



AMENDED ALPINE CITY COUNCIL MEETING

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a **Meeting** on **TUESDAY, December 10, 2013 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER

- A. **Roll Call** Mayor Hunt Willoughby
- B. **Prayer:** Bradley Reneer
- C. **Pledge of Allegiance:** By Invitation

II. **PUBLIC COMMENT:** The public may comment on items that are not on the agenda.

III. CONSENT CALENDAR

- A. **Approve minutes of November 26, 2013**
- B. **Payment Request No. 3 - VanCon, Inc - \$129,376.06**

IV. REPORTS AND PRESENTATIONS

V. ACTION/DISCUSSION ITEMS

- A. **Proposed Meeting Schedule for 2014:** The City Council will review the proposed meeting schedule for 2014.
- B. **Modification of Commitment Letter**
The City Council will review modifications for a commitment letter to send to Utah County regarding the proposed Box Elder South Subdivision.

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

VIII. **EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or competency of personnel.

ADJOURN

Hunt Willoughby, Mayor
December 9, 2013

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6241.

CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being the bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
November 26, 2013

I. CALL MEETING TO ORDER: The meeting was called order at 7:00 pm by Mayor Hunt Willoughby.

A. Roll Call: The following were present and constituted a quorum:

Mayor Hunt Willoughby

Council Members: Mel Clement, Bradley Reneer, Will Jones, Troy Stout, Kimberly Bryant.

Mayor Willoughby said Troy Stout had another engagement and would arrive at the meeting later.

Staff: Rich Nelson, David Church, Shane Sorensen, Jason Bond, Jannicke Brewer, Annalisa Beck, Chief Brian Gwilliam.

Others: Greg Ogden, Ron Eaton, Kylee Terry Clark, Jim Clark, Dave Gifford, Weber Walker, Darren Gooch, Taylor Smith, Mark Wells, Skylar Smith, Don Watkins, D. Akin, Ethan Hacking, Roger Bennett

B. Prayer: Will Jones

C. Pledge of Allegiance: Ethan Hacking

II. PUBLIC COMMENT: Police Chief Brian Gwilliam said that with the mass critical incidents that had been happening at schools nationwide, the Department felt it would be prudent to be prepared and practice lockdown drills at the schools in the Lone Peak jurisdiction including the four schools in Alpine. Their goal was to get through all the schools by spring. It was a challenge to know the layout of the all the schools if something happened. Chief Gwilliam also reported that the Department had received a grant from the Utah Department of Justice. With the grant they planned to purchase a new traffic trailer since the old one was not working. It recorded the speeds and statistics on the various roads.

III. CONSENT CALENDAR

A. Approve the minutes of November 12, 2013

MOTION: Will Jones moved to approve the Consent Calendar with the minutes of November 12, 2013. Bradley Reneer seconded. Ayes: 4 Nays: 0. Troy Stout was not present at the time of the motion. Motion passed.

IV. REPORTS AND PRESENTATIONS

A. Independent Audit Report - Greg Ogden: Mr. Ogden discussed the findings of the Audit with the Council. He said some changes had been made on the state and national level regarding accounting procedures, which he would review as they went through the audit. Mr. Ogden said there were four findings in the Management Letter which were:

1. Impact fees had to be spent within six years or the City had to have some compelling plan to use them later.
2. Cities were required either to charge themselves for utility usage or hold a public hearing to explain the transfer. He recommended the City hold a public hearing in conjunction with the Budget Hearing.
3. The City Council needed to have open and public meeting training annually.
4. Departmental expenditures needed to be limited to budgeted amounts. The City had exceeded the amount budgeted for public safety and capital outlay.

Greg Ogden next reviewed the basic financial statement. He said the unrestricted funds had increased from the previous year which was an indication of a good financial position. He said Alpine's net assets were positive which was encouraging. He said one of the helpful changes made in accounting procedure was increasing the amount that could be kept in the unrestricted fund balance from 18% to 25%. He summarized by saying that the City was in very good shape. It was commendable that a city the size of Alpine had so little debt. They had only one outstanding bond.

1
2 Will Jones asked about the effectiveness of internal controls. Mr. Ogden said that if there were problems it would
3 show up in the management letter. Rich Nelson said that Alpine didn't have the same checks and balances as larger
4 cities because of limited staff.

5
6 Bradley Reneer asked about the bond rating increase. Rich Nelson said they went from a A - - to A which was very
7 unusual. The City had a plan to increase payments annually and the low debt ratio which were probably the reasons
8 their rating was increased.

