks: Have the contractual agreements with the property owners all been signed?

Gary Bowen: The owners have all had a meeting and all are in favor and willing to sign the agreement. The agreement will be ready for them to sign.

Ernestine Folks: The agreements with the property owners should be in place before there is an approval of the agreement with the contractor. This makes the City responsible.

Don Mecham: Approval could be contingent upon all signatures of the property owners.

Ellen Knudsen: Do the owners have to pay in advance?

Gary Bowen: What we need is an agreement that the owner will pay for the curb & gutter. The City needs to be paid within the next couple of months so that the expense can be paid off.

Dennis Roundy: Will each property owner know the dollar-figure they will be assessed?

Gary Bowen: Yes. The Engineer will give a per-footage cost for each lot ahead of time. The plan is to finish the project by October 15, 2001.

All of the issues discussed by the various property owners can be in the agreement to be signed by the residents of Fremont.

Dennis Roundy: Will the entire Town be advised of the plan for curb & gutter? What if they don't want it?

Gary Bowen: The areas where there is disagreement, will end up in a Special Improvement District (SID). The Engineers have stated there is no way to handle the water in town without a storm drainage plan...including curb/gutter. There should be information available in about two weeks to have a town meeting to discuss this plan.

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO ACCEPT THE CONSTRUCTION CONTRACT CONTINGENT UPON ALL SIGNATURES OF THE RESIDENTS OF FREMONT WAY BEING ON AN AGREEMENT TO PAY THE CITY, WHICH AGREEMENT IS TO BE AVAILABLE TO THE COUNCIL

Discussion: Kent Anderson: Why approve the contract before the documents are all in order?

Don Mecham: So as to not hold up the work...the contingency is met and we can move with the road construction.

Question: will the City move the meter or hydrants in the road? (Yes.)

Kent Anderson: This happens often...the documents should be in order and before the Council before votes are taken.

Don Mecham: Agrees, except that the work has to get started as soon as possible to beat the weather.

VOTE: YES (4)

NO (0)

ABSENT (2) MAYOR INGRAM &

MICHAEL MOTKO

Gary Bowen will have the Agreement drawn up & will contact each resident on Fremont Way.

ELK RIDGE
HEIGHTS, PLAT A
DEFAULT

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY KENT ANDERSON TO
DECLARE ELK RIDGE HEIGHTS SUBDIVISION, PLAT A, IN DEFAULT**

Discussion:

Cindi Ellis: Feels the situation has gone on long enough. Even if the Subdivision is defaulted, there is still a period of time the developer can make the necessary corrections.

Kent Anderson: Feels this is the correct action because of how long this has gone on.

Mr. Mortezaadeh: Is not in agreement and would like more time.

Gary Bowen: Two months ago Mr. Mortezaadeh was specifically asked if he could complete the list and the Council was assured there would be "no problem".

**VOTE: YES (4) NO (0) ABSENT (2) MAYOR INGRAM &
MICHAEL MOTKO**

SET PUBLIC
HEARING/
VACATE &
ABANDON
HASKELL,
PLAT G

**MOTION WAS MADE TO SET A PUBLIC HEARING TO VACATE AND ABANDON
HASKELL SUBDIVISION, PLAT G FOR 8-28-01 AT 6:00 PM**

**VOTE: YES (4) NO (0) ABSENT (2) MAYOR INGRAM &
MICHAEL MOTKO**

BOARD OF
ADJUSTMENTS

Appointment of Members:

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO
APPOINT KATHY HOLCOMB AND PERRY EWELL AS MEMBERS OF THE BOARD
OF ADJUSTMENTS**

Discussion: Kent Anderson: Concerned that Kathy Holcomb may not have the time to dedicate to this position.

(The Board of Adjustments only meets "on demand". They have only met about twice per year on issues.)

