

ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, January 14, 2014, at 7:00 PM;** which will be preceded by a **City Council Work Session at 6:10 PM.**

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

6:00 PM - OATH OF OFFICE - NEWLY ELECTED MAYOR & CITY COUNCIL

Sheriff's Dept. - Thank you to Deputy Butters & Welcome to new Sheriff, Deputy Cheri Rhoades

6:10 PM - CITY COUNCIL WORK SESSION AGENDA ITEMS:

Mayor Shelley

City Council Assignments

Discussion of City Business - Update

7:00 PM - REGULAR COUNCIL MEETING AGENDA ITEMS:

Opening Remarks and Pledge of Allegiance - Invitation

Approval/Agenda Time Frame

7:05 Public Forum

7:15 1. City Council Assignments - Approval

7:25 2. Planning Commission Appointments

Kelly Liddiard - (5 Year Term)

Ann Brough - Alternate (1 Year Term)

7:30 3. Code Enforcement Officer / Parks Position - Boyd Erickson

7:45 4. City Council Meeting Schedule - 2014 - Approval

7:50 5. Interlocal Agreement - Chip Seal / Updated Agreement - Approval

8:00 6. Deputy Recorder Position - Hours / Week - Mayor Shelley

8:10 7. City Council Minutes for December 10, 2013

8:15 8. Expenditures:

General:

A. Check Registers / Payroll for December, 2013

Adjournment

Handicap Access, Upon Request. (48 Hours Notice)

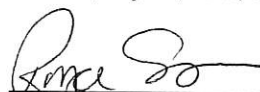
The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.
Dated this 10th day of January, 2014.



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 provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on January 10, 2014.



City Recorder

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ELK RIDGE
CITY COUNCIL MEETING
January 14, 2014

TIME & PLACE
OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, January 14, 2104, at 7:00 PM; this meeting was preceded by a City 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 the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on January 10, 2014.

6:00 PM -

CITY COUNCIL WORK SESSION AGENDA:

ROLL

Mayor: Hal Shelley; *City Council*: Dale Bigler, Ed Christensen, Brian Burke & Paul Squires; *Deputy Sheriff*: Brent Butters; Deputy Sheriff Cheri Rhodes; Lieutenant Tom Hodgson; City Recorder: Jan Davis, Ethan Taylor, Spencer McNaughton, Jared Smith, Joseph Richardson, Caden Bluth, Harrison Dutson, Garrett Dutson, Joann Bigler, Steven Wallentine, Erik Ewell, Becky Shelley, Denise ?, Jack Mason, Angelia R. Olson, and the *City Deputy Recorder*: Mary Preece
Council Member Nelson Abbott was excused from the Council Meeting by Mayor Shelley.

00:01:19

OATH OF OFFICE-
NEWLY ELECTED
MAYOR & CITY
COUNCIL

Jan Davis explained the official swearing in took place on the first Monday of January 6, 2014.

This was a formal swearing in before the public and assembled City Council.

Jan Davis proceeded to administer the oath to newly elected Council Members Ed Christensen, Dale Bigler, and re-elected Mayor Hal Shelley. The Payson Chronicle representative was present to take pictures for their next edition

Mayor Shelley introduced Lieutenant Tom Hodgson and asked him to describe his roll in the City.

Lieutenant Hodgson explained his experience in the K-9 division, bomb squad, detectives, and every other division of the sheriff's office. He is now back in the patrol division and will serve the City of Elk Ridge, through the County Sheriff's Dept..

Mayor Shelley gave a heart felt thanks from the Council on behalf of the City to Deputy Butters for the service he had given to the City of Elk Ridge for the past 4 plus years. He has been asked to serve in some other areas within the Sheriff's Department.

The Mayor then introduced Deputy Cheri Rhodes and officially welcomed her as the replacement for Deputy Butters.

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CITY COUNCIL
ASSIGNMENTS

Mayor Shelley proceeded to address the individual assignments proposed for each Council Member as follows:

Nelson Abbott: Sewer, Garbage, and SESD Liaison.

a. A pass to Payson landfill is one of the projects he will continue to pursue.

Dale Bigler: Parks/trails/recreation, and Code Enforcement.

Brian Burke: Roads, and Storm Drain.

Ed Christensen: Economic Development, and Public Works.

a. Economic Development can produce a vital positive situation creating a better tax base for the City.

b. Jan Davis had talked with Clark Kay. He expressed interested in bringing a business into the City.

Paul Squires: Public Safety, and Water.

a. An area of improvement to be considered is a neighborhood watch.

b. There is a great concern for water in every community.

Hal Shelley: General Administration, Public Works, and Planning Commission.

00:15:15

DISCUSSION OF CITY
BUSINESS-UPDATE

1. Visa Contract/Approval :

Jan Davis gave each Council Member a copy of the contract being considered for credit card payment of monies owed to the City. The bank the City deals with is putting together a system where the City can utilize the option of Credit and Debit Cards. A target date of February 1, 2014 is in place. There could possibly be an additional charge to the citizens for this service. The Council needs to be polled for approval as soon as possible to meet the expected dead line of February 1st.

2. Water needs discussion/future development/Jay Garlick issue.

A. Mayor Shelley explained that the action of Jay Garlick to transfer 100 acre of water to the City, not tied to anything particular, was against the expressed direction of the Council and with no approval from the City. Tony Fuller, Water Rights Consultant, expressed his concern that this could set precedence for him and others to do the same. This could, in time, eliminate choices for developers regarding conveyance of water rights and force them to have to deal with one monopoly controlling water rights in the City. At present they have a number of options to obtain the needed water. Mr. Fuller advised the Council determine if they want these water rights to be a part of the City or authorize Mr. Fuller to write a letter to Mr. Garlick and the State stating this action was done without the City's permission, and to withdraw the City name. This actions needs to be polled to expedite action.

B. Shay Stark, City Engineer, has been asked to prepare a work release for the Council to consider to move forward with a survey and investigate the levels of the aquifers. A main concern is if the

00:28:45

present two wells will be adequate when the City reaches full build out. As soon as Mr. Stark completes this survey it will be brought before the Council for a decision about a new well and the future of the City's aquifers.

3. Elk Ridge Meadows Open Space/Direction

The open space/park area of Elk Ridge Meadows II was to be turned over to the City at 50% build out. It is now 100% built out and since this action was not completed per agreement, each home owner owns 1/80 of the open space. Harmony homes, (Salisbury) wants to Quit Claim the open space to the City; however, if the City is willing to accept the Quit Claim, it will probably require 75% of the current legal home owners to sign off on the Quit Claim Deed. This deed would allow the City to follow through with the improvements to the parks and trails desired by both the City and the residents.

A discussion took place among the Council about the following concerns:

- a) The steps to take to complete the project should be spread over the next 3 years.
- b) The entire City would have access to this park.
- c) The cost to the City to maintain the parks and trails in that area.

4. Mayor/Council Mtgs.

Mayor Shelley expressed his desire to meet monthly outside the Council meetings with each of the Council Members individually concerning their individual assignments. He felt this would be more productive in each of the different areas.

5. Mayor-pro-tempore

Mayor Shelley requested a Mayor pro-tempore be appointed immediately. It can be enacted by the Council in the absence of the Mayor, or make an appointment now. The Council made the decision to move forward immediately by appointing Ed Christensen as Mayor pro-tempore for a period of one year; to be reviewed annually.

5. Fire Station remodel update and discussion:

The completion of the Fire Station remodel has been extended out 2 months to the middle of March.

- a) Home owners adjacent to the building are expressing their concern of loss of value, and the the Mayor proposed a fence be built between the adjacent home and the Fire Station.
- b) A decision needs to be made what to do with the volleyball pit that has filled with weeds. Also a consideration of a new fence in that area also.
- c) In the future consider the possibility of an ambulance.

6. Sheriff Department support./speed tables/controls/animal control:

- a) Mayor Shelley expressed appreciation to the Sheriff's Department for their support and asked them to monitor the speed bumps recently installed. He asked them to evaluate the effectiveness of the speed tables, and consider other areas in the City that might benefit from more being installed.
- He asked the Council to consider extending the 20 hrs a week patrol of the Sheriff to 30 hours for better patrol.
- b) Animal control is addressed in the City Code; however enforcement is under the jurisdiction of the Sheriff's Department. The February newsletter will have information for the citizens concerning the proper steps to report their concerns.

7. Neighborhood Watch Update:

Roy Gerber will be the City's neighborhood watch chair. A representative from each neighborhood will be chosen to work with him on a committee. By the end of March, they hope to have the program well under way.

8. Disaster Preparedness Update:

The Mayor asked the Council to be involved in the next drill for the City. It is scheduled for late April.

9) Economic Development Discussion/what we want/how to get there:

The Mayor asked if any member of the Council came up with ideas to find businesses that could be invited into the City. Are there incentives that should be offered to entice businesses that would bring revenue into the City.

A citizen's business committee has been discussed and a few individuals have agreed to serve on that committee.

10. Another snow plow/10-wheeler:

In order to maintain the level of service for snow removal, another snow plow is needed.

Mayor Shelley proposed the purchase of an additional plow/truck. A new 10-wheeler would cost approximately \$185,000; just \$10,000 more than a new bobtail costing \$175,000. A new plow would have a regular built bed, a snow plow, a sanding bed and would come with a warrantee.

11. Small tractor for roadside weed control:

The City needs to be responsible for the control of weeds on City property. The Council was asked to consider a small tractor that would have multiple functions; including a mower on the back to keep the weeds mowed on City property, specifically along the sides of the roads.

12. Salt Shed:

The present salt shed will have to be moved if the property at the gravel pit is going to be developed. A salt shed would cost approximately \$40,000. It would also be structured to house both of our bob tails, and other equipment to protect them from the weather.

13. Overview of Water / Sewer::

The water line has been replaced about half way up Canyon View, and the continuation of that line is in

the planning stage. Sewer replacement is becoming evident in areas that have been in place for over 30

years. At present, we have the ability to camera the main lines, but not the laterals.

14. Overview of roads/long term plan:

More roads will be needed in the City; that will require constant maintenance. It is essential the City have a long term plan for roads. An effective, yearly schedule outlining needed improvements and new roads should be the goal for a long term plan.

The trails and parks should also have the same consideration and organized plans.

15. Civic Center property/long term plan:

It was the desire of the Mayor to have a good idea of what the City wants on the designated Civic Center property within two months. What facilities would be best to offer the citizens that would be multi functional and multipurpose...becoming an asset to the City; and even drawing economical development? The Mayor wants to have the gravel pit gone by June; allowing the excavation to be completed.

16. Storm drain and runoff issues/direction to take to be pro-active:

Several issues need to be addressed, even corrected to keep this issue under control. One concern is the situation in Elk Ridge Meadows, and making sure those problems do not re-occur in future developments. The Code is being looked into for possible changes resulting in clarification of responsibility. The possibility of City monies being allocated to assist citizens city-wide to possibly solve the majority of problems.

Next Council meeting the City's CPA, Curtis Roberts, will be in attendance to conduct some budget training to Council Members for more efficient distribution of funds.

17. Master plan review / future development / cemetery:

Is the present master plan consistent with the direction the City is taking? Is it necessary at this point to get input from the citizens to verify this master plan conforms to the type of City desired by all?

The Mayor feels it would be advantageous to have a cemetery in the future.

18. Code Review/update/pro-active:

There are a number of issues that have been brought to the Council and the Planning Commission for consideration, or at least more clarification. Action is need to prevent issues in the past from continuing on in the future.

19. Inter-local agreements to maximize dollars / minimize service duplication:

The City is presently working with Salem City for athletic programs. A dump pass agreement has been presented to Payson City and at present time has not been finalized. It would be far more efficient and less expensive if inter-local agreements can be reached.

20. City Celebration:

This project needs to begin right away. Melissa Prins is interested in being involved again this year. Ideas for a theme would be appreciated.

21, Janine Nilsson, Accounts Payable, will be retiring July 1, 2014. Advertising needs to begin for a replacement in the near future and budget adjustment will be needed to cover expenses of training a replacement.

Jan Davis, City Recorder, will be looking at retirement in 1-1/2 years to 2 years.

1:28:14

ELK RIDGE CITY COUNCIL MEETING January 14, 2014

TIME & PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, January 14, 2014, at 7:00 PM;** this meeting was preceded by **a City 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 the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on January 10, 2014.

REGULAR CITY COUNCIL AGENDA ITEMS

ROLL

Mayor: Hal Shelley; *City Council:* Ed Christensen (newly elected), Dale Bigler(newly elected), Brian Burke & Paul Squires; Joann Bigler, Steven Wallentine, Becky Shelley, Jack Mason, Angelia R. Olson, Alyssa Dailey, (Republic Services Representative); and Deputy Recorder: Mary Preece.
Council Member Nelson Abbott was excused from the Council Meeting by Mayor Shelley.

OPENING REMARKS AND PLEDGE OF ALLEGIANCE

An invocation was offered by Ed Christensen; and scout Spencer McNaughton led those present in the Pledge of Allegiance , for those who wished to participate.

AGENDA TIME FRAME

ED CHRISTENSEN MOVED, SECONDED BY BRIAN BURKE, TO APPROVE THE AGENDA TIME FRAME, ADJUSTING THE START TIME TO 7:31 PM.

VOTE: AYE (4) NO (0) ABSENT (1) NELSON ABBOTT

1:33:11

PUBLIC FORM

Angelia Olson questioned the placement of the water meter for the adjoining property being built by Salisbury. It has been placed in the drive way, and also the placement of the foundation so close to her property line.

She was assured Salisbury would be contacted concerning the water meter, and Certificate of Occupancy would not be issued until the problem was resolved. The side setbacks were within code.

Alyssa Dailey, a representative of Republic Services, introduced herself explained her main objective was to be involved with the community, not just picking up garbage and recycling. She offered to provide special services during the City Celebration days. Any type of education tapes, and the benefit recycling, was to the City. She mentioned a tour of the recycling plant will be offered the end of January for any of the employees or Council members that would like to attend. She answered a few questions concerning the cost of processing within the recycle program the City currently participates in. She explained how the recycling process works, and the importance of educating the public on the proper ways to recycle.

BRIAN BURKE MOVED, DALE BIGLER SECOND, TO APPROVE THE COUNCIL ASSIGNMENTS, AS OUTLINED.

VOTE: AYE (4) NAY (0) ABSENT (1) NELSON ABBOTT

1:50:52

Kelley Liddiard has been serving on the Planning Commission for the past 5 years, and would like to continue for an additional 5 year appointment. Ann Brough has asked to be involved with the Planning Commission as an alternate which is a one year appointment. There are 7 members and one alternate.

DALE BIGLER MOVED, SECONDED BY PAUL SQUIRES, TO APPROVE THE APPOINTMENT OF KELLY LIDDIARD FOR A 5 YEAR TERM AS A MEMBER OF THE PLANNING COMMITTEE, AND ANN BROUGH AS AN ALTERNATE FOR A ONE YEAR TERM.

VOTE: AYE (4) NAY (0) ABSENT (1) NELSON ABBOTT

1:57:08

Code Enforcement Officer / Parks position:

The City recognizes the need for more help with parks. It was suggested utilizing Boyd Ericksen, Code Enforcement Officer, to help with parks along with his present position. This would increase him to a 20 hour a week employee. He would maintain all of the grounds around the City Office, and also Code Enforcement.

Comments from the Council Members included commended the job that Mr. Ericksen has accomplished as Code Enforcement Officer.

Brian Burke suggested that the minimal requirement be a physical.

Mayor Shelley asked Ed Christensen to verify if a CDL was required for Council Members or other employees of the City to operate City equipment.

Overtime for Public Works employees has to be approved by the Mayor.

DALE BIGLER MOVED, SECONDED BY ED CHRISTENSEN, TO APPROVE THE HIRING OF BOYD ERICKSEN AS CODE ENFORCEMENT OFFICER AND PARKS POSITION; UP TO A MAXIMUM OF 20 HOURS PER WEEK, AT A RATE OF \$15.00 AN HOUR.

VOTE: AYE (4) NAY (0) ABSENT (1) NELSON ABBOTT

Angelia Olsen questioned the qualification of Boyd Ericksen. She understood from rumor that he stated he would not issue a citation.

Mayor Shelley corrected this misunderstood comment with the assurance that the process Mr. Ericksen is taking is in line with the direction he has been given by the City.

2:14:20

DALE BIGLER MOVED, SECONDED BY BRIAN BURKE, TO APPROVE THE CITY COUNCIL MEETING SCHEDULE AS OUTLINED.

VOTE: AYE (4) NAY (0) ABSENT (1) NELSON ABBOTT

There is a need for an official authorization for the Mayor to sign the Inter-local Agreement for chip and seal projects.

Brian Burke asked why the Elk Ridge City name was left off the agreement, and if it should be signed without naming the City.

Mayor Shelley stated he would check for an answer, and be sure it is corrected.

2:16:05

BRIAN BURKE MOVED, SECONDED BY ED CHRISTENSEN, TO APPROVE THE CHIP AND SEAL AGREEMENT PENDING THE CITY'S NAME BEING INCLUDED ON THE DOCUMENT; & AUTHORIZING THE MAYOR TO SIGN FOR THE CITY

VOTE: AYE (4) NAY (0) ABSENT (1) NELSON ABBOTT

DEPUTY
RECORDER

Deputy Recorder position has had the volume of responsibility increased, creating a need to change the work hours from 20 / week to up to 25 hours a week. This will facilitate the accuracy and delivery of the City Council minutes. It suggested that a new job description

be prepared for the approval of this proposal.

2:18:01

ED CHRISTENSEN MOVED, SECONDED BY DALE BIGLER, TO APPROVE EXTENDING THE DEPUTY RECORDER'S HOURS UP TO 25 HOURS / WEEK; AS NEEDED AT THE SAME RATE OF PAY CURRENTLY IN PLACE.

VOTE: AYE (4) NAY (0) ABSENT (1) NELSON ABBOTT

PAUL SQUIRES MOVED, SECONDED BY ED CHRISTENSEN, TO ACCEPT THE MINUTES FOR DECEMBER 10, 2014, AS PRESENTED.

VOTE: AYE (4) NAY (0) ABSENT (1) NELSON ABBOTT

DALE BIGLER MOVED, SECONDED BY ED CHRISTENSEN, TO APPROVE THE PAYROLL AND CHECK REGISTER EXPENDITURES THROUGH DECEMBER 2013.

VOTE: AYE (4) NAY (0) ABSENT (1) NELSON ABBOTT

It was brought to the attention of the Council that a joint Council and Planning Commission meeting will be scheduled with Reed Murray of CUP. It is essential to have clarified the current status and possibility for bringing secondary water to this area of the County. This will help clarify infrastructure questions for future development in the City.

ADJOURNMENT

The Mayor adjourned the City Council Meeting at 8:26 PM.

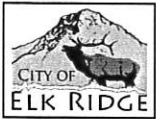


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ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, January 28, 2014, at 7:00 PM;** which will be preceded by a **City 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 AGENDA ITEMS:

2012-2013 Fiscal Year Audit Presentation - Curtis Roberts

Discussion: Fencing South of Fire Station

7:00 PM -

REGULAR COUNCIL MEETING AGENDA ITEMS:

Opening Remarks and Pledge of Allegiance - Invitation

Approval/Agenda Time Frame

7:05

Public Forum

7:15

1. Haskell Golf Course Subdivision / Preliminary Plat Approval - Lee Haskell

7:45

2. City Council Departments:

A. Administration, Public Works & Planning Commission: Mayor Shelley

B. Roads & Storm Drain: Brian Burke

1. New Snowplow / Truck

2. Speed Tables / Loafer Canyon Rd. / Enforcement - Mayor Shelley

C. Parks, Trails & Recreation & Code Enforcement: Dale Bigler

1. Use of Park Impact Fees

D. Water & Public Safety: Paul Squires

E. Sewer, Sanitation & SESD: Nelson Abbott

F. Economic Development & Public Works: Ed Christensen

8:15

7. Ratify Polled Votes:

A. Jay Garlick Water Rights Issue

B. Elk Ridge Meadows, Phase 2: Open Space

C. Visa Card Contract

D. CDBG Grant - \$10,000 Commitment

8:25

8. City Council Minutes for January 14, 2014

8:30

9. Expenditures:

General:

Adjournment

Handicap Access, Upon Request. (48 Hours Notice)

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

Dated this 24th day of January, 2014.

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 provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on January 24, 2014.

City Recorder

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ELK RIDGE
CITY COUNCIL MEETING
January 28, 2014

TIME & PLACE
OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, January 28, 2014, at 7:00 PM; this meeting was preceded by a City 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 the 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, on January 24, 2014.

6:30 PM -

CITY COUNCIL WORK SESSION AGENDA:

ROLL

Mayor: Hal Shelley; *City Council*: Brian Burke, Paul Squires, Ed Christensen & Dale Bigler (Absent: Nelson Abbott); *Public Works*: Cody Black; *Planner*: Shay Stark (Aqua Engineering); *Sheriff*: Deputy Rhoades; *Public*: Lucretia Thayne, Tom & Kolbi Tervort, Austin Hanks, Karlee Memmott, Shawn Black, Porter Black; & *the City Recorder*: Janice H. Davis

(Mayor Shelley moved Agenda item #2 to the beginning of the Work Session in order to give all members of the Council more time to arrive for the Audit Presentation. Council Member Squires arrived shortly thereafter and Council Member Abbott was absent for the entire meeting.)

FENCING SOUTH
OF FIRE STATION

Mayor Shelley: Introduced the topic and gave a brief review: He introduced Mrs. Kolbi Tervort (she and her husband, Mr. Tommy Tervort are residents just south of the Fire Station expansion) and her father-in-law, Mr. Tom Tervort, Sr. (present at the meeting). During the pre-construction phase of the planned expansion of the Fire Station, the City Planner, Shay Stark, brought forward certain concerns and information regarding the setbacks for the building. The Mayor went to Tommy Tervort and spoke to him about the issues and concerns prior to the public hearing; which took place on October 7, 2013.

Recently, Mr. and Mrs. Tervort have left messages with the Mayor; and the Mayor has visited with them, accompanied by Council Member Burke. Since this is a new Council, the newly-elected members need time to become informed and discuss possible resolutions. The Mayor turned the time over to Mrs. Tervort to explain her concerns and "frustrations":

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Kolbi Tervort: Mrs. Tervort explained that she and her husband purchased the house located at 151 S. Escalante Drive last summer and have done a lot of work on it to raise the value and be able to live in it and perhaps sell it someday. She has felt frustrated, "watching the whole process happen and feeling like I am being taken advantage of a little bit because...it's the ordinance that's your City's...it should not be that close to the fence". She feels that the building blocks 100% of her view...of "anything that I had". The view is a big reason she agreed to move up to Elk Ridge. She feels like she is being "walked on"...and nobody's going to do anything about it". She explained that she had asked her father-in-law to be at the meeting with her. Her husband could not be present.

00:05:20

Mayor Shelley asked Mr. Tervort to share his feelings, as well:

Tom Tervort: He felt that Kolbi had explained their position well. He had done some checking and though the ordinance may be "old and antiquated", he felt that most cities have the same ordinance. He checked and most cities have 50 feet from the property line as the setback. As a former resident of Elk Ridge, he knows that one of the main reasons people move to the City is because of the view. Neither his son, Thomas, nor Kolbi want to cause problems for the City...they have found it difficult to contact people during this "transition time".

Mr. Tervort felt the building of the Fire Dept. expansion has devalued their property..."if it is going to be allowed to continue to be built". He felt it would be "fairly easy to ascertain what that devaluation would be...utilizing some real estate appraisers...or something and have them do an evaluation". He said further, "It is kind of a geometric progression of devaluation; whatever the value is right now gets multiplied; as the general real estate values increase, that devaluation decreases by the same proportion". He said that perhaps they would not be able to make very much money if they decided to sell the house..."they might decide to keep it" since they have done so much work on the inside.

"If we put this thing into reverse and said, 'alright, if they are not going to make money...what if they got into a financial difficulty right now and had to go sell...I don't know if they could sell it for what they paid for it; much less the 6 months of hard labor they put into it. I think there needs to be some kind of...I don't know whether they...' (The thought was not finished)

"I talked to my attorneys that are in my organization...I have three there; two of them are real estate attorneys and they both said the same thing...the City doesn't want it to turn into a big fight; but the reality is by building that close and blocking the view completely...it is an 'illegal taking of property'. If you don't get it resolved, then...there's only two ways to resolve it:

- You either have to compensate them for it; or else'

- Build somewhere else.

"Personally, I think I...I'm not the guy...it's not my City any more...although I don't live very far away...I'd rather have the view than the compensation; but, if they are willing to be compensated, then I think we just need to come up with some kind of a figure and compensate them for it...or start thinking of another place to put that fire house. That is how I see it, anyway...and I am just kind of an innocent by-stander."

00:09:27

Ed Christensen: Council Member Christensen asked if David Church had been consulted. He mentioned a previous and similar issue up on Oak Lane where lot owners on the south side of the street had lost their view due to home being built high on the north side of the street. Back then the counsel was that people are not guaranteed views.

Tom Tervort: He agreed; but claimed it was the distances the City ordinance allows that he felt was the main point.

Mayor Shelley asked that Shay Stark review the applicable code:

00:10:13

Shay Stark: (Code Review) No exception or "variance" from the code was needed in this situation. It was determined that the City was basically within the code. The regulations are within the "Public Facilities" Zone: There are 6 various "Permitted Uses" and definitions:

- Accessory Buildings
- Civic (Church or Library)
- Educational
- Governmental
- Public Utility Facilities
- Recreational

The setbacks listed within this section of the code are applicable to only three (3) of the above listed areas: (Civic, Educational & Recreational).

Part of the reasoning:

There are certain types of facilities; (Example) such as a pump house (Utility)...A pump house could be placed within a residential zone on a small lot; a 50' or 75' setback would not be needed around that facility...it would not impact the neighborhood.

Some of these uses have not been assigned a specific setback because it makes sense to look at the conditions of each situation.

As this was discussed: the location of the Fire Station vs. down where the Public Works Building is was mentioned. One of the deciding factors was the difference in time in being able to serve people in an emergency situation. There is a big difference between being further up on the hillside than down below; particularly for a fire truck; which is double the time. The issue of "time" impacts other factors, like insurance rates. Chief Seth Waite brought up that keeping the Fire Station in its current, more central location was preferable in many ways.

00:14:26

Mayor Shelley: Mayor Shelley and Council Member Burke visited with Tommy and Kolbi Tervort regarding their concerns and suggestions. To tear down the Fire Station and move it to an alternate location would be cost prohibitive and impractical...and not advisable. Tax payer dollars would be lost and unrecoverable.

Options discussed: The city had offered to install fencing between the City property and the Tervort lot. The Mayor did obtain a rough estimate for this.

The Mayor pointed out that if the Fire Dept. structure were not in place; nearly all of the same view would still be blocked by the house under construction located directly across the street from the City Hall (the house is elevated).

Proposal: to replace the current fence:

- Between the Fire Station extension and the Tervort property
 - Also replace the fence extending around the back of the Tervort property; to create a clean finish with the same type of fencing
- (Rough estimate: \$7,600)

Mayor Shelley added that the Tervorts had requested that the City pay for their water bill as part of their compensation...they did not mention what portion of the utility billing they are asking for. This request would have to be considered and discussed with the Finance Director.

(City Recorder: She mentioned that planting trees had been offered initially.)

The Mayor responded that trees would block their view of the building... (Interrupted)

Mrs. Tervort: "It's not going to do any good...I mean the difference from the fence to the edge of the roofline is 7'...that's not even enough for a tree."

Mayor: The Mayor did not believe that would be a "viable option" for the City.

00:17:55

The Mayor asked that the Council think about and weigh the information presented that night. Council Member Christensen asked if the Tervorts had given the City a formal proposal; the Mayor responded that they had not.

Mrs. Tervort: She added another concern: that the area could turn into a "hang-out" for "hooligans"...this is her back yard and family. She is also concerned about the proposal to light up the parking lot...the lights would be a nuisance.

Cody Black: He added that any lighting would be indirect ("cam") lighting...those shine directly downward.

Mayor Shelley: This type of lighting is effective without being an annoyance. There has also been discussion about security cameras...timers have been put on the lights serving the tennis court. The City has tried to be sensitive to all of the neighbors in the general area.

Shay Stark: Another point that was discussed was that the City would consider closing off that area behind the Fire Station so it would not become an access to young people, regardless of their intent. There are safety issues involved with young people hanging out around a Fire Station.

00:20:40

Dale Bigler: He feels the key is "working together" to come to a solution that feels fair.

He saw a couple of things that are advantages:

- The building was initially to be two-storey; but the final plan kept a lower profile (the east side even steps down from the rest of the Station).

- Curb & gutter was installed on Escalante; which helps with "marketability".

He felt that a new vinyl fence replacing the wooden one will also add to the marketability of the property.

Ed Christensen: He asked about public disclosure regarding the plans for expansion.

Mayor Shelley said it had been discussed and had a public hearing.

Shay Stark clarified that the Public Hearing was held with the Planning Commission after the current owners (Tervorts) were present in the home.

Council Member Christensen continued and asked if there owners had been notified.

Mayor Shelley answered that he had gone to their home to visit with them before the Public Hearing...Mrs. Tervort was not home at the time and Tommy's initial response to the Mayor was that he did not feel the expansion would be a major issue. The Mayor asked Mr. Tervort specifically to speak to his wife and talk it over with her; and if there were any issues or concerns, to please contact him (the Mayor). Mr. Tervort was informed about the up-coming Public Hearing and invited to come and make comment (Note: Neither he nor his wife contacted the Mayor nor did they choose to be present at the Public Hearing).

Dale Bigler: He still maintained that the key is "talking to each other"; "that's how you work things out". The Mayor agreed that this type of communication needed to continue.

Mrs. Tervort: She did not believe she and her husband could afford to install the fence in the front of her property.

Council Member Christensen felt the City should install the fence at the front of their property, as well.

Council Member Bigler said it was good to bring that up and be part of the consideration. The front portion could add about 25% to the total cost.

There was discussion about the height of the fence: It was thought that 6' was the maximum; however, a bit later in the meeting, Mr. Stark said that the code allows for a maximum height for fences, walls & hedges & similarly enclosed planting; whether or not sight obscuring, shall be eight feet (8') above finished grade.

Dale Bigler: He felt it is a "plus" and a "minus" to have the park directly behind them.

The Mayor offered installing a gate in the fence in their back yard to access the park.

Mayor Shelley: He said that a decision could be made before the next Council Meeting and that this item could be placed on the next agenda. He asked that Tervorts discuss the information as well as the Council.

Tom Tervort: He added that they would try to determine what the loss to them would be...through real estate appraisers. He felt that they all needed to "move fairly quickly, because you (the City) don't want to put a lot of effort into your building...and all that kind of stuff".

Paul Squires: He expressed his view: He could not see considering the loss of property value. He added that he has neighbors that do not comply with code. He also inquired about the Tervort's second storey view. (Mrs. Tervort said she has "no view anymore". (The point was made that there are other views from her home.)

Tom Tervort: "That is neighbors; and I have always maintained that if you want to control what that house across the street's going to be; you better own that property. This is the City...big difference. That's why the ordinance was put in place".

Regarding the view from the second storey: He commented that they do not "even have any windows on this side" (north side).

(The Mayor added that their deck and northern window from their living room area are affected.)

The Mayor thanked the Tervorts and proceeded on to the Audit Presentation.

Curtis Roberts (Finance Director for the City)

(The City Recorder informed the Council that Mr. Mike Kidman (Audit Partner from Jones Simkins) called to ask if he should come to the Council meeting for the Audit Presentation. He wanted for the Council to be aware that he is very interested and that he is willing to do what the City Council would like him to do. He wanted to make sure that all questions are adequately addressed. He is open to calls and questions from the Council whenever they feel the need to contact him.)

Reiveiw:

1. Auditor's Communication with the Council: (Separate letter from the Financial Statements)

The Auditors must check to be sure the City's finances are in line with "generally accepted accounting principles" or "GAAP". The City follows the government version of those accounting principles. The Auditors found that the City's finances are 100% in compliance with those accounting principles.

- New standard that became effective: GASB 63 & GASB 65...in relation to these new standards, they found no problem with non-compliance on the part of the City.

He reviewed the various aspects of the letter and basically, the Auditors found no problems to report.

Financial Statements:

Pg 1: Auditor's Report: Mr. Roberts summarized the lengthy report by declaring the *Opinion* of the Auditors as a "Clean Opinion"...there were no problems with the City's figures.

Pgs 4-9: Management Discussion & Analysis: Mr. Roberts encouraged the Council to read these pages on their own time; it reports on the financial health of the City's finances in layman's terms. It is a report required of the City by the auditors each year; produced by Mr. Roberts.

He advised to focus on pages 6-9.

00:34:52

Looking at "How the City did" last year (2012-2013): Pg 15:

Mr. Roberts said that audits deal more with "actuals" (what "actually" happened) as compared to budget figures. "Budgets are goals / targets"...they are necessary; but he (Curtis Roberts) worries more about the actuals.

- *General Fund (Primary Operating Fund of the City):*

(Not including Water, Sewer & Storm Drain + some Park Special Revenues)

The General Fund balanced out between Revenues & Expenditures at about 1.4 million dollars.

Debt payments were met, road work done...basically spending what was taken in with some transfers to other Funds...with the General Fund growing positively a little bit...this equates to a fairly successful year, overall. He congratulated the Council.

- *Capital Projects Funds*

35,000 was transferred from Capital Projects to the General Fund to assist in certain purchases.

- *Non-Major Funds*

Various Capital Projects Funds and the Special Revenue Fund (Parks)

Pages 17 & 18:

Water, Sewer & Storm Drain Funds:

Pg 17: "Snap-shot" Look at the fiscal year, ending June 30, 2013.

- *Capital Assets:*

(Water rights, land, structures & systems, etc)

Everything the City does, where fees are charged, are "asset intensive" (Example: Life of lines, condition of a water pump, is the tank holding up?) If these assets break or fail, there must be money to pay for the repairs.

