

**ELK RIDGE
CITY COUNCIL MEETING
August 30, 2011**

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5 TIME & PLACE
6 OF MEETING

This Special Meeting of the Elk Ridge City Council was scheduled for **Tuesday, August 30, 2011, at 6:00 PM.**
The meeting was held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

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8 Notice of the time, place and Agenda of this Meeting was provided to the Payson Chronicle,
9 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on August 29, 2011.

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11 **6:00 PM -**

CITY COUNCIL REGULAR SESSION AGENDA ITEMS:

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13 ROLL

Mayor: Ed Christensen; *City Council:* Sean Roylance, Weston Youd, Erin Clawson & James Mayfield (Absent: Julie Haskell; *Public Works:* Wayne Frandsen; *Public:* Jamie Towse, Hal Shelley, Neil & Ilene Dykstra, Nelson Abbott, Dale & Joann Bigler, Brian Burke, Ann Bough & Doug Pace; and the *City Recorder:* Janice H. Davis

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17 OPENING REMARKS &
18 PLEDGE OF
19 ALLEGIANCE

An invocation was offered by Hal Shelley; who also led those present in the Pledge of Allegiance, for those willing to participate.

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21 AGENDA TIME
22 FRAME

The Council Meeting started on time at 6:00 PM.

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24 PUBLIC WORKS
25 BUILDING

Mayor Christensen: The Mayor said that when he quoted \$70,000 for the new Public Works Building, he was basing that amount off of the cost of the proposed building that was to go in Loafer Canyon. He made some mental adjustments due to a few differences and felt that would be sufficient; it was not.

The Council approved moving the building down to the City property on Goosenest Dr.; it was felt this would be the best location...following the General Plan and future City buildings.

The bid came in with the addition of \$9,000. The Mayor sent out a request for a polled vote; however, Council Member Youd felt a public meeting to discuss the proposed increase for the building would be best...Mayor Christensen agreed.

Mr. Stephens reconsidered and felt it beneficial to do some of the infrastructure (underground plumbing, electrical, etc.) at the same time; so an additional \$30,000 was requested. Approval was granted for \$116,000 transfer; but it was discovered that when the balancing transfer to Capital Projects fund (fund balance) to zero, cutting the overall expenses to a point where the transfer out of the General Fund equaled a little over \$40,000.

The ladies in the office (staff) voiced their opinion that the outside of the building should be nice looking. Ken Harris is going get the Mayor a copy of the plans of the City Center he designed for Eagle Mountain. He said he would assist in designing a façade for this building so it would match a future City Center Building. He asked for comments. Currently the plan is for an all-metal siding type building, with a deposit-shingle roof...“not that pretty”. Though the building is now at the entrance to the City; eventually, that will not be the case.

The Mayor is hoping for approval for an amount that will cover the building and any improvements that the Council deemed appropriate.

Comments:

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Weston Youd: He asked about using landscaping money (Parks funds) to beautify the area. He questioned if that area was designated as part of the “trails system” for the City; if so, then Park Impact fees may be available for use. If a trail were to run along Goosenest Drive and somehow cut up around the area where the future Park / Ball Fields will be, then those funds could be utilized.

Mayor Christensen: The hope is that the retention basin would be surrounded by a re-vegetated hillside.

Wayne Frandsen: He cautioned that all the backing in and out of the public works area may not be conducive to a trail in that particular place. It could be hazardous to those using the trail.

Erin Clawson: People do and will walk by there anyway; she felt beautification would be good. Perhaps spending the money now (with today’s value on the dollar) would be better than going back later to install improvements when things cost more.

James Mayfield: He questioned if there is anyway to predict when the eventual road that is to cut across Elk Ridge Meadows will actually go in. (*This road would create a new entrance to Elk Ridge.*) He asked if there is anywhere else to locate the building.

Mayor Christensen: There is time to get artist’s renditions from Ken Harris for the Council to review. (*Council Member Clawson cautioned that the Mayor should be very clear with Mr. Harris regarding the terms of the offer to assist the City with drawings.*)

City Recorder: The flatter area on top (more south) is where future soccer / ball fields are to be located. (*Council Member Mayfield suggested putting a sign up that indicates what the building is to be and what it will look like.*)

Comments:

Lucretia Thayne: She feels the building should “have enough of a façade that it looks nice...even if someday it is going to be moved. It doesn’t have to look luxurious, but pleasant”. She asked about adding more money for beautification.