**VOTE: YES (4) NO (0) ABSENT (2) MAYOR INGRAM &
MICHAEL MOTKO**

TAX RATE &
2001/2002
BUDGET &
CAPITAL
IMPROVEMENT
PLAN

(Continued review of the Budget & Capital Improvement Plan)

1. How much should be budgeted for "meters" and how much for "Auto-read" software? (\$2,500 for software...\$5,000 for meters)

2. 40,000 for the water line connecting Haskell Subdivisions with Loafer Canyon Road; if this is done, it will be done by Rocky Mtn. Subdivision with their improvements. The cost of the project is tracked by the Cap. Imp. Plan to track assets.

3. Storm Drainage/Goosenest Drive: There is no budgeted revenue. *Don Mecham will contact LEI Engineering. A Storm Drainage Fee needs to be arrived at for the next Council Meeting. An Ordinance is also needed from Dave Tuckett.

Recommendation: \$15 per household. This would allow the City to bond for the \$900,000 toward the Project (Entire Cost is about 2 ½ million dollars).

The Storm Drainage Study has been done. A Service Charge and Impact Fees are to be decided on. A Public Hearing will be necessary.

Plans for Storm Drainage do not extend for South Loafer Canyon Road.

*Don Mecham will get a hydrology study from LEI for South Loafer Canyon, to the gate.

4. Public Facilities Building will be moved from Park/Trail to the entire 10,000 coming from the General Fund. Sewer & Water will also be contributing.

Question: Are there plan for the Public Facilities Building and a projected cost?

Gary Bowen: Yes, there are plans...the building will be 60' X 120'.

5. Will Chip & Seal be done on Fremont Way next year? (Yes.)

There are very few projections into the future years. These future years must be planned for.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO SET THE PROPOSED TAX RATE FOR THE 2001 TAX YEAR AT .002130 AND TO ADOPT THE 2001/2002 FISCAL YEAR BUDGET AND THE CAPITAL IMPROVEMENT PLAN FOR THE OPERATION OF THE CITY OF ELK RIDGE

VOTE: YES (4) NO (0) ABSENT (2) MAYOR INGRAM & MICHAEL MOTKO

ANNEXATION
PETITION/
SILVERCREEK
DEVELOPMENT

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO REJECT THE PROPOSED ANNEXATION PETITION BY SILVER CREEK DEVELOPMENT, LLC, BASED ON LINE ITEM #2 ON THE SECOND PAGE; IT IS TO BE DELETED AS THERE SHOULD BE NO REFERENCE TO ZONING IN THE PETITION FOR ANNEXATION

VOTE: YES (4) NO (0) ABSENT (2) MAYOR INGRAM & MICHAEL MOTKO

Cindi Ellis: Expressed concern that the proposed development on this land would have parking all over. The parking should be provided for.

OAK RIDGE
DRIVE &
COLUMBUS LN.
CURB/GUTTER

Gary Bowen: The portion referred to is across from the LDS Chapel, east across Columbus Ln. This is the part to have curb & gutter installed. The property owners are willing to pay for it. The road will be patched by the City.

EXPENDITURES

General:

1. Invoice from South Utah Valley Municipal Water Assoc.
Amount for the year = \$1,006.86

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY KENT ANDERSON TO APPROVE THE ANNUAL ASSESSMENT TO SOUTH UTAH VALLEY MUNICIPAL WATER ASSOCIATION OF \$1,006.86

VOTE: YES (4) NO (0) ABSENT (2) MAYOR INGRAM & MICHAEL MOTKO

2. Backhoe Payments:

Split: \$15,000 (5,000 from Roads - 5,000 from Water – 5,000 from Sewer)
1,250/month with the same split.

3. General: NR Hiatt/Loafer Canyon Rd.:

Bill = \$43,177.40 The invoice is to be placed on hold until Councilmember Bowen can meet with Mr. Hiatt. There were compaction problems associated with the installation of the sewer main on Loafer Canyon Rd.; so they had to bring in non-resident soil. It is worth it to have it done right. This is higher than what was agreed upon. The bill needs to be re-figured.

NON-AGENDA
ITEMS

1. Due to the number of declared candidates for the 2-year position on the City Council, Elk Ridge will be holding a Primary Election on October 2, 2001.