9
10 Kimberly Bryant thanked the staff for their efforts in running the city efficiently and economically. Rich Nelson
11 agreed and particularly thanked Annalisa Beck for her ability as finance officer. Greg Ogden noted that Annalisa
12 Beck was the only one in the cities he audited who actually wrote the financial report.

13
14 **MOTION:** Will Jones moved to accept the 2012-2013 Audit Report as presented. Bradley Reneer seconded. Ayes:
15 4 Nays: 0. Troy Stout was not present at the time of the motion. Motion passed.

16
17 Annalisa Beck reported on the bond study that was done and the rating increase that Alpine City received. She said
18 that Jonathan Ward with Zion's Bank had brokered the bond and was shocked that Alpine City's bond rating had
19 increased by two points because they never saw that happen. He said it because of cash on hand that Alpine City
20 had, and the use of depreciation. It showed that Alpine had enough in the unrestricted fund balance to replace the
21 system if it failed. It was also because of the five year plan and the yearly base water rate increase which the City
22 Council had approved. It showed the City cared about being financially solid fifty years from now. They had a
23 financial plan and goals and were not just spending.

24 25 **V. ACTION/DISCUSSION ITEMS**

26
27 **A. Schedule Public Hearing for the Keystone Annexation:** Will Jones had submitted an annexation
28 petition for approximately 4.8 acres located west of 1390 Grove Drive. Shane Sorensen showed the Council on the
29 map where it was located. It was part of the Pack property. Annexation notices had been sent to the affected entities
30 and it was noticed in the newspaper to meet the 30 day protest period.

31
32 Will Jones indicated he had a conflict of interest and would not vote.

33
34 **MOTION:** Kimberly Bryant moved to set a public hearing on the Keystone Annexation for January 14, 2014.
35 Bradley Reneer seconded. Ayes: 3 Nays: 0. Motion passed. Troy Stout was not present at the time of the motion.
36 Will Jones abstained.

37
38 **B. Reappointment to the Board of Adjustment:** Mayor Willoughby recommended reappointing Dan
39 Garrison to the Board of Adjustment whose term expired earlier in the year. He was willing and enthusiastic and had
40 done an excellent job.

41
42 **MOTION:** Kimberly Bryant moved to reappoint Dan Garrison to the Board of Adjustment for another term.
43 Bradley Reneer seconded. Ayes: 4 Nays: 0. Motion passed. Troy Stout was not present at the time of the motion.

44
45 Mel Clement said he felt the outstanding candidates from the last two elections should also be considered for
46 assignments with the City when they came up.

47
48 **C. Dave Gifford fence bordering on Creekside Park:** Mr. Gifford said he had put together a proposal to
49 change the fence. He said that because of the cul-de-sac, the fence blocked part of the view of the home. He would
50 like to remove part of the fence, then replace the existing fence with a precast concrete fence. He would divide it
51 with a mow strip and shrubs.

52
53 Rich Nelson said the DRC had reviewed the request on Monday. David Church had been present and they didn't see
54 any problems with it.

1 Mel Clement said the problem he had was that it was that the same fence that was carried throughout the park. He
 2 felt he was trying to incorporate a view space from the park into his own yard. He said Mr. Gifford could put up any
 3 kind of fence he wanted within code on his side of the property but he wasn't sure about removing the City's fence.
 4 There were many people in Alpine who lived on a cul-de-sac and had to deal with it.

5
 6 The Council discussed the request. Bradley Reneer said he lived next to Burgess Park and felt it was a benefit to
 7 have citizens that could see into the park. As long as there was a clear boundary between the park and the lot, he
 8 didn't have a problem with it.

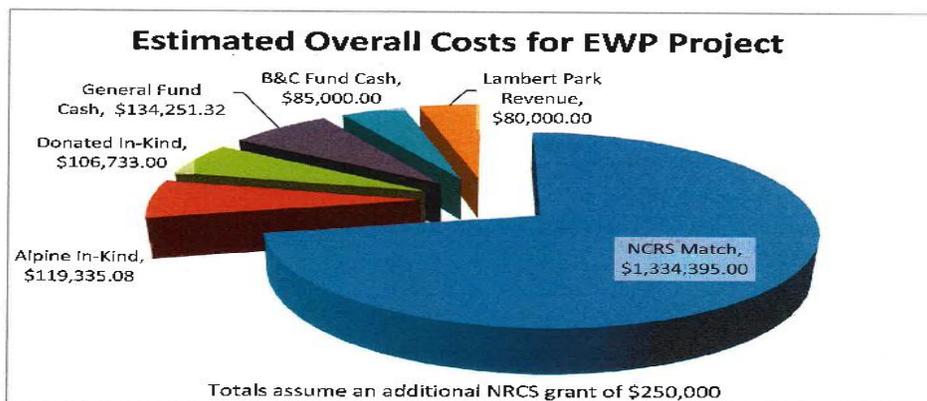
9
 10 Shane Sorensen said it was an unusual shape for a cul-de-sac lot and explained it was done that way because of
 11 elevation.