The idea is to charge enough on "User Fees" to create a "return on those assets" (recover all the costs of the assets, over time...and to make a little bit more, to cover inflation)

"Indicators":

- Inflation last year: about 2.3 - 2.5% (depends on which index one looks at)

Mr. Roberts determines if the City is getting a return on the assets; + 2 -4% rate-of -return.

- Cash Balances: Is cash going up? Is the City saving and will there be money available to replace aging infrastructure?

Mr. Roberts analyzes these various "indicators" to see if the Funds are "healthy" or not. It is his opinion that, as of June 30, 2013, the Funds are "healthy".

He did wish to address an "indicator" in these Enterprise Funds:

Under "Operating Income (Loss)": (*Are operating needs being covered?*)

- Water Fund: Shows a loss (4,733)...last year this was positive and about 1.7% rate-of-return was generated. This year is a little low and should be monitored.

Some things contributed to this year's negative:

- Utility costs increased: The Cloward Well was used more and this results in high pumping costs

Why? Drought and demand were the main reasons.

Utilities increased about 40,000

- Increase in engineering (water lines being replaced)

- Telemetry work

Overall increase: about 70,000

Another Contributing factor:

- Water Revenue (Charged for services) dropped by about 20,000...the combination resulted in an impact to the finances. Explanation of decrease...2012 was a very "dry" year; which resulted in high water usage...this compares to 2013; which was a bit "wetter" so usage dropped some (about 20,000).

Brian Burke: He mentioned:

1. Water restrictions...these should be instigated in these "drier" years. Water rationing is common in cities.

2. If costs increase; those increases should be passed on to the consumers.

Mr. Roberts agreed that this is one indicator that the Council might need to review water rates. The Fund is still "healthy"; but the trend will have to be watched.

Return on assets should be about 2% or above.

Brian Burke: In a business, when costs go up, this increase is passed on to the customer.

Mr. Roberts: "...unless they can come up with some other cost-cutting measures." He continued...the Council may have to look at some cost-cutting measures and review the water rates.

Mr. Roberts did not want to give the impression that the Water Fund is "bankrupt" or in "dire straits"...cash flow-wise, the City appears fairly healthy. Long term trend: there could be a shift and not be so healthy. He recommended a discussion on costs / usage / charges.

There are still retained earnings in the Fund.

Recorder: The audit is this past year's look at the City finances...there are accrued monies showing as "retained earnings" still available. As Mr. Roberts mentioned, there are "indicators" that the Water Fund needs to be monitored as to the direction the trend takes the finances.

(*Council Member Burke added that he did not think the City should be in the business of subsidizing people's water.*)

Dale Bigler: He pointed out the cost of water is the biggest complaint in the City.

Mayor: In meeting with the City Engineer, Craig Neeley, the Planner (Shay Stark) and Cody Black; they discussed alternatives to help mitigate the costs associated with pumping, particularly the Cloward Well.

The Council needs to look at those cost-saving options before a raise in rates is considered. Some alternatives may include improvements to the system; which also costs.
Sewer Fund: Mr. Roberts reported that the Sewer Fund generated about .50% rate of return. The previous year was about the same. Even though the sewer system is mainly a "collection" system, the cost of repairs and replacement still needs to be taken into consideration.

The Sewer Fund is still classed as "healthy". If increases come through from Payson City, those must be passed on to the consumers.

Administrative Fees: Mr. Roberts explained that these fees are basically contractual fees charged to the Enterprise Funds (Water & Sewer) to manage or "administrate" the billing and operations required for these Funds. These fees are based on a percentage of time spent in the Departments + expenditures required. The fees compensate for part of the employee / Council wages.

(There was a brief discussion on water rates and possibilities of increases for the future and explanations of the various types of expenditures. The last time the water rates were changed was in 1999 or 2000; that rate was expected to last about six or seven years...this expectation has doubled and served the City for 13 or 14 years. When the rates have to change, they should increase enough to go for another 13 to 15 years. The goal would be about 5% to 6% rate-of-return on assets. Much of the "pain" associated with changing water rates has been avoided for a number of years; but it is time to at least discuss alternatives.)

00:53:00

Brian Burke: He felt the Council needs to address "conservation" in the Water Dept. A policy of unlimited use in dry years needs to be examined.

Mayor Shelley: Conservation of the City's resources is imperative; without resources, it doesn't matter what is charged, "It is not there".

Curtis Roberts: He realizes "rates" is a touchy subject; so he tried to give plenty of notice before hand to weigh available options. There is still time to make plans.

00:55:16

Review of Capital Projects Funds and Special Revenue Fund - Parks:

Pages 53 & 54: The Special Revenue Fund is different from the Capital Projects Fund in that it has a source of revenue (Park Impact Fees) that flow directly into this Fund rather than going through another Fund and transferring in.

(Brian Burke: He commented that he had a sense that the City is spending more money than in the past.)

Mr. Roberts explained that the recent construction of the Public Works Building and Fire Station expansion are the main contributors to more spending. *(The money was accrued over time in the Capital Projects Fund - Future Improvements; allowing the City to construct these buildings without having to bond. That is what this money is designated for...capital improvements: Page 13.)*

Mayor Shelley: Recommendation: to plan and save for a City Center on the corner of Goosenest Drive and Elk Ridge Drive...within the next five years.

He mentioned City property that could be sold to help finance these future improvements.

Curtis Roberts: Budget talks will be coming up over the next few months; this is the time to start planning and setting aside money for the future.

(The Recorder mentioned the usual training on Government Accounting that Mr. Roberts has conducted; she asked if that training could be scheduled.)

He replied that he is "more than willing to come down and do that".

Mayor Shelley extended the invitation to do that...dates were discussed.

**March 20, 2014... (Thursday) @ 3:00 or 4:00 PM.*

Mr. Roberts recommended strongly that a majority, if not all, of the Council Members be present; it is very important for Council Members to understand how the budget and government finances work.

1:07:54

The Mayor closed the Work Session at 7:10 PM.

ELK RIDGE CITY COUNCIL MEETING January 28, 2014

TIME & PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, January 28, 2014, at 7:00 PM;** this meeting was preceded by **a City 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 the 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, on January 24, 2014.

7:13 PM -

CITY COUNCIL REGULAR SESSION AGENDA:

ROLL

Mayor: Hal Shelley; City Council: Brian Burke, Paul Squires, Ed Christensen & Dale Bigler (Absent: Nelson Abbott); Public Works: Cody Black; Planner: Shay Stark (Aqua Engineering); Sheriff: Deputy Rhoades; Public: Lucretia Thayne, Tom & Kolbi Tervort, Austin Hanks, Karlee Memmott, Shawn Black, Porter Black; & the City Recorder: Janice H. Davis

OPENING REMARKS
& PLEDGE OF
ALLEGIANCE

An invocation was offered by Dale Bigler; and Cody Black led those present in the Pledge of Allegiance, for those who wished to participate.

AGENDA TIME
FRAME

DALE BILGER MOVED, SECONDED BY ED CHRISTENSEN, TO APPROVE THE AGENDA TIME FRAME; ADJUSTING THE START TIME TO 7:13 PM
VOTE: YES (4) NO (0) ABSENT (1) NELSON ABBOTT

PUBLIC FORM:
1:10:58

No Comments.

HASKELL GOLF
COURSE
SUBDIVISION –
PRELIMINARY PLAT
APPROVAL

The Mayor turned the time to Shay Stark:

Shay Stark: (He had the proposed plat showing on the screen.)

(Memo from Planner, dated 1-28-2014)

Zoning: R-1-15,000

Total Acreage: 11.77 acres

Number lots proposed: 21

Density: Average of about 2 lots / Acre

Comment:

Lee Haskell: Mr. Haskell asked if there is any way to have Preliminary and Final Plat approvals together; thus saving time going through the development process. Extra time was required with his current proposal due to a lack of quorum at the Planning Commission meeting.

Mayor Shelley: He informed Mr. Haskell that the Planner, the Mayor and Mrs. Bassir had recently gone through the development process...to solidify and clarify it and to place it in a general format... There needs to be allowed for adequate evaluations. It is going to the Planning Commission for consideration. He said that the Council will proceed within the current process for approval.

(Memo)

Background:

The proposed development was formally submitted to the City on October 14, 2013. The proposed development includes multiple landowners, including land owned by Payson City; which is located within Elk Ridge. During the summer of 2013, Lee Haskell, Dean Ingram, Elk Ridge and Payson City worked out an agreement to bring the sewer line up to 1600 West to a point just below the proposed development. This sewer line has recently been completed.

The developer has asked the City to help in the development. This request was initially brought before the City Council on October 22, 2013. The request includes the following items and can be seen on the drawings (on the screen at the meeting):

1. Elk Ridge to provide (at no cost) a 56' X350' (0.48 acre) City owned parcel for use as right-of-way for Olympic Drive. This parcel is in line with the existing Olympic Lane.
2. Elk Ridge to provide (at no cost) the land for half of the width of the street along the frontage of the City Park parcel (approximately 400' or 0.18 acres).
3. Elk Ridge to pay for the development of half the width of the street along the frontage of the City park parcel (approximately \$45,000 to \$50,000). Due to the generalized terms of the original City Council discussion, the question has come up if the intent was to pay for just the surface improvements or also underground utilities. Council needs to clarify this issue.

The City Council agreed to the terms of this request in a City Council Meeting on November 12 2013.

The development generally conforms to the Elk Ridge City Development Code and General Plan. The proposed development is relatively small and fits the site. It allows for future access as development occurs further west. With the actions previously taken, water and sewer infrastructure are available to adequately serve the development.

On December 12, 2013, the Planning Commission held a Public Hearing. There were no new issues brought up in the public hearing that require additional consideration. On January 9, 2014, the Planning Commission recommended that the development be moved to City Council for consideration.

As noted previously, the question has come up concerning what improvements the City is paying for. The City will likely have an entrance into the park from the proposed street and thus the surface improvements (pavement, sidewalk, curb & gutter) benefit the proposed park. The water & sewer for the proposed park would likely come from Goosenest Drive. It is the opinion of the staff that if the City does participate in the construction of half of the street, the participation should be limited to half of the surface improvements fronting the park (44 linear feet).

Recommendation:

The Haskell Golf Course Subdivision meets requirements of the Elk Ridge Development Code and General Plan. Staff provided its concerns with the terms of City Participation to the City Council on October 22, 2013 prior to City Council decision. Members of the Planning Commission have also expressed their concern with the terms of City participation but moved to approve the preliminary plat application because it conforms to the General Plan and City Code.; and they were not sure what recourse they had with the terms that the City Council had already discussed.

It is recommended that the City Council conduct additional discussion concerning the terms of the City participation. If the Council is comfortable with the current terms, the specific street improvements that the City intends to help pay for should be addressed.

- Once the City Council is favorable with the preliminary plat concept and the terms of the City participation, then it is recommended that the City Council approve the preliminary plat application for the Haskell Golf Course Subdivision."

1:22:18

Mr. Stark: He continued: Other questions have come up:

- Length of the street: The HR-1 Zone is very specific as to the length of streets and/or cul-de-sacs.

- No alternate access: Some of this comes for the Hillside Residential Zone (HR-1); which requires two accesses into any street.

The rest of the code does not include specifics on these issues; however, they are in the Development Standards. In the Standards, it states that a cul-de-sac can be no longer than 400' (from the starting edge of the cul-de-sac...to the center of the "bulb"...or circular portion of the cul-de-sac).

The street in Mr. Haskell's development is within that 400'.

- There is a definition of a "dead-end street"...it requires that another parcel of land beyond the "dead-end" that would eventually tie into another street...that is the case with this proposed development; Mr. Haskell owns land all the way west to N. Shuler Lane.

- This proposed development is located fairly high; or higher than the Public Works Building. There is quite a drop-off along the back side (north side) of some of these lots. Buildable area on these types of lots was critical...it was carefully looked at and determined that there is at least 4,000 sq. ft. of buildable area (required by the code)...the setbacks will work. The back property line is measured from the very back property line; even if it is located at the bottom of the drop-off.

- Drainage: Catch basins and sumps are included in his proposal; this mitigates run-off from the natural drainage channel that exists. Along the back part of the lots bordering the Public Works property, there will be a ditch that channels water into the existing retention basin east of the Building.

1:29:13

Dale Bigler: He mentioned code that he was familiar with in the past that prohibited building in a natural drainage channel. (He used Hillside Drive as an example...a great deal of work has been done to re-direct the water to flow behind the houses.)

He wondered about a couple of the lots that appeared to be within that natural drainage channel.

Overall, Council Member Bigler is in favor of this proposed development; but he did have some concerns. *It was explained that the road would be at the bottom of the ravine and would pick up most of the run-off; which is a positive.*

Shay Stark: He reported much the same type of situation on the recent one-lot subdivision: "Wayne Miller" at the south end of Hillside. He had to maintain the drainage.

State law requires that the drainage has to be allowed to flow through. Various properties can be involved as long as the "flow" does not flood another property.

When the flow is being caught in the street and directed to catch basins; then the issue has been dealt with. The homes will be sitting up higher.

Mr. Haskell pointed out that there will be 7 catch basins and 8 sumps...and a 2,000 sq. ft. pond to handle any run-off. (Council Member Bigler wanted to make certain that the calculations meet City Code.)

Mr. Stark said that the drainage calculations were all examined by the engineer and he felt there would be no problems and that they fit the code.

1:35:03

Brian Burke: Will this proposed road be an access road to get into the City property?

Mr. Stark: He felt that it might access the park area.

Mr. Haskell: He has agreed to create an access into the City property...whatever the City wants.

Mr. Stark: He cautioned that an access into the park or City Center could become a short cut for those wishing to bypass established roads to access Goosenest Drive. It would be good to stagger the parking lots, install speed bumps, etc and make it difficult to use this "short cut".

(Discussion of dirt road east of Ryan Johnson's property.)

1:40:42

Ed Christensen: He wondered at the request of "no cost" to the City for the land to be used. He wanted to know how much the other property owners got for the land swaps with Payson City. He questioned the request to have the City donate the land (no charge) and pay for part of the improvements.

Shay Stark: He responded that the other owners did a swap with Payson City. They had a couple of odd-shaped pieces; their land and Payson's land was simply reconfigured. The proposed road will eventually be Payson's access to their condo development.

Ed Christensen: He wanted to know if it is usual for cities to give that much ground (about 1/2 acre) for nothing. (.66 acres)

Shay Stark: The street right-of-way does get dedicated back to the City. He felt there was benefit to both the developer and the City.

Dale Bigler: As he understood it...this was a preliminary proposal and he felt it was a bit "one-sided". He felt fine about deeding over the property; but he did not feel "as inclined" to have to pay for the improvements to the road. He felt that Mr. Haskell should pay for the road.

Lee Haskell: It is typical for the owners of both sides of the property to pay for the road improvements. Why would it be different for a City?

Dale Bigler: He pointed out that the City is not a developer and does not get any money back from the sale of lots. *(Mr. Haskell felt that the City would benefit from the access to their park.)* He repeated that he is generally in favor of the development; but he felt there could be a better option than the City paying for the road.

Mayor Shelley: He could see the benefit to the City, once the access is utilized; but it is a loss of 2/10 of an acre.

1 1:47:03

Elk Ridge City Council Meeting – 1-28-2014

(Council Member Bigler continued) He asked about trading one of his lots for the portion of the road from the City.

Lee Haskell: He felt it was cost prohibitive for him to have to install both sides of the road. That is why he came to the Council before; to see if the Council would be willing to pay the cost of developing the City side of the road and the Council agreed. He went forward with this decision in mind.

Will the Council stand by their decision?

Ed Christensen: "Half the Council might." (He referred to the fact that 1/2 the Council was newly-elected.)

10 1:49:02

Shay Stark: He wanted to clarify a point: He asked if Mr. Brown is supposed to pay for his side of the road.

Mayor Shelley: He thought that Chad Brown would be paying for his side of Olympic lane and that Dave Nixon would be paying along the other side...along with Payson City.

Lee Haskell: He further clarified that Chad Brown would not be paying for his side of the road; the cost would have to be absorbed by the whole subdivision. (The Mayor wanted to know if the road improvement would benefit Mr. Brown as much as it would the City.)

Mr. Haskell responded that it is a benefit to Mr. Brown; eventually, if he develops that land and connects in, he would have to pay off-site reimbursements.

After the development is complete, the road will be given back to the City.

Mayor Shelley: Roads have to be dedicated back to the City so the City can then maintain them and the infrastructure that is installed. When the City develops the park and City Center, there will be no reimbursement to the City from the sale of lots. He realizes this is expensive for the developer; but money will come back to him/her.... it is an investment. He agrees that for the City to pay out...it is every resident that pays for this. (Mr. Haskell maintained that the City benefits from the road accessing the park.)

(Further discussion regarding developer vs. city in development of property)

The Mayor added: The matter was voted on; but the motion was not specific to what would be paid. An estimate was mentioned in the discussion; but was not voted on.

28 1:53:01

Ed Christensen: He asked Mr. Haskell if there was any flexibility on his side. Suggestions:

Could he install the access to the park? Could he pay for part of the improvements for that area?

(Mr. Haskell already agreed to install an access to the park. It was mentioned that the City was not sure if an access in that area was desired...the City is still not sure what the configuration will be for the City Center.)

Shay Stark: With the City Center 5 years or so in the future; would it even be a good idea to put in an access road now? Will the City want their property to be fenced?

Discussion about Pressurized irrigation: Will it be required of developers? Could the requirement be waived for Mr. Haskell, saving him money that could go into the roads?

This all should have been worked out when Mr. Haskell came to the Council in October. Currently, the requirement to install a secondary system is in the code; should it be?

The real question is when will the water be available? If it is 20 years out; then it would not be a good idea to keep it in the code. The Planning Commission is currently looking at this part of the code.

There was also to be a meeting with Reed Murray, representing CUP Water. It did not work out to have a joint meeting with the Planning Commission. A meeting was scheduled with him on February 6, 2014 (Thursday) at 4:00 PM.

45 1:57:39

Dale Bigler: He asked about a rock wall or whatever would be required to retain the road; he asked if Mr. Haskell agreed to install that.

(The Mayor said that is where 1/2 of the cost would be; and Mr. Haskell commented that the engineer would have to look at that.)

Ed Christensen: If the City does not require secondary irrigation, then Mr. Haskell would cover all of it.

Mayor Shelley: A quick decision needs to be made after the Council meets with Mr. Murray (CUP). The Code would have to be changed by the Planning Commission.

Mr. Stark: The process has started; but the time of the availability of CUP water needs to be determined and the Council must decide after that.

Mr. Haskell: "I would be willing to say that if you would trade the pressurized irrigation for that 1/2 the road; I think we can make that work." It depends on how fast that decision can be made; since it is in the code now." He asked if there could be an exception to the code made prior to the code actually being changed.

Shay Stark: There are areas in the code where the Council can grant exceptions, based on certain criteria. The thing to keep in mind is the precedence being set; as soon as exceptions are granted, the next developer will expect the same treatment.

Lee Haskell: He wanted to know if Elk Ridge would agree to pay for the installation, since it is still in the code. By the time the development is ready for that installation, perhaps the code would be changed by then...or the decision made to keep it in the code.

63 2:01:54

Shay Stark: He interrupted and went back to a previous issue: the motion made by the previous Council when they agreed to Mr. Haskell's request. The minutes of the meeting: "Weston Youd moved, seconded by Nelson Abbott, to approve the plan presented to the City Council for the Haskell Subdivision;

- Without the purchase of lot 1

- To allow him to utilize the City access right-of-way; and develop it as an access to the proposed subdivision

- And, for a future date, to participate in the development of half the road along the City park frontage

Vote: all five Council Members voted "Aye"

(Cost estimates had been discussed, none voted on.)

2:03:30

Elk Ridge City Council Meeting – 1-28-2014

Council Member Bigler suggested getting the figures of the cost of a secondary irrigation system. Since the requirement is still in the code, the approval could be granted with the system still being installed; then if things change, that could be altered...the City would agree to install the secondary system, if it becomes necessary. If Mr. Haskell does not have to install the system, it would benefit him. Paul Squires: If the meeting is scheduled for February 6; Council Member Squires inquired whether the Planning Commission had to attend...the Council could meet with Mr. Murray; rather than trying to reschedule.

Mayor Shelley: He agreed with Council Member Squires. The scheduled meeting could simply be attended by the Council; with the Planning Commission informed.

2:11:41

After discussion, it was decided to keep the scheduled meeting with Mr. Murray on 2-6-2014, at 4:00 PM. (Further discussion of the pros and cons of a secondary irrigation system...these issues would be covered in the minutes to the Meeting on 2/6 with Reed Murray.)

DALE BIGLER MOVED, SECONDED BY ED CHRISTENSEN, TO GRANT PRELIMINARY PLAT APPROVAL TO THE HASKELL GOLF COURSE SUBDIVISION; WITH THE FOLLOWING PROVISIONS:

1. THAT THERE WILL BE CONSIDERATION GIVEN AS TO WHETHER THE INSTALLATION OF THE SECONDARY WATER SYSTEM WILL BE USED TO OFF-SET THE COSTS TO MR. HASKELL BY THE CITY AGREEING TO INSTALL THE SYSTEM AND MR. HASKELL AGREEING TO PAY FOR THE INSTALLATION OF THE ROADS
2. IF THE CODE REQUIRING A SECONDARY WATER SYSTEM IS CHANGED; THEN THE REQUIREMENT TO INSTALL A SYSTEM IN THIS SUBDIVISION WOULD BE ELIMINATED
3. THE CITY AGREES TO DONATE THE LAND FOR THE ROADS: THE ACCESS AND ½ OF THE ROAD FURTHER WEST ON OLYMPIC LANE FRONTING THE CITY PARK

VOTE: YES (4) NO (0) ABSENT (1) NELSON ABBOTT

2:17:09

CITY COUNCIL
DEPARTMENTS

A. Administration: (Mayor): He had nothing to report.

B. Roads & Storm Drain: (Brian Burke)

1. Snowplow: A new truck would be about \$185,000 for a 10-wheeler. If the City keeps the old one, there would be at least \$15,000 to repair it. There was to be a salesman come in the following day to offer a trade-in price for the old truck. It is not common to take trade-ins; but he said he would give us a price. Mr. Black had checked with dealers to see if there were any used trucks in Utah; he could not find one. UDOT places their used trucks on the Surplus list; there are none currently. There was discussion regarding the option of financing part of the cost. Zion's Bank has a good Public Finance Dept. The last two plows were financed through Zion's. The City financed just under \$100,000 on the last truck; the premiums were just over \$20,000 annually (over five years). It was decided to check with Zion's to see what would be possible. Other options needed to be checked out.

2. Cody Black and Rex Davis are working on a 5-year plan for road repairs, including a priority list and the type of repair recommended. Recommendation: to place High Sierra repairs back on the agenda for discussion and get it done. The City was waiting on the owners to be able to do anything. Cody Black pointed out that the needed repairs are not located within the right-of-way; so the City would have no right to repair the road. The owners would have to agree to the repairs or the property would have to be condemned. If the owners allowed the repairs, it would have to be understood that when they do develop the lots, the City would have to be reimbursed. The lack of curbing to finish off the roadway has resulted in run-off under-cutting the asphalt along those parcels. Debris is also carried to the sump below the area. Cody Black estimates about \$35,000 to repair that section of road. The budget would have to be amended. The Mayor recommended contacting the owners again to see if the City could get permission; as well as getting a cost estimate for the repairs. This information can be brought back to the Council. If permission were granted, this project could be pushed to the next fiscal year. Mr. Black cautioned that the City should take care with what is agreed to install. The City does not want to become developers.

2:27:05

3. Speed Tables on Loafer Canyon Road:

There have been complaints about speeding on Loafer Canyon Road. Residents have asked about speed tables and increased enforcement. Have they been effective on Gooseneck Drive? And would they be effective on Loafer Canyon Rd? Perhaps a speed study should be conducted on Loafer Canyon Rd. to determine the average speed. Deputy Rhoades had been patrolling Loafer Canyon Rd. more and had pulled over several people exceeding the speed limit...every one up to that point had been residents of Loafer Canyon Rd. (No action at this time.)

C. Parks & Trails: (Dale Bigler):

1. A meeting had been set with the Athletic Director in Salem (Matt) to discuss coordinating the various programs.
2. The parks survey (for options) was being summarized. He intends to see if Salem City has a aerator to use in the spring on the parks. Suggestion: to re-seed the park in Elk Ridge Meadows, Phase 2 (Cody Black recommended drilling the seeds in. Council Member Bigler has a contact to hire for this work.)

2:30:21

Elk Ridge City Council Meeting – 1-28-2014

3. Deed to Park in Elk Ridge Meadows: The Mayor has all the paper work necessary; all the names and signatures...plus descriptions are needed for the 87 lots in Phase 2. He is trying to work out a time when he can go down there with both Notaries and get the papers signed.

D. Sewer, Sanitation & SESD: (Nelson Abbott): Not present.

Council Member Abbott not present.

E. Economic Development & Public Works: (Ed Christensen): He has been trying to set up a meeting with the previous Economic Development Team. No one had responded at that time.

F. Water & Public Safety: (Paul Squires):

1. Water: He stressed the importance of being in attendance at the meeting with Mr. Murray....who has to travel quite a distance. The information will be very important. He is an expert with CUP Water.

2. Public Safety: Reverse 911 service: In case of fire, the Mayor and Cody Black will be notified by text.

2:40:13

RATIFY POLLED
VOTES

1. Jay Garlick Water Right Issues:

(Mr. Garlick had addressed getting the City's name off of the water rights.)

DALE BIGLER MOVED, SECONDED BY ED CHRISTENSEN, TO RATIFY THE POLLED VOTE REGARDING REMOVING THE CITY'S NAME FROM THE JAY GARLICK WATER RIGHTS (110 ACRE FEET)

VOTE: YES (4) NO (0) ABSENT (1) NELSON ABBOTT

2. Elk Ridge Meadows, Phase 2 Open Space (Deed):

DALE BIGLER MOVED, SECONDED BY ED CHRISTENSEN, TO RATIFY THE POLLED VOTE TO AUTHORIZE MAYOR SHELLEY TO ACCEOT THE QUIT-CLAIM DEED FROM HOMES BY HARMONY (SALISBURY) AND TO MOVE FORWARD TO OBTAIN ALL REQUIRED SIGNATURES TO DEED THE PARK TO THE CITY

VOTE: YES (4) NO (0) ABSENT (1) NELSON ABBOTT

3. Credit card Contract:

ED CHRISTENSEN MOVED, SECONDED BY DALE BIGLER, TO RATIFY THE POLLED VOTE TO ENTER INTO A CONTRACT WITH THE CREDIT CARD COMPANY USED BY AMERICAN WEST BANK; AND TO AUTHORIZE THE MAYOR TO ENTER INTO THIS CONTRACT; THIS IS TO ALLOW RESIDENTS TO BE ABLE TO USE CREDIT CARDS AND ON-LINE PAYMENTS

VOTE: YES (4) NO (0) ABSENT (1) NELSON ABBOTT

4.CDBG GRANT - \$10,000 Commitment:

DALE BIGER MOVED, SECONDED BY ED CHISTENSEN, TO RATIFY THE POLLED VOTE TO COMMIT \$10,000 TO GO TO A CDBG GRANT WITH SELF HELP HOMES FOR THE DEVELOPMENT OF PARK AND OPEN SPACE IN PHASE 1 OF THE ELK RIDGE MEADOWS PUD

VOTE: YES (4) NO (0) ABSENT (1) NELSON ABBOTT

2:44:52

MINUTES

1. City Council Minutes for January 14, 2014:

DALE BIGLER MOVED, SECONDED BY PAUL SQUIRES, TO APPROVE THE CITY COUNCIL MINUTES FROM 1-14-2014; WITH CORRECTION (EXTRA PAGES ATTACHED)

VOTE: YES (4) NO (0) ABSENT (1) NELSON ABBOTT

2:45:36

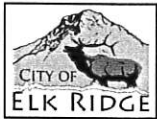
EXPENDITURES

General:
None

ADJOURNMENT

The Mayor adjourned the City Council Meeting at 8:50 PM.


City Recorder



ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a Special **City Council Meeting on Thursday, February 6, 2014, at 4:00 PM.**

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

4:00 PM - SPECIAL COUNCIL MEETING AGENDA ITEM:

Opening Remarks and Pledge of Allegiance - Invitation

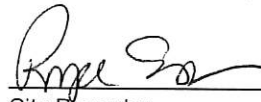
Approval/Agenda Time Frame

4:05 Central Utah Project - Feasibility of Secondary Irrigation System - Reed

Adjournment

Handicap Access, Upon Request. (48 Hours Notice)


All interested persons are invited to attend this meeting; dated this 30th day of January, 2014.



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 provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on January 30, 2014.



City Recorder

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ELK RIDGE
CITY COUNCIL MEETING
February 6, 2014

TIME & PLACE
OF MEETING

This specially scheduled Meeting of the Elk Ridge City Council, was scheduled for Thursday, February 6, 2014, at 4:00 PM.

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

Notice of the 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 Governing Body, on January 30, 2014.

4:00 PM -

CITY COUNCIL REGULAR SESSION AGENDA:

ROLL

Mayor: Hal Shelley; *City Council*: Brian Burke, Paul Squires, Ed Christensen, & Dale Bigler (Absent: Nelson Abbott); *Public Works*: Cody Black; *Engineer*: Craig Neeley (Aqua Engineering); *City Treasurer*: Linda Cooper; *CUP Representative*: Reed Murray & Sue (?); *Trainer for Express Bill Pay*, & the *City Recorder*: Janice H. Davis

OPENING REMARKS
& PLEDGE OF
ALLEGIANCE

An invocation was offered by Mayor Hall Shelley; and Dale Bigler led those present in the Pledge of Allegiance, for those who wished to participate.

AGENDA TIME
FRAME

The Meeting started late (about 4:20 PM); waiting for a quorum to arrive.

CENTRAL UTAH
PROJECT (CUP) -
FEASIBILITY F
SECONDARY
IRRIGATION SYSTEM

Paul Squires: Council Member Squires introduced Mr. Reed Murray; whom he has known for 25 - 30 years through the Council Member's association with the Central Utah Project.

Qualifications / Background:

- (Past 7 years) Mr. Murray has served as the Secretary of the Interior's Program Director for the implementation of the CUP Completion Act.

- He represents the U.S. Dept. of the Interior with the Central Utah Conservancy District; the Utah Reclamation Mitigation & Conservation Commission & the Ute Indian Tribe.

- Mr. Murray has worked on various assignments:

- Registered Engineer in Utah
- Graduated from BYU in Civil Engineering
- A member of the U.S. Committee on Irrigation & Drainage
- He is a resident of Orem City

Mayor Shelley: He wanted to know how viable it is for Elk Ridge to participate in the Central Utah Project; he asked for assistance in understanding the issues involved with planning for water in the future.

Reed Murray: *Central Utah Project*

He and those he works with have the main responsibility of making sure the Central Utah Project gets completed. They are kind of like "glorified bankers"...handling revenues and expenditures as well as the construction of the various phases of the overall Project.

- Construction of CUP started in 1964; they are nearing the last of phase (Utah Lake System).

- Construction on the Utah Lake System started in 2007...this system will have delivered the last 60,000 acre feet of water of the CUP: 30,000 af (acre feet) to Salt Lake County and 30,000 af to the south end of the County.

- The 10 cities in south Utah County signed a petition for that last 30,000 af...Elk Ridge is one of those cities.

- The actual need for each city will determine what each share amounts to.

Constructed thus far:

- Spanish Fork Canyon pipe line (96" pipe line)

- There are two (2) pipe lines that head north:

- One is the replacement for the Mapleton/Springville Lateral (This pipe line will be finished by this summer (2014))
- Spanish Fork /Provo Reservoir Pipe Line
- One additional "Reach" is planned to go up the mountain to the Jordan and Alpine aqueducts

The anticipation is to have all of these lines completed by 2018; after which, the last pipe line will go south:

- Spanish Fork to Santaquin Pipe Line

Funding for the Project:

Unfortunately, the funding "has slowed down as of late". Since 2007, they have had about 45 million dollars in appropriations for construction; but, with the down-turn in the economy, the funding has been greatly reduced. The budget for 2014 is only \$8,000,000. As a result the Central District has had to make some "tough decisions". They have chosen to "pay ahead"; so they have used a lot of their funds to continue the construction. Now CUP is "in the hole" to them and the Federal Government is "in the hole" to Central District. Central District is very committed to completing the system.

With the slow-down in funding, other things have slowed down, as well.

- A lot of Water Conservation Grants have been provided to many communities for pressurized irrigation; but they have not been completely funded due to their reduced funding.

One of the questions: What is available in grants?

00:10:59 They do have authorization to continue funding water conservation programs; however, they simply do not have the appropriations (money)...so it is not looking good for entities seeking additional grant money.

Pipe Line to south end of the County:

They have what is called a "record of decision": After they finish the environmental work, there is a process to get a "decision document" signed by the "System's Secretary for Water & Science". This identifies the plan and allows it to move forward. Part of this is the Santaquin pipeline that they are committed to build; however, with the reduced appropriations, "Central" has been trying to figure out how to finish the Project. It appears that the commitment to Salt Lake County will be met; but what about South Utah County...there is a signed petition and a signed contract. They have been trying to come up with a solution.

Backtracking a bit:

In 2011, CUP was approached by the Strawberry Highline Canal Company; they were interested in water conservation grant money, as well. They were informed that the appropriations were not available.

Strawberry hired an engineering firm to look at enclosing the Highline Canal; much of that driven by the State and their requirements to ensure that canals are safe. Strawberry feels like this can be a reality and are committed to piping the canal (enclosing it).

It is a big undertaking; but Mr. Murray said he was convinced they have that capability.

Back to the Utah Lake System:

00:13:10 One of the options Central Utah Conservancy District is considering is to combine with the Highline Canal. If they enlarge the pipeline Strawberry is planning to build, perhaps they could convey the remaining CUP water through that pipeline...then it could travel all the way down to Santaquin...meeting the commitments to the south County cities.