2. Bridger Lane: the field between Hudson Lane and Bridger Lane has been used for years as a connecting path/road. It is private property, not public. There was a block put up. Drivers still use the road, but now they come onto private property to turn around. It is a nuisance and is dangerous. What can be done? After discussion, it was decided to put up a cable across the path with "road closed" signs at both ends.

MINUTES

6-26-01:

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO
APPROVE THE CITY COUNCIL MINUTES OF 6-26-01**

**VOTE: YES (4) NO (0) ABSENT (2) MAYOR INGRAM &
MICHAEL MOTKO**

**MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO
APPROVE THE CITY COUNCIL MINUTES OF 7-10-01, WITH THE ADDITION OF
STORM DRAIN ALONG WITH FREMONT WAY ON 1ST PAGE**

**VOTE: YES (4) NO (0) ABSENT (2) MAYOR INGRAM &
MICHAEL MOTKO**

ADJOURNMENT

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO
ADJOURN THE MEETING**

**VOTE: YES (4) NO (0) ABSENT (2) MAYOR INGRAM &
MICHAEL MOTKO**



City Recorder

**ELK RIDGE
CITY COUNCIL MEETING
AUGUST 28, 2001**

**TIME & PLACE
OF MEETING**

A Public Hearing was held on **Tuesday, August 28, 2001 at 7:00 PM** to discuss the Proposed Vacation & Abandonment of Haskell Subdivision, Plat G, to be replaced with Haskell Subdivision, Plat J.

Notice of this Public Hearing was provided to the Payson Chronicle 145 East Utah Avenue, Payson, Utah, & to the Governing Body on August 23, 2001

ROLL CALL

Mayor Pro-tem: Gary Bowen, *City Council:* Don Mecham, Cindi Ellis, Kent Anderson, (Absent: Mayor Ingram and Michael Motko), Jan Davis, *Utah County Sheriff's Office:* Cory Wride, Greg Magleby/*L.E.I. Engineers,* Mike Christensen/*L.E.I. Engineers*

MOTION MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO BEGIN THE PUBLIC HEARING OF THE PROPOSED VACATION AND ABANDONMENT OF THE HASKELL, PLAT G SUBDIVISION

VOTE: YES (4) NO (0)

ABSENT: MAYOR INGRAM AND MICHAEL MOTKO

**VACATION &
ABANDONMENT
HASKELL
PLAT G**

City Council reviewed the plans for the abandonment of Haskell Subdivision Plat G. Plat J is to replace Plat G. The connection between Plat G and Oak Ridge Drive was abandoned. There were no comments from the public.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO CLOSE THE PUBLIC HEARING FOR THE VACATION & ABANDONMENT OF HASKELL SUBDIVISION, PLAT G

VOTE: YES (4) NO (0)

ABSENT: MAYOR INGRAM AND MICHAEL MOTKO

**ELK RIDGE
CITY COUNCIL MEETING
WORK SESSION**

**TIME & PLACE
OF MEETING**

The work session of the Elk Ridge City Council was held on **Tuesday August 28, at 6:30 PM.** The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time and place and agenda of these meetings was provided to the Payson Chronicle, 145 East Utah Avenue, Payson, Utah, and to each Member of the Governing Body on August 23, 2001, and an Amended Agenda on August 27, 2001.

ROLL CALL

Mayor Pro-tem: Gary Bowen, *City Council:* Don Mecham, Cindi Ellis, Kent Anderson, (Absent: Mayor Ingram and Michael Motko), Jan Davis, Caleb Warnock, Gary Knapp, *Utah County Sheriff's Office,* Cory Wride, Greg Magleby/*L.E.I. Engineers,* Mike Christensen/*L.E.I. Engineers*

**2000/2001
AUDIT
DISCUSSION**

Jan Davis, City Recorder gave an explanation of some of the audit results. Ms. Davis explained that the Audit Presentation would be ready for the end of September.

