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**ELK RIDGE
CITY COUNCIL MEETING
April 29th 2016**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, April 29th, 2016, at 7:30 PM**; this meeting was preceded by a **City Council Work Session Meeting 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, Utah, and to the members of the Governing Body, on April 28th, 2016.

ROLL CALL

Mayor: Hal Shelley

Council Members: Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler, Nelson Abbott

Deputy Recorder: Melanie Hoover, *Recorder:* Royce Swensen

Public Works Director: McKay Lloyd

Public: Paul Crook, Richard Dougan, Matthew Doxey, Jim Chase, Ed Christensen, Jamie Waterman, Stacey Petersen, Jessica Morgan, Ciera Thayne, Lucretia Thayne, Sam Drown, Dean Ingram

CITY COUNCIL WORK SESSION

6:00 pm

1. OPEN SPACE LANDSCAPING REQUEST FROM RESIDENTS.

Matthew Doxey introduced himself and stated that he just recently moved into town. He referred to a meeting he had with Dale Bigler and a few residents. They have an interest in landscaping the 5 acres of open space area to the east of Horizon View Loop. He provided numbers on the cost at approximately \$50-55,000.00. A group of neighbors would help offset some of the costs to show their interest.

Dale Bigler suggested three phases to this project. He would like a specific bid for materials (approximately \$12,000.00) and could save money if the community could help with the labor.

Brittany Thompson asked what the purpose of landscaping would be. There is already a park, playground and field to play on. The city already has lots of parks and maintenance costs.

Greg Shelton asked why the city wants property that it doesn't do anything with. There are a lot of weeds and dirt there.

Mayor Shelley said this area was dedicated to the city in the past to be left as natural vegetation open space. This area of town grows a lot of weeds. This area needs to be utilized in a productive way whether it's a skate park, landscaped area, pavilion or parking lot.

Brent Wood remembered when he moved in the city requested residents to sign a deed dedicating this area to the city to create a park.

Mayor Shelley responded the property could have remained owned by the residents and they would have to take care of it. It was a better option to dedicate to the city to not burden the residents. The city did not have a plan of creating a park at the time the residents were approached due to the lack of funds in the budget. He appreciates that residents have come forward with a proposed plan. The retention pond has to remain there and cannot change its size and the ability to retain water cannot be taken away.

McKay Lloyd reported that the weeds were mowed twice last year. The retention pond is limited on what can be done due to its steepness.

Mayor Shelley pointed out the maintenance costs to the city in the future. The city is restricted on the amount of dollars that comes into the city due to property tax revenue only. He feels this should be looked at and other options that can be done to utilize it for public use. He asked that a committee be formed by volunteers to research areas that plans could be implemented here. Matthew Doxey agreed to create a committee of 5 along with Dale Bigler and Stacey Peterson to assist.

1 Ty Ellis referred to the large amount of water that would be needed to maintain the property. He
2 wants creative ways to use the land where the entire space will not need to be watered since the city
3 cannot afford to do so.

4 Matthew Doxey feels the parks tend to get taken up by recreation activities and would like a park for
5 families to go have a picnic.

6 Dale Bigler admired that Matthey Doxey has taken the time to create this presentation. He feels
7 specific ideas need to be presented to see that possibility of different options.

8
9 2. POLICE/FIRE IMPACT FEE.

10 Nelson Abbott stated he became familiar with a police/fire impact fee within Lindon City that has
11 been implemented. These fees help cover the cost for fire/emergency resources as a result of growth.
12 He presented council with a copy of their ordinance for review to consider if the city is interested in
13 pursuing further.

14 Mayor Shelley feels this is definitely something that needs to be researched and suggested Royce
15 Swensen contact our engineer firm for the cost of an impact fee study.

16 Discussion ensued.

17
18 3. MT. NEBO WATER MEETING.

19 Brittany Thompson reported that at the meeting with Mt. Nebo Water Agency, a negotiated cost of
20 \$5,000.00 over two years to participate in their study was determined. She asked council what their
21 feelings are on this. The agency has a technical committee that they offered the city to have a
22 representative on that side. She feels the city needs to be either all in or not.

23 Mayor Shelley reminded council these fees are just to participate in the study. There would be on
24 going fees if the city participated in this agency.

25 McKay Lloyd asked the agency what the main benefit for the city to join is. Their answer was the
26 results of the study would be provided and the city would have a voting member on their board.

27 Discussion ensued.

28
29 4. SURVEY RESULTS.