A couple of perspectives:

- The Utah Lake System pipeline to Santaquin would have been a high pressure system...with sufficient pressure to provide water to Elk Ridge's secondary system.

- The Highline Canal System will be a low pressure system; and there would be the added pumping costs the engineer would have to consider.

Joining with Strawberry is looking more and more likely...it is in a conceptual phase; no agreement has been made.

Other Considerations:

00:14:21 - The Highline Canal is a Federal Canal; under the Strawberry Valley Project (1907 Project). If they partner with the Cup, there could be the possibility of being eligible for CRSP Power (Colorado River Storage Project power); which is basically under the same authority that Flaming Gorge, Hoover and all the big dams that were built. The power is very inexpensive; so if pumping were required, there could be eligibility for that cheaper power.

- There are really no hard figures yet; they don't have costs put together. If Central partnered with them, it might help move things along.

Mr. Murray was not sure how helpful the information he provided is to the Council; but that is basically where things are currently. "Things are up in the air"...when the north pipeline is finished by 2018; they will turn their attention to South Utah County...perhaps before for some of the planning involved.

00:15:51 Mayor Shelley: If the system continues to be installed; it will be a "dry system" for a number of years; would it be wise to allow this installation to continue. It is in the code; should that be changed? Getting the system in is just one phase; then later...when connections are made, lines and roads are cut into.

They (Council) are very unsure how much of one part of the system (PUD, Phase 2) is really viable. It was installed in the planter strip; which will battle with roots from trees and be difficult to access. The desire is to avoid investing a great deal of expense now; if it is going to end up being a "dry system" for 10 to 15 years (minimum).

Concern: Can the City get an estimate of when CUP would be available? The costs must be analyzed...a low pressure system could be very costly.

What is a realistic time frame? If this requirement is taken out of the code; will there be a future point when it would be re-implemented?

00:18:01 The Council was hoping for advice and guidance from Aqua Engineering as well as Mr. Murray.

(Mr. Murray answered that the year of completion when the Project was started was 2021. It is difficult to predict at this point. If the Project joins with the Highline Canal Company, it could move ahead more rapidly. Unfortunately, they have not planned far enough ahead to really be able to predict dates. The south end of Utah Valley has to wait until the north lines are completed.)

(The Mayor continued)

- If the Project completes as predicted by 2021, would Elk Ridge be bound to only utilize CUP water?

Could another source be utilized?

- Water rights would have to be procured...would the City have to secure more? (Costs involved?)

- Will there be an annual charge for water shares; as well as the purchase price?

These are questions that need answers to be able to make an informed decision regarding the current requirement in the code.

00:20:06 Mr. Murray:

- According to the petition signed by Elk Ridge for CUP water; the cost of that water is \$273/acre foot (fixed, guaranteed price)

- There would be operation and maintenance costs.

(Cody Black asked if the Cities are "capped" as far as how much they can purchase?)

- 30,000 acre feet was designated to the south end of the County; of that, some of it has been turned back to the Office of the Secretary of Interior to be used for "fisher flows" (for the June Sucker). Probably only about 23,000 acre feet left for the ten cities. Initially, there was a rough breakdown of how much each city needed. SUVMWA is actually the entity that is the signature to that petition.

(Mayor: The Council knows that there is availability of water through SUVMWA.)

- If the pipeline is enclosed, there will be three types of water :

- Strawberry Valley Project water
- CUP water
- Non-Project water (Covers everything else...like "river rights") If the City has water rights, perhaps there could be a conveyance to the Project.

Mayor Shelley: The Council has been trying to decide if it would be advantageous to upgrade the current culinary water sources; with back-up storage. There is the question of cost as compared to tying into CUP water with pumping costs with a low pressure system.

Mr. Murray: He understood the issues and advised looking carefully at the various options. He asked if the City shared in the Strawberry Valley Project. (No, the City does not.)

00:23:33

Dale Bigler: One of the biggest costs in the current culinary system is pumping costs from the lower well up to the tank. It seemed to him that most cities that have installed the secondary water systems have had access to streams, a lake or another source of water...Elk Ridge would not have this advantage.

Concerns with the secondary system:

- Pumping costs

- Dirty water with much debris: expensive and time-consuming to maintain

Mr. Murray: The pressure will have to be cut at some point to get into the Highline Canal. Options have been considered...example: a hydro-electric facility.

- Another consideration: CUP is stored in a reservoir; with long-term storage.

(Question: Are there cities that are pumping that could be contacted for information?)

00:27:11

Craig Neeley (Aqua): He felt pumping costs would be fairly easy to calculate; but he was not sure "pumping" is the critical issue. The lift from the Cloward well is likely more than from the Highline Canal and certainly more than it would be from the ULS.

If another source was found (like the Loafer Well), then those pumping costs would be less.

Taking everything into consideration; he does not believe that pumping will be the defining factor. The more the City pumps out of the secondary system, the less that is pumped out of the culinary wells. Secondary systems are always more of a hassle...it will cost more for infrastructure; but drinking-quality ground water (culinary) is preserved. The continued availability of ground water for the future is a major concern...particularly if secondary water is not available.

He really recommends "redundancy" in the culinary system.

Advantages:

- Preserve ground water

- Likely it will be a bit cheaper

- Costs will be passed onto customers; who will use less culinary water to get a break on their monthly bills.

It is a "water resource ethic"...it may make sense to participate. There may be a possibility of developing another well higher up with gravity flow that would be cheaper to operate.

Within the contract there is a "conservation requirement"...which applies to water use, overall. Over a period of 20 years, the City would need to cut the water use by 25%. If the City does contract for this water, the City will have to find ways to conserve.

(Brief Discussion of "Redundancy" in the City system.)

There may be a possibility of a "Planning Grant" through Water Resources; then there are many things that could be studied:

- Storage: Finding a place for a reservoir (mid-level and upper-level)

- How to divide water between reservoirs

- There are many questions that should be addressed beyond just getting the water to the area.

- He advocates: more than one source of water and conservation of those sources

- He is not an advocate of putting drinking-quality water on lawns

He reiterated that pumping costs are going to be a reality, no matter what; so that should not be a deciding factor.

00:32:28

Paul Squires: He mentioned another concern: every house built after 2006 has the infrastructure in place; should there be a concern with deterioration of those lines? Would it make sense to continue to install the lines?

Mr. Murray: There is a calculated life to all systems; he was not sure what that life would be.

Dale Bigler: (Referring to Council Member Squires' question regarding continued installation) That is the big and immediate decision to make; whether it is practical to continue to require the secondary system of developers, or not.

Cody Black: He feels it is not necessarily the pipe going bad that is the problem with the system sitting in the ground for a prolonged period of time; it is more contractors digging through it...lines breaking; and a line that is not charged with water...this would make the breaks undetectable until it is charged, then there would be a bunch of breaks to deal with. The contractors won't say anything about hitting lines; they will simply bury them.

Dale Bigler: Asked for the recommendation of the engineer regarding the continuation of the installation.
Craig Neeley: "I am not a fan of dry lines; especially pressure lines; but it doesn't mean it can't be done."
 He would like to see:

1. Code requires 8" pipe...many irrigation systems have 6" lines.

Is the City requiring more than is necessary?

2. A Master Plan would be desirable.

3. The lines could be pressurized with the culinary water for the next 7 or so years.

Cody Black: But, will the CUP water be available in seven years? It could be 20 years. Perhaps the City would be better off installing the system at that time...then there is a new system to be utilized.

00:36:54

Mr. Murray: All of the cities in Utah County will have secondary irrigation except for Orem and Provo.

The Mayor: He explained that dry systems had been installed in the newer sections of the City; but the older sections do not have it.

Craig Neeley: He would like to find some funding for a feasibility study regarding the effectiveness and compared costs of a secondary system. This might be more useful than simply eliminating the current requirement to install irrigation. He feels that there is grant money available. He would like to speak to Water Resources.

Mr. Murray: The funding provided thus far has amounted to about \$5 million per city...that included any environment costs and studies...all in the form of grants. That grant money has not been appropriated recently.

Mr. Neeley: An overall master plan of the irrigation system would be helpful to the City and to the developers. The plan should include pressurizing the lines.

Dale Bigler: The system could be attached to the culinary system temporarily.

Cody Black: Concern: If it will be 20-25 years to get the Cup water; why maintain two systems just to have the system in place. The worry is that contractors would likely tear up the lines and just cover them up.

(The Mayor pointed out that there would still be the cost of installation 15 or 20 years in the future; which would likely be more than it is now.)

Paul Squires: He added that the time frame could accelerate, as Mr. Murray indicated.

Brain Burke: He feels it would be easier to install now, prior to landscaping in the yards. Even installing it in part of the City...then begin pressurizing the system in phases.

Brief discussion: Mr. Neeley spoke of metering the secondary system; that method is becoming more popular...double metering would be required.

He also felt depreciation figures into the equation.

Mr. Murray: He commented that he is a "big fan" of feasibility studies...it would really help if the City had a master plan for secondary irrigation water. Perhaps in another year, it will become more clear as to the part that the Highline Canal will play.

In response to Mr. Neeley's question regarding jeopardizing the standing with CUP Water if the City decides to get irrigation water through the Highline Canal: He did not feel the City would jeopardize anything with CUP through SUVMWA. The City has signed a petition; but has not committed to an actual amount of water. There is such a demand on water that someone else would use it up. The cost would be better with CUP water.

Craig Neeley: Aqua could look at the feasibility study for \$7,000 to \$10,000. Grants to help out needs to be researched.

Cody Black: The requirement is in the code to install the system; but it is not known if the standard specs are right for the City. He agreed for the need of a study.

00:49:32

Mr. Murray had to leave the meeting at this point; he was thanked for offering his time and expertise.

Further Discussion:

Dale Bigler: He felt it would be ideal to locate a well with Payson City...perhaps above (or southwest of) the City; that could be another source. (Mr. Neeley agreed.)

Mr. Neeley: The feasibility study would also look at the culinary water and how best to develop that. The main advantage to a secondary system would be the preservation of culinary aquifers.

00:51:22

NON-AGENDA ITEM

Visa Credit Card Program for the City:

Mayor: The trainer for Express Pay Billing for online payments had been at the City most of the day for the purpose of training of staff members. She had some information to bring up to the Council in order to move forward with this service.

Changing to online payments has already been approved by the Council; but in the approval, the Council understood that the City would charge back to the customers a fee for utilizing this service. (Example: Payson City charges \$3.00 to use a credit card at their office.)

- What would the fee be?

- It was indicated that if the City does charge a fee; the same rate is not applicable (municipal discount rate).

Explanation:

- There is a "utility" rate for taking utility payments and things associated with utility payments (shut-off fees, deposits, etc.) Visa rules will not allow the City to charge a "convenience fee" and provide the "utility rate". The City must choose one or the other.

There are transaction fees and merchant fees on top of that.

- Another issue is that "convenience fees" cannot be charged on a recurring payment; so anyone with "auto-pay" on their credit card could not be charged that fee.
Someone using the online payment service is not really causing any work on the part of any of the City staff. Some people will call and want to make a payment with a credit card; but most will use online services.

- The City wants to encourage customers to "go paperless"; which saves other office supply type costs and time. There are savings in that way.

- There is a tool on the website that allows the City to send a newsletter to all the customers with accounts.

- SEDS uses the same service; which will add to the convenience of Elk Ridge citizens signing up that already use credit card service with SEDS. (SEDS does not charge for the service.)
She believes the City will see many more sign up for this service because of this convenience in signing up.

Brian Burke: He assumed the individual's bank could be used (Yes); would the payment be made to Elk Ridge City or to the City's bank?

Explanation: Currently, if one pays through one's own bank, that bank sends it to a third party processor, who then cuts a paper check and sends it through regular mail to the City. (The City receives these payments currently as a paper check, rather than an electronic payment.)

With "Express Bill Pay", the customer agrees to have the bank send the payment electronically through them (Express Bill Pay) and they will up-date with the rest of the electronic payments on a daily basis. (No paper checks)

- Currently: After the check is initiated through an individual's bank, it could take 7 to 10 days to get to the City. Electronically, the transaction would be received in about 2 days. This will save customers being late with their payments.

- If a customer pays by check, on-site (at the City Office or in the drop box), the payment would be processed as it always has been...not through Express Bill Pay.

Mayor: This is being done as a convenience to the citizens.

Linda Cooper: Customers have been requesting this service for a long time.

Dale Bigler: He asked what the total charges to the City would be for Express Bill Pay.

Explanation:

- Credit Card: possibly up to \$1.35 per transaction

- Many people will pay with checks (no merchant fees attached); just the transaction fee of \$.40.

- If paying online with a "bank bill pay" (online banking): that comes through Express Bill Pay electronically and that would only be \$.22.

Mayor Shelley: He clarified that the main question was if the Council was alright with one of two options:

1. Charge a fee passed on to customer (at a higher rate charged to the City)

2. Not charge for service (at the "Utility rate" for a city)

Ed Christensen: He was in favor of not charging a fee to the customer.

Linda Cooper: Even at a lower fee (like \$1.00), many people will not use the service if there is any charge.

Explanation: The "bottom line" is that the City wants customers to pay their bills. If they can pay more conveniently through a credit card, then the goal will be accomplished.

Sue was the Treasurer for Lehi City for 17 years before she changed jobs; she has been where Mrs. Cooper is now...she can relate to the issues with getting bills paid and services left turned on. Her job is to collect revenue for the City, while assisting the citizens where possible.

She had not activated Elk Ridge's account at that point; if the Council needs to wait until they can take action, that was fine. She just needed to be kept informed.

Dale Bigler: He was in favor of going ahead with the process with no fee charged to the citizens.

Brian Burke: Council Member Burke agreed.

Paul Squires: Agreed.

*She was given the approval to move ahead with the process to get the City activated utilizing the online options.

1:04:05

SECONDARY
IRRIGATION
(CONTINUED)

Mayor Shelley felt the Council could go ahead and approve a feasibility study to be performed by Aqua Engineering.

Lee Haskell will start laying pipe within a few months.

Craig Neeley: He felt that it might take longer with the effort to get grant money involved to assist in paying for the Study. Division of Water Resources might be interested. There is typically grant money available. State money has fewer "strings" attached to it. He recommended having the Council authorize him (Mr. Neeley) to locate grant money.

(Council Member Squires asked that he provide a proposal for a Feasibility Study...the scope and costs related to that Study.)

The nice thing about Elk Ridge is that it is fairly simple to determine the needs; Aqua has been working on this anyway.

- How much water is needed?

- How much does the City want to allocate?

- Compare to drinking water for irrigation

- Securing the City's water.

- How will the City get irrigation water?

1 1:07:29

Elk Ridge City Council Meeting - 2-6-2014

- 2
3 - Is storage needed? (Usually it is.)
4 - Planning pumping to various zones for the systems.
5 *Mr. Neeley said that while he was pursuing grant money, there would be no charge to the City.
6

7 **DALE BIGLER MOVED, SECONDED BY ED CHRISTENSEN TO AUTHORIZE AQUA ENGINEERING**
8 **TO:**

- 9 **1. LOCATE POSSIBLE GRANTS TO BE APPLIED TO A FEASIBILITY STUDY ASSOCIATED WITH**
10 **SECONDARY IRRIGATION FOR THE CITY; AND**
11 **2. TO AUTHORIZE AQUA ENGINEERING TO CONDUCT A FEASIBILITY STUDY FOR A COST NOT**
12 **TO EXCEED \$10,000 TO THE CITY**

13 **VOTE: YES (5)**

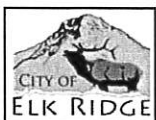
NO (0)

14
15 **ADJOURNMENT**

The Mayor adjourned the City Council Meeting at 5:11 PM.

16
17
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20


City Recorder



ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, February 11, 2014, at 7:00 PM;** which will be preceded by a **City 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 AGENDA ITEMS:

1. Discussion: Fencing South of Fire Station
2. Final Grading / Site Plan - Fire Station - Cody Black
3. Discussion - Troy Richardson - Proposed Salem Hills, Plat K - Shay Stark
4. Discussion - Subdivision Review & Approval Process - Shay Stark

7:00 PM -

REGULAR COUNCIL MEETING AGENDA ITEMS:

Opening Remarks and Pledge of Allegiance - Invitation

Approval/Agenda Time Frame

7:05 Public Forum

7:15 5. Fencing - South of Fire Station

7:25 6. City Council Departments:

A. Water & Public Safety: Paul Squires

1. CUP Meeting Report - Paul Squires

2. Proposed Amendment to Building Code - Fire Walls - Seth Waite

B. Roads & Storm Drain: Brian Burke

C. Parks, Trails & Recreation & Code Enforcement: Dale Bigler

D. Administration, Public Works & Planning Commission: Mayor Shelley

1. Snowplow Update (Current Repairs & Possible Purchase)

2. Credit Card / On Line Bill Pay - Mayor Shelley

E. Sewer, Sanitation & SESD: Nelson Abbott

F. Economic Development & Public Works: Ed Christensen

8:00 7. Resolution - City Fee Schedule / Annexation Fees

8:10 8. Ratify Polled Vote:

A. Acceptance of 2012 - 2013 Fiscal Year Audit

8:15 9. City Council Minutes for January 28, 2014

8:30 10. Expenditures:

General:

a. Check Registers & Payroll for January, 2014

Adjournment

Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.
Dated this 7th day of February, 2014.

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 provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on February 7, 2014.

City Recorder

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**ELK RIDGE
CITY COUNCIL MEETING
February 25, 2014**

**TIME & PLACE
OF MEETING**

This Regularly Scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, February 25, 2014, at 7:00 PM**; this was preceded by a **Public Hearing at 6:30 PM** to consider the proposed Amended Budget for the 2013/2014 Fiscal Year. The **City Council Work Session was scheduled to begin at 6:00 PM**. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings were provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on February 21, 2014.

6:00 PM –

CITY COUNCIL WORK SESSION:

ROLL

Mayor: Hal Shelley; *City Council:* Nelson Abbott, Brian Burke Paul Squires, Dale Bigler & Ed Christensen; *Sheriff:* Deputy Rhoades; *Public:* Jim Chase, Dallan Olson, Malerie Simonsen, Julie Smith, Angelia Olson, Lunden Cloyd & Amanda Moody; and the *City Recorder*, Janice H. Davis

STATE OF THE CITY ADDRESS - MAYOR HAL SHELLEY

Mayor Shelley reviewed the major projects and accomplishments from January 2013 to the current date (February, 2014):

- Sewer Line extension along Elk Ridge Drive from Goosenest Drive (Public Works Building) to 11200 South
- Two water lines were added to the Elk Ridge System:
 - 1. Goosenest Drive: connecting the Public Works Building as well as future development in the area
 - 2. Canyon View Drive: between Park Drive & Alpine Drive (including all private connections)
- Road Work:
 - 1. Chip / Seal: Goosenest & Park Drive (Elk Ridge Dr to Escalante)
 - 2. Additional chip / seal, overlay work will continue into the spring & summer of 2014.
- Fire Station - Remodel: Budgets are to include additional equipment & an ambulance in the future.
- "Gravel Pit" on Goosenest Drive: This arrangement with Robert Nelson is coming to a close this spring and should be cleaned up by summer.
- Additional Parks, Trails & Open Space in Elk Ridge Meadows PUD, Phase 2: The necessary steps are being taken to secure these properties in the City's name. Once this has taken place, there is much work to be done to refurbish these areas for the residents.
 - 1. Re-seeding the grass and planting trees and plants
 - 2. Multi-use pavilion
 - 3. Upgrade to playground equipment & soccer field
- 50+ New Building Permits issued
- Water Studies:
 - 1. Secondary Irrigation
 - 2. Water Source Stability
- Assisted Living Center: 1st Commercial Building
- Storm Drain: Always remains an issue to deal with.
- Athletics: Elk Ridge is working with Salem City for now
- Disaster Preparedness Plan: The Committee was re-established
- Neighborhood Watch: This is being reorganized
- Reverse 911: City Alarm System
- Credit Cards & Online Payments: This will be a service available to the residents soon.
- City Budget: Careful budgeting has allowed the City to build two major City buildings without the need for bonding.

6:30 -

**2012/2013 AMENDED
BUDGET -**

PUBLIC HEARING – AMENDED BUDGET FOR THE 2013/2014 FISCAL YEAR

Public Hearing/To consider the proposed Amended Budget for the 2013/2014 Fiscal Year, for the operation of Elk Ridge City

ROLL

Mayor: Hal Shelley; *City Council:* Nelson Abbott, Brian Burke Paul Squires, Dale Bigler & Ed Christensen; *Sheriff:* Deputy Rhoades; *Public:* Jim Chase, Dallan Olson, Malerie Simonsen, Julie Smith, Angelia Olson, Lunden Cloyd & Amanda Moody; and the *City Recorder*, Janice H. Davis

Mayor Shelley opened the Public Hearing at 6:30 PM.

Mayor Shelley turned the time over to the City Recorder for a review of the proposed changes to the 2013/2014 fiscal year Budget.

City Recorder: Ms. Davis reviewed the budget figures with the Council and those present; highlighting some of the major changes.

It was explained that the beginning figures must be brought in line with the Year-to-date Actuals (actual figures to date) and projected forward (usually based on previous year's figures and any known & expected project costs for the end of the current fiscal year). There will be one final amendment to the current year Budget at the end of June. The final "amendment" will be the Audit; to bring the budget in line with actual costs.

General Fund:

Revenue:

- Property Taxes: 243,434 to projected 288,000 by June 30 - Typically, more is collected than the original budgeted amount due to taxes paid late or prior years taxes finally being paid. It is impossible to budget those late payments; they are considered more of a "windfall" source of revenue.

To exceed the suggested certified tax rate, the City would need to conduct a "Truth-in-Taxation" Public Hearing in August...those arrangements would be done in March for the following August. The Council was given encouragement to decide if this will be the case for the up-coming fiscal year.

Most revenue sources appear to be coming in about as estimated; with a few exceptions:

- Utility Franchise Fees: 120,000 to 140,000

- Zoning & Subdivision Fees: 10,000 to 18,000 (Increased development)

- Sundry Revenue: (Just this year) ULGT Dividend (5,036) + US Treasury 941 Tax Refund (2,227)

- Zoning & Subdivision Fees: Increase due to current pending development

- Athletic Donations: Elk Ridge is joining with Salem for Athletics due to a poor response for sign-ups.

- Road Impact Fees: Increase due to increase in permits issued

- 376,000 was to be transferred in to subsidize the Fire Station remodel; less will be required to balance the General Fund (as of now: 344,638)

Expenditures:

- Salaries & Wages: Two positions will open up on the City staff: Payroll Clerk & Asst. Treasurer
This will affect the budget somewhat during training.

- Emergency Preparedness: This has been re-activated; costs will go up for supplies

- Reverse 911: (New Account) This is a new service in the City

- Elections: Primary and General Elections + Higher compensation for Poll Workers (Increase)

- Purchase of Equipment: Color Printer (Under 1,000) + Caselle Programs (7,230) + Laptop (639 + Safe (449)

- Town Planner: Increased: Code changes, increased development & 2 meetings/month

- Building Inspections: The City is now contracting inspections out through Sunrise Engineering; the City is billed per plan check and per inspection...increase due to increase in Permit applications

- Remodel of Fire Station: (500,000) + plans (23,000) - (Add in the 30,000 that was left off originally.)

- Insect & Weed Control: A tractor was rented already this fiscal year; will another be rented for weeds to be cut in late spring?

- Highways: Street Signs to be replaced; 1/2 this year and 1/2 next (2,087)...south-facing
(Check with Outback Graphics in the future for signs)

- Class C Roads: Road Salt: Cost increase

- Street Maintenance:

(Councilmember Burke addressed road repairs later in the meeting.)

- Hillside and Canyon View are postponed until next fiscal year and are traded for South Loafer Canyon (to be done with the County)
- Fairway turnaround still to be replaced in current year
- Lewis Way and Maple Lane: overlays in 2013/14 (Maple Lane will be done completely to avoid irregular levels in the middle of the street.
- Move High Sierra repairs to 2014/15 (10-62-710)

Parks:

- Athletics: The City's soccer and Baseball programs are merging with Salem City's, due to lack of participation and sign-ups. There is a bit left over to pay the former Director anything she may be due (the Mayor thought that perhaps \$250 was still owing.)

- Special Projects: 1,000 is budgeted...for what? It could be possible to purchase trees for the Elk Ridge Meadows park...or for landscaping the City office.

(There is also about 110,000 in Fee-in-lieu of Park Impact Fees that has been collected; this is for use in the park in ERM, Phase 2.)

*Council Member Bigler spoke of refurbishing the soccer field in the early spring, rather than the Summer.

- The overlay planned for Elk Ridge Meadows - 2 will be paid for through the Elk Ridge Meadows Escrow account (Reimbursement through Water Impact Fees for Phase 2...an agreement gave the City possession of this money).

- Phase 1 overlay will be paid for by the Developer (Wentworth); the City will try to get the work down at the same time to save on mobilization costs.

Capital Projects Funds:

There was a brief review of these Funds; particular attention was drawn to a couple of them:

- "Backhoe/Equipment": This fund has been depleted with transfers out to:

1. General Fund: (8,900) for a sander for the snowplows

2. Sewer Fund: (20,000) for part of the sewer camera purchased this year for 51,000

- "Future Improvements": This is the Fund where General Fund balances are tracked for major projects like the Public Works Building and the Fire Station Remodel).

00:34:09

00:37:24

00:41:34

Elk Ridge City Council Public Hearing - 2-25-2014

Special Revenue Fund - Parks:

The Recorder explained that this Fund qualifies due to the independent source of revenue, Park Impact Fees and Fees-in-lieu of Park Impact Fees.

Projects planned for this fiscal year:

- Pavilion in the Phase 2 Park (Impact Fees)
- Trees in the park (Phase 2...possible through the General Fund)
- Pocket Park in Loafer Canyon

Trails (29,000):

- Canyon View (Park to Alpine) - Move to 2014/15

- Playground to Mahogany - Move to 2014/15

(Perhaps the Trails Projects can be close to the beginning of the fiscal year 2014/15 and timed with the road work on Canyon View.)

This Special Revenue Fund must balance to zero like the General Fund.

Comments:

**Question:* Council Member Squires was curious to know what expenses go into "Miscellaneous Services" in the Fire Dept. *(The Recorder will find out from the Fire Chief.)*

**Nelson Abbott:* He requested that Council Member Squires check into "Lease of 800 MHZ" radio...the Fire Dept. discussed the ability to have pages go out on the phones rather than leasing radios. Chief Waite would like to save money by using phones.

00:45:25

Storm Drain Fund:

The sump planned for the current fiscal year is to be moved to 2014/15 and reconsidered as to the effectiveness of a sump where there is no curb & gutter. It is possible that the trails project on Canyon View could benefit to the proposed sump.

Water Fund:

00:49:06

Curtis Roberts has alerted the Council during the Audit presentation that there are indications that water rates may need to be reviewed.

- Impact Fees: Increase due to growth and the number of building permits issued.

- Transfer from Retained Earnings: This will have to increase or use current Impact Fees to cover 30,000 more for the two water lines. *(The original engineering bid was 50,000 higher than the contractor's bid; that should have been left in the budget, but was taken out when the contractor's bids came in.)*

There is still work to be done in clean-up from the fall projects.

- Engineering has increased with studies and the extra engineering required for the installation of the lines. Each of the studies (Impact Fees and Irrigation) are about 10,000 each; Craig Neeley is trying to get a grant for the irrigation study.

Sewer Fund:

- Appropriated Use of Impact fees: This money was budgeted for use on the sewer line extension on Elk Ridge Drive from 11200 South to the Public Works Building.

As this money is reimbursed to the City, there will not be the same restrictions as with Impact Fees.

Brief explanation of the mistaken impression that often occurs when people mistakenly believe that "tax dollars" pay for expenses in the Water & Sewer Funds. The finances are separate.

**ELK RIDGE
CITY COUNCIL MEETING
February 25, 2015**

**TIME & PLACE
OF MEETING**

This Regularly Scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, February 25, 2014, at 7:00 PM;** this was preceded by a **Public Hearing at 6:30 PM** to consider the proposed Amended Budget for the 20013/2014 Fiscal Year. The **City Council Work Session was scheduled to begin at 6:00 PM.** The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

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ROLL

Mayor: Hal Shelley; *City Council:* Nelson Abbott, Brian Burke Paul Squires, Dale Bigler & Ed Christensen; *Sheriff:* Deputy Rhoades; *Public:* Jim Chase, Dallan Olson, Malerie Simonsen, Julie Smith, Angelia Olson, Lunden Cloyd & Amanda Moody; and the *City Recorder,* Janice H. Davis

7:05 PM -

CITY COUNCIL REGULAR SESSION AGENDA ITEMS:

**OPENING REMARKS &
PLEDGE OF
ALLEGIANCE**

An invocation was offered by Paul Squires; and Jan Davis led those present in the Pledge of Allegiance, for those willing to participate.

**AGENDA TIME
FRAME**

The Regular Session was on time; no adjustment was needed.

PUBLIC FORUM

The Mayor asked for comments on a topic not being addressed on the Agenda.

1. Jim Chase: He brought up that the contact information for the Council Members and the Mayor needs to be updated on the City Web site. (The Recorder will contact Marissa Bassir.)

2. Julie Smith: She had comments regarding the proposed Horizon View Farms Development:
She is a developer and had comments:

- She likes the two phases of the planned development.

Suggestions:

- To have the open space (park) be included in Plat A rather than in Plat B.

(That was to be discussed later in the meeting.)

- Fence surrounding the Project: This would help with the expressed concerns.

(This was also to be addressed later in the meeting.)

- Retention Basin: Who will maintain it and how will it be planted?

(All of these issues were to be talked about later in the meeting.)

1:01:07

HORIZON VIEW FARM-
PRELIMINARY PLAT
AMENDMENT

(Memo from Planner, dated 2-25-2014)

"Background:

On October 22, 2013, the City Council approved the Preliminary Application for the Horizon View Farms. The City Code 10-15F-4A requires that if there is an amendment to an approved plat, the amendment must go before the Planning Commission and City Council. The Developer has requested that the preliminary plat be split into two Plats along with a minor adjustment to alignment of Horizon View Loop. Attached letter from Chris Salisbury dated 2-12-2014 along with copies of the Preliminary Plat and proposed Final Plats.)

Horizon View Loop has been shifted about 5' south so that the east building setback is fully within the parcel and no longer encroaches on the portion of the open space that is credited to this development. This has been done to simplify the language in the legal documents.

Recommendation:

The proposed amendments to the previously approved preliminary plat do not make large substantive changes to the layout but do help in limiting the financial risk to the developer based upon a changing market. It is recommended that the City approve the amendment to the preliminary plat by allowing the two proposed phases and the adjustment to Horizon View Loop and the adjacent structures including the direction of the Planning Commission that the Tot Lot (?) and interior trail be part of Phase A."

Two street name changes:

- Horizon View Loop (formerly Nightfall Way)

- Moonlight Drive (formerly Horizon View Way)

Items brought up at the last Planning Commission Meeting & walk-through:

1. Park as part of Plat A:

Part of the reason to purchase one of the town-homes would be to have the park available.

A phasing plan will be required for amenities and landscaping: As the units are built, the landscaping will be done along the way. The details need to be worked out with the developer. This will be included in the developer agreement.

B. Drainage - Retention Pond:

The location is right behind several of the planned units. Care needs to be taken as to how it is landscaped and maintained. No one wants a "weed pit".

Perhaps grass planted in the bottom of the Pond would be good.

(Council Member Abbott reminded the Planner that a standard for planting had been adopted the previous year.)

Question: Will this development be managed by an HOA? (Yes.)

Once the Project is developed, one falls back onto the Nuisance Law. IF problems arise, the Code Enforcement Office will be through the Nuisance Law.

Town house projects tend to keep the HOA's together better. The open space tend to be their "yard".

There is always a risk of the HOA going out of business...this cannot be avoided in the future.

(The Mayor requested copies of the by-laws and structure and what the intent is to maintain it all.)

The City only reviews the CC&R's to make sure code is code met.

Comments:

Dale Bigler: This is still in a discussion stage of the preliminary approval of the development. There is still reason for them to discuss these things with the Council. He has experience in landscaping and suggested that a masonry wall is an advantage:

- Define the landscape area

- Hide backyard (typically ends up storage areas)

He also feels the Council should discuss with the developer the clean-up of the front area; this is basically the entrance to Elk Ridge and should be clean and attractive.

He agreed that landscaping in sections is a good idea; a fence or wall would act to hide the weeds.

Shay Stark: He explained that the TRC's (Technical Review Committees) are more geared toward the Planning Commission and staff review; but he welcomed the individual Council Members to attend and be involved in the process, if they want input at the early stages.

Regarding a wall or fence: The developer was left with the following:

- Additional trees along the Open Space were discussed; which will help in marking the area and block the view up more. The Developer was asked to consider a fence.

Dale Bigler: The Preliminary approval for the plat was still being considered by the Council; he felt this is the time to sit down and come to solutions that would be good for the developer and the City.

By taking some of the load off of Salisbury Homes and taking over refurbishing the park in Phase 2; the developer should be willing to work with the City.

Mayor Shelley: He agreed in part; but felt there were things that needed to be moved on that night.

He proposed a motion to require:

- The park area in Horizon View Farms be a part of Plat A rather than Plat B
- The landscaping be done in sections

Shay Stark: The developer needs to be consulted to determine which buildings he intends on building first. He thinks it will be more like groups of buildings that are built together.

Ed Christensen: Suggestion: As a group of 4 or 5 buildings are completed; then the developer could landscape that portion.

Dale Bigler: He still needed clarification whether the Council was ready to approve the subdivision in two phases (Yes). He did not feel comfortable approving the Amended Preliminary Plat; which could give up certain negotiating strengths.

Nelson Abbott: He asked if Preliminary could be granted and the negotiating points be worked out with Final Approval.

Mr. Stark: He reminded the Council that the current layout and density is "vested". The Final Plat approval is the main negotiating factor. This approval requested at that meeting referred to the issues mentioned previously.