**FREMONT WAY
PROJECT**

Greg Magleby of L.E.I. spoke to the Council about the Fremont Way Project. The first issue that was discussed is the Storm Drainage System. Greg gave the Council a report of the proposed impact fees and assessments, as they will relate to the possible sources of funding of the Storm Drainage System. The maximum estimated cost for the Storm Drainage System including the infrastructure, basins, and the major trump corners is \$1,730,906.59.

He presented the Council with a map of the system, the pipe sizes, and the Drainage System that currently exists, and how it will be utilized as the Drainage System is completed. The Council asked Greg what areas of the plan could be altered or reduced to be cost effective and also meet the goal of providing the citizens with a highly durable Drainage System. Mr. Magleby gave the Council some ideas on areas in which the proposed system could be altered to answer the Council's concerns.

The City Council decided to present the completed plan for the Storm Drainage System to the citizens, including the costs and proposed fees at the next City Council Meeting.

Gary Bowen informed the City Council that Questar would be placing the 24" gas main on Park Drive in the spring of 2002. They plan to be completed with the Elk Ridge portion of the line by July 2002. Councilmember Bowen explained that when Questar opens the road on Park Drive it would be financially advantageous for the City to put the drainpipe in at the same time.

The City Council discussed the use of the City Park during the spring and summer of 2002, as the road on Park Drive will be under construction. After discussion, it was the consensus of the Council to not have spring sports for the City in 2002.

**UTAH COUNTY
SHERIFF
UPDATE**

Sheriff Cory Wride gave a report of the 1st and 2nd quarter calls from the City. The Council asked what the majority of the calls are from Elk Ridge. Deputy Wride answered that most of the calls are for traffic violations (particularly running stop signs). He explained that the Sheriff's Office does receive calls for speeders in Elk Ridge. However, most drivers on small residential streets average 3-4 miles over the speed limit.

**LOAFER CANYON
ROAD/
ENGINEERING
DISCUSSION**

Don Mecham talked to the other Councilmembers about the 24" inch sewer line that was placed in Loafer Canyon. It appears that the line is working well; however, 200 yards past where the pipe stops the road washed out. Cindi Ellis told the Council that residents have approached her wondering why the City doesn't just "dress" the sides of the road and solve the problem without the cost of the Storm Drainage System. The Council agreed that simply "dressing" the roads has not fixed the problems, it only erodes the roads. The current study does not cover south Loafer Canyon to the gate.

**CITY
ATTORNEY
DISCUSSION**

Councilmember Gary Bowen explained to the City Council that the City will need to find a new City Attorney since the current City Attorney, David Tuckett, will no longer be able to provide service for the City. Councilmember Bowen told the Council that he would begin looking into a replacement.

**ELK RIDGE
FORM OF
GOVERNMENT**

Gary Bowen has spoken to David Church, Attorney for the Utah League of Cities and Towns, and to our City Attorney David Tuckett. The recommendation of both attorneys is that it is best for our City Government to remain as it exists now, with 5 Councilmembers and one Mayor.

FLAG LIGHTS

Gary Bowen: Informed Councilmember Ellis that the flag lights have been ordered and will be here soon.

**DALLAS YOUNG
WATER RIGHTS
UPDATE**

The City Recorder informed the Council that the payment schedule the City has been using was provided by Dallas Roberts. The payment made on June 1st was \$855.00 too much, with the City being charged six full months of interest. Ms. Davis told the Council that she will inform Dallas Roberts of this discrepancy and have the overpayment credited against the balance still owed. The Auditors ran a corrected amortization schedule for the City. It also needs to be cleared with Mr. Young.

**ELK RIDGE
CITY COUNCIL MEETING
GENERAL SESSION**

**TIME & PLACE
OF MEETING**

The regular meeting of the Elk Ridge City Council was held on **Tuesday, August 28, 2001 at 7:00 PM**; it was preceded by a **Public Hearing on the Proposed Abandonment and Vacation of Haskell Subdivision Plat G**, to be replaced with Haskell Subdivision Plat J; and the **City Council Work Session at 6:30 PM**. The meetings were held at City Hall, 80 East Park Drive, Elk Ridge Utah 84651.