30 Ty Ellis reported there was a good response on the number of surveys taken and that he hasn't had
31 time to prepare an executive summary of the survey results.

32 Discussion ensued.

33
34 5. UPDATE ON CITY CELEBRATION.

35 Tricia Thomas reported she is getting sponsors and presented t shirt designs and stated that 2 options
36 will be available for pre-orders and asked for council's opinion. She has collected the kid's games and
37 prizes.

38 Discussion ensued.

39
40 6. PROPOSED LANDSCAPING CODE AMENDMENT.

41 Nelson Abbott is opposed and will not vote for it in any form. He referred to the memo created by
42 Shay Stark, City Planner. He feels this is government telling people how to run their lives. He
43 doesn't see this as the proper role of government. He feels the entire PUD code is being taken and
44 spread over the entire city.

45 Dale Bigler is in favor. He feels that the two year requirement to have your yard in is not being
46 followed and the only way to control this is to have landscaping required before the home is occupied
47 in new construction. He gave his opinions and examples within the city of deteriorating areas.

48 Ty Ellis is concerned with how the enforcement of the codes will be that will be required.

49 Brittany Thompson is in support of the changes. She feels the funds to landscape should be included
50 in the individual home loans. She feels this will solve the code enforcement problem.

51 Tricia Thomas clarified that landscaping requirements on front yards are typically required within
52 PUD (planned unit development) zones.

53 Dean Ingram feels that some residents want more extravagant/personalized yards which take time to
54 install and preventing them to move in until completed is not right. In that case, all that would be
55 installed would have to be torn out. He suggested a deposit instead of a bond to hold funds until

1 landscaping is installed. He feels that residents are in a hurry to move in and it takes time to decide
2 what type of landscaping they want. He feels timing is the issue and residents can have more
3 extravagant yards if given the time to do so.
4 Tricia Thomas doesn't like the government telling residents how to landscape but when people can't
5 self-govern, it takes resources from taxpayers.
6 Brittany Thompson feels the deposit amount should be sufficient enough that residents will put in
7 their yard for incentive to get their deposit back.
8 Mayor Shelley has concerns with the time of the year resident's homes are completed and they may
9 not be able to landscape a yard in the winter before they move in.

10 (Out of Order)

11 Mayor Shelley opened the meeting for public comment before the long budget discussion is had.
12 Ed Christensen likes the idea of the option for the home buyer to put the deposit in and/or the
13 inexpensive landscaping in before occupancy.
14 Stacey Petersen clarified that Planning Commission voted the stipulation that those already in
15 contract won't be affected by this code change.
16 Melanie Hoover strongly opposes the requirement of a sprinkler system installed. If residents want to
17 water with a hose, they should be able to water with a hose. Requiring yards to be installed does not
18 make yards look nice. It's the individual yard maintenance that makes them look nice.
19 Lucretia Thayne provided council with a letter she prepared in regards to her opposition of the
20 proposed landscaping code amendments. She wants to know the principle behind this. This is too
21 much government control. She doesn't feel residents should go in debt to finance yards since they are
22 not a necessity. People plant trees over time, give them time to do so.

24 7. BUDGET.

25 Mayor Shelley moved the budget discussion to the regular city council meeting.

28 Mayor Shelley closed the City Council Work Session at 8:12 pm.

30 **ELK RIDGE**
31 **CITY COUNCIL MEETING**
32 **April 29th 2016**

34 **TIME AND PLACE OF MEETING**

35 This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for
36 **Tuesday, April 29th, 2016, at 7:30 PM**; this meeting was preceded by a **City Council Work**
37 **Session Meeting at 6:00 PM**. The meetings were held at the Elk Ridge City Hall, 80 East Park
38 Drive, Elk Ridge, Utah.

39 Notice of the time, place and Agenda of these Meetings, were provided to the Payson
40 Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on April
41 28th, 2016.