12
 13 Mr. Gifford said he had no intentions of encroaching on the park. He simply wanted a more open view of his home.

14
 15 **MOTION:** Bradley Reneer moved to approve Dave Gifford's fence request with the conditions that he finish the
 16 park side of the fence as well and that he provide a plan showing he would maintain the fence height and finish and
 17 delineate the line between his property and the park. Troy Stout seconded. Ayes: 4 Nays: 1. Troy Stout, Will Jones,
 18 Bradley Reneer and Kimberly Bryant voted aye. Mel Clement voted aye. Motion passed.

19
 20 Mr. Gifford would take his final plan to DRC.

21
 22 **D. NRCS FINANCIAL UPDATE:** Rich Nelson provided the following graph that showed the
 23 breakdown of the cost for the Emergency Watershed Project in Lambert Park.



24
 25 Shane Sorensen said this was not the final cost. It was ongoing and some items were estimated. A 60-day extension
 26 had been granted and they were extended until January 16th.

27
 28 **E. Eagle Pointe Subdivision Appeal - Taylor Smith and Mark Wells:** Jason Bond said the developers
 29 went to the Planning Commission with a plan that showed retaining walls and a stub road into Draper City. The
 30 main focus of the Planning Commission discussion was the stub road into Draper. Mr. Bond said he had talked to
 31 Draper City and Highland City, and they currently had no plans for development in the area where the stub road
 32 ended. The Planning Commission did not think the proposed stub road met the spirit of the ordinance because it was
 33 essentially a dead end with no foreseeable connection. The Planning Commission made a motion to not approve the
 34 concept plan because it did not meet the spirit of the ordinance.

35
 36 Taylor Smith and Mark Wells submitted a letter to the City Council appealing the decision of the Planning
 37 Commission, stating that stub roads were common throughout Alpine and denying the concept plan because it did
 38 not meet the spirit of the ordinance was arbitrary and capricious and unlawful.

1
2 There was a discussion about whether or not the stub road would actually connect to a road in the adjoining
3 property. Troy Stout said that when he'd met with Draper City several months ago they said it was their intent to
4 keep most of the property adjacent to the proposed Eagle Pointe as open space. Jason Bond said staff had met with
5 Highland and Draper City who indicated they had no intentions of carrying infrastructure to the border but they
6 would be willing to sell some of the ground for residential development it in order to help with the cost of
7 developing the more valuable open space they had.

8
9 David Church clarified saying that Draper City was willing to sell a portion of their open space to a developer if
10 Alpine or Highland would annex it and develop it was part of their city. Draper was not planning to develop it. Mr..
11 Church added that the area in question was outside Alpine's annexation area. He said Draper City had talked to
12 Highland City about whether or not they wanted to annex it if there was a developer willing to develop it.

13
14 Jannicke Brewer said they visited the land on the field trip and it was true the land to the west had a gentler slope.
15 However, the ordinance said a stub street was to facilitate circulation within the City, and the Planning Commission
16 felt very uncomfortable approving a stub street when they didn't know if it would ever be completed or connected.

17
18 Mark Wells said they did sit down with Russell Fox who was the Draper City Administrator, who indicated that the
19 property immediately west of the proposed development was zoned residential, but they did not have the means to
20 bring services to it. He said Mr. Fox had said Draper was interested in selling the property to an interested
21 developer, and Draper would cooperate with Alpine or Highland if they wanted to annex it. He said Draper wanted
22 to see a stub street because the ground in Draper was currently landlocked. Mr. Wells said he brought forward a
23 plan to the City Council that had no exceptions and met the ordinances, and the state law said approval should be
24 granted when a proposed development met all the codes.

