

**ELK RIDGE
CITY COUNCIL MEETING
October 22, 2024**

TIME AND PLACE OF MEETING

This regularly scheduled meeting **Tuesday, October 22, 2024, at 7:00 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, Utah, and to the members of the Governing Body on October 21, 2024.

ROLL CALL

Mayor: Robert Haddock

Council Members: Charles Wixom, Melanie Paxton, Jared Peterson, Absent - Tanya Willis, Cory Thompson

Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*, Rod Meppen, *Treasurer*, *Deputy Recorder*, Deputy Monsen,

Public: Larry Lee

COUNCILMEMBER WIXOM MOTIONED TO APPROVE THE AGENDA AND THE TIME
FRAME COUNCILMEMBER PETERSON SECONDED

VOTE	(3) AYE	(0) NAY	APPROVED
Absent Tanya Willis, Cory Thompson			

OPENING – Rod Meppen

PLEDGE – Charles Wixom

PLANNING COMMISSION UPDATE

No Update

PUBLIC FORUM

No public comment

AGENDA ITEMS

1. CITY OFFICE REMODEL PRESENTATION

Mayor Haddock stated the council had some questions on items in the bid from Campbell Construction. Eric from Campbell Construction explained that “general conditions” is what the wages are paid from. There will be a full-time superintendent here full time. It also includes dumpsters and remove garbage from the site. The monthly wages are \$16,500 per month x 3 months. This job was scheduled to be done in 3 months. Wixom asked about contingency for \$17,000 is for. Eric stated contingency is for anything If there is something unforeseen that comes up in stated If only \$5,000 is used then the remainder is credited back. If something is on the plans that was not done, they will correct the problem without issuing a change order. Someone from the city will need to pick the flooring, paint etc. so start date will depend on when those items are available. The start date depends on when everything is cleaned out.

Mayor Haddock stated the sheds for all the items in the garage are ordered. As soon as they are in and built the city needs to clear out the areas.

50 2. **CITY OFFICE REMODEL AWARD BID**

51 Councilmember Peterson asked is the amount of \$350,000 was in the budget. Mayor Haddock
52 confirmed the city had it and that it was budgeted for the remodel. The city is doing the sheds
53 which is in that budgeted amount.

54 COUNCILMEMBER PETERSON MOTIONED TO APPROVE RESOLUTION 24-10-22-3R
55 AWARDED THE BID TO CAMPBELL CONSTRUCTION FOR THE BID OF \$330,792
56 COUNCILMEMBER WIXOM SECONDED.

57
58 VOTE AYE (3) NAY (0) APPROVED

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60 Councilmember Paxton AYE
61 Councilmember Peterson AYE
62 Councilmember Wixom AYE
63 Absent- Councilmember Willis and Councilmember Thompson
64

65 As soon as the contract is signed the project will be scheduled.

66 3. **CITY FEE SCHEDULE RESOLUTION 24-10-22-3R WATER BASE RATE, SEWER**
67 **IMPACT FEES AND OTHER VARIOUS FEES**

68 Mayor Haddock stated the Council lowered the base water fee from \$63 to \$50, a \$1500
69 performance bond fee was added to the right of way permits and the sewer impact fee needed to
70 be lowered by \$897 for the city share. The fees related to city engineering/planner were raised
71 \$150 to cover the higher cost.

72 COUNCILMEMBER WIXOM MOTIONED TO APPROVE THE CITY FEE SCHEDULE
73 RESOLUTION 24-10-22-1R EFFECTIVE 10/22/24 COUNCILMEMBER PETERSON
74 SECONDED

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76 VOTE AYE (3) NAY (0) APPROVED

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78 Councilmember Paxton AYE
79 Councilmember Peterson AYE
80 Councilmember Wixom AYE
81 Absent- Councilmember Willis and Councilmember Thompson
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83 4. **TASKER SUBDIVISION RELEASE FROM DURABILITY**

84 Mayor Haddock this was a single lot split into 2 lots. Jerry Clark, Public Works director has
85 signed off on it.

86 **COUNCILMEMBER PETERSON MOTIONED TO RELEASE TASKER SUBDIVISION**
87 **FROM DURABILITY COUNCILMEMBER PAXTON SECONDED**

88
89 VOTE AYE (3) NAY (0) APPROVED

90 Absent- Councilmember Willis and Councilmember Thompson

91 5. **DEVELOPMENT CODE DISCUSSION**

92 Mayor Haddock stated Mike Hanson came and went through the changes on the new state
93 requirements for subdivision process. Council went through questions from the previous
94 discussion. Possibly only areas with designated hazards can be exempt, not all critical
95 environment zones are exempt.

Councilmember Paxton asked about a concern of frontage being only 56 feet and concern of flag lots. It was determined to be the width of the road, which by code is 56 feet not the frontage. Councilmember Paxton had a question on surface water disposal item E. Discussion ensued on surface water drainage. Councilmember Peterson asked is the Subdivision Review Committee meetings public? Page 8 appeals what is 2-2-4 is this a state code, is this correct? Page 9 section 3D there is an unfinished sentence. Asphalt needs to be corrected to city standards, page 4 and 22 talks about trail standards, the city doesn't have a trail standard, is the chart calculations/factors for retention basins correct, page 26 ownership of ponds recreational facilities for 1 acre and who is supposed to retain ownership and maintenance. City staff will get answers from the Hansen Group and will pass these concerns to Planning Commission.

6. SWEEP ACCOUNTS RESOLUTION 24-10-22-2R

Councilmember Wixom and Rod Meppen gave an explanation and answered questions as to what a Sweep account is for those absent the previous meeting.

COUNCILMEMBER PAXTON MOTIONED TO APPROVE FOR THE ICS SWEEP ACCOUNT RESOLUTION 24-10-22-2R COUNCILMEMBER PETERSON SECONDED

VOTE	AYE (3)	NAY (0)	APPROVED
Councilmember Paxton	AYE		
Councilmember Peterson	AYE		
Councilmember Wixom	AYE		
Absent Councilmember Willis and Councilmember Thompson			

7. COUNCIL DEPARTMENT REPORTS

SESD- Councilmember Thompson absent
911- Councilmember Peterson stated the fee is possibly going up 3% but the city fee is based on being fully staffed. This is still in discussion with 911.
SUVMTA – the next meeting is Nov 4.

8. FINANCIAL

There were no concerns.

9. APPROVAL OF MINUTES FOR SEPTEMBER 24, 2024

COUNCILMEMBER PETERSON MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR SEPTEMBER 24, 2024, COUNCILMEMBER PAXTON SECONDED

VOTE	AYE (3)	NAY (0)	APPROVED
Absent Councilmember Willis and Councilmember Thompson			

COUNCILMEMBER PETERSON MOTIONED TO GO INTO CLOSED SESSION FOR POTENTIAL LITIGATION PER STATE CODE 52-4-204 COUNCILMEMBER PAXTON SECONDED

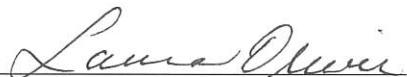
VOTE	AYE (3)	NAY (0)	APPROVED
Councilmember Paxton	AYE		
Councilmember Peterson	AYE		
Councilmember Wixom	AYE		
Absent Councilmember Willis and Councilmember Thompson			

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COUNCILMEMBER PETERSON MOTIONED TO ADJOURN COUNCILMEMBER
WIXOM SECONDED

VOTE	AYE (3)	NAY (0)	APPROVED
Absent Councilmember Willis and Councilmember Thompson			



Laura Oliver