(Council Member Bigler suggested postponing the decision for two weeks, until the next City Council Meeting. He felt that the Council can make decisions in haste and end up not getting what is best for the City.)

Ed Christensen: He recommended having Mr. Salisbury come and sit down with the Council to see what solutions they could come to.

Julie Smith: As a developer, she advised that the time of Preliminary Plat is the time to negotiate and require the details. All the final plat does is show where units are, where the roads and private roads are...it will not show fences or other detail. As soon as the developer has Preliminary Approval, he/she is vested in the plat configuration and the budget required for that development.

(Council Member Bigler commented that he likes the approval process as recently outlined. There is more opportunity to be thorough prior to approvals.)

Dale Bigler: Recommended: To postpone the approval until the next Council Meeting; when Mr. Salisbury can be available to come and talk to the Council.

**Shay Stark is to make that contact with Mr. Salisbury.*

Mr. Stark had a power point presentation regarding the various options for roundabouts and the one planned for the City at the intersection of EL Ridge Drive and Gooseneat Drive.

Shay Stark:

(Memo)

"Background:

The Developers for Elk Ridge Meadows & Horizon View Farms are required to pay for the construction of a roundabout and entry sign on Elk Ridge Drive. In order to plan the financial expenditures and determine what they are going to be required to construct, they need some direction from the City. On February 13, 2014, a joint Planning Commission / City Council work session was held in which some ideas were presented and discussed. Members of the Planning Commission generally favored a roundabout with some plantings in the center similar to a roundabout located in the heart of Alpine. *(Pictures of that roundabout were included with the memo.)* Kelly Liddiard, who has some experience with the roundabout at the UVU Campus, had some concerns about constructing a raised bed with a wall because it will inevitably get hit. The Planning Commission Discussion talked about various ground treatments that would warn someone if they are off the street. The desire for the landscaping to blend between the trail leading up Elk Ridge Drive and the future City Park that will be located to the west of the roundabout was also discussed.

As far as budget; roundabouts can cost anywhere from a few hundred thousand to several million. A developer has the advantage that they can pick and choose from the various prices and get the lowest prices for each discipline without the legal strings attached. Thus they can complete the work for less money than a city can. Based upon a simple design without any extensive frills, Aqua Engineering believes that the developer can construct the roundabout for \$270,000. The Planning Commission wanted to include a buffer for the unknown and settled on \$300,000.

Recommendation:

The Staff recommends that a budget number of \$300,000.00 be used for the roundabout, including the entry sign. However, if the roundabout requires the full \$300,000, then the entry sign would not be required."

Mr. Stark commented that the roundabout should have been spread out financially to include all of the developers of the various phases of the Elk Ridge Meadows PUD. Now it is being addressed by two developers. A statue of an elk was discussed as part of the roundabout or the civic center.

(Mr. Stark went through the photos of various examples of roundabouts with those present. These examples included the advantages & disadvantages of the different sizes, locations, grades and designs.)

Mr. Stark Continued: With the roundabout located at the intersection of El Ridge Drive & Goosenest Drive, And with the future City Center and Park being just west of the roundabout, there is the opportunity to tie it all together.

Council Member Christensen wanted to know if there is any information regarding when the Elementary School would become a reality.

That is not known. From what Mr. Ingram has related, the School District had no plans to build that school for another 4 or 5 years; but when he told them that he has 87 units approved for that area; and about 74 in the process, that generated interest on the part of the District.

(The Mayor mentioned that much more building has increased in other nearby areas, as well.)

Ed Christensen: Many people he has spoken to regarding economic development, have been in favor of a civic center or a recreation center more than having more athletic fields.

Shay Stark: The survey that went out to citizens regarding parks and open space is being analyzed and summarized. One of the more popular items that people seem to want is a City swimming pool.

Mr. Stark said, "To be honest with you, a swimming pool is a money pit".

(He discussed the various designs and associated costs.)

1:55:18

It is likely that Dean Ingram will be constructing the roundabout. He can construct it cheaper than the City could arrange it.

\$300,000: \$150,000 to each of the developers.

The Council was generally in favor of these recommendations.

DALE BIGLER MOVED, SECONDED BY ED CHRISTENSEN, TO SET THE BUDGET AMOUNT FOR THE REQUIRED ROUNDABOUT AT \$300,000; TO PRESENT TO THE DEVELOPERS OF THE ELK RIDGE MEADOWS SUBDIVISIONS, PHASES 4 & 5 - 10

VOTE (POLL: PAUL SQUIRES-AYE, DALE BIGLER-AYE, ED CHRISTENSEN-AYE, BRIAN BURKE-AYE (4) NAY (1) NELSON ABBOTT

(Nelson Abbott clarified that he felt the monument should be part of the cost to developers.)

2:07:09

FENCING -
FIRE STATION
PROPERTY

Council Discussion regarding proposed fencing along the City property line between the Fire Station and City Park area and the Tervort lot:

Paul Squires: Concern::

- Vinyl Fence: He is opposed to vinyl because it is not as long-lasting as others. He felt the fencing should be chain-link for security purposes...eventually with slats installed, if necessary. Chain-link is longer lasting.

- He opposed to doing this to "appease" any one citizen. He did not feel this is a good reason and it would not be met with favor throughout the City. (Council Member Christensen agreed with this part.)

Dale Bigler: He was pretty direct at the last Council Meeting toward Tommy Tervort regarding the fencing and the points made by his father and his wife. He has since spoken with Tommy Tervort and the desire is to "just get it resolved". Mr. Tervort did request that he be able to sit down with someone and review the code so he can better understand.

Council Member Bigler felt the vinyl fencing presents a much more attractive finish than chain-link.

(The Mayor pointed out that the only thing to be seen through the fence would be the Tervort family and home. He did not see that as an issue.)

Council Member Bigler proposed that the City simply decide to fence their own property with the vinyl (and possibly a pipe rail on the east side of the parking lot...where the rocks are). He felt that the fence could be installed along the south side of the Fire Station and the east side of the Playground area (along the Tervort's lot).

Mayor: He added that the original proposal was that the Council would consider the fence; they would have to discuss it and come to a decision. He felt it could be a possible option rather than any type of compensation. It does benefit the City in finishing off those areas for the City.

The decision needed to be made to either install the fence or to drop it and move on.

2:13:11

Brian Burke:

- Part of the proposed fence would back up to a playground and balls could be kicked over the fence; who will maintain the vinyl fencing? (Council Member Squires reiterated that the vinyl won't last long.)

Mayor: He felt it depends on how it is maintained. Currently, there is the old volleyball court (abandoned); it must be decided what will take its place. Vinyl would be consistent.

Shay Stark: The part of the code that is repeatedly brought up applies directly to the park: the code does not allow the City to have amenities within 50' of the property line. At the point that something is done with the volleyball court, it would need to be shifted back from the property line 50'.

The volleyball court was built prior to the code being in place; it could be considered "grandfathered" in.

Ed Christensen: He felt that the City does not "owe" the Tervorts anything. He was not in favor of the fencing across the front of the Tervort property to their house. Perhaps they could pay for it and the City could offer them a discount. He was in favor of the fencing as proposed by the Mayor.

(If the fence was to be extended to their home, it would be the Tervort's decision. It would also be their decision if they wanted to tear down the existing fence.

Discussion: Place fence on the property line on City property.

2:17:07

Dale Bigler: He felt the fence should be placed on the City property line.

(The Council agreed with this. They want the fence to be secure and sturdy.)

Paul Squires: He still maintained that a vinyl fence would not be favorable.

The Mayor asked for a motion from the Council:

DALE BIGLER MOVED, SECONDED BY BRIAN BURKE, THAT THE CITY INSTALL A VINYL FENCE ON CITY PROPERTY ACROSS THE BACK (SOUTH SIDE) OF THE FIRE STATION AND THE EAST BORDER OF THE PLAYGROUND AREA

VOTE: YES (3) NO (2) PAUL SQUIRES & NELSON ABBOTT

Council Member Abbott felt that the fence should only go along the south side of the Fire Station.

Council Member Squires did not feel the fence should be financed by the City.

2:22:04

RATIFY POLLED VOTE -
ACCEPTANCE OF
2013/2014 AUDIT

There was no motion at the last Council Meeting to ratify this acceptance.

ED CHRISTENSEN MOVED, SECONDED BY DALE BIGLER, TO RATIFY THE POLLED VOTE TO ACCEPT THE 2012/2013 FISCAL YEAR AUDIT FOR ELK RIDGE CITY

VOTE: YES (5) NO (0)

RESOLUTION -
CITY FEE SCHEDULE -
ANNEXATION FEES

The fees associated with annexation were increased to cover the City's cost involved with the process.

Nelson Abbott: He mentioned that the Council had previously raised the cost charged for color copies in the office to \$.25; the fee schedule did not reflect that change. The Recorder said she would adjust that.

NELSON ABBOTT MOVED, SECONDED BY ED CHRISTENSEN, TO ADOPT THE AMENDED CITY FEE RESOLUTION REGARDING ANNEXATION FEES

VOTE: YES (5) NO (0)

2:24:52

DEPT. HEADS

Report / Items from various Council Members:

1. Administrative & Planning Commission: (Mayor Shelley)

- Administrative:
 - Cody Black is temporarily out due to surgery.
 - Annebel Meredith (Asst. Treasurer) resigned from her position; effective as of 4-1-2014.
- There will be announcements placed in the Newsletter, LDS Employment Services, Payson Chronicle. (The Recorder will see to the advertisements in the Newsletter and the Payson Chronicle and Council Member Squires will take care of the LDS Employment Services.)
- The Asst. Treasurer Position is for 12 to 15 hours per week.
- The City Administrator will set the hours to be as conducive to the City Office hours as possible.
- This position will report directly to Linda Cooper, The current City Treasurer.
- *Wage Ranges:* Previously the Council set the wage range for clerical positions in the Office from \$14 to \$20 / hour. Suggestion that this starting wage for the Asst. Treasurer Position may be a bit high, depending on qualifications. Mayor Shelley proposed that the starting wage for this position be at \$12.00 to \$12.50 / hour.
- The Mayor will be conducting the interviews for this position; with Linda Copper's assistance.
- Janine Nilsson (Accts. Payable & Payroll Clerk) is resigning as of July 1, 2014. The interview process will be handled through SOS Temporary Services; the final interviews will be conducted by SOS and the Mayor. That announcement will go into the City Newsletter, as well.
- Benefits are not included with either of these positions; with the exception of paid holidays, if the employee is regularly scheduled to work that day.
- (Both openings should be posted on the City Web Site.)*

Mayor Shelley will be out of town from 2/26 to 3/5; Council Member Christensen is the Mayor Pro-tempore in his absence.

2:33:52

2. Roads & Storm Drain: (Brian Burke)

Council Member Burke handed out a 5-year plan for road repairs dealing with:

A. Current Year:

1. Resurface / repair High Sierra & put in curb / gutter
2. Resurface / repair Elk Ridge section of Loafer Canyon Rd (with County)
3. Overlay - Lewis Way after water line install
4. Put in curb / gutter on Columbus Ln. between Oak Ridge & Hudson & along Oak Ridge

B. 2014/2015:

1. Apply chip / seal to Canyon View & Hillside (Trail?)
2. Widen Salem Hills Dr. between Canyon View and Hillside Dr. (Trail?)
3. Ship / seal Rocky Mountain Way to Olympic Lane
4. Widen Elk Ridge Drive - South of intersection with ?
5. Install roundabout at south end of Ingram Development (Ingram)
6. Re-align the intersection at Park Drive & Elk Ridge Dr.

C. 3 to 5-Year Plan:

1. Complete rebuild - Goosenest from 1600 West to Elk Ridge / Payson boundary (Needs planning)
2. Install barrier (wall) on "dugway" to prevent further erosion of private property
3. Extend Salem Hills Dr. to south end of Elk Ridge

(This does not include any lesser projects like replacing street signs.)

Discussion:

Current Year:

- *High Sierra:* The Mayor spoke to John Penrod (family spokesperson for property owners on High Sierra (3 lots).

Brief History: Those lots were originally to be part of Oak Bluff, A; however, they refused to sign the plat so were left out of the development. The side of the road was not dedicated to the City as a right-of-way. The edge of the road is being undercut dramatically by run-off with curbing above and below that section. The damage is significant. Some of the owners would like to develop the land; but it is in the name of the mother and without her consent and she is not currently interested.

City Recorder: The City Engineer offered an alternative of condemnation of the land to be able to improve the road edge.

The Mayor has explained to the owners that if the road were improved now, then at the eventual time of the development of those lots, the owners would have to reimburse the City for their individual portions of the road.

*The Mayor and Mr. Penrod are to have a discussion on these issues upon the Mayor's return from Arizona.

*The Recorder is to remove this project from the current fiscal year budget & place it into 2014/2015 year.

Shay Stark: Suggestion: Get a dedicated easement. (Shay to be involved in the discussion with Mr. Penrod.)

- Meeting to be attended by: Mayor, Council Member Burke, Cody Black & Shay Stark.

- Resurface Canyon View Road with Utah County:

(Woodland Hills to participate; but this agreement needs to be in writing)

The County is to do the work and the City provide the materials (just asphalt).

- Overlay Lewis Way:

Maple Lane and Fairway Cr. Were included in the original budget along with Lewis Way. The costs are included in the current budget. It has been suggested to simply take the overlay about 1/2 way on Maple Lane since the rest of the road is not in too bad a shape.

The Mayor and Dale Bigler both felt that the road is short and should go all the way rather than have the road "feathered" somewhere in the middle.

(Hillside and Canyon View Chip / Seal were moved to next year to allow time to clean-up after the water line installation. This project was traded this year for Loafer Canyon Road.

- Curb & Gutter on Oak Ridge Drive (with Sump) and on Columbus Lane (Oak Ridge & Hudson):

Council Member Burke wanted to add this to this fiscal year.

Nelson Abbott: He recommended that the City fill in the gaps in that whole area.

Mayor: The curb & gutter would be owner-financed (like on Escalante Dr.). The sump would be the City's cost. Escalante was at \$12/lf...he was not sure that price would still be viable.

It was decided that this project should be moved to 2014/2015; but the property owners on Columbus and Oak Ridge should be contacted this fiscal year to start meeting with them and getting approvals and agreements in place. (Council Member Bigler agreed that personal contact makes a big difference.)

*Once the costs are known, he and Council Member Burke can begin to visit with the owners.

2:42:43

2:40:19

3. Parks, Trails & Recreation - Code Enforcement: (Dale Bigler)

A. *Athletics:* Council Member Bigler, Cody Black and Justin Jex met with Matt from Salem City regarding athletic programs and the possibility of using the soccer field in Phase 2 (PUD).

The area is mainly weeds.

Recommendation by Matt: Once the City gains ownership of the park, it would be good to spray the area, disc it up to loosen the top and bring in 45 or 6 loads of top soil to level the field out.

- The water system needs to be charged for the park

- Pull the system heads and flag them so leveling could take place

- Perhaps sod some of the areas to clean things up.

- He is interested in cleaning up some of the borders if there is enough money.

B. *Payson City:* They are interested in connecting a trail from Payson Canyon to Elk Ridge.

4. Water & Public Safety: (Paul Squires)

A. *SUVWMA:* The City's Wastewater Discharge License needs to be renewed.

*Council Member Squires should contact Cody Black to work with him to do this.

B. *Wastewater Discharge imposes limits on phosphorus and Nitrogen discharge.*

This needs to be tracked carefully. Where is the City with regards to these discharges?

C. *He was to ask the Council about joining the Utah Lake Commission.*

SUVWMA feels joining would give the City a voice. The cost would be \$500 to join & \$500/year. Joining could assist the City with grants for infrastructure for CUP Water.

*The Council agreed that it would be advantageous to join.

*Information to Janine Nilsson to cut a check.

5. Sewer, Sanitation & SESD: (Nelson Abbott)

A. *Recycling:*

He did not have any updates.

Suggestion: With a replacement coming in for the Asst. Treasurer, he would like to have the "opt out" option eliminated for recycling. New residents will simply be required to sign up for it. If the City does not get higher participation in this program, the rates will be raised or the City would be forced to abandon the program. The existing citizens were given the option; but this should be required from now on for new residents.

B. *Correct Addresses on homes:* (existing homes that had address changes & refuse to change.)

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C. Sewer:

A sewer manhole has been discovered in a resident's backyard on Quail Run Lane. That line is supposed to be in the utility easement. Council Member Christensen and the Mayor will check this out. It cannot be left like this. When the details are known, a solution will be discussed.
Council Member Abbott recalls an abandoned line that was in that direction. The line seems to be "active".

Public Safety (Re-visited) - (Paul Squires)

A. Neighborhood Watch Meeting:

he Committee met; Council Member Squires and the Mayor attended.
The City was divided up into 7 different areas.

Needed:

- Plan for the Neighborhood Watch
- Heads for areas (recommendations at next meeting)

3:01:32

6. Economic Development & Public Works: (Ed Christensen)

Council Member Christensen is still pursuing information on the right types of business for a "bedroom community". He has started getting emails from other cities.
He would like to get started on a committee to assist.

Parks (Revisited) - (Dale Bigler)

He received a letter from the State Forestry to see if the City wants to apply for a grant. (Arbor Day Grant)

- One grant for tree planting for up to \$600
- Grant up to \$5,000 if the City becomes a "Tree City - USA"

He responded that the City is interested. He wants to apply for grants. The Arbor Day Celebration needs to happen before May 21, 2014.

He suggested certain types of trees and flowers to plant. (There is a list available to be referred to.)

3:05:28

AMENDED BUDDGET
2013 /2014 FISCAL YR

Comment on employee wages:

The Recorder mentioned that there will be slight overlaps in wages during the training process associated with the two positions open; this will be reflected in the budget amendment. (The Council was aware of this.)

Brian Burke: Suggestion: To review and discuss "Succession Planning" for key positions.

NELSON ABBOTT MOVED, SECONDED BY DALE BIGLER, TO ADOPT THE AMENDED BUDGTET FOR THE 2013/2014 FISCAL YEAR FOR THE OPERATION OF ELK RIDGE CITY

VOTE: YES (5)

NO (0)

3:10:07

CITY COUNCIL
MINUTES

DALE BIGLER MOVED, SECONDED BY PAUL SQUIRES, TO APPROVE THE CITY COUNCIL MINUTES OF 2-11-2014, AS PRESENTED

VOTE: YES (5)

NO (0)

EXPENDITURES:

General: None

ADJOURNMENT

At 9:18 PM, the Mayor adjourned the Meeting.

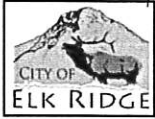


City Recorder

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ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, February 25, 2014, at 7:00 PM;** which will be preceded by a **City Council Public Hearing at 6:30 PM** wherein an Amended Budget for the 2013/2014 Fiscal Year will be considered: as well as a **City 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 AGENDA ITEMS:

STATE OF THE CITY ADDRESS - Mayor Shelley

6:30 PM - PUBLIC HEARING/AMENDED BUDGET FOR THE 2013/2014 FISCAL YEAR:

1. Public Hearing/to consider an Amended Budget for the 2013/2014 Fiscal Year for the operation of Elk Ridge City

7:00 PM - REGULAR COUNCIL MEETING AGENDA ITEMS:

Opening Remarks and Pledge of Allegiance - Invitation

Approval/Agenda Time Frame

7:05 Public Forum

7:15 2. Discussion and Decision: Horizon View Farms Preliminary Plat Amendment - Shay Stark

7:30 3. Discussion and Decision: Set Developer Budget for Roundabout & Entry Sign on Elk Ridge Drive - Shay Stark

7:50 4. Fencing along Fire Station property

8:00 5. Ratify Polled Vote: Acceptance of the Government Audit for the 2012/2013 Fiscal Year

8:05 6. Resolution - City Fee Schedule Amendment / Annexation Fees

8:10 7. Department Heads:

A. Administrative & Planning Commission – Mayor Shelley

B. Roads & Storm Drain: Brian Burke

C. Parks, Trails & Recreation & Code Enforcement: Dale Bigler

D. Water & Public Safety: Paul Squires

E. Sewer, Sanitation & SESD: Nelson Abbott

F. Economic Development & Public Works: Ed Christensen

8:30 8. Adopt Amended Budget for the 2013/2014 Fiscal Year for the operation of Elk Ridge City

8:40 9. City Council Minutes

8:45 10. Expenditures:

General:

Adjournment

Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 21st day of February, 2014.

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 provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on February 21, 2014.

City Recorder

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**ELK RIDGE
CITY COUNCIL MEETING
February 25, 2014**

**TIME & PLACE
OF MEETING**

This Regularly Scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, February 25, 2014, at 7:00 PM**; this was preceded by a **Public Hearing at 6:30 PM** to consider the proposed Amended Budget for the 2013/2014 Fiscal Year. The **City Council Work Session was scheduled to begin at 6:00 PM**. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings were provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on February 21, 2014.

6:00 PM –

CITY COUNCIL WORK SESSION:

ROLL

Mayor: Hal Shelley; *City Council:* Nelson Abbott, Brian Burke Paul Squires, Dale Bigler & Ed Christensen; *Sheriff:* Deputy Rhoades; *Public:* Jim Chase, Dallan Olson, Malerie Simonsen, Julie Smith, Angelia Olson, Lunden Cloyd & Amanda Moody; and the *City Recorder*, Janice H. Davis

STATE OF THE CITY ADDRESS - MAYOR HAL SHELLEY

Mayor Shelley reviewed the major projects and accomplishments from January 2013 to the current date (February, 2014):

- Sewer Line extension along Elk Ridge Drive from Goosenest Drive (Public Works Building) to 11200 South
- Two water lines were added to the Elk Ridge System:
 - 1. Goosenest Drive: connecting the Public Works Building as well as future development in the area
 - 2. Canyon View Drive: between Park Drive & Alpine Drive (including all private connections)
- Road Work:
 - 1. Chip / Seal: Goosenest & Park Drive (Elk Ridge Dr to Escalante)
 - 2. Additional chip / seal, overlay work will continue into the spring & summer of 2014.
- Fire Station - Remodel: Budgets are to include additional equipment & an ambulance in the future.
- "Gravel Pit" on Goosenest Drive: This arrangement with Robert Nelson is coming to a close this spring and should be cleaned up by summer.
- Additional Parks, Trails & Open Space in Elk Ridge Meadows PUD, Phase 2: The necessary steps are being taken to secure these properties in the City's name. Once this has taken place, there is much work to be done to refurbish these areas for the residents.
 - 1. Re-seeding the grass and planting trees and plants
 - 2. Multi-use pavilion
 - 3. Upgrade to playground equipment & soccer field
- 50+ New Building Permits issued
- Water Studies:
 - 1. Secondary Irrigation
 - 2. Water Source Stability
- Assisted Living Center: 1st Commercial Building
- Storm Drain: Always remains an issue to deal with.
- Athletics: Elk Ridge is working with Salem City for now
- Disaster Preparedness Plan: The Committee was re-established
- Neighborhood Watch: This is being reorganized
- Reverse 911: City Alarm System
- Credit Cards & Online Payments: This will be a service available to the residents soon.
- City Budget: Careful budgeting has allowed the City to build two major City buildings without the need for bonding.

**6:30 -
2012/2013 AMENDED
BUDGET -**

PUBLIC HEARING – AMENDED BUDGET FOR THE 2013/2014 FISCAL YEAR

Public Hearing/To consider the proposed Amended Budget for the 2013/2014 Fiscal Year, for the operation of Elk Ridge City

ROLL

Mayor: Hal Shelley; *City Council:* Nelson Abbott, Brian Burke Paul Squires, Dale Bigler & Ed Christensen; *Sheriff:* Deputy Rhoades; *Public:* Jim Chase, Dallan Olson, Malerie Simonsen, Julie Smith, Angelia Olson, Lunden Cloyd & Amanda Moody; and the *City Recorder*, Janice H. Davis

Mayor Shelley opened the Public Hearing at 6:30 PM.

Mayor Shelley turned the time over to the City Recorder for a review of the proposed changes to the 2013/2014 fiscal year Budget.

City Recorder: Ms. Davis reviewed the budget figures with the Council and those present; highlighting some of the major changes.

It was explained that the beginning figures must be brought in line with the Year-to-date Actuals (actual figures to date) and projected forward (usually based on previous year's figures and any known & expected project costs for the end of the current fiscal year). There will be one final amendment to the current year Budget at the end of June. The final "amendment" will be the Audit; to bring the budget in line with actual costs.

General Fund:

Revenue:

- Property Taxes: 243,434 to projected 288,000 by June 30 - Typically, more is collected than the original budgeted amount due to taxes paid late or prior years taxes finally being paid. It is impossible to budget those late payments; they are considered more of a "windfall" source of revenue.
- To exceed the suggested certified tax rate, the City would need to conduct a "Truth-in-Taxation" Public Hearing in August...those arrangements would be done in March for the following August. The Council was given encouragement to decide if this will be the case for the up-coming fiscal year.
- Most revenue sources appear to be coming in about as estimated; with a few exceptions:
- Utility Franchise Fees: 120,000 to 140,000
- Zoning & Subdivision Fees: 10,000 to 18,000 (Increased development)
- Sundry Revenue: (Just this year) ULGT Dividend (5,036) + US Treasury 941 Tax Refund (2,227)
- Zoning & Subdivision Fees: Increase due to current pending development
- Athletic Donations: Elk Ridge is joining with Salem for Athletics due to a poor response for sign-ups.
- Road Impact Fees: Increase due to increase in permits issued
- 376,000 was to be transferred in to subsidize the Fire Station remodel; less will be required to balance the General Fund (as of now: 344,638)

Expenditures:

- Salaries & Wages: Two positions will open up on the City staff: Payroll Clerk & Asst. Treasurer. This will affect the budget somewhat during training.
 - Emergency Preparedness: This has been re-activated; costs will go up for supplies
 - Reverse 911: (New Account) This is a new service in the City
 - Elections: Primary and General Elections + Higher compensation for Poll Workers (Increase)
 - Purchase of Equipment: Color Printer (Under 1,000) + Caselle Programs (7,230) + Laptop (639 + Safe (449)
 - Town Planner: Increased: Code changes, increased development & 2 meetings/month
 - Building Inspections: The City is now contracting inspections out through Sunrise Engineering; the City is billed per plan check and per inspection...increase due to increase in Permit applications
 - Remodel of Fire Station: (500,000) + plans (23,000) - *(Add in the 30,000 that was left off originally.)*
 - Insect & Weed Control: A tractor was rented already this fiscal year; will another be rented for weeds to be cut in late spring?
 - Highways: Street Signs to be replaced; 1/2 this year and 1/2 next (2,087)...south-facing (Check with Outback Graphics in the future for signs)
 - Class C Roads: Road Salt: Cost increase
 - Street Maintenance:
- (Councilmember Burke addressed road repairs later in the meeting.)
- Hillside and Canyon View are postponed until next fiscal year and are traded for South Loafer Canyon (to be done with the County)
 - Fairway turnaround still to be replaced in current year
 - Lewis Way and Maple Lane: overlays in 2013/14 (Maple Lane will be done completely to avoid irregular levels in the middle of the street.
 - Move High Sierra repairs to 2014/15 (10-62-710)

Parks:

- Athletics: The City's soccer and Baseball programs are merging with Salem City's, due to lack of participation and sign-ups. There is a bit left over to pay the former Director anything she may be due (the Mayor thought that perhaps \$250 was still owing.)
- Special Projects: 1,000 is budgeted...for what? It could be possible to purchase trees for the Elk Ridge Meadows park...or for landscaping the City office.
- (There is also about 110,000 in Fee-in-lieu of Park Impact Fees that has been collected; this is for use in the park in ERM, Phase 2.)
- *Council Member Bigler spoke of refurbishing the soccer field in the early spring, rather than the Summer.
- The overlay planned for Elk Ridge Meadows - 2 will be paid for through the Elk Ridge Meadows Escrow account (Reimbursement through Water Impact Fees for Phase 2...an agreement gave the City possession of this money).
- Phase 1 overlay will be paid for by the Developer (Wentworth); the City will try to get the work down at the same time to save on mobilization costs.

Capital Projects Funds:

There was a brief review of these Funds; particular attention was drawn to a couple of them:

- "Backhoe/Equipment": This fund has been depleted with transfers out to:
 1. General Fund: (8,900) for a sander for the snowplows
 2. Sewer Fund: (20,000) for part of the sewer camera purchased this year for 51,000
- "Future Improvements": This is the Fund where General Fund balances are tracked for major projects like the Public Works Building and the Fire Station Remodel).

Special Revenue Fund - Parks:

The Recorder explained that this Fund qualifies due to the independent source of revenue, Park Impact Fees and Fees-in-lieu of Park Impact Fees.

Projects planned for this fiscal year:

- Pavilion in the Phase 2 Park (Impact Fees)
- Trees in the park (Phase 2...possible through the General Fund)
- Pocket Park in Loafer Canyon

Trails (29,000):

- Canyon View (Park to Alpine) - Move to 2014/15

- Playground to Mahogany - Move to 2014/15

(Perhaps the Trails Projects can be close to the beginning of the fiscal year 2014/15 and timed with the road work on Canyon View.)

This Special Revenue Fund must balance to zero like the General Fund.

Comments:

*Question: Council Member Squires was curious to know what expenses go into "Miscellaneous Services" in the Fire Dept. *(The Recorder will find out from the Fire Chief.)*

*Nelson Abbott: He requested that Council Member Squires check into "Lease of 800 MHZ" radio...the Fire Dept. discussed the ability to have pages go out on the phones rather than leasing radios. Chief Waite would like to save money by using phones.

00:45:25

Storm Drain Fund:

The sump planned for the current fiscal year is to be moved to 2014/15 and reconsidered as to the effectiveness of a sump where there is no curb & gutter. It is possible that the trails project on Canyon View could benefit to the proposed sump.

Water Fund:

00:49:06

Curtis Roberts has alerted the Council during the Audit presentation that there are indications that water rates may need to be reviewed.

- Impact Fees: Increase due to growth and the number of building permits issued.

- Transfer from Retained Earnings: This will have to increase or use current Impact Fees to cover 30,000 more for the two water lines. *(The original engineering bid was 50,000 higher than the contractor's bid; that should have been left in the budget, but was taken out when the contractor's bids came in.)*

There is still work to be done in clean-up from the fall projects.

- Engineering has increased with studies and the extra engineering required for the installation of the lines. Each of the studies (Impact Fees and Irrigation) are about 10,000 each; Craig Neeley is trying to get a grant for the irrigation study.

Sewer Fund:

- Appropriated Use of Impact fees: This money was budgeted for use on the sewer line extension on Elk Ridge Drive from 11200 South to the Public Works Building.

As this money is reimbursed to the City, there will not be the same restrictions as with Impact Fees.

Brief explanation of the mistaken impression that often occurs when people mistakenly believe that "tax dollars" pay for expenses in the Water & Sewer Funds. The finances are separate.

**ELK RIDGE
CITY COUNCIL MEETING
February 25, 2015**

**TIME & PLACE
OF MEETING**

This Regularly Scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, February 25, 2014, at 7:00 PM;** this was preceded by a **Public Hearing at 6:30 PM** to consider the proposed Amended Budget for the 20013/2014 Fiscal Year. The **City Council Work Session was scheduled to begin at 6:00 PM.** The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

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ROLL

Mayor: Hal Shelley; *City Council:* Nelson Abbott, Brian Burke Paul Squires, Dale Bigler & Ed Christensen; *Sheriff:* Deputy Rhoades; *Public:* Jim Chase, Dallan Olson, Malerie Simonsen, Julie Smith, Angelia Olson, Lunden Cloyd & Amanda Moody; and the *City Recorder,* Janice H. Davis

7:05 PM -

CITY COUNCIL REGULAR SESSION AGENDA ITEMS:

**OPENING REMARKS &
PLEDGE OF
ALLEGIANCE**

An invocation was offered by Paul Squires; and Jan Davis led those present in the Pledge of Allegiance, for those willing to participate.

**AGENDA TIME
FRAME**

The Regular Session was on time; no adjustment was needed.

PUBLIC FORUM

The Mayor asked for comments on a topic not being addressed on the Agenda.

1. Jim Chase: He brought up that the contact information for the Council Members and the Mayor needs to be updated on the City Web site. (The Recorder will contact Marissa Bassir.)

2. Julie Smith: She had comments regarding the proposed Horizon View Farms Development: She is a developer and had comments:

- She likes the two phases of the planned development.

Suggestions:

- To have the open space (park) be included in Plat A rather than in Plat B.

(That was to be discussed later in the meeting.)

- Fence surrounding the Project: This would help with the expressed concerns.

(This was also to be addressed later in the meeting.)

- Retention Basin: Who will maintain it and how will it be planted?

(All of these issues were to be talked about later in the meeting.)

1:01:07

HORIZON VIEW FARM-
PRELIMINARY PLAT
AMENDMENT

(Memo from Planner, dated 2-25-2014)

"Background:

On October 22, 2013, the City Council approved the Preliminary Application for the Horizon View Farms. The City Code 10-15F-4A requires that if there is an amendment to an approved plat, the amendment must go before the Planning Commission and City Council. The Developer has requested that the preliminary plat be split into two Plats along with a minor adjustment to alignment of Horizon View Loop. Attached letter from Chris Salisbury dated 2-12-2014 along with copies of the Preliminary Plat and proposed Final Plats.)

Horizon View Loop has been shifted about 5' south so that the east building setback is fully within the parcel and no longer encroaches on the portion of the open space that is credited to this development. This has been done to simplify the language in the legal documents.

Recommendation:

The proposed amendments to the previously approved preliminary plat do not make large substantive changes to the layout but do help in limiting the financial risk to the developer based upon a changing market. It is recommended that the City approve the amendment to the preliminary plat by allowing the two proposed phases and the adjustment to Horizon View Loop and the adjacent structures including the direction of the Planning Commission that the Tot Lot (?) and interior trail be part of Phase A."