Discussion on costs:

James Mayfield: he agreed with Council Member Clawson...in that he favors investing now to make the building look nice. People would still be passing by the location.

Mayor: He felt the façade could be done; staying within an extra \$30,000.
Erin Clawson: She suggested placing asphalt on the side where the road is; to make a trail.
(Mayor Christensen responded that the asphalt will be paid for out of the budgeted money for road repairs. That is why there is a rush...to get asphalt laid with the rest of the road work.)
Discussion on design of doors on the building and the size.
Nelson Abbott: It may be a while before Elk ridge Drive is installed at the diagonal; meanwhile, the building should look nice at the entrance...he feels it would be "money well spent".
Dale Bigler: He agreed with the design which allows the trucks to drive through.
Weston Youd: He pointed out that the current entrance to the City has been the "pit"; which is not too attractive...this will be an improvement. He did agree that the building should have a "semi-professional" look to it.
Discussion of utilities (electricity and water).
Sean Roylance: He added that landscaping adds a great deal to a building; if not now, then in a year or so.
Mayor: (Strom Drain plans for the area) Currently there is a culvert in the form of a "V" ditch that diverts to the west side of where the building will be located; that will be re-cut so run-off will be directed to the east side and dump into a deeper section. The tree that is down there will have to come out.
Discussion of a "bike trail" or walking trail: A trail could be designated with paint...many cities do that. Park Impact fees could be used for a trail...it is also a safety issue, to have a place for people to walk or ride.
Mayor: He suggested fencing of some sort for the yard area around the building.
Ann Brough: She is all for beautification; but the current park is over-grown with weeds. Perhaps landscaping should be xero-scaping so it is easier to maintain.
WESTON YOUD MOVED, SECONDED BY SEAN ROYLANCE, TO APPROVE UP TO \$40,000 ADDITIONAL MONEY FOR THE PUBLIC WORKS BUILDING
VOTE: WESTON YOUD-AYE, ERIN CLAWSON-AYE, JAMES MAYFIELD-AYE & SEAN ROYLANCE-AYE
(4) NAY (0) ABSENT (1) JULIE HASKELL

00:24:52

Passed 4-0

RESOLUTION – CITY FEE SCHEDULE – CONSULTATION FEE

Mayor Christensen: Explanation of fee: It has become apparent that there needs to be a charge for potential developers to be able to simply meet with any of the City Engineers and/or Planner. Many of these pre-submittal meetings lead to nowhere and are for information only; but the City ends up getting charged for the professional time used up. Just such an incident occurred about a month prior and resulted in a fee being charged to the City; with no way to cover that fee. This fee would be paid up-front by the developer...this may deter those that are not really serious about development.
The charge of \$100/hour would be passed on to the individual.
It was suggested to go a bit higher than the actual fee charged by the engineering firm, since there would be administrative costs to the City, as well.
JAMES MAYFIELD MOVED, SECONDED BY ERIN CLAWSON, TO AMEND THE CITY FEE SCHEDULE TO ADD IN A "CONSULTATION FEE" OF \$125/HOUR
VOTE: YES (4) NO (0) ABSENT (1) JULIE HASKELL

00:27:06

NON-AGENDA ITEMS

1. Weston Youd: (SUV MWA) The State used to allow un-used portions of water rights to be placed into a "non-use" status; but government entities had 40 years to figure out what would be done with those rights. SUV MWA (South Utah Valley Municipal Water Assoc.) is a government entity. There was a company called A company called "Clearwater" wanted to deed SUV MWA 3,000 acre-feet of water; and when they were ready to develop (later) they could then call on the water rights...that way they could have the rights secure for up to 40 years.
In June, 2011, the Supreme Court of Utah ruled that the State Engineer does not have the authority to grant or reject that type of arrangement. Central Utah Water Authority said that if that approach were taken and after a time period that water placed in non-use was called back into use by a 3rd party like Clearwater, then SUV MWA would be sued. SUV MWA has other dealings with Central Utah Water Authority, so there needs to be an on-going good relationship with them; so it is likely that the transaction with Clearwater will not take place.

00:30:29

2. Mayor: At the last Council Meeting the Council approved the purchase of a new lawn mower for a cost "up to \$5,000; he found a mower on KSL + some other tools that would come under the \$5,000. He needed a signer on the check that was cut.

00:31:18

ADJOURNMENT

At 6:35 PM, The Mayor adjourned the Meeting.

City Recorder