25
26 David Church said that as he understood the appeal, the first step was for the Planning Commission to grant concept
27 approval. If they didn't grant approval, the ordinance allowed the aggrieved party to appeal to the City Council.
28 Rather than guessing at another concept plan, the developers chose to appeal to the City Council. They wanted a yes
29 or no from the Council on the submitted concept plan. The developer's attorney had written a letter to Mr. Church
30 stating that according to their interpretation of Alpine City Ordinances, the proposed concept plan complied and
31 should be approved. He said the developers wanted either a yes or no answer. A yes would send it back to Planning
32 Commission to move forward with the engineering, etc. He said a denial should be clear and based on the ordinance.
33 Mr. Church said the developer's attorney felt that a denial not grounded in the ordinance gave them a very strong
34 case in court. Mr. Church encouraged the Council to base their decision on the ordinances.

35
36 Hunt Willoughby said the developers had a plan several weeks ago that did not have a stub street but had a
37 secondary access. Mr. Church said this plan also has the secondary access. He said the issue was that without a stub
38 street, it did not meet the cul-de-sac ordinance.

39
40 Troy Stout asked where the retaining walls were, how many there were and how high they were.

41
42 Mark Wells said they hadn't completely nailed down the height since this was concept, but they ranged between two
43 feet and ten feet and possibly a twelve foot wall, and were located along the secondary access. They were much
44 smaller than an alternative which brought the full ROW down the face of the hill. This plan still required a
45 significant retaining wall of about 30 feet coming from Lakeview. They hadn't done any engineering on the
46 retaining walls.

47
48 Troy Stout said that the ordinance on retaining walls had changed in the last few years. Retaining walls had to be
49 approved by the City Engineer, the Planning Commission and the City Council. He said the ordinance did not state
50 why retaining walls should or should not be approved. David Church agreed saying there were not a lot of standards
51 in the ordinance which could be a problem. Whatever decision they made needed to be based on facts such as
52 location, design. They could not just say they didn't like it.

53
54 Troy Stout asked if there were any 30 foot retaining walls in the area. Shane Sorensen said there might be some near
55 the homes. He said the question he looked at on retaining walls was whether it could be engineered, and then he
56 passed it on to the Planning Commission and City Council.

1
2 Mr. Stout said he looked at what potential liability the retaining walls brought to the City in terms of safety and
3 maintenance after the contractor had left the scene. He cited the problems Draper had experienced with the road on
4 Suncrest.

5
6 Bradley Reneer asked if the stub road would eliminate the need for a secondary access. Will Jones said it was in the
7 urban wildland interface area and a secondary access would still be required unless the stub road was connected and
8 provided a secondary access. He said he didn't know what they were accomplishing with the stub street. With Swiss
9 One they hadn't wanted a stub street into the open space because it created a route for ATV traffic.

10
11 There was a discussion about a possible tie-in back to Hog Hollow if Alpine chose to annex the open space from
12 Draper. Shane Sorensen said there were still a number of changes that would need to occur to make that happen.
13 There was no access point the way it was currently configured.

14
15 David Church said Alpine's ordinance required a street to be stubbed to an adjoining property and that the length of
16 a cul-de-sac not exceed 450 feet. Generally the City had not considered a road a cul-de-sac if it was stubbed to an
17 adjoining property in the City. The only situation that somewhat resembled this was Smooth Canyon development
18 where the City ended up stubbing a road to Highland on the south. At the time the City approved the stub road, the
19 corresponding road in Highland was not developed, but Alpine knew it was coming because the applicant for the
20 Highland development was working on it with the city. In this case, the City had conversation with both Highland
21 and Draper and neither city had plans for development at the end of the proposed stub road. So if there were no
22 plans for development at the end of the stub road, it was not the same thing as the Smooth Canyon development, and
23 that was probably why the Planning Commission had concerns about it.

24
25 Mr. Church said that one reason for saying that the concept plan did not yet meet Alpine's ordinance was because
26 there was no road or no road planned for the stub street to connect to, and stub road into open space could create
27 more of a problem for Alpine City. A previous issue with the subdivision was that some years ago, residents urged
28 the City to allow a long cul-de-sac, which the City did not want. So they proposed a loop road with retaining walls
29 that no one wanted and the ordinance was changed.

30
31 Jannicke Brewer said her opinion was that seven or eight years ago the developers came in with a plan showing
32 retaining walls but the Council did not like the retaining walls. The plan with the fire road came several weeks ago
33 and the fire chief was satisfied with the plan that showed the fire road.

34
35 David Church said that since this was an appeal, the appellants should have the last word if they had anything to say.
36 Mr. Wells indicated they were through.

37
38 Will Jones said he would recuse himself from the vote because he had a conflict of interest. He was representing
39 property owners in Fort Canyon who would be seeking approvals for similar retaining walls and secondary access.