Two street name changes:

- Horizon View Loop (formerly Nightfall Way)

- Moonlight Drive (formerly Horizon View Way)

Items brought up at the last Planning Commission Meeting & walk-through:

1. Park as part of Plat A:

Part of the reason to purchase one of the town-homes would be to have the park available.

A phasing plan will be required for amenities and landscaping: As the units are built, the landscaping will be done along the way. The details need to be worked out with the developer. This will be included in the developer agreement.

B. Drainage - Retention Pond:

The location is right behind several of the planned units. Care needs to be taken as to how it is landscaped and maintained. No one wants a "weed pit".

Perhaps grass planted in the bottom of the Pond would be good.

(Council Member Abbott reminded the Planner that a standard for planting had been adopted the previous year.)

Question: Will this development be managed by an HOA? (Yes.)

Once the Project is developed, one falls back onto the Nuisance Law. IF problems arise, the Code Enforcement Office will be through the Nuisance Law.

Town house projects tend to keep the HOA's together better. The open space tend to be their "yard".

There is always a risk of the HOA going out of business...this cannot be avoided in the future.

(The Mayor requested copies of the by-laws and structure and what the intent is to maintain it all.)

The City only reviews the CC&R's to make sure code is code met.

Comments:

Dale Bigler: This is still in a discussion stage of the preliminary approval of the development. There is still reason for them to discuss these things with the Council. He has experience in landscaping and suggested that a masonry wall is an advantage:

- Define the landscape area

- Hide backyard (typically ends up storage areas)

He also feels the Council should discuss with the developer the clean-up of the front area; this is basically the entrance to Elk Ridge and should be clean and attractive.

He agreed that landscaping in sections is a good idea; a fence or wall would act to hide the weeds.

Shay Stark: He explained that the TRC's (Technical Review Committees) are more geared toward the Planning Commission and staff review; but he welcomed the individual Council Members to attend and be involved in the process, if they want input at the early stages.

Regarding a wall or fence: The developer was left with the following:

- Additional trees along the Open Space were discussed; which will help in marking the area and block the view up more. The Developer was asked to consider a fence.

Dale Bigler: The Preliminary approval for the plat was still being considered by the Council; he felt this is the time to sit down and come to solutions that would be good for the developer and the City.

By taking some of the load off of Salisbury Homes and taking over refurbishing the park in Phase 2; the developer should be willing to work with the City.

Mayor Shelley: He agreed in part; but felt there were things that needed to be moved on that night.

He proposed a motion to require:

- The park area in Horizon View Farms be a part of Plat A rather than Plat B
- The landscaping be done in sections

Shay Stark: The developer needs to be consulted to determine which buildings he intends on building first. He thinks it will be more like groups of buildings that are built together.

Ed Christensen: Suggestion: As a group of 4 or 5 buildings are completed; then the developer could landscape that portion.

Dale Bigler: He still needed clarification whether the Council was ready to approve the subdivision in two phases (Yes). He did not feel comfortable approving the Amended Preliminary Plat; which could give up certain negotiating strengths.

Nelson Abbott: He asked if Preliminary could be granted and the negotiating points be worked out with Final Approval.

Mr. Stark: He reminded the Council that the current layout and density is "vested". The Final Plat approval is the main negotiating factor. This approval requested at that meeting referred to the issues mentioned previously.

(Council Member Bigler suggested postponing the decision for two weeks, until the next City Council Meeting. He felt that the Council can make decisions in haste and end up not getting what is best for the City.)

Ed Christensen: He recommended having Mr. Salisbury come and sit down with the Council to see what solutions they could come to.

Julie Smith: As a developer, she advised that the time of Preliminary Plat is the time to negotiate and require the details. All the final plat does is show where units are, where the roads and private roads are...it will not show fences or other detail. As soon as the developer has Preliminary Approval, he/she is vested in the plat configuration and the budget required for that development.

(Council Member Bigler commented that he likes the approval process as recently outlined. There is more opportunity to be thorough prior to approvals.)

Dale Bigler: Recommended: To postpone the approval until the next Council Meeting; when Mr. Salisbury can be available to come and talk to the Council.

**Shay Stark is to make that contact with Mr. Salisbury.*

Mr. Stark had a power point presentation regarding the various options for roundabouts and the one planned for the City at the intersection of Elk Ridge Drive and Gooseneck Drive.

Shay Stark:

(Memo)

"Background:

The Developers for Elk Ridge Meadows & Horizon View Farms are required to pay for the construction of a roundabout and entry sign on Elk Ridge Drive. In order to plan the financial expenditures and determine what they are going to be required to construct, they need some direction from the City. On February 13, 2014, a joint Planning Commission / City Council work session was held in which some ideas were presented and discussed. Members of the Planning Commission generally favored a roundabout with some plantings in the center similar to a roundabout located in the heart of Alpine. *(Pictures of that roundabout were included with the memo.)* Kelly Liddiard, who has some experience with the roundabout at the UVU Campus, had some concerns about constructing a raised bed with a wall because it will inevitably get hit. The Planning Commission Discussion talked about various ground treatments that would warn someone if they are off the street. The desire for the landscaping to blend between the trail leading up Elk Ridge Drive and the future City Park that will be located to the west of the roundabout was also discussed.

As far as budget; roundabouts can cost anywhere from a few hundred thousand to several million. A developer has the advantage that they can pick and choose from the various prices and get the lowest prices for each discipline without the legal strings attached. Thus they can complete the work for less money than a city can. Based upon a simple design without any extensive frills, Aqua Engineering believes that the developer can construct the roundabout for \$270,000. The Planning Commission wanted to include a buffer for the unknown and settled on \$300,000.

Recommendation:

The Staff recommends that a budget number of \$300,000.00 be used for the roundabout, including the entry sign. However, if the roundabout requires the full \$300,000, then the entry sign would not be required."

Mr. Stark commented that the roundabout should have been spread out financially to include all of the developers of the various phases of the Elk Ridge Meadows PUD. Now it is being addressed by two developers. A statue of an elk was discussed as part of the roundabout or the civic center.

(Mr. Stark went through the photos of various examples of roundabouts with those present. These examples included the advantages & disadvantages of the different sizes, locations, grades and designs.)

1 1:50:12

2
3 Mr. Stark Continued: With the roundabout located at the intersection of El Ridge Drive & Goosenest Drive,
4 And with the future City Center and Park being just west of the roundabout, there is the opportunity to tie it
5 all together.

6 Council Member Christensen wanted to know if there is any information regarding when the Elementary
7 School would become a reality.

8 That is not known. From what Mr. Ingram has related, the School District had no plans to build that school
9 for another 4 or 5 years; but when he told them that he has 87 units approved for that area; and about 74
10 in the process, that generated interest on the part of the District.

11 (The Mayor mentioned that much more building has increased in other nearby areas, as well.)

12 Ed Christensen: Many people he has spoken to regarding economic development, have been in favor of
13 a civic center or a recreation center more than having more athletic fields.

14 Shay Stark: The survey that went out to citizens regarding parks and open space is being analyzed and
15 summarized. One of the more popular items that people seem to want is a City swimming pool.

16 Mr. Stark said, "To be honest with you, a swimming pool is a money pit".

17 (He discussed the various designs and associated costs.)

18 1:55:18

19 It is likely that Dean Ingram will be constructing the roundabout. He can construct it cheaper than the City
20 could arrange it.

21 \$300,000: \$150,000 to each of the developers.

22 The Council was generally in favor of these recommendations.

23 DALE BIGLER MOVED, SECONDED BY ED CHRISTENSEN, TO SET THE BUDGET AMOUNT FOR
24 THE REQUIRED ROUNDABOUT AT \$300,000; TO PRESENT TO THE DEVELOPERS OF THE ELK
25 RIDGE MEADOWS SUBDIVISIONS, PHASES 4 & 5 - 10

26 VOTE (POLL: PAUL SQUIRES-AYE, DALE BIGLER-AYE, ED CHRISTENSEN-AYE, BRIAN BURKE-
27 AYE (4) NAY (1) NELSON ABBOTT

(Nelson Abbott clarified that he felt the monument should be part of the cost to developers.)

28 2:07:09

29 FENCING -
30 FIRE STATION
31 PROPERTY

32 Council Discussion regarding proposed fencing along the City property line between the Fire Station
33 and City Park area and the Tervort lot:

34 Paul Squires: Concern::

35 - Vinyl Fence: He is opposed to vinyl because it is not as long-lasting as others. He felt the fencing should
36 be chain-link for security purposes...eventually with slats installed, if necessary. Chain-link is longer
37 lasting.

38 - He opposed to doing this to "appease" any one citizen. He did not feel this is a good reason and it would
39 not be met with favor throughout the City. (Council Member Christensen agreed with this part.)

40 Dale Bigler: He was pretty direct at the last Council Meeting toward Tommy Tervort regarding the fencing
41 and the points made by his father and his wife. He has since spoken with Tommy Tervort and the desire is
42 to "just get it resolved". Mr. Tervort did request that he be able to sit down with someone and review the
43 code so he can better understand.

44 Council Member Bigler felt the vinyl fencing presents a much more attractive finish than chain-link.

45 (The Mayor pointed out that the only thing to be seen through the fence would be the Tervort family and
46 home. He did not see that as an issue.)

47 Council Member Bigler proposed that the City simply decide to fence their own property with the vinyl (and
48 possibly a pipe rail on the east side of the parking lot...where the rocks are). He felt that the fence could
49 be installed along the south side of the Fire Station and the east side of the Playground area (along the
50 Tervort's lot).

51 Mayor: He added that the original proposal was that the Council would consider the fence; they would
52 have to discuss it and come to a decision. He felt it could be a possible option rather than any type of
53 compensation. It does benefit the City in finishing off those areas for the City.

54 The decision needed to be made to either install the fence or to drop it and move on.

55 2:13:11

56 Brian Burke:

57 - Part of the proposed fence would back up to a playground and balls could be kicked over the fence; who
58 will maintain the vinyl fencing? (Council Member Squires reiterated that the vinyl won't last long.)

59 Mayor: He felt it depends on how it is maintained. Currently, there is the old volleyball court (abandoned);
60 it must be decided what will take its place. Vinyl would be consistent.

61 Shay Stark: The part of the code that is repeatedly brought up applies directly to the park: the code does
62 not allow the City to have amenities within 50' of the property line. At the point that something is done with
63 the volleyball court, it would need to be shifted back from the property line 50'.

64 The volleyball court was built prior to the code being in place; it could be considered "grandfathered" in.

65 Ed Christensen: He felt that the City does not "owe" the Tervorts anything. He was not in favor of the
66 fencing across the front of the Tervort property to their house. Perhaps they could pay for it and the City
67 could offer them a discount. He was in favor of the fencing as proposed by the Mayor.

68 (If the fence was to be extended to their home, it would be the Tervort's decision. It would also be their
69 decision if they wanted to tear down the existing fence.

70 Discussion: Place fence on the property line on City property.

71 2:17:07

Dale Bigler: He felt the fence should be placed on the City property line.

(The Council agreed with this. They want the fence to be secure and sturdy.)

Paul Squires: He still maintained that a vinyl fence would not be favorable.

The Mayor asked for a motion from the Council:

DALE BIGLER MOVED, SECONDED BY BRIAN BURKE, THAT THE CITY INSTALL A VINYL FENCE ON CITY PROPERTY ACROSS THE BACK (SOUTH SIDE) OF THE FIRE STATION AND THE EAST BORDER OF THE PLAYGROUND AREA

VOTE: YES (3) NO (2) PAUL SQUIRES & NELSON ABBOTT

*Council Member Abbott felt that the fence should only go along the south side of the Fire Station.
Council Member Squires did not feel the fence should be financed by the City.*

2:22:04

RATIFY POLLED VOTE -
ACCEPTANCE OF
2013/2014 AUDIT

There was no motion at the last Council Meeting to ratify this acceptance.

ED CHRISTENSEN MOVED, SECONDED BY DALE BIGLER, TO RATIFY THE POLLED VOTE TO ACCEPT THE 2012/2013 FISCAL YEAR AUDIT FOR ELK RIDGE CITY

VOTE: YES (5) NO (0)

RESOLUTION -
CITY FEE SCHEDULE -
ANNEXATION FEES

The fees associated with annexation were increased to cover the City's cost involved with the process.
Nelson Abbott: He mentioned that the Council had previously raised the cost charged for color copies in the office to \$.25; the fee schedule did not reflect that change. The Recorder said she would adjust that.

NELSON ABBOTT MOVED, SECONDED BY ED CHRISTENSEN, TO ADOPT THE AMENDED CITY FEE RESOLUTION REGARDING ANNEXATION FEES

VOTE: YES (5) NO (0)

2:24:52

DEPT. HEADS

Report / Items from various Council Members:

1. Administrative & Planning Commission: (Mayor Shelley)

- Administrative:
 - Cody Black is temporarily out due to surgery.
 - Annebel Meredith (Asst. Treasurer) resigned from her position; effective as of 4-1-2014.
- There will be announcements placed in the Newsletter, LDS Employment Services, Payson Chronicle. (The Recorder will see to the advertisements in the Newsletter and the Payson Chronicle and Council Member Squires will take care of the LDS Employment Services.)
 - The Asst. Treasurer Position is for 12 to 15 hours per week.
 - The City Administrator will set the hours to be as conducive to the City Office hours as possible.
 - This position will report directly to Linda Cooper, The current City Treasurer.
 - *Wage Ranges:* Previously the Council set the wage range for clerical positions in the Office from \$14 to \$20 / hour. Suggestion that this starting wage for the Asst. Treasurer Position may be a bit high, depending on qualifications. Mayor Shelley proposed that the starting wage for this position be at \$12.00 to \$12.50 / hour.
 - The Mayor will be conducting the interviews for this position; with Linda Copper's assistance.
 - Janine Nilsson (Accts. Payable & Payroll Clerk) is resigning as of July 1, 2014. The interview process will be handled through SOS Temporary Services; the final interviews will be conducted by SOS and the Mayor. That announcement will go into the City Newsletter, as well.
- Benefits are not included with either of these positions; with the exception of paid holidays, if the employee is regularly scheduled to work that day.
- (Both openings should be posted on the City Web Site.)*

Mayor Shelley will be out of town from 2/26 to 3/5; Council Member Christensen is the Mayor Pro-tempore in his absence.

2:33:52

2. Roads & Storm Drain: (Brian Burke)

Council Member Burke handed out a 5-year plan for road repairs dealing with:

A. Current Year:

1. Resurface / repair High Sierra & put in curb / gutter
2. Resurface / repair Elk Ridge section of Loafer Canyon Rd (with County)
3. Overlay - Lewis Way after water line install
4. Put in curb / gutter on Columbus Ln. between Oak Ridge & Hudson & along Oak Ridge

B. 2014/2015:

1. Apply chip / seal to Canyon View & Hillside (Trail?)
2. Widen Salem Hills Dr. between Canyon View and Hillside Dr. (Trail?)
3. Ship / seal Rocky Mountain Way to Olympic Lane
4. Widen Elk Ridge Drive - South of intersection with ?
5. Install roundabout at south end of Ingram Development (Ingram)
6. Re-align the intersection at Park Drive & Elk Ridge Dr.

C. 3 to 5-Year Plan:

1. Complete rebuild - Goosenest from 1600 West to Elk Ridge / Payson boundary (Needs planning)
2. Install barrier (wall) on "dugway" to prevent further erosion of private property
3. Extend Salem Hills Dr. to south end of Elk Ridge

(This does not include any lesser projects like replacing street signs.)

Discussion:

Current Year:

- High Sierra: The Mayor spoke to John Penrod (family spokesperson for property owners on High Sierra (3 lots).

Brief History: Those lots were originally to be part of Oak Bluff, A; however, they refused to sign the plat so were left out of the development. The side of the road was not dedicated to the City as a right-of-way. The edge of the road is being undercut dramatically by run-off with curbing above and below that section. The damage is significant. Some of the owners would like to develop the land; but it is in the name of the mother and without her consent and she is not currently interested.

City Recorder: The City Engineer offered an alternative of condemnation of the land to be able to improve the road edge.

The Mayor has explained to the owners that if the road were improved now, then at the eventual time of the development of those lots, the owners would have to reimburse the City for their individual portions of the road.

*The Mayor and Mr. Penrod are to have a discussion on these issues upon the Mayor's return from Arizona.

*The Recorder is to remove this project from the current fiscal year budget & place it into 2014/2015 year.

Shay Stark: Suggestion: Get a dedicated easement. (Shay to be involved in the discussion with Mr. Penrod.)

- Meeting to be attended by: Mayor, Council Member Burke, Cody Black & Shay Stark.

- Resurface Canyon View Road with Utah County:

(Woodland Hills to participate; but this agreement needs to be in writing)

The County is to do the work and the City provide the materials (just asphalt).

- Overlay Lewis Way:

Maple Lane and Fairway Cr. Were included in the original budget along with Lewis Way. The costs are included in the current budget. It has been suggested to simply take the overlay about 1/2 way on Maple Lane since the rest of the road is not in too bad a shape.

The Mayor and Dale Bigler both felt that the road is short and should go all the way rather than have the road "feathered" somewhere in the middle.

(Hillside and Canyon View Chip / Seal were moved to next year to allow time to clean-up after the water line installation. This project was traded this year for Loafer Canyon Road.

- Curb & Gutter on Oak Ridge Drive (with Sump) and on Columbus Lane (Oak Ridge & Hudson):

Council Member Burke wanted to add this to this fiscal year.

Nelson Abbott: He recommended that the City fill in the gaps in that whole area.

2:42:43

Mayor: The curb & gutter would be owner-financed (like on Escalante Dr.). The sump would be the City's cost. Escalante was at \$12/lf...he was not sure that price would still be viable.

It was decided that this project should be moved to 2014/2015; but the property owners on Columbus and Oak Ridge should be contacted this fiscal year to start meeting with them and getting approvals and agreements in place. (Council Member Bigler agreed that personal contact makes a big difference.)

*Once the costs are known, he and Council Member Burke can begin to visit with the owners.

2:40:19

3. Parks, Trails & Recreation - Code Enforcement: (Dale Bigler)

A. *Athletics:* Council Member Bigler, Cody Black and Justin Jex met with Matt from Salem City regarding athletic programs and the possibility of using the soccer field in Phase 2 (PUD).

The area is mainly weeds.

Recommendation by Matt: Once the City gains ownership of the park, it would be good to spray the area, disc it up to loosen the top and bring in 45 or 6 loads of top soil to level the field out.

- The water system needs to be charged for the park

- Pull the system heads and flag them so leveling could take place

- Perhaps sod some of the areas to clean things up.

- He is interested in cleaning up some of the borders if there is enough money.

B. *Payson City:* They are interested in connecting a trail from Payson Canyon to Elk Ridge.

4. Water & Public Safety: (Paul Squires)

A. *SUVWMA:* The City's Wastewater Discharge License needs to be renewed.

*Council Member Squires should contact Cody Black to work with him to do this.

B. *Wastewater Discharge imposes limits on phosphorus and Nitrogen discharge.*

This needs to be tracked carefully. Where is the City with regards to these discharges?

C. *He was to ask the Council about joining the Utah Lake Commission.*

SUVWMA feels joining would give the City a voice. The cost would be \$500 to join & \$500/year. Joining could assist the City with grants for infrastructure for CUP Water.

*The Council agreed that it would be advantageous to join.

*Information to Janine Nilsson to cut a check.

2:58:49

5. Sewer, Sanitation & SESD: (Nelson Abbott)

A. *Recycling:*

He did not have any updates.

Suggestion: With a replacement coming in for the Asst. Treasurer, he would like to have the "opt out" option eliminated for recycling. New residents will simply be required to sign up for it. If the City does not get higher participation in this program, the rates will be raised or the City would be forced to abandon the program. The existing citizens were given the option; but this should be required from now on for new residents.

B. *Correct Addresses on homes:* (existing homes that had address changes & refuse to change.)

3:00:32

C. Sewer:

A sewer manhole has been discovered in a resident's backyard on Quail Run Lane. That line is supposed to be in the utility easement. Council Member Christensen and the Mayor will check this out. It cannot be left like this. When the details are known, a solution will be discussed. Council Member Abbott recalls an abandoned line that was in that direction. The line seems to be "active".

Public Safety (Re-visited) - (Paul Squires)

A. Neighborhood Watch Meeting:

he Committee met; Council Member Squires and the Mayor attended.

The City was divided up into 7 different areas.

Needed:

- Plan for the Neighborhood Watch
- Heads for areas (recommendations at next meeting)

3:01:32

6. Economic Development & Public Works: (Ed Christensen)

Council Member Christensen is still pursuing information on the right types of business for a "bedroom community". He has started getting emails from other cities.

He would like to get started on a committee to assist.

Parks (Revisited) - (Dale Bigler)

He received a letter from the State Forestry to see if the City wants to apply for a grant. (Arbor Day Grant)

- One grant for tree planting for up to \$600
- Grant up to \$5,000 if the City becomes a "Tree City - USA"

He responded that the City is interested. He wants to apply for grants. The Arbor Day Celebration needs to happen before May 21, 2014.

He suggested certain types of trees and flowers to plant. (There is a list available to be referred to.)

3:05:28

AMENDED BUDDGET
2013 /2014 FISCAL YR

Comment on employee wages:

The Recorder mentioned that there will be slight overlaps in wages during the training process associated with the two positions open; this will be reflected in the budget amendment. (The Council was aware of this.)

Brian Burke: Suggestion: To review and discuss "Succession Planning" for key positions.

NELSON ABBOTT MOVED, SECONDED BY DALE BIGLER, TO ADOPT THE AMENDED BUDGTET FOR THE 2013/2014 FISCAL YEAR FOR THE OPERATION OF ELK RIDGE CITY

VOTE: YES (5) NO (0)

3:10:07

CITY COUNCIL
MINUTES

DALE BIGLER MOVED, SECONDED BY PAUL SQUIRES, TO APPROVE THE CITY COUNCIL MINUTES OF 2-11-2014, AS PRESENTED

VOTE: YES (5) NO (0)

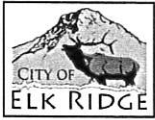
EXPENDITURES:

General: None

ADJOURNMENT

At 9:18 PM, the Mayor adjourned the Meeting.

City Recorder



ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, March 11, 2014, at 7:00 PM;** which will be preceded by a **City Council Work Session at 6:00.** 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 AGENDA ITEMS:

1. Republic (Formerly Allied Waste) - Alissa Clark
2. Site Plan Discussion - Fire Station - Shay Stark
3. Discussion: Horizon View Farms Preliminary Plat Amendment - Shay Stark

7:00 PM -

REGULAR COUNCIL MEETING AGENDA ITEMS:

Opening Remarks and Pledge of Allegiance - Invitation

Approval/Agenda Time Frame

7:05 Public Forum

7:15 4. Discussion and Decision: Horizon View Farms Preliminary Plat Amendment - Shay Stark

7:30 5. Haskell Golf Course Subdivision - Amended Preliminary Plat

7:50 6. Elk Ridge Meadows, Phase 5 - Irrigation Lateral - Dean Ingram

8:10 7. Planning Commission Recommendations:

A. Amended Code - Annexation Water Rights Conveyance - Shay Stark

B. Amended Code - Performance Guarantees

8:30 8. City Council Departments – Reports

A. Administrative & Planning Commission – Mayor Shelley

B. Roads & Storm Drain: Brian Burke

C. Parks, Trails & Recreation & Code Enforcement: Dale Bigler

D. Water & Public Safety: Paul Squires

E. Sewer, Sanitation & SESD: Nelson Abbott

F. Economic Development & Public Works: Ed Christensen

8:55 8. City Council Minutes

9:00 9. Expenditures:

General:

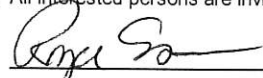
A. Check Register & Payroll for February, 2014

Adjournment

Handicap Access upon Request. (48 Hours Notice)

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

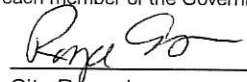
Dated this 7th day of March, 2014.



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 provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on March 7, 2014.



City Recorder



ELK RIDGE
CITY COUNCIL MEETING
March 11, 2014

TIME & PLACE
OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, March 11, 2104, at 7:00 PM; this meeting was preceded by a City 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 the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on March 7, 2014.

6:00 PM -

CITY COUNCIL WORK SESSION AGENDA:

ROLL

Mayor: Hal Shelley; *City Council*: Dale Bigler, Ed Christensen, Brian Burke, Paul Squires, and Nelson Abbott; Deputy Sheriff: Cheri Rhodes, Fire Chief: Seth Waite, Public Works Director (PWD): Cody Black; Planner: Shay Stark; Public: Mac Johnson, Callie Johnson, Becky Shelley, Angelia R. Olson, David Jean, Page Christensen, Chris Salisbury, Nate Walter, Nathan Cunn, Zachary Vanfleet, Josh Mason, Olivia Russell, Mekenna Conway, Malerie Simonsen & Chris Salisbury, and the *City Deputy Recorder*: Mary Preece

SITE PLAN DISCUSSION
FIRE STATION

Shay Stark presented an option for the East side parking and entrance to the Fire Station. Placing a wide landscaping strip on the East side of the building would eliminate the retaining wall suggested in the previous meeting. This would also eradicate the need for additional asphalt by bring the landscaping up on a gentle slope to meet the existing grade of asphalt. Curbing would be installed at the top. This would reduce about 33% of the asphalt replacement cost, and the cost of the retaining wall. A set of stairs with a short retaining wall would ascend from the east door up to the elevation of the parking area. Cody Black, PWD, has requested bids from four contractors.

0:7:42

Dale Bigler inquired about the possibility of cement instead of asphalt because of the durability, and had a contractor working up a bid.

HORIZON VIEW FARMS
PRELIMINARY PLAT
AMENDMENT

Shay Stark reminded the Council the Horizon View Farms preliminary plat had previously been approved. A couple of changes have been requested. The developer has asked to split the construction of the 74 units into two phases. Chris Salisbury has suggested Phase A be up Twilight continuing South through the center area crossing Moon Light Drive; continuing on South to Sky Hawk Way then West behind the South structures including the entrance off Sky Hawk. The remaining structures would be Phase B. The planning committee approved this with the suggestion that the tot lot and the park would be included in Phase A.

Two weeks ago in Council Meeting a discussion took place about the future roundabout. A decision was made to set a tentative cost of the roundabout at \$300,000 to give the two developers a target for their budgeting. This would be split out at \$150,000 for each developer. This information was given to Chris Salisbury. His concerns were with the additional cost of the roundabout and the additional landscaping to the first phase the funds would not be in place for the tot lot being completed in Phase A.

Mayor Shelley reviewed the concerns of the citizens requesting a fence that would define where the HOA is going to be confined to. They have requested landscaping that two or three units be completed before going on to more structures. They wanted to know how Salisbury Homes can help alleviate some of the concerns to make it a win-win situation.

Chris Salisbury addressed the issue of landscaping by suggesting the extra trees in the center area of the development be removed and placed along the East side to create a break without a fence. They wanted to keep it as open as possible to the open spaces. Mr. Salisbury gave the location of other units they have built in Spanish Fork to get an idea of how these units will look. There are no fences in these communities.

Dale Bigler was in favor of the fencing even if it is a less expensive fence such as a two rail instead of a solid more expensive 6' fence.

Suggestion: to place fencing along the east side and across the south side to give some privacy, and definition of their property lines. He suggested placing shrubs along the fence.

Shay Stark provided a picture of a similar development; pointing out the "knock outs" on the back of the homes that reduced the visual impact of a large institutional building. He suggested carrying the motif on the front of the units around to the back on the knock outs. This would help separate the units. There is landscaping in the front of sod strips between the drive ways and the sidewalks.

Mr. Salisbury provided a rendering of the landscaping plans to show the trees to be placed on the east side, and pointed out a couple of larger areas of sod between each unit. He stressed that because of the slope of the terrain, the buildings will be stepped 1-1/2 feet and off set with a retainer. There would not be knock outs on every unit.

He would like to complete the landscaping around each building as soon as they are finished.

On 11200 South, the County asked Salisbury to widen the road to 96 feet, which includes the 14 foot natural swell for drainage. Fencing has been a consideration, but only if the numbers come in to allow it. He did not want to "lock into" anything at this point.

Shay Stark asked Mr. Salisbury for any information the County has provided him concerning the County's ultimate build out, specifically if they have factored in a sidewalk. The City would like the

County's permission to put the trail back behind the drainage instead of up against the road and utilize it as part of the planned sidewalk. Then the trail could be moved out into the County right of way part way giving more space to the back of the units along 11200 South. This would allow the suggested fence to be placed on the inside of the trail.

In response to the question of landscaping of the retention area, Mr. Salisbury explained the sides will be rocks and the bottom will be grass. There will be a path down to the grass for grooming equipment. Mr. Stark suggested retaining the grass along the sides towards the West; and to the East transition to rock to the open.

Mayor Shelley drew the discussion back to the "tot lot"; realizing it adds more expense up front. The City feels strongly that the residents have availability to a play area; if there is any way to include it, this would create a very positive attraction.

Mr. Salisbury responded that the most expensive part of a development is always the first phase; and it appears cost prohibiting at this point in time. He would like to not include the tot lot in Phase A, but make it the first thing they install in Phase B. The time to complete Phase A would be close to 14 months.

0:42:05

REPUBLIC SERVICE

Alyssa Dailey reported to the Council the City's recycling can numbers had declined from January 13, 2013 to February 2014. She reported the first garbage cans are increasing showing the growth of the City. The second garbage cans have declined, and this is undesirable to be happening at the same time the recycling cans are declining. In 2013, 73 tons of recycling was removed from the City. Over a year that is 377 lbs per home being recycling and 12,000 pounds a month for the entire City. She had sent a video to the Mayor explaining all the benefits of recycling to be shared with the Citizens. It is also on U-Tube and Nelson Abbot will get the link to share with the Citizens.

Work Session Closed at 6:55 PM.

**ELK RIDGE
CITY COUNCIL MEETING
March 11, 2014**

TIME & PLACE
OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, March 11, 2014, at 7:00 PM; this meeting was preceded by a City 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 the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on March 7, 2014.

REGULAR CITY COUNCIL AGENDA ITEMS

ROLL

Mayor: Hal Shelley; *City Council*: Dale Bigler, Ed Christensen, Brian Burke, Paul Squires, and Nelson Abbott; Deputy Sheriff: Cheri Rhodes, Fire Chief: Seth Waite, Public Works Director: Cody Black; Planner: Shay Stark; Public: Mac Johnson, Callie Johnson, Becky Shelley, Angelia R. Olson, David Jean, Page Christensen, Chris Salisbury, Nate Walter, Nathan Cunn, Zachary Vanfleet, Josh Mason, Olivia Russell, Mekenna Conway, Malerie Simonsen & Chris Salisbury, and the *City Deputy Recorder*: Mary Preece

OPENING REMARKS
AND PLEDGE OF
ALLEGIANCE

An invocation was offered by Ed Christensen; and Paul Squires led those present in the Pledge of Allegiance, for those who wished to participate.

0:53:36

PUBLIC FORUM

Angelia Olsen wanted to reiterate the feelings of most of her neighbors that Horizon View Farms be fenced.

The play area is a private HOA area, and safety of young children considering road 11200 South is a factor. The homes on the south end should be turned around eliminating the concern for a fence since the back yards would face into the center of the development; also, they would like to protect their property values; so City code should be enforced and not ignored.

Ed Christensen asked what code issue they were referring to.

Mayor Shelley responded that the concern was for about 10 water meters that have been placed in driveways. In the code there is an indication they should not be in driveways. In the past a discussion took place between the Public Works Director, the two Building inspectors at the time, and the builder. Out of the ten meters, some were moved; some were permitted because of utility concerns directly in the same area. He had spoken with Chris Salisbury about the two that are remaining, which will remain in place because the information he had asked to be passed on to Mr. Salisbury had not been carried out. It will be the City's responsibility if future repair or maintenance is needed. This part of the code will be clarified and in the future this will not be allowed in any development along with many other concerns presented in Elk Ridge Meadows II.

Other issues that may not have been addressed, beginning with the original development, will be addressed in future developments; particularly the water drainage.

Malerie Simonsen wanted the City to require the fencing and landscaping of Horizon View Farms to be mandatory in order for the amended plat was approved.

She was informed that an approval for the preliminary plan had already been given, and at this there was a request to amend the plat into two phases. If an agreement could not be reached between the City and Horizon View Farms, they could still build the development in one phase without making the desired changes the City was requesting.

Mr. Stark explained Elk Ridge City fencing code does not require fencing as the other cities she mentioned did.

Mrs. Simonsen insisted it could be required through the developers agreement to install the fence and put in the tot lot with Phase A. Mrs. Olsen brought up the fact that another development (one that had 20 buildings completed) Salisbury built had a play ground.

At this point Mr. Salisbury stated that if amendment was contingent on fencing, he would not split it. He would go back to the original plan and start the construction.

1:06:30

DISCUSSION AND DECISION
HORIZON VIEW FARMS
PRELIMINARY PLAT
AMENDMENT

The Mayor brought the discussion of Horizon View Farms to the Council asking for any further comments. The Council expressed a desire to work with Mr. Salisbury to come to a solution allowing the 2 rail fence in the amendment they were seeking.

Mr. Salisbury reiterated his position as to costs that will be incurred with the roundabout, retention pond, and landscaping; it would be not feasible to add to those costs the fence and tot lot.

Ed Christensen asked if there was anything the City could do to ease some of those costs so the fence could be built.

Mr. Salisbury felt possibly having more control over the \$300,000 for the roundabout, more input into the design to accomplish this, and some control over the schedule would help with making the numbers work. He wanted to get moving on the project, and if it is contingent upon them putting the fence in, they will just do one phase.

Dale Bigler brought up the possibility of the irrigation water requirement being dissolved; that could be considered in as an off set financially.

Cody Black stated that the decision about secondary water could be out at least 5-7 months.

1:15:46

Ed Christensen suggested meeting with all parties concerned and see if the cost of the roundabout could be lowered.