Notice of time and place and agenda of these meetings was provided to the Payson Chronicle, 145 East Utah Avenue, Payson, Utah, and to each member of the Governing Body, on August 23, 2001, and an Amended Agenda on August 27, 2001.

ROLL CALL

Mayor Pro-tem: Gary Bowen, *City Council:* Don Mecham, Cindi Ellis, Kent Anderson, (Absent: Mayor Ingram and Michael Motko); *Public:* Caleb Warnock, Gary Knapp, *Utah County Sheriff's Office,* Cory Wride; Greg Magleby/*L.E.I. Engineers,* Mike Christensen/*L.E.I. Engineers.*

**INVOCATION
& PLEDGE OF
ALLEGIANCE**

Invocation was offered by Kent Anderson with the Pledge of Allegiance following.

**AGENDA
TIME FRAME**

MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO APPROVE THE AGENDA TIME FRAME, ADJUSTING THE TIME BY 10 MINUTES AND STRIKING THE ITEM: SANTIAGO NON-CONFORMING STATUS
VOTE: YES (4) NO (0)
ABSENT (2) MAYOR INGRAM AND MICHAEL MOTKO

**VACATION &
ABANDONMENT
HASKELL,
PLAT G**

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY DON MECHAM TO
VACATE AND ABANDON HASKELL SUBDIVISION, PLAT G, EFFECTIVE
WITH THE RECORDING OF HASKELL SUBDIVISION, PLAT J
VOTE: YES (4) NO (0) ABSENT (2) MAYOR INGRAM &
MICHAEL MOTKO**

**HASKELL
SUBDIVISION
PLAT J/
FINAL PLAT**

**MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO
APPROVE HASKELL SUBDIVISION, PLAT J AND TO GRANT FINAL PLAT
VOTE: YES (4) NO (0) ABSENT (2) MAYOR INGRAM &
MICHAEL MOTKO**

**NEBO
DISTRICT/
SNOW
REMOVAL**

Gary Knap, Supervisor of the Nebo School District spoke to the City Council concerning the safety of the roads in Loafer Canyon, as well as the rest of Elk Ridge. Mr. Knap explained to the Council that there is concern for the safety of the children as the roads become filled with snow. Mr. Knap explained the procedure the School District uses with Woodland Hills. Woodland Hills has an individual who telephones the residents and lets them know if it is a "bad snow day". If it is determined to be a bad snow day, then the families in Woodland Hills meet at a central location at the mailboxes.

Mr. Knap proposes that Elk Ridge City should follow the same procedure. There are several busses that provide service for the residents in Elk Ridge, and in the past the snow removal has not been adequate enough to ensure the safety of the children. The recommendation of the School District is for the children of Elk Ridge to be brought down to the corner of Goosenest and Park Drive when the snow load in Elk Ridge cause the roads to be unsafe.

Cindi Ellis expressed concern about using the corner of Goosenest and Park Drive for a bus loading area. Don Mecham suggested looking into using the LDS Church parking lot area instead of the Goosenest corner.

The Council agreed to look into the issue of snow removal for Elk Ridge roads to ensure the safety of the residents. The issue is to be placed on the agenda for the last Council Meeting in September.

**ANNEXATION
PETITION/
SILVER CREEK
DEVELOPMENT**

**MOTION WAS MADE BY CINDI ELLIS SECONDED BY KENT ANDERSON TO
ACCEPT THE ANNEXATION PETITION SUBMITTED BY SILVER CREEK
DEVELOPMENT, LLC., KNOWN AS THE "CHAMONIX" ANNEXATION**

**VOTE: YES (4) NO (0)
ABSENT: MAYOR INGRAM AND MICHAEL MOTKO**

**STORM
DRAINAGE
FEE**

Don Mecham was asked to look into the Storm Drainage Fee and possible ways in which the City could pay for the Storm Drainage System.

The amount of \$15.00 per household was the suggested amount; however, that would only bring half of the estimated amount the City will need. The other part of the plan would have to come from impact fees. Don Mecham felt that it would be best if the Council held a Town Meeting to discuss the funding issues with the citizens.