40
41 **MOTION:** Troy Stout moved to uphold the decision of the Planning Commission in this case based on the
42 interpretation of Alpine City's ordinance that the stub street lead to internal circulation of traffic within the City, and
43 this does not. A second concern was about the size and height of the retaining walls and the costs the City could
44 incur later on in the life of the roads built on retaining walls of that height. Though they may pass engineering specs
45 today, they'd seen demonstration in a neighboring cities where they had given way to expensive repairs and would
46 prefer not to have a subdivision that goes up the hillside with retaining walls that high supporting the traffic.
47 Kimberly Bryant seconded. Ayes: 4 Nays: 0. Troy Stout, Bradley Reneer, Kimberly Bryant and Mel Clement voted
48 aye. Motion passed. Will Jones abstained.

49
50 Bradley Reneer asked if a homeowners association could carry the cost of maintaining the road. David Church said
51 they could not push the cost of maintaining a public road onto the citizens. Mr. Reneer said he did have a concern
52 about the stub road. It did seem premature and did not seem to meet the definition at this point.

53
54 Mel Clement clarified on what they were voting on. It was explained that they were voting on the appeal of the
55 Planning Commission's denial of the concept plan.

1 Troy Stout asked if it was appropriate to add language about retaining walls which went beyond the issue of the
2 Planning Commission's action. David Church said it was not for him to say what they could include in their motion.
3 He did say that if the matter went to court, the proceedings of the meeting would be transcribed and the judge would
4 not take new evidence beyond what was dealt with by the Planning Commission.
5

6 **F. Auto Repair Shops Update and Direction:** Jason Bond reported that the Planning Commission had
7 made a motion to create a service commercial zone for auto repair shops along Main Street, Canyon Crest, 200
8 North and Alpine Highway. The lots would need to have access from Main Street, Canyon Crest, 200 North, and
9 Alpine Highway. It was not too different from the current Business Commercial zone. The reason the Planning
10 Commission did it that way was to keep auto repair away from residential zones.

11
12 Mr. Bond said staff also came up with a recommendation for a service commercial zone which would be located
13 along the 200 North on the east side of Main Street since there were existing businesses of a service commercial
14 nature in that area. They also included the James Lawrence property on the west side of Main Street.

15
16 Jannicke Brewer said she felt auto repair should be a conditional use in the Business Commercial zone and be
17 limited to lots that had access onto the Main Street.
18

19 Bradley Reneer said he would like to see conditions of what was appropriate in an auto repair shop. Jason Bond said
20 they intended to do that. They were just looking at location to begin with.
21

22 Mel Clement said that at some point the population in Alpine would be 15,000. They would need some services. He
23 said the downtown corridor would be the place to locate them.
24

25 Troy Stout said he agreed with Mel Clement. Auto repair belonged in the commercial corridor.
26

27 There was a discussion about the Kyle Terry property and the James Lawrence property. It was pointed out that
28 neither was included in the proposal by the Planning Commission. The Lawrence property was included in the
29 proposal from DRC.
30

31 James Lawrence said his concern was 100 South and 100 West where the old hardware store used to be. That would
32 not qualify under the motion but he felt it would be a suitable location for auto repair and it was very hard to find a
33 place where they could go. He said the Council needed to be realistic about where they could actually locate an auto
34 repair shop. He said he didn't see why there would be an issue with 100 South and 100 West and would like to see
35 that included in the area where an auto repair shop could be located.
36

37 Will Jones declared a conflict of interest and recused himself because he owned several pieces of ground that would
38 be considered in the Business Commercial zone.
39

40 **MOTION:** Bradley Reneer moved to direct the Planning Commission to consider Jannicke Brewer's proposal that
41 auto repair be added as a conditional use in the Business Commercial zone with the condition that the facility would
42 front on Main Street, Canyon Crest, 200 North and Alpine Highway. Mel Clement seconded. Ayes: 3 Nays: 1.
43 Troy Stout, Bradley Reneer, Mel Clement voted aye. Kimberly Bryant voted nay. Will Jones abstained. Motion
44 passed.
45

46 The Council took a three-minutes break.
47

48 **G. Heritage Hills PRD, Plat C - Final Approval:** Shane Sorensen said Heritage Hills was begun in 2005
49 and approved in 2007. Concept and Preliminary approval was granted to the entire development then it was phased
50 with the different phases receiving final approval as needed. Two phases had already been given final approval and
51 were developed. Plat C was the third phase and consisted of 17 lots on 40 acre. The sewer plan was revised because
52 the adjacent development, North Pointe, had not been constructed so the developer of Heritage Hill submitted an
53 alternate plan. Also, after the development was approved the ordinance was changed to allow up to 5% of the lot to
54 have a slope of more than 25% in order to avoid strange lot lines. The developer was requesting a revision to the lot
55 lines on several lots which changed the area of the lots. The developer felt the new lot lines provided a better layout.
56

1 Some of Plat C showed retaining walls which were discussed. Jannicke Brewer noted that the ordinance on
 2 retaining walls was changed to require Council approval of retaining walls after Heritage Hills was approved. Shane
 3 Sorensen explained the process on designing retaining walls.