Discussion: It was determined \$25,000 would be the cost of installing a 2 rail vinyl fence for (approximately 1800 linear feet). If the cost of the roundabout could be dropped by the cost of the fence, it would cover the cost of the fence. Give and take on both sides creates a reasonable relationship.

The tot lot (approximate cost \$30k-\$80k) was also an item of the discussion, with all agreeing that it would be acceptable to have the tot lot be the first item of construction in Phase B, instead of the end of Phase A.

DALE BIGLER MOVED, SECONDED BY PAUL SQUIRES, TO APPROVE THE PRELIMINARY PLAT AMENDMENT FOR HORIZON VIEW FARMS DEVELOPMENT; WITH THE FOLLOWING PROVISIONS:

1. ALLOW THAT THE SUBDIVISION BE DEVELOPED IN 2 PHASES (PLATS A & B)
2. THE DEVELOPER AGREES TO INSTALL A TWO-RAIL, VINYL PERIMETER FENCE AROUND THE ENTIRE DEVELOPMENT IF:

- A. THE COST OF THE ROUNDABOUT IS REDUCED BY THE COST OF THE FENCE; OR
- B. THE REQUIREMENT TO INSTALL A SECONDARY IRRIGATION SYSTEM IS ELIMINATED OR WAIVED

3. THE STREET (HORIZON VIEW LOOP) SHALL BE SHIFTED FIVE (5) FEET SOUTH, SO THAT THE EAST BUILDING SETBACK IS FULLY WITHIN THE PARCEL AND NO LONGER ENCLOSED ON THE PORTION OF THE OPEN SPACE THAT IS CREDITED TO THIS DEVELOPMENT; AND

4. THE "TOT LOT" SHALL BE THE FIRST CONSTRUCTION TO TAKE PLACE AT THE BEGINNING OF THE SECOND PHASE OF THIS DEVELOPMENT

VOTE: AYE (5) NAY (0)

1:29:33

HASKELL GOLF COURSE
SUBDIVISION-AMENDED
PRELIMINARY PLAT

Shay Stark explained there was a 10% grade coming off of Olympic Lane on to Sun Brook Drive in the original plat, which included a hammer-head for emergency vehicles turnaround. This 10% grade does not account for the required transition area at the intersection with Olympic Lane and thus requires adjustment to provide the necessary grade transition. The proposal asks for a street reconfiguration consisting of a curve in Sun Brook to the West and setting up a temporary turnaround on the golf course. Payson has approved this and finds it an advantage to further development of their property. Council asked if there were any down sides with this amendment for the City which Mr. Stark responded there were none. Payson City will keep the dirt road open for access to the golf course until the construction is completed, then connect it to the turnaround.

NELSON ABBOTT MOVED, SECOND BY ED CHRISTENSEN, TO APPROVE THE HASKELL GOLF COURSE SUBDIVISION AMENDED PRELIMINARY PLAT AS PRESENTED

VOTE: AYE (5) NAY (0)

1:38:50

ELK RIDGE MEADOWS
PHASE 5-IRRIGATION
LATERALS

Cody Black, Public Work Director, explained the last Council was approached by Dean Ingram with a request to not install irrigation laterals, and what direction the council wanted to take. The Council wanted to wait until they received verification the project was practical. Mr. Ingram is at a point with his development where the decision needs to be made.

A discussion proceeded with the following points brought forth:

- 1) If the laterals are not installed at the point of development and secondary water is approved, the cost of installation at that point will be to the home owner.
- 2) The cost for installation now would be \$1,500 versus the cost after completion of homes would be \$2,500.
- 3) The City code does not have any specification of how they should be put in.
- 4) The code needs to address this clearly in case of secondary water being approved.
- 5) If they are not installed at this point and needed in the future, a boring machine would make it possible to install later with very little disruption to the concrete.
- 6) Code states that laterals are to be installed at time of development.
- 7) Chances of damage by utility companies to the lines would be more likely if laterals are installed now instead of after completion of the home.

Mayor Shelley made the recommendation that the laterals be put in at development because it is in the code. This needs to be addressed immediately with the Planning Commission to have it written in the code to a standard that is desirable.

1:57:53

PLANNING COMMISSION
RECOMMENDATIONS

A. Amended Code - Annexation Water Rights Conveyance – Shay Stark

Mr. Stark added a new paragraph as follows:

The City Council may allow the conveyance of only the necessary water required to serve the existing uses based on the City's calculated needs if:

1. If it can show that the area is built out, or,
2. The land owners has no water beyond what is necessary to serve the land in it's current use and is not proposing to alter the existing use or develop the land to a more intensive use at the time of annexation.

ED CHRISTENSEN MOVED, SECOND BY DALE BIGLER, TO ACCEPT THIS AMENDED WATER RIGHTS CONVEYANCE CODE, AS PRESENTED TO THE COUNCIL BY SHAY STARK.

VOTE: AYE (5) NAY (0)

B. Amended Code - Performance Guarantees

Shay Stark explained the state code percentage has changed on the amount charged for a durability bond.

The City requires 20%, the State code requires 10% of construction cost. The other issue related to the percentage is that there may be a case where there is no performance guarantee but durability will still be required. This can be addressed with the addition of language that states "Where there is not a performance guarantee in place the durability retainer shall be calculated as ten percent (10%), or, equaling the percentage required by State code at the time the guarantee agreement is executed, of the engineer's original estimated cost of completion or applicant's reasonable proven cost of completion." This will change for the City when the State changes.

DALE BIGLER MOVED, SECOND BY PAUL SQUIRES TO ACCEPT THE AMENDED CODE RELATIVE TO PERFORMANCE GUARANTEES AS PRESENTED.

VOTE: AYE (4) NAY (1) NELSON ABBOTT

2:09:10

CITY COUNCIL

DEPARTMENTS-REPORTS

A. Administrative & Planning Commission – Mayor Shelley

The Fire Station completion is the end of March. It seems to be on schedule

B. Roads and Storm Drain – Brian Burke

Oak Ridge Drive has several homes without curb and gutter which is creating some problems. Contact has been made with Echols for a bid. The installation of a sump was suggested to handle the run off. Fairway turnaround is deteriorating, and the repair is in this year's budget and should be taken care of by the end of June.

There are Federal funds and/or County funds available to do the work on the Loafer Canyon Road cut back.

Cody Black reported the TPI grant that is federally funded up to 97-100% for this work requires an application by turned in by Thursday at 6:00 p.m. The engineer will have the materials and application to him Wednesday afternoon, and He will turn it in on Thursday.

2:16:16

C. Parks, Trails & Recreation & Code Enforcement – Dale Bigler

He met with the South County Trails Committee. A discussion took place concerning a regional trail system they were proposing which would follow the Highline Canal. The engineers stated that when a road is put in you can request a trail as part of it. The road going to the Benjamin exit has a proposal for a trail.

The forest service has a grant available for trees and planting from \$200 - \$600. He applied for the \$600 Arbor Day Grant. The Mayor has to provide a letter declaring an Arbor Day celebration. The date for that will be May 17th. The proposal he submitted was for 6 trees on the West side of the park and a perimeter of mulch around all the trees in the park. He felt the scout troops in the City would be able to help with the work.

CODE ENFORCEMENT

He has met with Boyd Ericksen, Code Enforcement Officer, several times and reviewed 22 homes that were in question. Progress has been made with many of the homeowners who have been willing to cooperate with the request, and have appreciated the help offered them.

The owners of the two lots of concern on Alexander have been sent a letter for the City to receive permission to take care of the debris on the lots.

D. Water & Public Safety - Paul Squires

For any one on the Council who would be interested in attending the monthly meeting of the Highline Canal, it will be held March 25th at 8:00 p.m.

E. Sewer, Sanitation & SESD - Abbott Nelson

A Tentative date of June 13th is a power appreciate day to all customers. The board voted to help promote and generate support for the Cody Towse scholarship. Fund raisers will be sponsored at this celebration.

It is projected that Eagle Mountain will be selling their power company to SESD.

He has been working with Reece at Republic Services to get information in regards to recycling and the City's contract. He asked that all new construction and those moving in be required to get involved in recycling as they are a first garbage can. This will help keep our rates down, which is our ultimate goal.

F. Economic Development & Public Works – Ed Christensen

With canvassing a number of residents in Elk Ridge Meadows II, a high percentage of citizens are in favor of a recreational center over soccer fields.

Personnel productivity was discussed thoroughly with Public Works Director, Cody Black. He felt it was going was going to favorably improve the City.

Mayor Shelley reported the transfer of parks, trails and open space in Elk Ridge Meadows is on going with 36 residents completing the notice at the signing held at the Costin home. He has contacted 40 more requesting their cooperation to respond by Friday. We need 66 to meet the required ¾ of home owners.

2:32:10

CITY COUNCIL MINUTES

No Corrections or additions

ED CHRISTENSEN MOVED, SECOND BY DALE BIGLER, TO ACCEPT THE MINUTES FROM FEBRUARY 6, 2014, AS PRESENTED.

VOTE: AYE (5) NAY (0)

EXPENDITURES

Check Register & Payroll of February, 2014

NELSON ABBOTT MOVED, SECOND BY ED CHRISTENSEN, TO ACCEPT THE EXPENDITURES AND CHECK REGISTER FOR THE MONTH OF FEBRUARY, 2014.

VOTE: AYE (5) NAY (0)

2:30:01

NON AGENDA ITEM

Fire Chief, Seth Waite addressed the Council expressing his gratitude for the newly remodeled Fire Station. He requested permission to actively pursue the purchase of an ambulance.

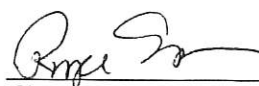
After extensive research for used vehicles, he felt the one he was presenting to the Council tonight was an ideal match. The vehicle has 4-wheel drive, low mileage, fully equipped, well under budget, and closes enough in California for someone to drive it here in one day. An ambulance is a great asset to the citizens providing faster availability, and the revenue generated would more than offset the cost. Advantages and benefits were stressed by everyone present. A grant is available that has been applied for, that would reimburse around 40% of the cost.

NELSON ABBOTT MOVED, SECOND BY ED CHRISTENSEN TO ALLOW THE FIRE CHIEF TO SPEND UP TO \$30,000 ON A FOUR WHEEL DRIVE ABULANCE FOR THE CITY.

VOTE: AYE (5) NAY (0)

ADJOURNMENT

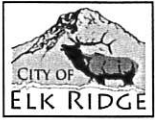
The Mayor adjourned the City Council Meeting at 8:55 PM.


 City Recorder

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ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, March 25, 2014, at 7:00 PM.** The meeting will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

7:00 PM -

REGULAR COUNCIL MEETING AGENDA ITEMS:

Opening Remarks and Pledge of Allegiance - Invitation

Approval/Agenda Time Frame

7:05 Public Forum

7:15 1. OHV Discussion by Deputy Rhoades

7:25 2. Haskell Golf Course Subdivision - Water Right Allocation

7:30 3. City Water Rights - Balance (Reserve for Smaller Developments)

7:35 4. City Council Departments – Reports

A. Administrative & Planning Commission – Mayor Shelley

1. Ordinance / Employee Compensation

2. Re-appointment for 2014:

- City Recorder

- City Treasurer

B. Roads & Storm Drain: Brian Burke

C. Parks, Trails & Recreation & Code Enforcement: Dale Bigler

1. Recreation Grant - Mayor Shelley

a. Shuler Park Sign

b. Utah County - Trails Committee Report - Dale Bigler

D. Water & Public Safety: Paul Squires

E. Sewer, Sanitation & SESD: Nelson Abbott

F. Economic Development & Public Works: Ed Christensen

8:00 5. City Council Minutes

8:05 6. Expenditures:

General:

Adjournment

Handicap Access upon Request. (48 Hours Notice)

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

Dated this 21st day of March, 2014.



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 provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on March 21, 2014.



City Recorder

ELK RIDGE
CITY COUNCIL MEETING
March 25, 2014

TIME & PLACE
OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, March 25, 2014, at 7:00 PM.

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

Notice of the time, place and Agenda of these Meetings, was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on March 21, 2014.

7:00 PM -

CITY COUNCIL REGULAR SESSION AGENDA:

ROLL

Mayor Pro-tempore: Ed Christensen; *City Council:* Brian Burke, Paul Squires & Dale Bigler (Absent: Mayor Shelley & Nelson Abbott); *Sheriff:* Deputy Rhoades; *New Asst. Treasurer:* Melanie Hoover; *Public:* Tommy & Kolbi Tervort, Avonly & Cy Tervort, Jennie Olson, Melanie Paxton, Justin Curtis, Shelly Neria & Jim Chase; & *the City Recorder:* Janice H. Davis

OPENING REMARKS
& PLEDGE OF
ALLEGIANCE

An invocation was offered by Dale Bigler; and Brian Burke led those present in the Pledge of Allegiance, for those who wished to participate.

Mayor Pro-tempore Ed Christensen: He took a moment at the beginning of the Meeting to introduce the newly-hired Asst. Treasurer, Melanie Hoover, to the Council and to those present at the Meeting. She was hired to replace Annebel Meredith in that position. Mrs. Meredith was invited to the Meeting to be formally thanked by the Council for her years of service. The Mayor had a card and a gift to present to her as a small token of appreciation. Mrs. Meredith was not present.

AGENDA TIME
FRAME

DALE BIGLER MOVED, SECONDED BY PAUL SQUIRES, TO APPROVE THE AGENDA TIME FRAME; ADJUSTING THE AGENDA TO ALLOW DEPUTY RHOADES TO SPEAK PRIOR TO THE PUBLIC FORUM

VOTE: YES (4) NO (0) ABSENT (2) MAYOR SHELLEY & NELSON ABBOTT

00:03:14

OHV DISCUSSION -
ENFORCEMENT

Deputy Cheri Rhoades: Deputy Rhoades requested to address the Council to discuss the level of enforcement they wish regarding the City code concerned with OHV riding within the City. Warmer weather brings added activities; motor cycle riding is one. Complaints begin to be registered regarding noise, dust and the safety issues that arise. It is good to have ATV "friendly" neighborhoods; but the problems are also part of it.

Her preference is to try to educate the residents to a higher level of understanding of the regulations and safety issues. Typically there are articles in the City Newsletter and the code is posted on the City Web Site, as well (under ATV).

Concerns:

- driving on private property
- driving on public property
- ages allowed to drive and the associated supervision

Options:

1. Cite everyone in violation; or
2. Educate as many of the residents as possible
3. Give warnings
4. Issue citations after a warning

The City wants to mitigate the problems while still allowing fun (under the law).

One of the biggest issues (in her view) is that parents "fall short" of the required supervision of children between the ages of eight to sixteen...the code requires these ages to be supervised by an adult within 300 ft...at all times; or, technically, they should not be riding.

Council Comment:

Dale Bigler: He has seen very young children racing around on motor cycles. He would not be opposed to an initial warning ticket followed by a citation (with fines) for a repeat offense.

Some information has gone out in the past; but people need to be reminded. Some more serious offenders know they deserve a ticket.

(Deputy Rhoades reminded everyone that it is the parents that get cited, not the child. She was asked her preference.)

00:06:57

Deputy Rhoades:

Though she does not mind writing citations; she would prefer education and a warning first; unless, in her judgment, she has already had a one-on-one conversation with someone in violation and then a repeat offense. The attitude of the individual also plays a part.

She would also choose to be more proactive in talking to folks while out on patrol rather than waiting to be called out by dispatch. Her goal is to try to eliminate the call-outs and educate prior to being called-out by dispatch. When neighbors start complaining, she would treat that differently. She plans on tracking the issues along the way.

Ed Christensen: He inquired if reminder signage helps. *(Deputy Rhoades responded that people typically do not like to read.)*

Signage: Like "No Trespassing" signs...are they effective?

Deputy Rhoades: Property owners can be alerted to the situation; they can then choose to post signs, or not. If the owner does not care, then it can become a bit more difficult. The situation can still qualify as a "nuisance".

She gave an example of a 12 year old that was in the road illegally and was hit by a car; the child ended up in the hospital and his father had his driver's license suspended for allowing his child to ride on a public road with no insurance on the dirt bike....the key was that it was a public road. There is liability to the property owner if someone is injured while riding on his/her land.

Paul Squires: He sees various problems:

- Erosion of land on undeveloped yet private property

(Deputy Rhoades said the land should be posted; then they can be cited. Each rider should also carry their safety certificate, as well.)

Other examples of violations were recalled.

Brian Burke: He related nearly striking a couple of kids on motor cycles who ran a stop sign; pulling out in front of him in his car. The parents were watching. Are citizens expected to notify the Sheriff's Dept. when something like this happens? (Deputy Rhoades replied that this is up to the citizen whether to report that or not. Not stopping at a stop sign is a traffic offense.)

Ed Christensen: He allowed public input before giving the Deputy the Council's recommendation.

Jennie Olson: (Long time resident of Elk Ridge) She has to deal with these issues every year when the weather gets warmer. It is so offensive to her and other neighbors that she has even considered moving to another community. There is property directly behind her home that is used as a "race track"; the land is owned by people who do not have a problem with riders on their land.

In the past, Deputy Butters came up and addressed the issue under the nuisance clause; then he could cite them. If the land owner allows the activity; but it results in a nuisance to others, how would that affect the land owner?

Deputy Rhoades: The property owner would have to want enforcement regarding trespassing; but the nuisance due to noise...the owner does not need to be in agreement. The criteria for being considered a nuisance would have to be met.

Mrs. Olson: The owners have agreed to not allow the riding; but they are not home much of the time. The other land owner is a non-resident. She takes names and contact information down; but she wanted to know what to do with the information. This is the 5th year in dealing with this...with no real results.

(Deputy Rhoades directed her to call Dispatch and she would be sent out. Mrs. Olson was also told to give her name and the names of the offending individuals...plus any contact information she has. She would be contacted by either Deputy Rhoades or another Sheriff.)

Mrs. Olson added that it is often riders from out of town who have heard that Elk Ridge is a "great place to ride". She is concerned with not only riders on vacant lots; but on the streets.

She agrees that the hills are a good place to ride; but it is not the hills where these kids are riding; it is the City streets. Can the code regulating riders be amended? She feels "over-run" by this nuisance in her neighborhood after being a resident for nearly 20 years. She likes to ride dirt bikes; but she rides where it is appropriate; not in the City streets.

Ed Christensen: He felt violators should be warned once; then cited. "Warn the residents; fine the outsiders."

00:18:07 Dale Bigler: He feels it is always better to have personal contact first.

Mrs. Olson: Some of the motor cycles are not dirt bikes, but generate a noise level that could be avoided. She has tried to speak personally to her neighbor; but was asked to "leave their porch".

City Recorder: She asked if there needed to be three citizens / witnesses willing to sign a complaint to establish a "nuisance".

Deputy Rhoades: She replied, "Yes, you need to build more of a case". Anyone willing to complain has to realize that they would be going to court to testify, if it came to that. When called out, she would be contacting Mrs. Olson as well as the other neighbors complaining. She had to check into whether a spouse and a sibling could be considered in establishing the three individuals.

Mrs. Olson was sure she would be able to locate other neighbors who are offended by this.

00:19:48 Dale Bigler: There has been discussion regarding grading the bumps and terrain off in the vacant field to try to eliminate the appeal of the "jumps".

Brian Burke: He advised Mrs. Olson to call the Sheriff directly rather than going through the City. The Sheriff can deal directly with those in violation. (Deputy Rhoades agreed.)

Ed Christensen: He recommended getting "serious" with the offenders; otherwise they will keep ignoring the warnings. He added that the Council would try to influence the property owners to post "no trespassing" signs.

Paul Squires: He lives close to the area referred to by Mrs. Olson; the noise is also very irritating to him. He would be willing to sign a complaint to establish a "nuisance".

00:21:33 Jim Chase: He asked if regular motor cycles without the necessary equipment to lessen the noise factor could also be addressed (the bikes have what is called "straight pipes".)

Deputy Rhoades: She asked if the bikes were racing around, or just leaving town and coming back (Mr. Chase responded that they were just coming and going). This is a bit more difficult to handle, but she would look into it.

00:22:37 The Council was in agreement that the process of enforcement should be:

1. Educate as much as possible through talking, Newsletter & Web Site
2. Issue warning (Unless the attitude is negative)
3. Issue citation

00:23:32

Elk Ridge City Council Meeting - 3-25-2014

**The Sheriff is to use her good judgment and discretion regarding when to issue warnings vs. citations. She assured the Council that there would be documentation each time she has contact with a biker or a driver of an OHV & tracking down parents to have conversations with them.*

00:24:11

PUBLIC FORM

1. Tommy Tervort and the Fire Station Fencing:

Tommy Tervort: He and the Mayor had talked earlier that day and he advised that Mr. Tervort should come to the Public Forum to share his thoughts with the Council. He understood that the Council had made a decision regarding the fencing that is proposed to be installed between his lot and the Fire Station expansion and Playground area.

Ed Christensen: He commented that the Mayor had called him earlier that day, as well; and told him that after speaking to Mr. Tervort, he would like to meet with each Council Member individually to re-visit the associated issues discussed with Mr. Tervort. He plans to discuss whatever new points were made.

00:25:05

Dale Bigler: There is a meeting scheduled with Shay Stark (Planner) for the following Thursday at 6:00 PM to further discuss the code, as applied to this situation. Council Member Bigler had attempted to call Mr. Tervort to inform him of this meeting. This meeting will be prior to the Planning Commission Meeting.

00:25:34

Mr. Tervort: He understood that the decision was made to only install the fence that borders the City. (Council Member Christensen again reminded Mr. Tervort that, after the up-coming conversations with Mayor Shelley, things may change.) Mr. Tervort continued: The Mayor had shared with him the concern of setting a precedent of assisting individual residents with their needs. He wanted to state his position that he has never felt the need to ask anything of the City; he is not the type that wants to create any "tension or any sort of mischief". He would rather work with the City. He moved his family to Elk Ridge because of all the good people. "I just want it to be understood that we are not here to threaten the City..." He said further that he just wanted to see that the issues are addressed fairly. He has met with multiple neighbors, a couple of lawyers and others...to gather perspective and some advice. It seems there is an issue and that their home has lost property value. He has not done an appraisal to prove that is true; but he does not really want to spend the money to do so.

Ed Christensen: The information given to the Mayor will be discussed. An informed decision will be made. (Neighbors of Mr. Tervort came to the Council Meeting in support of him on their own and had not been invited by the Tervorts.)

- Melanie Paxton: She felt that if anyone were in his same position, the same feelings would surface. She and other neighbors agreed with the Tervort's position.

- Justin Curtis: He added that he felt the building was close to the back setback. Anything the City can do to help him; he thought that should be the case.

Ed Christensen: He reminded those present that the City did have a Public Hearing and no one attended with any issues. Notice was published properly.

No further comments.

00:30:04

HASKELL GOLF
COURSE SUBD. -
WATER RIGHT
ALLOCATION

Explanation:

City Recorder:

Developer, Lee Haskell, had requested water rights from the City; however, he has arranged with Prince, Yeates & Geldzahler (Law Firm) to purchase some of the former Rindlesbach Water Rights; which are banked by the Law Firm after the bankruptcy of Mr. Rindlesbach. The rights have been transferred at the State to the City's wells and have also been deeded to the City in January, 2014.

The City has not yet received the re-issued Certificate of Shares from West Smith Ditch Company to the City (this is like having purchased a car and having no title to it).

The Law Firm is selling the rights at a slightly reduced cost.

Request for 26.013 acre feet.

Since the rights have been deeded to the City, the allocation is appropriate; but should be contingent upon:

1. The City receiving a receipt for the purchase from Prince, Yeates & Geldzahler to Mr. Haskell.

2. The City needs to receive the re-issued Certificate of Shares from West Smith Ditch Canal Company for the "Rindlesbach" water rights.

DALE BIGLER MOVED, SECONDED BY ED CHRISTENSEN, TO ALLOCATE 26.013 ACRE FEET OF WATER RIGHTS NUMBER 55-12340 (a34123), AS IDENTIFIED ON THE RECORDS OF THE UTAH STATE ENGINEER; TO SATISFY THE WATER RIGHTS CONVEYANCE REQUIREMENT FOR THE HASKELL GOLF COURSE SUBDIVISION...WHICH ALLOCATION IS CONTINGENT UPON THE FOLLOWING:

1. MR. HASKELL IS TO PRODUCE A RECEIPT TO THE CITY FOR THE PURCHASE OF 26.013 ACRE FEET OF WATER RIGHTS FROM PRINCE, YEATES & GELDZAHLE TO MR. HASKELL

2. ELK RIDGE CITY NEEDS TO RECEIVE THE RE-ISSUED CERTIFICATE OF SHARES FROM WEST SMITH DITCH CANAL COMPANY FOR THE WATER RIGHTS KNOWN AS THE "RINDLESBACH WATER RIGHTS"

VOTE: YES (4) NO (0) ABSENT (2) NELSON ABBOTT & MAYOR SHELLEY

00:39:25

CITY WATER RIGHTS
BALANCE / RESERVE

In the Mayor's absence, Jan Davis reported that the City had approximately 100 acre feet to allocate to developers under the "cash-in-lieu" option. There are currently about 46 acre feet left of that number. Mr. Haskell withdrew his request and went with the Rindlesbach rights. The Council should decide if these rights will be allocated on a 1st Come/1st Serve basis; or if the City will hold back a certain number for allocation to developers of smaller parcels...if that is the case, how many will be reserved?

00:42:36

After discussion, the Council decided to hold onto the City Water rights for now and discuss it further when another request comes in. They did agree that the City should reserve a certain number of these rights for smaller developments...as in a lot split or a 2 or 3 lot subdivision.
(Recommendation: to reserve at least 20 to 25 acre feet.) That will be decided at a later time.
It is also not likely that water rights will be part of the job description for the City Recorder position. It has more to do with development, and would likely be more appropriately addressed by the Planning Commission Assistant (Marissa Bassir).
The City may need those acre feet for future parks and another well. Council Member Bigler felt it is better to have a cushion for future needs.
Paul Squires: He thought that SUVMWA may have the right to take back some of the acre feet the City has purchased from them; for the re-charge of the aquifer. That was questioned, since the City purchased the rights from SUVMWA.
*Council Member Squires said he would check on this with SUVMWA.
*Question (to Tony Fuller): Can the rights currently in the "non-use" status be used if the City decides to drill another well?

00:48:44

CITY COUNCIL
DEPARTMENTS

1. Administrative: (Mayor)

A. Ordinance / Employee & Elected Officers:

This proposed ordinance combines all the approved salaries and wages for the current fiscal year with the only change being the inclusion of the newly-hired Assistant Treasurer to take Annebel Meredith's place. The new Asst. (Melanie Hoover) was hired at the probationary wage of \$12.50/hour for the first three months.
Council Member Burke wanted to know if going to \$13.00/hour was guaranteed at the end of the three months. *(The Mayor will have to be asked this question; if there is to be an increase, it would be in the new fiscal year, beginning July 1.)*
This ordinance will have to be amended again when Mrs. Nilsson's replacement is hired.

00:50:56

BRIAN BURKE MOVED, SECONDED BY ED CHRISTENSEN, TO ADOPT ORDINANCE NUMBER 14-3, ENTITLED: AN ORDINANCE FOR THE COMPENSATION OF ELECTED AND STATUTORY OFFICERS AND EMPLOYEES FO ELK RIDGE CITY; INCLUDING THE NEWLY-HIRED ASSISTANT TREASURER'S WAGE OF \$12.50/HOUR; DURING THE THREE PROBATIONARY MONTHS
VOTE (POLLED): PAUL SQUIRES-AYE, BRIAN BURKE-AYE, ED CHRISTENSEN-AYE & DALE BIGLER-AYE (4) NAY (0) ABSENT (2) NELSON ABBOTT & MAYOR SHELLEY

00:52:20

B. Re-Appointments: City Recorder & City Treasurer:

*(This is done annually by motion)***DALE BIGLER MOVED, SECONDED BY PAUL SQUIRES, TO RE-APPOINT FOR 2014:****- JANICE H. DAVIS AS THE CITY RECORDER****- LINDA COOPER AS THE CITY TREASURER****VOTE: YES (4) NO(0) ABSENT (2) NELSON ABBOTT & MAYOR SHELLEY***(Slight Break while Internet connections were fixed)*

NON-AGENDA ITEM

The City Recorder passed out drafts of the Tentative Budget for 2014/2015 for Council review. She asked that the Council Members please turn in their desired budgets for 2014/2015. The Tentative Budget is adopted in May.

The Council also needs to decide if the suggested tax rate will be used to project Property Tax; or if they will hold a Truth in Taxation Public Hearing to consider exceeding the suggested Tax Rate.

1:04:34

2. Roads & Storm Drain: (Brian Burke)

A. Columbus Ln. & Oak Ridge: Still no specific cost information about curb / gutter to take to the residents to be involved. Mr. Black has been trying to get the information from Eckles Paving; he is trying another source and hoped to have that information available by the following day.

B. Mountainlands Association of Government (MAG) hosted a meeting concerned with grants to be awarded for road projects. Elk Ridge applied for a \$500,000 grant for the repair and stabilization of the "dugway" (E. Park Drive). Elk Ridge was not awarded the grant money. 50% or more of the vote is needed; Elk Ridge only got 39%.

Mr. Black said he felt the project is still "do-able"; the City needs to come back and demonstrate that this is being seriously considered.

Ed Christensen: He asked if anyone had seen his presentation. He wanted to know how the project was presented; was it by way of a power-point-presentation?

(The Recorder reported that the meeting had gone on all day; with each applicant given 5 minutes to present their proposal. Mr. Black was encouraged to go on to the next level anyway; if there is any money left, a lower request may be taken out of the left-over grant money.)

Brian Burke: He estimated the cost at about \$500,000.

Dale Bigler: He discussed the option of "blocking" the edge with cement blocks; which are fairly inexpensive.

Brian Burke: He pointed out that there would be engineering involved to anchor the side of the hill to prevent collapse or erosion.

C. High Sierra Drive: There will be a meeting the following Friday with Mr. Penrod, Mayor Shelley and Council Member Burke to discuss installing the curbing along the undeveloped parcels on High Sierra Drive. Various options will be discussed; including the possibility of "Condemnation".

D. The Fairway Turnaround has been dug out and the next step is to replace it.

Storm Drain:

Question: A sump on Canyon View was planned for the current fiscal year; that was discussed and removed from the current budget. It was also discussed that there is no curbing to direct the storm water to the sump. Will the City budget a sump for the Oak Ridge / Columbus Ln. area?

(Yes.)

3. Parks & Trails & Recreation: (Dale Bigler)

A. Trails: He spoke to Cody Black regarding a couple of the Trail Projects currently being considered:

1. Back side of the Playground area to connect to Mahogany Way

2. Park Drive to Alpine Drive - Wait until after June for the overlay

3. Proposed: Trail from Canyon View Drive to the Alpine Drive LDS Chapel.

Council Member Bigler feels this trail would be used a lot and would create an initial loop, back to the Park. (*Question: Is this part of the Trails Plan for the City?*)

Costs for all these sections are needed; there was \$29,000 budgeted for the current year Trail Projects; which was moved to next fiscal year.

**Dale Bigler will check with Mr. Black and provide current cost estimates for the Projects...Canyon View would be with the City doing the "prep" work; this will get the cost down.*

(Last year it was \$1.85 / Sq. Foot with Eckles; for a 9' wide trail.)

B. Recreation Grant: (Nothing was discussed directly about the grant. Range: from \$1,000 - \$30,000)

C. Park in Phase 2: A few more signatures were needed to complete the required documents to be able to take ownership of the open space in Elk Ridge Meadows area (about 12 more at that time).

1. Soccer Field: One of the main projects in Elk Ridge Meadows, Phase 2 is another soccer field that Salem is going to assist with.

C. Utah County - Trails Committee Report:

He attended the meeting and found that South County had been divided out from North County. The County Engineer was there and they talked about a regional trail when the High Line Canal is enclosed. Council Member Bigler was told that the State Road going to the Benjamin Exit of I-15 would be designed to have a designated trail as part of that road.

D. Arbor Day Grant: Only \$600 Grant (Trees for east border of Park).

4. Water & Public Safety: (Paul Squires)

A. High Line Canal:

A High Line Canal meeting was scheduled for that morning; but Council Member Squires had surgery at the same time. He did call Cody Black to see if he was going; but did not get a return call.

He called Jay Frandsen (engineer hired to oversee the project)...he said the time frame is about two years to enclose the Canal. Tying into a trail system is advantageous when applying for Federal grants.

B. SUVMWA Meeting was cancelled for March.

C. Police Contract: The City Recorder suggested meeting with Deputy Rhoades to find out about the contract amount for 2014/2015. He agreed to contact her.

5. Sewer, Sanitation & SESD: (Nelson Abbott)

Council Member Abbott not in attendance.

6. Economic Development & Public Works: (Ed Christensen)

Some of the people that had wanted to be on the Committee do not have time and others are needed.

NON-AGENDA ITEM

Paul Squires: He felt that the nuisance code may have been misleading in indicating that "noise" could be considered a nuisance. (*This needs further review; it was felt that the State Code does cover "noise".*)

- *Public Works: (Continued)* Council Member Christensen met with the Public Works crew and the Mayor and a few things were brought to their attention:

- Not much "accountability"

- No time clock

- No production management (Log of daily activities)

- No tracking

- A Policy is needed for "Personal Use of City Vehicles" (Technically that is part of a compensation benefit for them.) This needs to be tracked.

"There were issues brought up that the City have some guys just show up at 8:10...have a quick meeting...and then they go into town for gas and a drink...that's minimum 1/2 hour."

"The City are working with Cody to give him some management skills on how to track things and they are all receptive of it...so hopefully that will go well.

- He is working with Cody on the budget for equipment

(The big 10-wheeler is broken down again...it cannot be registered.)

Public Comment: One of the pick-ups is battered; would insurance cover that? (Yes) But, the thought is that, with high mileage, it may just get replaced.

1 1:24:46

Elk Ridge City Council Meeting - 3-25-2014

2
3 Brian Burke: He also mentioned how bad the old 10-wheeler looks parked by the house. Can it be pulled
4 into the garage? Or...park it behind the building.

