

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Council Member Nathan Tueller, Council Member Toby Wright, Council Member Blake Ostler, and Council Member Esther Montgomery.

OFFICIALS ABSENT: Council Member Andrew Watkins

CITY STAFF PRESENT: Robert Barnhill, City Administrator
Shanna Johnson, City Recorder
Scott Hancey, Chief of Police
Tyler Wagstaff, Public Works Director

OTHERS PRESENT: Ashley Young, Julie Jones, and Melanie Barnhill

ITEM 1: CALL TO ORDER

Mayor Jeppsen called the electronic City Council meeting to order.

ITEM 2: PROCEDURAL ISSUES

A. Conflict of Interest Declaration

None.

ITEM 3: PUBLIC HEARING

A. Resolution 2021-19 Declaring Surplus Property and Authorizing the Disposal of a portion of Parcel #03-155-0060

Robert Barnhill explained that Bill Morris, City Attorney, put this together and it is required by state statute before disposing of property. This is part of the checklist in our Ordinance to authorize the Mayor to execute a land sale contract.

ITEM 4: ACTION ITEMS

A. Resolution 2021-19 Declaring Surplus Property and Authorizing the Disposal of a portion of Parcel #03-155-0060

Mayor Jeppsen opened the public hearing at 7:13 p.m.

No comments received.

Mayor Jeppsen closed the public hearing at 7:14 p.m.

Council Member Ostler wanted clarification if the entire parcel that is listed on the resolution is what is being negotiated (because it appears to be more than what he thought). Mr. Barnhill said that the listed parcel #03-155-0060 is larger than what the offer is for. Before closing, a parcel boundary adjustment will need to be made in order to execute a contract with the interested buyer. Council Member Ostler wanted to ensure that the whole parcel is not for sale. Mr. Barnhill said that the most important thing is for the public to know that potentially some or all of the property can be sold. Council Member Wright pointed out that in the action item it is listed as a portion of parcel #03-155-0060.

MOTION: Council Member Wright made a motion to approve Resolution 2021-19 declaring surplus property and authorizing the disposal of a portion of parcel #03-155-0060. Council Member Tueller seconded the motion.

ROLL CALL: Council Member Montgomery, Yes
Council Member Wright, Yes
Council Member Tueller, Yes
Council Member Ostler, Yes

Motion Approved. 4 Yes, 0 No.

ITEM 5: DISCUSSION ITEMS

A. Mountain View park

Mr. Barnhill presented some playground equipment options to the Council. He had two different proposals that they have received from two different playground reps. One is more budget friendly and is approximately \$108,000. He discussed warranties and the ranges those dates covered (approximately 2-8 years depending on the different products). He discussed our insurance company saying we needed to get rid of the equipment that was previously there and the reason for jumpstarting this. The next option was more responsive for what we asked for (connecting the upper and lower levels and more of the materials we requested). These products have a longer warranty of 25 years. The cost is approximately \$604,000 with an owl portion of that being approximately \$250,000 of the total cost. Mr. Barnhill said that they could take their impact fees and money that is set aside and buy this right now, however, they also have other plans for those impact fees as well (trail grant they have to match, other parks, and other needs). He discussed the apartment complex that was approved and said if that follows through, they would have over \$480,000 in impact fees for parks from that alone.

Council Member Ostler wanted to know if either of these companies use American made products. Mr. Barnhill explained that the more expensive company is European. He is not sure on the less expensive one. Council Member Ostler wondered if it would be worth it to check with other cities and see what they have done or if they have suggestions on what they may have done differently (if there would be any value to us in doing that). The Council discussed the material it is made out of and whether it is wood or composite.

Council Member Wright said he thinks the playground equipment is cool but he thinks there should also be some type of bowery put in somewhere near for when it is hot. Mr. Barnhill said there are a couple of small boweries in place but they have planned to put in a larger one with more trees added as well. He said that it is a good point because the playground equipment is not the only thing that needs to be done at Mountain View Park. Step one is the playground equipment due to the liability and step two would be to add some trails and a trailhead.

The Council members discussed the price range they would be comfortable with and looking at other possible options. They don't want to spend all of the impact fees available at one park. The majority of the Council felt spending \$150K-\$200K would be a good amount they would be comfortable with. They also discussed starting with some equipment and adding to it over time. Mr. Barnhill discussed looking at doing a park impact fee study as well. He also said he could reach out to the park equipment people and look at options of replacing the owl with something less expensive. The Council also discussed making parks a priority and wanting to ensure addressing them as well as wanting quality equipment.

Council Member Tueller mentioned a citizen concern about leaves at Mountain View Park. Tyler Wagstaff said those leaves had been cleaned up today and mentioned the garbage cans are taken away during winter due to lack of use.

B. Holiday Dinner

Shanna Johnson said the holiday dinner will be on December 3rd at the Eagle Mountain golf course and reminded them the RSVP needed to be in by November 18th.

ITEM 6: MINUTES & COUNCIL/MAYOR REPORTS (INCLUDING COUNCIL ASSIGNMENTS)

A. Approval of Consent Items

- October 28, 2021 City Council Minutes

MOTION: Council Member Montgomery made a motion to approve the consent items. Council Member Wright seconded the motion.

ROLL CALL: All in favor.

Motion Approved.

B. Mayor's Reports

None.

C. Council Reports

Council Member Tueller said that the sewer board met tonight and will be starting their budget discussions in January. He said the biggest thing is the chain system price was higher than anticipated by 19K.

D. Staff Comments

Tyler Wagstaff said they have wrapped up all of the street maintenance projects that they are doing this year and have one section in spring to be completed.

E. Planning Commission Report

Vice Chairman Jones said they had one zone change and they are working on amending the density map and creating an overlay zone.

ITEM 7: EXECUTIVE SESSION

MOTION: Council Member Tueller made a motion to close the public meeting and open the executive session to discuss the purchase, exchange, lease, or sale of real property, when public discussion would disclose the value of the property or prevent the authority from completing the transaction of the best possible terms at 7:59 p.m. Council Member Wright seconded the motion.

ROLL CALL: Council Member Montgomery, Yes
Council Member Wright, Yes
Council Member Tueller, Yes
Council Member Ostler, Yes

Motion Approved. 4 Yes, 0 No.

MOTION: Council Member Tueller made a motion to close the executive session and go back into the regular meeting at 9:10 p.m. Council Member Wright seconded the motion.

ROLL CALL: Council Member Montgomery, Yes
Council Member Wright, Yes
Council Member Tueller, Yes
Council Member Ostler, Yes

Motion Approved. 4 Yes, 0 No.

ITEM 7: ADJOURNMENT

MOTION: Council Member Montgomery proposed to adjourn the meeting. Council Member Wright seconded the motion.

Motion Approved. All Council Members were in favor.

The meeting adjourned at 9:11 p.m.

Shanna Johnson, City Recorder

Kevin Jeppsen, Mayor

Tyra Bischoff, Deputy Recorder