43 **ROLL CALL**

44 *Mayor:* Hal Shelley

45 *Council Members:* Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler, Nelson Abbott

46 *Deputy Recorder:* Melanie Hoover, *Recorder:* Royce Swensen

47 *Public Works Director:* McKay Lloyd

48 *Public:* Paul Crook, Richard Dougan, Matthew Doxey, Jim Chase, Ed Christensen, Jamie Waterman, Stacey
49 Petersen, Jessica Morgan, Ciera Thayne, Lucretia Thayne, Sam Drown, Dean Ingram

51 **OPENING REMARKS** An invocation was offered by Tricia Thomas and Tyler Veach led those present in the
52 Pledge of Allegiance, for those who wished to participate.
53

1 PLEDGE OF ALLEGIANCE

2
3 AGENDA TIME FRAME

4 NELSON ABBOTT MOVED, TY ELLIS SECOND, TO ADJUST THE START TIME OF THE
5 CITY COUNCIL MEETING TO 8:13 PM.

6 VOTE: AYE (5) NAY (0)

7
8 1. APPROVAL OF TYLER VEACH'S EAGLE SCOUT PROJECT.

9 Tyler Veach presented his Eagle Scout Project idea of planting the trees the city can purchase with the
10 Forest Service Grant. This project will plant 36 trees in the Elk Ridge Meadows phase 2 park and along
11 the walking trail. He has organized volunteers to help plant the trees and pick up the materials. He
12 presented council with a map of the proposed locations of the trees and which types will be planted in
13 specific areas. He is tentatively planning the project for Saturday, May 21st.

14 Mayor Shelley informed Tyler he needs to coordinate the plans with McKay Lloyd, Public Works
15 Director.

16 Royce Swensen wanted clarification that no additional expenses outside of the budget would occur and
17 Dale Bigler confirmed there will be no additional expenses.

18 Discussion ensued.

19 Mayor Shelley feels this Eagle Scout Project is a great idea but he would like more specifics and details
20 on the expenses first.

21
22 NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE TYLER VEACH'S
23 EAGLE SCOUT PROJECT PENDING FURTHER CONFIRMATION ON THE NUMBERS.

24 VOTE: AYE (5) NAY (0)

25
26 2. DECLARE VINYL FENCING AS SURPLUS PROPERTY.

27 Mayor Shelley referred to the fencing that has been pulled out on the city property at the roundabout
28 location. Does council want a fence put back in? If the fence will not be used, several residents have
29 asked if they can have it.

30 Brittany Thompson asked the cost difference between reinstalling the fence and installing a new fence.

31 McKay Lloyd replied that there will not be much saving to reinstall due to the deterioration of the vinyl.
32 The concrete removal of the posts have destroyed the posts. The rails do not match the vinyl at the park
33 and cannot be reused.

34 Mayor Shelley recommends declaring the vinyl as surplus.

35
36 TY ELLIS MOVED, NELSON ABBOTT SECOND, TO DECLARE THE CITY'S VINYL
37 FENCING MOVED AS PART OF THE ROUNDABOUT CONSTRUCTION AS SURPLUS
38 PROPERTY.

39 VOTE: AYE (5) NAY (0)

40
41 3. APPOINT COLIN LOGUE AS PLANNING COMMISSION ALTERNATE.

42
43 NO ACTION TAKEN AT THIS TIME.

44
45 4. APPOINT BRUCE THORPE, PLANNING COMMISSION.

46
47 NO ACTION TAKEN AT THIS TIME.

48
49 5. PREMIER POINT PHASE 1 ACCEPTANCE INTO DURABILITY.

50 Mayor Shelley referred to the final inspection letter provided by Craig Neeley, City Engineer.

1 NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO ACCEPT THE PREMIER POINT
2 PHASE 1 FINAL ACCEPTANCE AND DURABILITY EFFECTIVE MARCH 25, 2016 AS
3 WRITTEN.

4 VOTE: AYE (5) NAY (0)

5
6 6. PARKSIDE COVE PHASE 1 FINAL APPLICATION APPROVAL.

7 Brittany Thompson questioned the improvement of the intersection of Elk Ridge Drive and Park Drive.
8 She stated this is in our Capital Facilities Plan and is development driven.
9 Discussion ensued.

10 NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE PARKSIDE COVE
11 PHASE 1 FINAL APPLICATION.

12 VOTE: AYE (4) NAY (1)

13 BRITTANY THOMPSON VOTED NAY BECAUSE THE PLANS ARE NOT WITHIN CODE.

14
15 7. PROPOSED LANDSCAPING CODE AMENDMENT DECISION.

16 Brittany Thompson clarified that an option needs to be added to pay a landscaping deposit and have the
17 landscaping done within a 1 year time frame.

18 Tricia Thomas suggested modifying the wordage requiring sprinkler systems for those who install
19 xeriscape.

20 Ty Ellis has concerns that the PRV valve and backflow preventer needs to be included in the
21 requirements.

22 NO ACTION TAKEN AT THIS TIME. CITY COUNCIL SENT THE CODE AMENDMENT
23 CHANGES BACK TO PLANNING COMMISSION FOR REVIEW.

24
25 8. MT. NEBO WATER DECISION.