5 Ed Christensen: He explained that the garage is full currently. The plan is to get rid of it and replace it. It
6 won't pass inspections; after spending \$8,000 or \$9,000 to repair it.

7 1:27:00

8 CITY COUNCIL
9 MINUTES

10 1. City Council Minutes for March 11, 2014:

11 The Recorder was asked to relay to Ms. Preece: to be sure to be specific about who is talking in the
12 meetings. There were places where the minutes read that the "Council" commented on an issue and it
13 was a specific Council Member or a member of the public.

14 Ed Christensen: He commented that there is frequently a lot of "talking over" one another in the meetings
15 (referring to the Council Members). The approach should be more professional.

16 Paul Squires: Suggestion: The Council could state names prior to talking.

17 City Recorder: Any one of the Council can call a "point of order" when the public is talking out of turn; it
18 does not have to be the Mayor. Typically, this is not allowed in other City Council Meetings. The public is
19 given the Public Forum to address the Council in an orderly fashion; with a time limit. Yelling out from
20 one's chair is not appropriate.

21 Paul Squires: He added that the Council's job is to listen and learn...once the open forum is over..."that
22 should be it".

23 Recorder: The public needs to be reminded to identify themselves before they speak.

24 Brian Burke: Suggestion: The Mayor is a gentleman and does not correct the Council in public; the
25 Council could be helpful to the Mayor by raising a hand to be called on to speak. He felt this would be
26 more courteous.

27 Dale Bigler: Addressing the position rather than the person is more professional in a Council Meeting.

28 Ed Christensen: He added that there are times when the Council could keep their comments more
29 focused and concise.

30 **PAUL SQUIRES MOVED, SECONDED BY DALE BIGLER, TO APPROVE THE CITY COUNCIL**
31 **MINUTES FROM 3-11-2014; AS PRESENTED**

32 **VOTE: YES (4) NO (0) ABSENT (2) NELSON ABBOTT & MAYOR SHELLEY**

33
34 EXPENDITURES

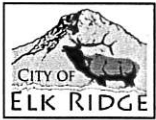
35 General:
36 None

37 ADJOURNMENT

38 The Mayor Pro-tempore adjourned the City Council Meeting at 8:35 PM.

39
40
41
42

City Recorder



ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, April 8, 2014, at 7:00 PM;** which will be preceded by a **City Council Work Session at 6:00.** 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 AGENDA ITEMS:

1. Budget Discussion - Tax Rate for Future Budget
2. Haskell Golf Course Subdivision - Final Plat Approval / Discussion
 - A. Possible Re-allocation of Water Rights
3. Street Lighting - Shay Stark
4. Hansen Annexation / Resolution of Intent to Annex

7:00 PM -

REGULAR COUNCIL MEETING AGENDA ITEMS:

Opening Remarks and Pledge of Allegiance - Invitation
Approval/Agenda Time Frame

7:05 Public Forum

7:15 5. Haskell Golf Course Subdivision - Final Plat Approval

- A. Possible Re-allocation of Water Rights

7:30 6. City Council Departments – Reports

- A. Administrative & Planning Commission – Mayor Shelley

1. City Council Decision - Truth in Taxation Hearing

2. Hansen Annexation / Resolution of Intent to Annex

3. Street Lighting Direction to the Planning Commission

4. Alteration of Planning Commission Appointments

5. Ratify Polled Votes:

- Allocation of Funds: Fire Station & Fencing Fire Station Property

- B. Roads & Storm Drain: Brian Burke

- C. Parks, Trails & Recreation & Code Enforcement: Dale Bigler

- D. Water & Public Safety: Paul Squires

- E. Sewer, Sanitation & SESD: Nelson Abbott

1. Waste Disposal: Interlocal Agreement with Payson City

- F. Economic Development & Public Works: Ed Christensen

8:55 8. City Council Minutes

9:00 9. Expenditures:

- General:

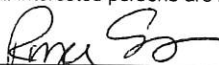
- A. Check Register & Payroll for March, 2014

Adjournment

Handicap Access upon Request. (48 Hours Notice)

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

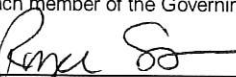
Dated this 4th day of April, 2014.



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 provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on April 4, 2014.



City Recorder

ELK RIDGE
CITY COUNCIL MEETING
April 8, 2014

TIME & PLACE
OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, April 8, 2104, at 7:00 PM; this meeting was preceded by a City 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 the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on April 4, 2014.

6:00 PM -

CITY COUNCIL WORK SESSION AGENDA:

ROLL

Mayor: Hal Shelley; *City Council*: Dale Bigler, Brian Burke, Paul Squires, and Nelson Abbott; Deputy Sheriff: Cheri Rhodes, Public Works Director (PWD): Cody Black; Planner: Shay Stark; Public: Gary Hansen, Lucretia Thayne, Lee Haskell and the *City Deputy Recorder*: Mary Preece (Ed Christensen was absent and excused by the Mayor.)

BUDGET DISCUSSION
TAX RATE FOR FUTURE
BUDGET

Mayor Hal Shelley explained the urgent need to address the tax rate adjustment was a six month time period requirement for the process to become effective. He further explained there had not been an increase in taxes since 2008, which was a State mandated increase. The City presently has 500 plus homes, and by the end of this year the number could be at 740 plus. The maintenance for the infrastructure of the City comes from funds received by the City from a portion of property taxes allocated by the State. With no tax increase to offset the growth it could cause stress to the budget. The funds for the two new buildings were in place without a need to borrow outside money. Moving forward it will be necessary to put money aside for future projects.

Mayor Shelley: In preparation for a discussion and public hearing in August the following items needed to be considered for future funds to maintain the City:

1. Civic Center and the property surrounding it.
2. Provide the services needed such as:
 - a. Maintenance on roads
 - b. Maintenance on the water and sewer system
 - c. Old water systems needing replacement.
3. Possibility to add another well resulting from the water impact study.
4. Replace the ten-wheeler
5. Any major emergency

Dale Bigler was in favor of a tax increase noting that this is primarily needed to build up funds for a civic center. Citizens don't mind a tax increase if they know it will benefit the citizens.

Nelson Abbott: The City is servicing nearly 50 percent more now than six years ago with essentially the same budget. It is essential to expand the budget to take care of the needs of more homes, roads, and the equipment to effectively serve the city.

He clarified the purpose for the 2008 increase was not necessarily to raise the levy but to bring an equal taxation across the state. Some residents didn't see an increase in taxes, others did. This was the only increase in the 16 years he has lived in the community. It is imperative to have equipment available to take care of the City and its needs.

Mayor Shelley brought to light the new elementary school that will be needed sooner than projected. It is essential to be prepared with correct and accurate information to present at the truth and taxation hearing in August.

0:16:15

HASKELL GOLF COURSE
SUBDIVISION FINAL PLAT
APPROVAL

Item A - Possible re-allocation of Water Rights has been taken care of and will not be discussed tonight.

Shay Stark reviewed the past discussion where action was taken in the previous meeting and stated the final plat was ready for approval with all requirements met. In response to Payson's concerns for the turnaround on Sunbrook Drive encroaching on the golf course green, a change has been made to correct the concern. The change does not affect the plat; the turnaround has been pulled in and shifted over 30-40 feet giving them back some of their rough. Other options considered would not be possible due to the steep terrain. Once Sunbrook Drive is completed with the turnaround, Payson City will make a connection that will eliminate the entrance off of Elk Ridge Drive.

Cody Black inquired if lot 21 would not be a buildable lot until the road was finished.

Mr. Stark explained that due to the necessity of Payson taking an individual's property for a drainage project, they are working out an exchange for lot 21. There will not be any construction on lot 21 until the road is no longer in use.

He addressed a question from Paul Squires concerning a re-vegetation plan informing him there was not any open space or right-of-way in the development that requires any re-vegetation. The only requirement was for the developer to provide erosion control on the hillside behind the Public Works building.

Dale Bigler expressed that the drainage plan needed for lots 7, 8,9,10, should to be taken care of by the owners.

Mr. Stark informed him lot #8 is required to have an additional sump actually in the drainage basin to enhance the draining of excess water during a large storm and would be effective for all the lots.

0:28:59
STREET LIGHTING

Shay Stark: The Planning Commission was requested by the Council to review the street lighting ordinance and lighting in general. The Planning Commission has come back with a few concerns to be addressed. There is not any lighting in the City at present, with the exception of approval for a few trails; Elk Meadows 2, and Elk Ridge Meadows 5 at the entrance to the city. Their concern for more lighting is the cost of the lighting and maintenance, including the electricity bill. The electricity bill would be the responsibility of the City. Would the benefit outweigh the cost since there is nothing tangible coming to the City?

Mayor Shelley expressed the consensus of the citizens in the South part of the City to not expand the lighting to the public streets. He suggested the lighting to be installed be LED lights to conserve energy and cost.

Shay Stark quoted in the City Code Standards that there are two lights; an 18 foot arterial, and a 17 foot tall trail light. They are the same light with a hooded 70-watt bulb.

Dale Bigler spoke in favor of lighting along the major entrance to the City and several places like the Uÿÿ roundabout or major intersections.

Nelson Abbott indicated he was on the Council at the time of the adoption of the street lights. He stressed a survey was taken at that time and the consensus of the residents was that lighting only be in the key places where safety was a concern. The reason for the hood on the lights is to eliminate as much as possible the light pollution. Considering the studies done by SEDS with cost being passed on to the City, there should be a requirement in place that LED lights are used particularly by developers.

Brian Burke felt the future could bring a major issue of safety requiring more lighting.

Mayor Shelley suggested waiting to respond to the Planning Commission until the City more information concerning options of lighting from SEDS. If SEDS requires a mandate for the City, the City should have the opportunity to have input into the discussions. He will put it back on the agenda in six months to review with more information.

Shay Stark inquired if the existing code would be changing. Lee Haskell needs a direction to take with his development. Dean Ingram is placing lights on each of the intersections in his developments. These could be utilized on the trails instead. Trials are running through open space, and back a little from the road, requiring light for the safety of those using the trails. At present, this action fits within the code; although it is vague and the standards are vague. There is a spot on the check list requiring lighting on the application, but there is nothing to back it up.

Dale Bigler suggested the possibility of leaving the present code in place and defined where major intersections are located.

Nelson Abbott suggested that the area of city that has lighting, even in the intersections, such as the northern part of the city, should be paying for that lighting. The entire city shouldn't have to pay the bill.

0:44:53
HANSEN ANNEXATION/
RESOLUTION OF INTENT
TO ANNEX

Shay Stark reviewed the request of Gary Hansen & Wendell Hansen to annex their property starting on the corner of Loafer Canyon Road and 11200 South and including the three parcels south of that point into the City.

These parcels are well within the City's annexation boundaries. The request to annex once before was rejected because of information that had come back from the County.

A meeting was held with the County a few weeks ago to be sure all requirements were met. The County requested that as part of the annexation 11200 South be included in the annexation. The County will still own the road and maintain it; however, they do not want that sliver of road in an unincorporated boundary. When the area for the regional highway develops, with this road being inside the City boundaries, the City will have a little more input as to what occurs along that road.

Loafer Canyon Road serves the City with sewer lines and good access for the Citizens. The annexation also allows the City to add that portion of road to the City B & C road mileage.

Mr. Stark asked the Council to pass the resolution for intent to annex this property into the City. If passed there will be a public notice process and public hearings. Any changes to be considered will be made, and if necessary an annexation agreement. It will then come back to the Council in form of an ordinance for annexation. During the public notice period, the County and other effected service districts will have an opportunity to provide their input.

Work Session Closed at 6:56 PM.

**ELK RIDGE
CITY COUNCIL MEETING
April 8, 2014**

TIME & PLACE
OF MEETING
0:54:31

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, April 8, 2014, at 7:00 PM;** this meeting was preceded by **a City 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 the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on April 4, 2014.

REGULAR CITY COUNCIL AGENDA ITEMS

ROLL Mayor: Hal Shelley; *City Council:* Dale Bigler, Brian Burke, Paul Squires, and Nelson Abbott; Deputy Sheriff; Cheri Rhodes, Public Works Director (PWD): Cody Black; Planner: Shay Stark; Public: Gary Hansen, Lucretia Thayne, Lee Haskell and the *City Deputy Recorder:* Mary Preece (Ed Christensen was absent and excused by the Mayor.)

OPENING REMARKS AND PLEDGE OF ALLEGIANCE An invocation was offered by Brian Burke; and Dale Bigler led those present in the Pledge of Allegiance, for those who wished to participate.

PUBLIC FORUM Lucretia Thayne voiced her support of not having lighting in the streets of the City. Mayor Shelley informed her of the consensus of the Council to limit the lighting to Elk Ridge Drive, the entrance to the roundabout, the new development in the North part of the City, and Trails.

0:58:49
HASKELL GOLF COURSE SUBDIVISION-FINAL PLAT APPROVAL Mayor Shelley explained that part A-Possible Re-allocation of Water Rights had been taken care of.

DALE BIGLER MOVED, SECOND NELSON ABBOTT, TO ACCEPT THE FINAL PLAT FOR THE HASKELL GOLF COURSE SUBDIVISION AS PRESENTED WITH THE NOTATION OF THE CITY'S LIMIT ON THE SECONDARY WATER SYSTEM BE UP TO \$35,000.
VOTE: AYE (4) NAY (0) ED CHRISTENSEN ABSENT

CITY COUNCIL DEPARTMENTS REPORTS A. Administrative & Planning Commission - Mayor Shelley
Mayor Shelley reported the progress of the signatures of residents of ERM II for the Notice of Owners Approval needed to transfer the parks and open space to the City is very slow. There was still a need for nine more signatures. He will continue to contact those who have not responded.
1. City Council Decision - Truth in Taxation Hearing
It was proposed that the City hold a Truth in Taxation Hearing this fall with an appropriate time frame notice.

NELSON ABBOTT MOVED, SECONDED DALE BIGLER, TO SCHEDULE A TRUTH IN TAXATION HEARING FOR AUGUST, 2014.
VOTE: AYE (4) NAY (0) ED CHRISTENSEN ABSENT

2. Hansen Annexation/Resolution of Intent to Annex
There was no further discussion.

NELSON ABBOTT MOVED, SECONDED DALE BIGLER, TO ACCEPT THE RESOLUTION OF INTENT TO ANNEX THE HANSEN ANNEXATION PROPERTY AS EXPLAINED.
VOTE AYE (4) NAY (0) ED CHRISTENSEN ABSENT.

3. Street Lighting Direction to the Planning Commission
Mayor Shelley recommended the City Code be left as it presently stands, and to begin consideration of identifying specific places, such as the roundabout, where the standard of lighting should apply. Also, look at the possibility of the trail lighting.

1:06:3
4. Alteration of Planning Commission Appointments
Mayor Shelley explained the request of Clint Ashmead to be moved to Alternate and Ann Brough be moved to a regular member due to extenuating circumstances. He suggested making this change until July at which time Mr. Ashmead's situation would be re-evaluated.

BRIAN BURKE MOVED, SECOND DALE BIGLER, TO REMOVE CLINT ASHMEAD AS A REGULAR MEMBER OF THE PLANNING COMMISSION TO THE POSITION OF ALTERNATE MEMBER, AND TAKE ANN BROUGH FROM AN ALTERNATE MEMBER TO A REGULAR FULL-TIME MEMBER.
VOTE: AYE (4) NAY(0) ED CHRISTENSEN ABSENT

1:09:23
5. Ratify Polled Votes:
- Allocation of Funds: Fire Station
A copy of the breakdown of expenditures for the Fire Station was provided to each Council member.

would like to see the trimming done while we have the equipment.

Mayor Shelley suggested the City replace the tall poplars in front of the Paxton home with a couple of nice trees allowing the City to extend the trail. This work should begin right away.

Mr. Bigler reported that the other section is from Park Drive up to Alpine Drive. He had talked to Joe Wadlinger and told him that the work would begin April or May.

Mr. Bigler also questioned the intentions of the City on Goosenest Drive where the gravel is being piled.

Mayor Shelley had spoke with Mr. Robert Nelson and he thinks that he will have the materials removed by July and leave it in the condition that he original agreed to . The financial contract needs to be reviewed by all properties involved including input from the City Attorney.

Dale Bigler had reviewed the contract and stated that all of the product belongs to the City. Mr. Nelson would have to receive compensation for the work to produce it, but all the material is for the City's use and profit.

1:45:48

D. Water and Public Safety: Paul Squires

SMUWA meeting was held on Thursday.

Cody Black had been working on the SCADA system which has had a lot of problems lately. The SCADA pack and the master went completely down. This made it necessary for the purchase of equipment for \$1500. In the past he has been able to solve a few problems that have helped, but problems kept adding up until today when the entire system failed.

E. Sewer, Sanitation & SESD: Nelson Abbott

In a training meeting with Utah Association of Special Districts they were informed of State Law, Title 11, Chapter 47, Section 103. This requires each of the City Council Member and Mayor to have published on the City's web site a telephone number and email address.

Another issue discussed was a State website to schedule our public meeting and it will send an email to everyone who has provided an address notifying them of any and all meetings. This would be a benefit as another outside source to verify notification when needed.

Mr. Nelson had provided each Council Member a copy of an Inter Local Cooperative Agreement for waste disposal services with Payson. This will give all residents of Elk Ridge City access to the Payson land fill at the rate they charge Payson residents. There will be other opportunities coming forward to work with Payson in the future.

1:52:30

NELSON ABBOTT MOVED, SECONDED DALE BIGLER, TO ENTER INTO AN INTER LOCAL COOPERATIVE AGREEMENT FOR WASTE DISPOSAL SERVICES WITH PAYSON CITY AND AUTHORIZE MAYOR SHELLEY TO SIGN THE AGREEMENT AND RETURN IT TO PAYSON CITY.

VOTE: AYE (4) NAY (0) ED CHRISTENSEN WAS ABSENT.

Mr. Abbott explained Payson City was planning on drilling a well near the golf course; however the cost was too high. They may be approaching Elk Ridge to work with them in acquiring water for the golf course.

Mayor Shelley felt this kind of decision had to be based on the report of the water assessment Aqua Engineering was putting together for the City. It is important to know how much water is available, and how much is needed for the City's use. It is important for Payson and Elk Ridge to assist each other whenever possible.

F. Economic Development & Public Works: Ed Christensen – Not Present

Additional information and corrections to the previously signed Government Municipal Public Funds Banking Resolution for Deposit Accounts document requires the Council and other public workers to sign again and make a motion to accept this document. This was completed by all Council Members present. (Ed Christensen absent)

2:1:51

NELSON ABBOTT MOVED, SECONED DALE BIGLER, TO ACCEPT THE GOVERNMENT MUNICIPAL PUBLIC FUNDS BANKING RESOLUTION FOR DEPOSIT ACCOUNTS WITH AMERICAN WEST BANK IN SALEM, UTAH.

VOTE: AYE (4) NAY (0) ED CHRISTENSEN WAS ABSENT.

The Mayor informed the Council Annebel Meredith's position as Deputy Treasurer had been filled by Melanie Hoover. Interviews for Janine Nilsson's position will be held on Thursday of this week. Jan Davis will retire December 31, 2014. Her replacement should be hired no later than the first part of September because of special training being offered on a State basis for the replacement.

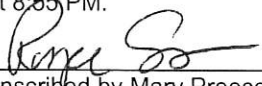
2:05:15

DALE BIGLER MOVED, SECOND BRIAN BURKE, TO ACCEPT THE MINUTES FOR MARCH 25, 2014 AS PRESENTED.

VOTE: AYE (4) NAY (0)

ADJOURNMENT

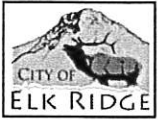
The Mayor adjourned the City Council Meeting at 8:55 PM.


Transcribed by Mary Preece
Approved by Royce Swensen City Recorder

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ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the **regular City Council Meeting scheduled for 7:00 PM on Tuesday, April 22, 2014, is hereby CANCELLED**, by order of Mayor Hall Shelley.

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

7:00 PM - **REGULAR COUNCIL MEETING AGENDA ITEMS:**

CANCELLED

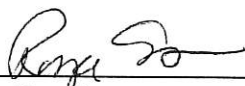
Dated this 17 day of April, 2014.



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 Cancellation of the regularly scheduled City Council Meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on April 17, 2014.

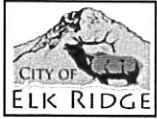


City Recorder

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ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

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7:00 PM - **REGULAR COUNCIL MEETING AGENDA ITEMS:**

CANCELLED

Dated this 17 day of April, 2014.

City Recorder

CERTIFICATION

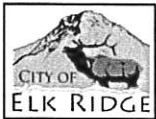
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City Recorder

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ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, May 13, 2014, at 7:00 PM**; which will be preceded by a **City Council Work Session at 6:00**. The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

Introduction: Invictus Law

6:00 PM -

CITY COUNCIL CLOSED SESSION:

Discussion - Pending Litigation and Employee Competence

6:30 PM -

CITY COUNCIL WORK SESSION AGENDA ITEMS:

1. Budget Discussion - Tax Rate for Future Budget
 - A. Snow Plow
 - B. City Work Trucks
 - C. Tractor
2. Water Rights Policy - Joint Applications
3. Proposal for Engineering Services - MS4 - NOI & SWMP

7:00 PM -

REGULAR COUNCIL MEETING AGENDA ITEMS:

Opening Remarks and Pledge of Allegiance - Invitation
Approval/Agenda Time Frame

7:05 Public Forum

7:15 4. Horizon View Farms Subdivision - Final Plat Approval

A. Water Right Allocation

7:30 5. City Council Departments – Reports

A. Administrative & Planning Commission – Mayor Shelley

1. Ratify Polled Votes:

- Allocation of Funds: Fire Station & Fencing Fire Station Property
- Resolution - Bank Signatures
- Proposal for Engineering Services - MS4 - NOI & SWMP

2. Invictus Law proposal

3. Payson Landfill Agreement/Resolution

B. Roads & Storm Drain: Brian Burke

C. Parks, Trails & Recreation & Code Enforcement: Dale Bigler

D. Water & Public Safety: Paul Squires

1. Water Rights:

- a. Joint Application Policy
- b. N. Jordan Canal Company / Change Application

2. Construction Water for Developers Discussion

E. Sewer, Sanitation & SESD: Nelson Abbott

F. Economic Development & Public Works: Ed Christensen

8:55 6. City Council Minutes

9:00 7. Expenditures:

General:

A. Check Register & Payroll for March, 2014

Adjournment

Handicap Access upon Request. (48 Hours Notice)

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

Dated this 9th day of May, 2014.

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 provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on May 9, 2014.

City Recorder

ELK RIDGE
CITY COUNCIL MEETING
May 13, 2014

TIME & PLACE
OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, May 13, 2014, at 7:00 PM; this meeting was preceded by a City Council Closed Session at 6:00 PM to discuss pending litigation and employee competence. The City Council Work Session was scheduled to begin at 6:30 PM. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and agenda of these meetings were provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on May 9, 2014.

6:00 PM

CITY COUNCIL CLOSED SESSION:

ROLL

Mayor: Hal Shelley; *City Council:* Nelson Abbott, Brian Burke, Ed Christensen, Paul Squires, Dale Bigler.

Discussion of Pending Litigation and Employee Competence

ADJOURNMENT

Mayor Hal Shelly closed the Closed Session at 6:49 PM

6:50 PM -

CITY COUNCIL WORK SESSION

ROLL

Mayor: Hal Shelley; *City Council:* Dale Bigler, Brian Burke, Paul Squires, and Nelson Abbott, Ed Christensen; *Deputy Sheriff:* Cheri Rhodes; *Public Works Director (PWD):* Cody Black; *City Planner:* Shay Stark; *Fire Chief:* Seth Waite; *Public:* Gary Hansen, Dale Abbott, Elizabeth Weeks, Madeline Elder, Seth Waite, Mac Johnson, Callie Johnson, Chris Salisbury, Audrey Barney, Maddie Wilson, Kyle Workman, Jeff Crippen and the *City Deputy Recorder:* Mary Preece

Out of Order
PUBLIC FORM

The Mayor explained the need for control of runoff along Columbus Lane. The majority of water and debris was coming off of Hudson Lane, crossing over the street and continuing down Columbus Lane. There are six homes along Columbus Lane without curb and gutter, and he wanted the input from the citizens present.

Dale Abbott was not in favor of installing curb and gutter because of all the money, time, and work he had invested in the berm he had installed along the front of his property.

Elizabeth Weeks had also invested in having a berm installed along Park Drive after experiencing flooding due to the curb on the east side of their property. Her home, along with Abbott's, is South of Hudson Lane where the problem was occurring and did not feel it would be any benefit to install curb and gutter.

Mayor Shelley: The John Martin property located on Hudson Lane is the main concern. Mr. Martin would like to do the curb and gutter work in front of his property himself.

Nelson Abbott suggested encouraging Mr. Martin to do the work for his property and wait to see the effect it has on the problem.

The Mayor and Public Works director, along with Brian Burke, are considering a few other properties that need to be addressed. He found no reason at this point to pursue any further action on South Columbus lane.

0:05:43

BUDGET DISCUSSION-
TAX RATE FOR FUTURE
BUDGET

Mayor Shelley: Regarding the Truth and Taxation hearing scheduled for August 12th he expressed the concern of maintaining the same level of service to the City as it continues to grow without additional funds in the future budget. The issues to be addressed are:

#1. Snow Plow - either used or new; or a ten wheeler with a 15 foot bed and adapt it for a snow plow.

#2. City Work Trucks - the existing two, along with the current truck acquired from SESD at a price of \$7505.50. In the next fiscal year, there are plans to purchase a flat bed truck.

#3. The purchasing of a tractor or the rental of a tractor.

#4. Craig Neeley (City Engineer) feels the waters issues of the City could require a new water well within the next three years.

There is a need to formulate a plan to present to the citizens at the August 12th public hearing. If there is a proposal for an increase, it would only be to the Elk Ridge City portion of the property tax. It is important to have the right information and the reasoning behind the proposal the City presents. Mayor Shelley asked for each Council Member's input so it can be prepared and ready to present by July.

Nelson Abbott felt there will be a comparison between the tax rates of Elk Ridge to Payson. Payson's budget is heavily subsidized by their water, sewer, and electrical departments. He will email each member additional information that Payson City as provided to is citizens concerning their budget.

0:11:45

WATER RIGHTS POLICY-
JOINT APPLICATIONS

Nelson Abbott emphasized it was important going forward that it be set in place what is required of the developers regarding the City's participation with water right change applications.

Mayor Shelley felt the State would help with it by imposing the parameters to some degree.

0:12:45

PROPOSAL FOR
ENGINEERING SERVICES
MS4 - NOI & SWMP

Clarification for the need to make a motion to ratify the poll votes was provided by the Mayor.

Work Session Closed at 7:01 PM.

**ELK RIDGE
CITY COUNCIL MEETING
May 13, 2014**

**TIME & PLACE
OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, May 13, 2104, at 7:00 PM; this meeting was preceded by a City Council Closed Session at 6:00 PM to discuss pending litigation and employee competence. The City Council Work Session was scheduled to begin at 6:30 PM. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

0:54:31

Notice of the time, place and agenda of these meetings, were provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on May 9, 2014.

REGULAR CITY COUNCIL AGENDA

ROLL

Mayor: Hal Shelley; *City Council*: Dale Bigler, Brian Burke, Paul Squires, and Nelson Abbott, Ed Christensen; Deputy Sheriff; Cheri Rhodes; Public Works Director (PWD): Cody Black; City Planner: Shay Stark; Fire Chief: Seth Waite; Public: Gary Hansen, Dale Abbott, Elizabeth Weeks, Madeline Elder, Seth Waite, Mac Johnson, Callie Johnson, Chris Salisbury, Audrey Barney Maddie Wilson, Kyle Workman, Jeff Crippen and the *City Deputy Recorder*: Mary Preece

**OPENING REMARKS
AND PLEDGE OF
ALLEGIANCE**

An invocation was offered by Gary Hansen; and Kyle Workman led those present in the Pledge of Allegiance, for those who wished to participate.

0:15:03

**HORIZON VIEW FARMS
SUBDIVISION – FINAL
PLAT APPROVAL**

Shay Stark reviewed the proposed development agreement for Horizon View Farms Plat A & B. The construction drawings and final plat are in order and meet City Code, and City Standards. He gave an explanation for the terms of the agreement as follows:

- #1. The 2005 Annexation Development Agreement applies to the development.
- #2. The developer will pay \$150,000 towards the roundabout. It will be paid out at the time the building permit is issued for each building equaling \$8108.12 for a 4 unit building, each unit within the building being \$2,027.03. The buildings with 5 units in a building will be charged \$10,135.15 for a permit. The proceeds will be held in an escrow account.
- #3. The developer will be a party in the design and construction of the roundabout.
- #4. Each unit within the building will be constructed to the point of a 4-way inspection and the exterior of the entire building will be complete. As each unit is sold, it will be completed on an individual building permit with other applicable fees. The Certificate of Occupancy will not be released until the landscaping for the building is complete.
- #5. The developer will provide a performance guarantee on the landscaping to be held in a separate escrow account.
- #6. The developer will coordinate the construction efforts on 11200 South with the County.
- #7. Elk Ridge City will construct a PRV at the bottom of the development tying in with 11200.
- #8. The Developer will construct a perimeter 2 rail fence around the development. The cost of materials and construction will be deducted from the \$150,000 obligation for the roundabout.
 - a. There will be 3,500 feet of fence at a cost of \$28,000.
- #9. The developer will construct the tot lot prior to issuance of building permit for Phase B. The draft form of the development agreement will be presented to the City Attorney for review. The last issue to be discussed was presented by Fire Chief, Seth Waite.

Chief Waite expressed the concerns of only one horn alarm/strobe for each building. Since this does not isolate each unit, it makes it impossible to tell which unite has the problem in the case of an emergency. He recommended a horn alarm on each building, which would entail a flow valve for each individual sprinkling system inside of each unit so the alarm will activate based on fire flow inside an individual unit. There will be a fire wall between each and every unit from the foundation to the top of the roof truss, with a reflective shield on both sides.

Chris Salisbury indicated he had discussed this situation with Mountain West Security and KIMCO Fire Protection and was assured the way the plans were drawn up presently meets State Code. In order to add the suggested additional equipment which would take it above and beyond State recommendation

the cost would be approximately \$17,000. He would be willing to install a strobe light on each unit. Mountain West and KIMCO agreed it was not necessary to install a flow meter per unit. One flow meter could handle a 24 unit. The strobe (one each unit) would be tied into the smoke alarm causing the light to go off, and if it gets hot enough in the unit the sprinklers in that unit alone will go off.

Nelson Abbott asked if one system covers the entire unit and if a problem occurs in one unit is each individual homeowner responsible for everyone collectively.

Mr. Salisbury responded with the fact that the resident of a multi family unit owns the space basically from sheet rock to sheet rock and anything inside the walls belongs to the HOA and would be their responsibility for the sprinkler system, flow meters, strobe etc.

Mr. Stark requested that be specified in the CC&Rs, and Mr. Salisbury agreed.

Chief Waite was in agreement with this solution. This could be tied into Mountain West's alarm system. He specified on the plan that the strobe light be on the access to the building side of the garage.

NELSON ABBOTT MOVED, SECOND ED CHRISTENSEN, TO APPROVE THE HORIZION VIEW FARMS SUBDIVISION PHASES A & B FINAL PLAT APPLICATION WITH THE ADDITION OF THE ALARM STROBING TYPE 2 SMOKE ALARMS ON EACH INDIVIDUAL UNIT.

VOTE: AYE (5) NAY (0)

CITY COUNCIL
DEPARTMENTS/ REPORTS

A. Administrative & Planning Commission – Mayor Shelley

1. Ratify Polled Votes:

NELSON ABBOTT MOVED, SECOND ED CHRISTENSEN, TO RATIFY THE POLLED VOTE TO ALLOCATE THE FUNDS FOR THE FIRE STATION AND FENCING OF THE FIRE STATION PROPERTY.

VOTE: AYE (5) NAY (0)

ED CHRISTENSEN MOVED, SECOND NELSON ABBOTT, TO RATIFY THE POLLED VOTE FOR THE RESOLUTION OF THE BANK SIGNATURES.

VOTE: AYE (5) NAY (0)

Mayor Shelley asked Shay Stark to explain the proposal for engineering service – MS4 – NOI & SWMP. Mr. Stark explained the MS4 was the Federal Law required by storm water protection. When the City volunteers to become part of the storm water program, NOI (notice of intent) for the City has to be filed with the State explaining how the City plans to handle storm water protection. SWMP is the plan to handle storm water protection and prevention.

ED CHRISTENSEN MOVED, SECOND DALE BIGLER, TO RATIFY THE POLLED VOTE FOR THE PROPOSAL FOR ENGINEERING SERVICE – MS4 - NOI & SWMP.

VOTE: AYE (5) NAY (0)

0:44:48

2. Invictus Law Proposal

Discussion:

being

Ed Christensen affirmed the importance of being diligent when using this service because of the cost of being charged by the minute. He asked how often would their services would be used.

Mayor Shelley: He wished their services could have been used the five times in the past year due to complications that came to the City. A more expedient result could have followed at a much lower fee. It is difficult to find someone that is interested, willing, and responsive. It is the only positive response he has had.

BRIAN BURKE MOVED, SECOND ED CHRISTENSEN, TO RETAIN THE SERVICES OF INVICTUS LAW FIRM AS PER THEIR CONTRACT.

VOTE: AYE (5) NAY (0)

0:50:55

3. Payson Landfill Agreement/Resolution

Mayor Shelley confirmed this item allows citizens of Elk Ridge to use the Payson City landfill at the same rate as Payson residents. The mayor needed to sign the agreement and return it to Payson City. A form of ID, such as driver's license or City utility bill, needs to be presented at the entrance station at the time of delivering trash to the landfill.

NELSON ABBOTT MOVED, SECOND DALE BIGLER, TO PASS THE RESOLUTION FOR THE PAYSON LANDFILL AGREEMENT.