4
 5 Shane Sorensen said a trail plan was approved at preliminary. The Planning Commission motion included a
 6 condition that all trails be constructed with Plat C and the trails be consistent with the original master trail plan.

7
 8 **MOTION:** Will Jones moved to grant final approval the Heritage Hills, Plat C subject to the following conditions:
 9

- 10 1. The revised sewer plan be approved.
- 11 2. An exception be granted to allow revisions to the lots lines of lots 1, 6, 8, 10, 11 and 15.
- 12 3. A bond be provided for the required improvements.
- 13 4. All planned trails be constructed with this phase of the development and the trails be consistent
 14 with what is on the original master trail plan.
- 15 5. The geologic engineer consultant review the on-site construction.
- 16 6. The small debris basin be construction above lot 17 as per the geological engineering report.
- 17 7. A SWPPP be required prior to construction.
- 18 8. The water policy be met.
- 19 9. The retaining walls be reviewed by an outside engineer prior to construction and approved by the
 20 City Engineer.

21
 22 Kimberly Bryant seconded. Ayes: 5 Nays: 0. Motion passed.

23 24 VI. STAFF REPORTS

25
 26 Rich Nelson had four items:

- 27
- 28 • On the activity versus rewards scale, staff decided that collecting cleaning deposits for the pavilions didn't
 29 justify the staff time to track it. They would still collect a cleaning deposit on mass gatherings. He said they
 30 had staff out in the parks on Saturday cleaning anyway.
- 31 • OSHA showed up to make an evaluation on the Public Works Department. It went really well.
- 32 • Signs for No Parking for Fort Canyon had been order. They would be put up in January. Staff had met with
 33 the police chief about the parking restrictions. The City would tell residents that if they were going to have
 34 an event at their house, to notify the police and don't park in driveways.
- 35 • He said he would like a three minutes closed session at the end of the meeting to deal with litigation.

36
 37 Jason Bond reported on the Planning Commission.

- 38
- 39 • The Planning Commission had approved a conditional use permit for New Hope Bible Church with
 40 conditions related to parking. It would be located south of the Junction where Captain Len's Barbeque used
 41 to be.
- 42 • The developer for Pine Valley Office building had turned in a rendering but the Planning Commission
 43 wanted to see a better rendering.
- 44 • The Planning Commission would be working on the General Plan next year.

45
 46 Shane Sorenson reported on the following:

- 47
- 48 • On the EWP project, they planned to regrade the High Bench ditch to direct the sheet flows into the pipe.
 49 They may have to push the trail to the east. He explained what they intended to do to prevent the flooding
 50 in the church parking lot on Alpine Boulevard, which created much of the problem with the first flood. He
 51 said the problem was that they had a big alluvial fan and water could go anywhere. It was a challenge to
 52 direct it.
- 53 • The money for the Lamber t Park property had been wired but not all the documents had been signed so
 54 they would be waiting until after Thanksgiving.

- 1 • He explained what flood mitigation work was being done at the mouth of Box Elder Canyon and responded
- 2 to questions from the Council.
- 3 • He said that so far they had used most of the material they'd excavated onsite, but they would have excess
- 4 material they needed to take somewhere and he wondered if the Council had any ideas. The Council
- 5 discussed it. Troy Stout suggested creating some terrain in Lambert Park. Shane Sorensen said he was
- 6 hesitant to disturb too much of Lambert Park because it was difficult to make it look natural. They had
- 7 already disturbed the area below the PI reservoir and he recommended that area.
- 8 • He said he had mentioned the Ron Mika request at the previous meeting and was told alterations to
- 9 Lambert Park would have to go through the public hearing process. After looking at it more closely, staff
- 10 decided it was more of an irrigation company issue so Mr. Mika wouldn't need to go through the open
- 11 space process.
- 12 • He thanked Roger Bennett for extending Country Manor Lane to access the church and Lambert Park. It
- 13 wouldn't be too much longer before it was opened up. Roger Bennett explained what work had been done.
- 14 • He reported that OSHA had two issues which were really minor.