26
27 NO ACTION TAKEN AT THIS TIME.

28 (Out of Order)

29 BUDGET DISCUSSION.

30 Ty Ellis reported the following: With Royce Swensen's help, they reviewed and changed the general
31 sale tax revenue to \$290,000.00 (page 1). He stated council decided on keeping the Sheriff at part time
32 and change the amount to \$58,000.00 (page 4). He suggested bonding for the fire truck and this amount
33 stays at zero (page 8). The bid for the snow plow needs to be changed to \$35,500.00 (page 6). He
34 reported the SCBA equipment to change to \$30,000.00 (page 7). The only other change was to add a
35 water bill of \$25,000.00 to the parks department (page 7). To offset the \$25,000.00 water bill, it needs
36 to be taken out of the water department. After these changes, this puts the budget at \$45,718.00 under
37 budget within the general fund. These amounts don't include the projects that need to be saved for
38 future projects.

39 Royce Swensen reminded council the \$7,500.00 totaling \$15,000.00 on the trail sealing is included
40 (page 7).

41 Nelson Abbott asked about the amount in difference of wages since previous employees have quit.
42 Mayor Shelley responded that the employees need to be taken care of so the city can run. We lost Cody
43 Black because he got offered more money elsewhere. He will fight for the employees with everything
44 he can hoping to give each employee a small raise if possible once the budget is firm.

45 Royce Swensen stated the dollar amount hasn't changed in the budget from last year on employee
46 wages.

47 Tricia Thomas feels that employees need to be taken care of because the city will lose money training
48 new staff.

49 Royce Swensen stated the \$15,000.00 for the salt shed is included in the budget (page 7) and Ty Ellis
50 asked if impact fees can cover this cost. Royce will look into this.

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Brittany Thompson suggested a master plan for budgets be put in place so that each year the budget doesn't need to be nicked and diked and how much is needed to maintain the city without cutting out things that will harm the city in the long run.

Ty Ellis wants residents to understand and view a list of projects to be completed with costs associated and why a tax rate increase may be necessary.

Brittany Thompson clarified that council is pulling \$18,000.00 out of the general fund to make the budget balance to zero for this year.

Dale Bigler asked if the cost to landscape the islands on the new Elk Ridge Drive are in the budget and Royce Swensen replied that the cost is not. Mr. Bigler estimates the cost to \$15-18,000.00.

Nelson Abbott commented that before the city property was owned, the budget was easier to balance because there wasn't the yearly cost of \$77,000.00.

Discussion ensued.

9. DEPARTMENT REPORTS:

A. Administrative & Planning Commission, Water- Mayor Shelley
Mayor Shelley reported he met with a developer who would like to annex some property into the city to build storage units off of 11200 South. He stated that commercial development codes need to be written and put in place and council agreed the codes need to be in place before any economic development approvals.

Discussion ensued.

B. Roads & Storm Drain – McKay Lloyd
No report given.

C. Parks, Trails & Recreation – McKay Lloyd
McKay Lloyd reported the recreation grant that was approved last year can be continued this year to either install an additional camera in the pavilion or to install a swing set in the Elk Ridge Meadows Phase 2 Park. Council agreed to install the swing set in the park.
Mc Kay Lloyd presented the previously approved plans for the landscaping on the new Elk Ridge Drive. He feels the plans are higher maintenance and cost with how it's drawn. He suggested alternate plans and discussion ensued. Mayor Shelley asked McKay Lloyd to bring forward some xeriscape ideas to present at the next meeting.

D. Sewer, Sanitation & SESD – McKay Lloyd
No report given.

E. Economic Development & Code Enforcement – Mayor Shelley
No report given.

10. APPROVAL OF MARCH 24, 2016 MINUTES.

Brittany Thompson requested to have page 5 line 6 corrected to change Montana to Michigan.

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE MINUTES FROM THE MARCH 24, 2016 CITY COUNCIL MEETING AS AMENDED BY BRITTANY THOMPSON.

VOTE: AYE (5) NAY (0)

11. CLOSED SESSION IF NECESSARY.

Closed session was not necessary.

ADJOURNMENT

Mayor Shelley adjourned this meeting at 10:45 pm.



Melanie Hoover, Deputy Recorder