**TELEPHONE
SYSTEM**

The City Recorder explained to the Council that the lease the City has been using for the phone system has been at an interest rate of 20.00%. Ms. Davis checked into the possibility of paying off the lease, and (Tri-Tel) the company with whom we have the lease, will allow the City to buy out of the current lease, saving the City hundreds in interest costs.

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO
PAY OFF THE CURRENT PHONE SYSTEM LEASE**

VOTE: YES (4) NO (0)

ABSENT: MAYOR INGRAM & MICHAEL MOTKO

**EAGLE
PROJECT
APPROVAL**

Cindi Ellis explained to the Council that an individual scout wanted to complete an Eagle Project on the front corner on the park.

The project ended up costing more than what the scout planned and he wanted to know if the City could reimburse him for the amount he went over on the project. The Council discussed it, and determined that they could give the usual amount of \$100.00, from the Parks and Recreation Department. The Council advised that the cost of an Eagle Scout Projects is to be arranged by the Scout himself through donations or fund raisers before the project is begun.

**RESOLUTION/
COMPENSATION
STATUTORY &
ELECTED
OFFICIALS**

The City Recorder explained to the City Council that the compensation for elected officials must be set by Ordinance as per the Auditors request. The Council was presented with a copy of the proposed salary changes, as previously approved by the Council. The City employees are approved for cost of living adjustment (COLA) for now. The Council will revisit the issue of raises or bonuses after the Audit.

**MOTION WAS MADE BY CINDI ELLIS TO APPROVE RESOLUTION 01-8-27-15R
PROVIDING FOR COMPENSATION OF ELECTED AND STATUTORY OFFICERS
OF THE CITY OF ELK RIDGE, SECONDED BY DON MECHAM.**

VOTE: YES (4) NO (0)

ABSENT: MAYOR INGRAM & MICHAEL MOTKO

EXPENDITURES:

**SOUTH JORDAN
CANAL**

**MOTION WAS MADE BY KENT ANDERSON AND SECONDED BY DON MECHAM
TO APPROVE THE EXPENDITURE OF \$320.00, TO THE SOUTH JORDAN
CANAL COMPANY FOR THE COST OF DUES FOR SHARES OF WATER**

VOTE: YES (4) NO (0)

ABSENT: MAYOR INGRAM & MICHAEL MOTKO

PAGERS

Gary Bowen explained to the City Council that two pagers have been purchased for the use by the Public Works Department for on-call and emergency needs. The funds to pay for these pagers had already been approved.

**WATER
CONSERVATION**

The City Council discussed the letter sent out by Governor Leavitt, asking all cities to not water lawns or other areas between the hours of 10:00 AM to 6:00 PM. The Council agreed that the letter should be printed in the City newsletter, along with a message from the Mayor to conserve water.

CITY PINS

The City Recorder presented to the City Council the cost of purchasing City Pins to give to individuals who volunteer in the City. The cost would be \$330.00 for 300 pins at \$1.10 a piece. With the set-up costs the total would be \$480.00. The Council agreed to not purchase the City pins, but to complete certificates of appreciation instead.


ADJOURNMENT **MOTION WAS MADE BY DON MECHAM AND SECONDED BY CINDI ELLIS TO
ADJORN THE CITY COUNCIL MEETING OF AUGUST 28, 2001, AND TO MOVE
TO A COUNCIL CLOSED SESSION**
VOTE: YES (4) NO (0)
ABSENT: MAYOR INGRAM MICHAEL MOTKO

**ELK RIDGE
CITY COUNCIL MEETING
CLOSED SESSION**

TIME & PLACE A closed session of the Elk Ridge City Council was held on **Tuesday, August 23,**
2001 at 7:50 PM for the purpose of discussing personnel.

ROLL *Mayor Protem; Gary Bowen, City Council; Don Mecham, Cindi Ellis, Kent Haskell,*
(Absent; Mayor Ingram and Michael Motko); City Recorder, Jan Davis

Discussion of Personnel



City Recorder/Janice H. Davis