16 VII. COUNCIL COMMUNICATION

17
18 Will Jones wanted to know what action had been taken on appointments to the Lambert Park Committee. Mayor
19 Willoughby said they hadn't done anything as yet because of meetings.

20
21 Kimberly Bryant said they would be having a luncheon for Mayor Willoughby on December 20th. She said he had
22 served the City for 20 years. An open house would follow at City Hall.

23
24 Mel Clement asked if the Moyle Park restroom was an action item. Rich Nelson said he had suggested that the
25 restrooms be addressed in the budget process for next year. He also asked about a restroom in Lambert Park. Troy
26 Stout would address it as an action item.

27
28 **VIII. EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or
29 competency of personnel. Mayor Willoughby said Mel Clement had made the following motion earlier in the
30 meeting.

31
32 **MOTION:** Mel Clement moved to go into executive session to discuss legal issues. Will Jones seconded. Ayes: 5
33 Nays: 0. Motion passed.

34
35 The Council adjourned to Executive Session.
36

37 **I need the motions to return to open meeting and**
38 **adjourn.**

39
40 **I also need the recording for EXEC Session since**
41 **I wasn't there. And a record of who was present**
42 **at executive session.**

43
44 **MOTION**
45
46

PAYMENT REQUEST No. 3

Name of Contractor:	VanCon, Inc.	
Name of Owner:	Alpine City	
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original:	Original: \$516,001.15	From: 1-Nov-13
Revised:	Revised:	To: 30-Nov-13
Description of Job:	Alpine Emergency Watershed Protection Project No. 2	
	Original Contract Amount	
	Amount	Total To Date
	This Period	
Amount Earned	\$136,185.33	\$542,962.62
Amount Retained	\$6,809.27	\$27,148.13
Retainage Paid		
Previous Payments		\$386,438.43
Amount Due	\$129,376.06	\$129,376.06
Days Remaining	of	Percent Time Used:
Estimated Percentage of Job Completed		
Contractor's Construction Progress IS on schedule		

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been on previous estimates and the work has been performed in accordance with the Contract Documents

Recommended by: Alpine City Engineering Dept.

Date: 12/9/2013


 Shane L. Sorensen, P.E.
 City Engineer

Accepted by: VanCon, Inc.

Date: _____

VanCon, Inc.

Approved By: Alpine City

Date: _____

Hunt Willoughby
Mayor

Project Owner: Alpine City
 Project: Alpine Emergency Watershed Protection Project No. 2
 Contractor: VanCon, Inc.

Date: 9-Dec-13

Original Contract Amount: \$0.00
 Revised Contract Amount:

Item	Description	Quantity	Units	Unit Price	Amount	Payest #1		Payest #2		Payest #3		Total Billing		Percent Complete	
						Quantity this Month	Earnings this Month	Quantity this Month	Earnings this Month	Quantity this Month	Earnings this Month	Quantity to Date	Earnings to Date		
BID SCHEDULE 1 - Reconstruct 60" Pipe in Box Elder Drainage															
1	Reconstruct 60" Pipeline	1	LS	\$59,610.15	\$ 59,610.15	1.00	\$59,610.15		\$0.00		\$0.00	1	\$59,610.15	100%	
2	10' x 10' Box with Grate	1	LS	\$30,000.00	\$ 30,000.00		\$0.00		\$0.00	1.00	\$30,000.00	1	\$30,000.00	100%	
					Schedule 1 Sub-Total	\$ 89,610.15									
BID SCHEDULE 2 - Alpine Boulevard Storm Drain															
1	Mobilization	1	LS	\$12,500.00	\$ 12,500.00		\$0.00	1	\$12,500.00		\$0.00	1	\$12,500.00	100%	
2	Traffic Control	1	LS	\$1,200.00	\$ 1,200.00		\$0.00	1	\$1,200.00		\$0.00	1	\$1,200.00	100%	
3	Survey	1	LS	\$3,500.00	\$ 3,500.00		\$0.00		\$0.00	0.50	\$1,750.00	1	\$1,750.00	50%	
4	Potholing	15	Hours	\$250.00	\$ 3,750.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%	
5	18" RCP	464	LF	\$85.00	\$ 39,440.00		\$0.00	111	\$9,435.00		\$0.00	111	\$9,435.00	24%	
6	36" RCP	1,848	LF	\$79.00	\$ 145,992.00		\$0.00	1,693	\$133,747.00	128.00	\$10,112.00	1,821	\$143,859.00	99%	
7	48" RCP	864	LF	\$115.00	\$ 99,360.00		\$0.00	721	\$82,915.00	104.00	\$11,960.00	825	\$94,875.00	95%	
8	6 x 6 Box	7	Each	\$3,000.00	\$ 21,000.00		\$0.00	8	\$31,200.00		\$0.00	8	\$31,200.00	114%	
9	72" Manhole	3	Each	\$3,000.00	\$ 9,000.00		\$0.00	2	\$6,000.00	1	\$3,000.00	3	\$9,000.00	100%	
10	Curb Inlet Box	12	Each	\$1,600.00	\$ 19,200.00		\$0.00	13	\$20,800.00		\$0.00	13	\$20,800.00	108%	
11	Core Existing Box Culvert	1	Each	\$3,600.00	\$ 3,600.00		\$0.00	1	\$3,600.00		\$0.00	1	\$3,600.00	100%	
12	1" Poly Disconnect/Reconnect	10	Each	\$330.00	\$ 3,300.00		\$0.00		\$0.00	1	\$330.00	1	\$330.00	10%	
13	Curb and Gutter Repair	100	LF	\$57.00	\$ 5,700.00		\$0.00		\$0.00	190	\$10,830.00	190	\$10,830.00	190%	
14	Landscape Repair	100	SF	\$4.19	\$ 419.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%	
15	Untreated Base Course - 8"	13,000	SF	\$1.60	\$ 20,800.00		\$0.00	11,414	\$18,262.40	0,627	\$15,403.20	21,041	\$33,665.60	162%	
16	Asphalt - 3"	13,000	SF	\$2.41	\$ 31,330.00		\$0.00	11,414	\$27,607.74	0,627	\$23,201.07	21,041	\$50,708.81	162%	
					Schedule 2 Sub-Total	\$ 426,391.00									
BID SCHEDULE 2 - Alpine Boulevard Storm Drain Additional Work															
G.O. No. 1	Concrete Collar on 48" Pipe at Box Culvert	1	LS	\$8,027.73	\$ 8,027.73					1	\$8,027.73	1	\$8,027.73	100%	
C.O. No. 2	15" RCP	117	LF	\$84.35	\$ 9,868.95					117.00	\$9,868.95	117	\$9,868.95	100%	
C.O. No. 3	Sidewalk Repair	367	SF	\$14.43	\$ 5,295.81					367.00	\$5,295.81	367	\$5,295.81	100%	
C.O. No. 4	Eastfield Ditch 24" RCP	51	LF	\$148.99	\$ 7,598.49					43.00	\$6,406.57	43	\$6,406.57	84%	
BID SCHEDULE 3															
					Total Bid/Contract	\$516,001.15									
					Partial Payment Sub-Total			\$59,610.15	\$347,167.14		\$136,185.33		\$542,962.62		
Additive Alternates															
Change Orders															
					Change Order Sub-Total	\$0.00		\$0.00	\$0.00		\$0.00		\$0.00		
					Total Revised	\$516,001.15		\$59,610.15	\$347,167.14		\$136,185.33		\$542,962.62		
					5% Retainage			\$2,980.51	\$17,358.36		\$8,809.27		\$27,148.13		
					Add Retainage										
					Total	\$516,001.15		\$56,629.64	\$320,808.78		\$129,378.06		\$515,814.49		



2014 ANNUAL MEETING SCHEDULE

FOR

ALPINE CITY, UTAH

PLANNING COMMISSION MEETINGS for the 2014 calendar year are scheduled on the 1st Tuesday of each month as follows unless otherwise indicated:

January 7	May 6	September 2
January 21	May 20	September 16
February 4	June 3	October 7
February 18	June 17	October 21
March 4	July 1	November 4
March 18	July 15	November 18
April 1	August 5	December 2
April 15	August 19	

CITY COUNCIL MEETINGS for the 2014 calendar year are scheduled on the 2nd and 4th Tuesdays of each month as follows unless otherwise indicated:

January 14	May 13	September 9
January 28	May 27	September 23
February 11	June 10	October 14
February 25	June 24	October 28
March 11	July 8	November 11
March 25	July 22	November 25
April 8	August 12	December 9
April 22	August 26	

All meetings will begin at 7:00 pm unless otherwise posted and will be held at Alpine City Hall, 20 North Main, Alpine, Utah 84004.

Charmayne G. Warnock
City Recorder

THE PUBLIC IS INVITED TO ATTEND ALL PUBLIC CITY MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 113.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being a bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Orem, UT and local newspapers circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.