VOTE: AYE (5) NAY (0)

0:52:33

B. Roads & Storm Drain: Brian Burke

Mr. Burke was concerned with the inevitable storm that could possibly cause flooding in basements. He felt two things need addressing. (1) The curb and gutter situation on Hudson Lane. (2) A sump on Oak Ridge Drive.

Mayor Shelley asked PWD: Cody Black his opinion on a sump, which he responded would work for

for a while. The biggest problem is getting the water to that sump.

Dale Bigler inquired about the cost of a sump. Mr. Black responded it would be a different cost for different sizes. Mayor Shelley quoted the cost of a sump on Escalante was \$30,000.

Mr. Burke requested Mr. Black look into the possibility of the size of sump working on Oak Ridge Drive. The situation on High Sierra Drive curb and gutter is in progress. They are waiting on the City. They have agreed to help pay the bill.

Mr. Black commented that the property owners are paying for sewer lateral and water services and the City is paying for the curb and gutter and asphalt. When the property is developed, the cost would be reimbursed to the City through the costs of the subdivision process. The property owners will also dedicate the road to the City up front.

C. Parks, Trails & Recreation & Code Enforcement: Dale Bigler

Dale Bigler reported the Arbor Celebration is set for the May 17th. Steve Powell is digging the holes for the trees, and Lee Haskell donated good quality dirt for planting. There has been preparation of matting, compost and a mulch ring around each tree. Trees will be delivered Thursday at a cost of \$700. A reimbursement of \$600 will be received when the report is submitted.

Mr. Bigler had contacted Mr. Eckles about the trail along Canyon View Drive, which should begin in June. Some residents are going to pay the difference to have pavement extended to their driveways.

Mr. Bigler was informed by PWD, Cody Black, that the survey has not been completed yet, but would contact the surveyor and possibly request the survey from another company if no progress has been made.

Mr. Bigler also would like to have funds in the budget for next year to complete the inter loop by doing the trail from Park Drive cutting across Alpine Drive to the church.

Mr. Bigler has made contact with a few of the residents in ERM II concerning the signatures needed for the park project.

Mr. Bigler also reported on the grant for the Rural Housing Self Help Home project in ERM I to develop a park and playground. With the City's participation of \$10,000 the grant would provide \$90k to 100K to develop the park.

D. Water & Public Safety: Paul Squires

1. SUVWMA is asking the City to join the Utah Lake Organization at the cost of \$500. Mr. Squires did not feel it would be much of a benefit to the City.

Mayor Shelley explained the \$500 was an initial fee and then an additional \$700 as an annual fee. The decision will be up to the Council.

Nelson Abbott stated he felt the Cities that about the lake are the real benefactors.

Mr. Squires informed the Council that there was a grant available through FEMA for mud slide prevention. He was going to write the grant and get it approved by local politicians before sending it in to FEMA. He felt it would be a perfect solution for the City's dugway on Loafer Canyon Road.

Mayor Shelley reported on the trip he took with the MAG group visiting 41 sites and the dugway was the sites. The City ranks 33 and the score had to be above 50 to receive funding. There will be another vote Monday. Some cities are pulling out and some of their requests for funding could be granted to Elk Ridge up to approximately \$780,000 available in 2016.

Shay Stark stated if this grant is acquired, the City could take the TIP grant and use it for the trail connection, roll it over and complete that trail connection.

E. Sewer, Sanitation & SESD: Nelson Abbott

Mr. Abbott reported the City did get the winning bid on the truck from SESD.

2. Construction Water for Developers Discussion

Cody Black explained that in reviewing construction development he discovered the developers are not being charged for the use of water. There is a need to make a resolution setting up an avenue to bill for water use during construction. There will be a need to buy a couple of fire hydrant meters @ \$650 each to read the water usage. It will require a decision as to what rate to charge; generally it is higher than the standard rate.

PAUL SQUIRES MOVED, SECOND NELSON ABBOTT, TO APPROVE THE FUNDS FOR THREE HYDRANT METERS UP TO \$2300.

VOTE: AYE (5) NAY (0)

F. Economic Development & Public Works: Ed Christensen

Mr. Christensen had met with some of the Chamber of Commerce of Springville City. They were willing to share a historical report of the mistakes they encountered to help guide the City through the first stages of launching into economical development. He also mentioned that if the City can't acquire more property it will be difficult to make progress as commercial property is very limited.

[Hansen Annexation]

Shay Stark reviewed the purpose of the meeting concerning the Hansen annexation. It was basically to allow the City Council Members and Planning Commission to view the 95 acres being annexed into the City and get a feel for the location. All the property is zoned R & L1- 20,000.

[Woodland Hills Boundary Adjustment]

Nelson Abbott informed the Council that Woodland Hills City Council recently approved a map showing

their annexations. They will share the map with us within the next couple of weeks to review.

Mayor Shelley stated if this plan is satisfactory for Elk Ridge, action to pass on that resolution or create one of our own will be taken.

The 25 acres of Smarts would be a good piece of land for commercial use. If possible, the decision would need to be made quickly.

Ed Christensen: Utah Bike Works had approached him concerning putting information in the City Newsletter about the program they bring to cities. They teach kids how to fix their own bicycles. They were interested in getting enough interest to hold a free work shop in the pavilion, hopeful to sign the parents to their class at their facility.

[Cemetery]

Paul Squires brought up the possibility of a cemetery in the City.

Mayor Shelley responded with the fact the land would have to be donated, at least 3-5 acres, in order to make it affordable for the City. The only place at this point the City has available is the Brown's, the Hansen's, or maybe the old 7th hole.

[Fence adjacent park]

Dale Bigler reported he had received a bid for the fence on the park coming in at \$6,386 installed.

There is an individual that would pay Tommy Tervort \$240-\$300 to buy the old fence and take it down. The new fence could be installed the first week in June if this is agreeable with the Council. The old fence is to be removed prior to the first week of June. The City would need to help remove the posts as they are concreted in the ground.

1:29:39

DALE BIGLER, SECOND ED CHRISTENSEN, MOVED TO ACCEPT THE BID FROM FREEWAY FENCING AND TO INSTALL THE FENCING BETWEEN THE CITY AND THE TERVORT PROPERTY IN THE AMOUNT OF \$6,386, EFFECTIVE THE FIRST WEEK OF JUNE.

VOTE AYE (4) NAY(1) PAUL SQUIRES

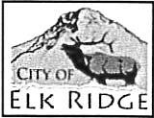
PAUL SQUIRES OBJECTED TO TAX PAYERS MONEY BEING USED FOR BUILDING A FENCE FOR A CITIZEN.

ADJOURNMENT

The Mayor adjourned the City Council Meeting at 8:55 PM.

City Recorder





ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, May 27, 2014, at 7:00 PM**; which will be preceded by a **City Council Work Session at 6:00**. 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 AGENDA ITEMS:

1. Hansen Annexation
2. Public Hearing / Tentative Budget for the 2014/2015 Fiscal Year for the operation of Elk Ridge City
3. Woodland Hills Boundary Adjustment
4. Residential Water Restriction Policy

7:00 PM -

REGULAR COUNCIL MEETING AGENDA ITEMS:

Opening Remarks and Pledge of Allegiance - Invitation

Approval/Agenda Time Frame

7:05 Public Forum

7:15 5. Tentative Budget for 2014 – 2015 Fiscal Year for the Operation of Elk Ridge City

6. Horizon View Farms Subdivision - Shay Stark, City Planner

A. Water Right Allocation

7. Allred-Gasser Plat Amendment

7:45 8. City Council Departments – Reports

A. Administrative & Planning Commission – Mayor Shelley

B. Roads & Storm Drain: Brian Burke

C. Parks, Trails & Recreation & Code Enforcement: Dale Bigler

D. Water & Public Safety: Paul Squires

E. Sewer, Sanitation & SESD: Nelson Abbott

F. Economic Development & Public Works: Ed Christensen

8:45 9. City Council Minutes

8:50 10. Expenditures:

General:

Adjournment

Handicap Access upon Request. (48 Hours Notice)

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

Dated this 23rd day of May, 2014.

Deputy 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 provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on May 23, 2014.

Deputy Recorder



ELK RIDGE
CITY COUNCIL MEETING
May 27, 2014

TIME & PLACE
OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, May 27, 2014, at 7:00 PM; it was preceded by a City Council Work Session, and also a Public Hearing to consider the adoption of the Tentative Budget for the 2014/2015 fiscal year, was scheduled for 6:00. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on May 23, 2014.

6:00 CITY COUNCILWORK SESSION AND PUBLIC HEARING/TENTATIVE BUDGET FOR THE 2014 - 2015 FISCAL YEAR

ROLL

Mayor: Hal Shelley; City Council: Brian Burke, Paul Squires, Ed Christensen, Nelson Abbott, and Dale Bigler; Accounts Payable: Royce Swenson, Public: Gary Hansen, Ken Orton, and the Deputy Recorder: Mary Preece.

HANSEN ANNEXATION

Mayor Hal Shelley introduced to the Council and welcomed Royce Swensen as the replacement for Janine Nilsson in Accounts Payable.

Shay Stark explained there were only two issues of concern: 1) a missing call out in the boundary description and 2) there is a previous "Hansen Annexation", requiring changing this annexation to "Elk Ridge Hansen Annexation". Scott Peterson (engineer for Gary Hansen) has taken care of the issues and submitted them. As of yet, there is not a response letter from the County Attorney. Mr. Stark suggested postponing the action for two weeks when an approval with no conditions could be given. Mr. Hansen can still move forward with submitting the preliminary.

The Council concurred with the postponement.

Mayor Shelley mentioned the possibility of a park in the south area of the other "Hansen Annexation". Shay Stark stated the studies about water for the City show the lowest risk factor for a new well would be down near 11200. With the need for a detention basin for storm runoff on the Elk Ridge Hansen Annexation this property would meet the requirements for the detention basin also.

PUBLIC HEARING/
TENTATIVE BUDGET FOR
2014/2015 FISCAL YEAR-

Mayor: Hal Shelley

A memo concerning the 2014-2015 Tentative Budget was provided to each Council Member and the Mayor to review, discuss and make comments.

There were a few changes brought to the attention of the Council with explanations given for each account. Any changes or additions should be presented before the yet to be determined Council Meeting at which time the final budget will be presented.

PERSONNEL COLA

The proposed increase for Cost of Living has been determined and is presently figured into the budget at 2.0 % and possible bonuses, along with a possible increase of 1% for long term employees.

1:15:44

WOODLAND HILLS
BOUNDRY
ADJUSTMENT

Woodland Hills submitted a resolution approved by Woodland Hills City Council for the Elk Ridge City Council to review and consider. The Mayor turned the discussion over to City Engineer Shay Stark to present the resolution. This matter has been in discussion for years, this being the first move towards a resolution.

Shay Stark explained the proposal from Woodland Hills was to adjust the boundary lines of each city along Loafer Canyon Road. The City needs to take into consideration the property of Jeff Wallentine which is partially in Woodland Hills that has services provided by Elk Ridge City. Don Mecham's road will come down on the north side of that property to 11200. He questioned if services continue to be provided by the Elk Ridge City. The remainder of the proposal is consistent with previous proposals of past years.

A discussion continued among the Council with no decision made at this time.

1:26:50

RESIDENTIAL WATER
RESTRICTION POLICY

Mayor Shelley wanted the opinion of the Council concerning conserving water and the proper restrictions for equal distribution across the City. In the northern part of the City, the pressure is higher. A 20 minute watering cycle at the higher pressure is an extremely higher amount of water being used than at the lower pressure further south. How to regulate a more consistent pressure throughout the city needs to be addressed.

Nelson Abbott inquired if the code requires a PRV at the time of installing a sprinkling system. He reported the affects of installing a PRV at his own home reduced the consumption of water by 25% with greater results. The cost was \$50 to install the PRV, and he received a rebate of \$50 from the water conservancy district. Mr. Abbott suggested this type of installation be a part of the City's development code.

Shay Stark: City Engineer, felt the suggestion was a great solution. He referred to the fact that pumping the water up the hill to the south part of the City was costly, but if only $\frac{3}{4}$ of the water had to be pumped it would result in less money spent. In researching the situation he had found the water usage in the City was off the charts. It was obvious this was attributed to higher water pressure. The cost for the City to install more PRVs in the infrastructure is far greater than to have each homeowner do it.

Mayor Shelley asked if the Council was at a point of putting in the newsletter any type of restriction on water usage this early in the season. Council suggested at this time just strong reminder to conserve water be placed in the newsletter. Mr. Nelson had placed information and a link to the conservancy district with the rebate forms on the Face book page.

Work Session Closed at 7:37 PM.

**ELK RIDGE
CITY COUNCIL MEETING
May 27, 2014**

**TIME & PLACE
OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, May 27, at 7:00 PM**; this meeting was preceded by a **Public Hearing and City 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 the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on May 23, 2014.

REGULAR CITY COUNCIL AGENDA ITEMS

ROLL

Mayor: Hal Shelley; City Council: Brian Burke, Paul Squires, Ed Christensen, Nelson Abbott, and Dale Bigler; Deputy Sheriff: Cheri Rhoades, Accounts Payable: Royce Swenson, Public: Gary Hansen, Ken Orton, and the Deputy Recorder: Mary Preece.

**OPENING REMARKS
AND PLEDGE OF
ALLEGIANCE**

An invocation was offered by Ed Christensen; and Dale Bigler led those present in the Pledge of Allegiance, for those who wished to participate.

**AGENDA TIME
FRAME**

ED CHRISTENSEN MOVED, SECONDED BY NELSON ABBOTT, TO APPROVE THE AGENDA TIME FRAME, ADJUSTING THE START TIME TO 7:38 PM.

VOTE: AYE (5) NO (0)

PUBLIC FORUM

There was no participation

**ALLRED-GASSER PLAT
AMENDMENT**

Shay Stark reported the plat amendment proposed by Ken Orton is to split his lot located on the corner of Elk Horn Drive and Goosenest Drive. The proposal meets all required zoning, code, and utilities issues. SESD has provided the Will Serve letter. The issue of a proper drain field for sewer meets all County's request. He recommended the approval of the plat.

ED CHRISTENSEN MOVED SECOND DALE BIGLER, TO APPROVE THE ALLRED-GASSER PLAT AMMENDMENT AS PRESENTED.

VOTE: AYE (5) NAY (0)

**1:38:22
HORIZON VIEW FARMS
SUBDIVISION**

A. Water Right Allocation – Shay Stark

Mr. Stark explained the developer for the Horizon View Farms purchased 35.65 acre feet of water meeting the request of the City. He purchased the water rights from Prince and Yates certificates held by Elk Ridge City and allocation of the 35.65 acre feet will be made out of that certificate in the name of Horizon View Farms.

Nelson Abbott expressed the importance of guiding future developers to purchase the water rights from the City avoiding purchases from individuals that bank water rights to make a profit.

Mr. Stark added there has been two other times individuals came before the council asking to bank a large amount of water that we have not accepted. The State has informed the City the State is clamping down on transfers of water around the north end of the county, and it will occur in the south end of the county eventually. He advised the City to be careful to find rights that are nearby that are underground rights. It will come in the near future when the State will not to allow surface water rights to be transferred to underground rights. Mr. Stark also explained when surface water rights are transferred to underground water rights; the State retains a certain amount right off the top, causing the need to buy more rights to the serve the same needed acre feet.

1:44:22

NELSON MOTIONED, SECOND ED CHRISTENSEN, TO APPROVE THE ALLOCATION OF 35.65 ACRE FEET OF WATER FROM BANKED WATER RIGHTS PREVIOUSLY HELD BY PRINCE AND YATES FOR HORIZON VIEW FARMS SUBDIVISION.

VOTE: AYE (5) NAY (0)

**1:45:25
CITY COUNCIL
DEPARTMENT**

A. Administrative & Planning Commission – Mayor Shelley

REPORTS

The main concern the Mayor presented was the need for bringing on a temporary public works employee for the summer. He felt this was necessary due to the injury to Cody Black, PWD. He was in hopes of finding an individual with a CDL. If the City's benefit plan allows, he would like to offer the position as temporary full time during the months of June, July, and August.

Nelson Abbott felt there needed to be some firm justification to hire on another public works employee. He stated what the present three employees are maintaining at this point is not much different than what was being maintained in the City during 2008-2009 with only two employees. There needs to be an increase of service with three employees versus two employees.

Mayor Shelley stressed the importance of showing justification for hiring another employee for the summer. He also reminded the Council that taking care of the park in ERMII was going to be heavy load added to the maintenance schedule.

Brian Burke could not justify hiring someone to fill in for employees not pulling their weight, but a legitimate reason was to help out because of the surgery required for Mr. Black.

Dale Bigler reported on the meeting held earlier in the day with Cody Black, and the Mayor to organize actions on a number of projects and items that needed completion. He felt Ed Christensen, Councilor over Public Works, should be at the meetings scheduled each Monday Morning. Mr. Christensen could assist in training Cody to move in a productive direction. Mr. Christensen agreed to attend.

The Mayor asked for a polled vote so he could move ahead with the possibility of a part time employee for the Public Works Department.

POLLED VOTE: BRIAN BURKE (YES), ED CHRISTENSEN (YES), DALE BIGLER (YES), PAUL SQUIRES (YES), NELSON ABBOTT (NO)
MR. ABBOTT FELT THE DEPARTMENT WAS STAFFED SUFFICIENTLY AND THERE WAS NO NEED FOR MORE EMPLOYEES.

Comment: The Council was in agreement that satisfactory justification was needed before hiring.

B. Roads & Storm Drain – Brian Burke

****Loafer Canyon Road Overlay****

Mr. Burke inquire of the Mayor how the costs for the Loafer Canyon Road improvements were divided up.

Mayor Shelley explained Elk Ridge City has 48% of the road or 2630 ft., Utah County has 41% or 2260 ft. and Woodland Hills had 11% or 600 ft. Elk Ridge will provide for all the materials at an estimated cost of \$45,000. The County will provide all the equipment and labor service. Woodland Hills will reimburse Elk Ridge City 11%.

Brian Burke asked if the City had an option of not completing the entire road, especially the section where Park Drive joins Loafer Canyon Road. He felt the road was good for three to four hundred feet south of that point.

Mayor Shelley agreed to look into that possibility.

Nelson Abbott wanted to see an estimate where the City paid 48% of both materials and labor. He also felt it was not justified to do the work on a road that was mainly County, where only a few citizens used the road, and the property owners should be paying for the road improvements.

Mayor Shelley responded that the majority of the road is used by citizens who live along the road and other citizens that use it for walking and access to the canyon. The City has to have the road to get to the well.

****Maple Lane****

Brian Burke has been contacted by residents on Maple lane desiring repair and re-surfacing.

Mayor Shelley informed him this work was scheduled in this year's budget, however the work has been postponed until a survey reveals if adjustments need to be made because of property lines. There are other areas in the City requiring the same consideration.

****High Sierra ****

Mr. Burke felt this project would need to be postponed until next spring as he has been unsuccessful in obtaining a bid.

C. Parks, Trails, & Recreation & Code Enforcement - Dale Bigler

**** Trails****

1) The overlay for the trail along the west side of Canyon View Drive from Park Drive to Alpine Drive is scheduled for Monday.

2) The fences have been removed.

3) A meeting has been set up to discuss the requests of property owners to have the paving extended onto their property.

4) The ten foot easement was located for the trail in the back of the Public Works Building. Prep work is being done to complete that part of this trail.

**** Park Project ****

The project in Shuler Park is completed. The Arbor Day Project at the trail on the west end was successful and the report for the grant has been filed to recover the cost incurred.

**** Code Enforcement ****

Mr. Bigler will be assisting the Code Enforcement Officer Boyd Ericksen with citizens that have been unresponsive to the letters sent out addressing the concerns for their property.

**** ERMII Park****

Dale Bigler had contacted Johnson Tires concerning the purchase of a tractor for work in the new Park in Elk Ridge Meadows II. He thought the series "3300" tractor at a sticker price of \$25,652 would be suitable. Kabota gives a special discount rate to Cities, possibly bringing the cost down around 17-18 thousand. To include a mower would raise the price slightly higher (around \$20,000). The budget presently has approximately \$18,000 designated for equipment.

Brian Burke cautioned not to use monies that might be needed for the 10 wheeler truck that he felt was a necessity.

**** Future Proposed Projects****

1. Tree line trail from Elk Ridge Drive east along Park Drive up to the park.
2. The gravel pit at the entrance of the City.
 - a. Meet with Robert Nelson to clarify what remaining product belongs to the City.
 - b. Curbing, cobble rock, and shrubs on the top and side of the hill.

Mayor Shelley affirmed there was \$25,000 still available for such projects that needed to be spent by June 30th.

D. Water & Public Safety – Paul Squires

Mr. Squires stated there was nothing to report on the last SUVWMA meeting. The High Line Canal meeting is next Tuesday, he will be attending.

**** The FEMA Grant for the Dugway on Loafer Canyon Road ****

Mr. Squires has submitted the application for a grant through Senator Hatch's office and should be available soon to begin the project.

Mr. Squires wanted to stress there is a loose dog problem throughout the City. Reports of children and other pets being bitten are increasing. The proper way to handle animal problems is to contact dispatch.

Deputy Sheriff Rhodes reminded those concerned about stray animals that there are traps the City provides to capture them and transfer them to the animal shelter.

E. Sewer Sanitation & SESD: Nelson Abbott

Mr. Abbott informed the Council SESD is sending out announcements to the Mayor. Any questions concerning the announcement should be directed to Mr. Abbott..

F. Economic Development & Public Works: Ed Christensen

Ed Christensen informed the council he is seeking, through other developers, any leads of anyone interested in developing the City's commercial property.

Discussion took place concerning the volleyball court. The improvements can be funded by the grants for parks and recreation.

CITY COUNCIL
MINUTES

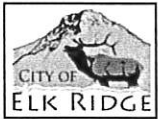
PAUL SQUIRES MOVED, SECOND DALE BIGLER, TO APPROVE THE MINUTES OF APRIL 8, 2014.

VOTE: AYE (5) NAY (0)

ADJOURNMENT

The Mayor adjourned the City Council Meeting at 8:55 PM.

City Recorder



ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the regular City Council Meeting scheduled for 7:00 PM on Tuesday, June 10, 2014, is hereby CANCELLED, by order of Mayor Hall Shelley.

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

7:00 PM - **REGULAR COUNCIL MEETING AGENDA ITEMS:**

CANCELLED

Dated this 9th day of June, 2014.

City Deputy Recorder

CERTIFICATION

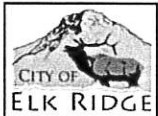
I, the undersigned, duly appointed and acting City Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Cancellation of the regularly scheduled City Council Meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on June 9, 2014.

City Deputy Recorder

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ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

AMENDED CITY COUNCIL AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, June 24, 2014, at 7:00 PM;** which will be preceded by a **City Council Public Hearing at 6:00 PM** regarding the proposed adoption of the Final Amended Budget for the 2013/2014 Fiscal Year; as well as a City Council Work Session at 6:30 PM. The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

- 6:00 PM - 1. PUBLIC HEARING/FINAL AMENDED BUDGET FOR THE 2013 – 2014 FISCAL YEAR**
Public Hearing/ to consider the proposed adoption of the Final Amended Budget for the 2013/2014 Fiscal Year for the operation of Elk Ridge City
- 6:30 PM - CITY COUNCIL WORK SESSION**
2. Republic Services - Contract Prices
3. Eagle Project Approval - Spencer Weakley
- 7:00 PM - REGULAR COUNCIL MEETING AGENDA ITEMS:**
Opening Remarks and Pledge of Allegiance - Invitation
Approval/Agenda Time Frame
- 7:00 Public Forum
- 7:10 4. Republic Services - Approval
- 7:15 5. Final Amended Budget - 2013 / 2014 Fiscal Year
A. Motion allows Finance Director to Adjust Fund Balance Appropriately to Legal Percentage of General Fund
- 7:25 6. Dept. Heads:
A. Administrative - Mayor
1. Ordinance - Hansen Annexation - Approval
2. Robert Nelson Agreement Discussion
B. Parks & Trails & Code Enforcement - Dale Bigler
C. Sewer, Garbage & SESD - Nelson Abbott
D. Roads & Storm Drain - Brian Burke
E. Economic Development & Public Works - Ed Christensen
F. Water & Public Safety - Paul Squires
- 8:00 7. City Council Minutes
- 8:10 9. Expenditures:
General:
A. Check Registers & Payroll for April & May, 2014
Adjournment

Council Member, Paul Squires, will be attending the meeting via electronic communication.

Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this Agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.
Dated this 23rd day of June, 2014.

Deputy 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 provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on June 19, 2014; as well as an Amended Agenda on 6-23-2014

Deputy City Recorder

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ELK RIDGE
CITY COUNCIL MEETING
June 24, 2014

TIME & PLACE
OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, June 24, 2104, at 7:00 PM; this meeting was preceded by a Public Hearing and City 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 the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on June 19, 2014.

6:10 P.M.

PUBIC HEARING/FINAL AMMENDEED BUDGET FOR THE 2013-2014 FISCAL YEAR

ROLL

Mayor: Hal Shelley; *City Council*: Dale Bigler, Ed Christensen, Nelson Abbott and Paul Squires by electronic communication; Deputy Sheriff; Cheri Rhodes, Fire Chief: Seth Waite, Public: Reece DeMille, Jim Chase, Jay Finch, Trenton Tasker, Travis Tasker, Catherine Goold, Tyler Goold, and the *City Deputy Recorder*: Mary Preece

PROPOSED ADOPTION
OF FINAL AMMENDEED
BUDGET/2013-2014

City Recorder: Jan Davis

A memo concerning the 2013-2014 Tentative Budget was provided to each Council Member and the Mayor to review, discuss and make comments. It was stressed that the original tentative budget for the year recently adopted for the coming year will hold until the public hearing in August. The final amended financial report is the audit that will take place sometime this fall. The main points concerning expenditures were brought to the attention of the Council were as follows:

-The suggested tax rate. Working with Curtis Roberts, City Financial Director, many figures were solidified.

- Developers Contributions; and possible disbarment of fees collected.

- Administrator Fee Water Fund and Sewer Fund

- Salaries and Wages

- Purchase of Equipment

- Fire Department

- Remodel of Fire Station

- Roads and Storm Drains

A thorough explanation of revenues was presented by Ms. Davis during this discussion.

It was brought to the attention of the Council and Mayor that the final financial report, including the original budget and the audit is sent into the State. It is possible to amend the budget throughout the year.

0:42:27

Mayor Hal Shelley closed the Public Hearing at 6:50 PM.

6:51

CITY COUNCIL WORK SESSION

REPUBLIC SERVICES-
APPROVAL

Reece DeMille of Republic Services explained the present contract with the City ends 12-31-2014. The contract can be extended for three more years if neither party makes any movement on the contract during the 90 days prior to 12-31-14. Presently 52% of the residents are participating in recycling. The rate to the City is lower when participation is above 50%. The average of most cities participating in the opt-out program is 65%. Educating the residents of the program and how it benefits the City would help bring the percentage up.

Republic Services was asking for an agreement through an amended letter that the City would take no action and allow the extension of the contract to go forward.

Discussion among the Council concluded more participation in the recycling program would lower the rate for garbage services by reducing the tipping fee for regular garbage.

Mayor Shelley requested that Mr. DeMille to work with Nelson Abbott and present a draft of the agreement to the City.

EAGLE PROJECT
APPROVAL

Spencer Weakley provided the Council a copy of his proposed project to make a sign for Shuler Park in memory of those who donated the land for the park. He described the sign being constructed from a large flat faced rock with the Elk Ridge City Emblem and "Shuler Park" sand blasted on the face of the rock. It will be placed in front of the pavilion. Half of the cost of the rock, sandblasting, and cement to set the rock has been donated. He requested \$100 from the City to cover the cost of the rock and a plaque that will be set in the concrete.

Mayor Hal Shelley closed the Work Session at 7:06 PM.

**ELK RIDGE
CITY COUNCIL MEETING
June 24, 2014**

**TIME & PLACE
OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, June 24, 2014, at 7:00 PM**; this meeting was preceded by **a City 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 the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on June 19, 2014.

ROLL

Mayor: Hal Shelley; *City Council*: Dale Bigler, Ed Christensen, Nelson Abbott and Paul Squires by electronic communication; Deputy Sheriff: Cheri Rhodes, Fire Chief: Seth Waite, Public :Reece DeMille, Jim Chase, Jay Finch, Trenton Tasker, Travis Tasker, Catherine Goold, Tyler Goold, and the *City Deputy Recorder*: Mary Preece

**0:59:13
OPENING REMARKS
AND PLEDGE OF
ALLEGIANCE**

An invocation was offered by Nelson Abbott; and boy scouts Tyler Michael Goold, Trent Tasker, Zack Finch led those present in the Pledge of Allegiance, for those who wished to participate.

**AGENDA TIME
FRAME**

**DALE BIGLER MOVED, SECONDED BY ED CHRISTENSEN, TO APPROVE THE AGENDA TIME FRAME, ADJUSTING THE START TIME TO 7:08 PM.
VOTE: AYE (4) NAY (0) PAUL SQUIRES BY ELECTRONIC COMMUNICATION, BRIAN BURKE ABSENT.**

PUBLIC FORM

NO PARTICIPATION

REPUBLIC SERVICES

**NELSON ABBOTT MOVED, SECOND ED CHRISTENSEN, TO AUTHORIZE REPUBLIC SERVICES TO DRAFT A THREE YEAR EXTENTION OF THE CITY'S CONTRACT.
VOTE: AYE (4) NAY (0) PAUL SQUIRES BY ELECTRONIC COMMUNICATION, BRIAN BURKE ABSENT.**

**FINAL AMENDED
BUDGET**

**ED CHRISTENSEN MOVED, SECOND NELSON ABBOTT, TO ACCEPT THE FINAL AMENDED BUDGET FOR THE 2013-2014 FISCAL YEAR WITH A MOTION ALLOWING THE FINANCE DIRECTOR TO ADJUST FUND BALANCE APPROPRIATELY TO THE LEGAL PERCENTAGE OF GENERAL FUND.
VOTE: AYE (4) NAY (0) PAUL SQUIRES BY ELECTRONIC COMMUNICATION, BRIAN BURKE ABSENT.**

DEPT. HEADS

A. Administrative – Mayor Shelley
1. Ordinance – Hansen Annexation

**DALE BIGLER MOVED, SECOND NELSON ABBOTT, TO ACCEPT THE HANSEN ANNEXATION APPLICATION AS PRESENTED AND DISCUSSED PREVIOUSLY BY THE CITY COUNCIL.
VOTE: AYE (4) NAY (0) PAUL SQUIRES BY ELECTRONIC COMMUNICATION.**

2. Robert Nelson Agreement Discussion

The Mayor was unable to contact Robert Nelson to get the proper information he would need for the City's Attorney to draft a tentative agreement addressing the possession of the gravel pit. The City would request that whatever product is remaining would be for the City to use or sell. Mr. Nelson has agreed to come back in the future when needed to screen the top soil and make it available to the City.

Dale Bigler felt it was important to get this issue resolved with Mr. Nelson. He made a request that Mr. Nelson agrees to remove the remaining debris off the land leaving the area safe.

Nelson Abbott suggested the Council be present at the meeting between Mr. Nelson and the City.

1:12:07

3. Mayor Shelley requested a meeting with the Council for an open debate and discussion relative to the Truth and Taxation. The State is requiring documentation of intent of the action by July 7, 2013, even though the hearing will not take place until August. The Mayor asked for all relevant suggestion be turned into him as soon as possible.

B. Parks and Trails and Code Enforcement – Dale Bigler

- He reported that the final fence has been installed by the Fire Station.
- The trail from Park Drive to Alpine has been completed.

- The volleyball court is close to completion. Sand has been moved in and poles are set.
- A bid was acquired by Mr. Bigler from Freeway Fencing for two rail fences required by Salisbury in the Horizon View Farms Subdivision for \$23,488. A third rail fence was \$27,360.

Mr. Bigler reported the projected projects were as follows:

- The tree line trail on Park Drive
- The entrance to the City.
- The new Park in Elk Ridge Meadows II. He has met with a contractor to get a bid to determine if the City wants to do part of the work or have the contractor do all of the work.

The successful efforts of Code Enforcement Officer Boyd Erickson, are evident in the improvements being made by residents to their property.

C. Sewer, Garbage & SESD – Nelson Abbott

The letter sent to each Elk Ridge Citizen informing them of the acquisition of Eagle Mountain Power Company was a positive move. This will protect the rates to the City and stabilize actions going forward.

D. Roads & Storm Drain – Brian Burke (Was not present)

E. Economic Development & Public Works – Ed Christensen

1. Public Works

Mr. Christensen reported a time clock will be installed for the public works department. He met with Salem City Public Works Department to get ideas that might benefit the efficiency of Elk Ridge City Public Works.

Mayor Shelley reported a work and purchase order system is being installed in the City's computer system for efficiency and tracking.

2. Economic Development

Ed Christensen understood the desire of some of the citizens for a small gas station in the City but there is not enough traffic to make that possible. He met with Dean Ingram and Chris Salisbury about the property north his new development for a high end restaurant. Some interest was shown; however, this would require annexation and re-zoning that property. A suggestion of a snow shack being made available at the park was given by Dale Bigler. The Mayor visited Santaquin City's splash pad and inquired of the cost. The basic cost was \$18,000. There is also a boy scout considering a Frisbee golf course down in ERM II as an Eagle Project. If the scout doesn't proceed, the Mayor wanted the City to pursue the task.

F. Water & Public Safety – Paul Squires (Was not present)

ED CHRISTENSEN MOVED, SECOND NELSON ABBOTT, TO RATIFY THE POLL VOTE TO COMPLETE THE VOLLEY BALL COURT.

VOTE AYE (3) NAY (0) PAUL SQUIRES AND BRIAN BURKE ABSENT

CITY COUNCIL MINUTES - Minutes were not provided to the members to review, no action was taken.

EXPENDITURES No expenditures were presented.

ADJOURNMENT The Mayor adjourned the City Council Meeting At 7:50 PM


City Recorder

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