

MINUTES OF HIGHLAND CITY

Tuesday, July 18, 2006

PRESENT: Mayor Jay W. Franson
Councilperson Brian Branson
Councilperson Steve King
Councilperson Kathryn Schramm
Councilperson Claudia Stillman
Councilperson Glen Vawdrey (arrived later in the meeting)

STAFF PRESENT: Barry Edwards, City Administrator
Matthew F. Shipp, Director Public Works/City Engineer
Lonnie Crowell, Asst. Dir. Planning & Zoning
Winifred Jensen, City Recorder

OTHER: David Jex, Donna Jex, Gordon Clark, Kirsten Skirvin, Jerilyn Horan, Louis Haynie, Tina Rasmussen, Doug Harris, Deny Farnworth, Sharlan Bradshaw, Melody Hull, Carol Hull, Kip Botkin, Glen Degelbeck, David O. Hoyal, Elizabeth Wilson, Eric Lee, Krish Lee, Steve Hoyal, Christena Hoyal, Tom Hulbert, Brent Wallace,

The meeting was called to order at 7:00 p.m. The meeting was called as a regular session, and notice of the time, place, and agenda had been provided the *Deseret News*, *Daily Herald*, *Salt Lake Tribune*, and *New Utah* on July 17, 2006. The prayer was offered by Mayor Jay W. Franson, and those assembled were led in the Pledge of Allegiance by Kathryn Schramm. Mayor Franson announced the Highland Fling events which be held August 1 - 5.

1. Minutes

Steve King moved to approve the minutes of June 6, 2006. Motion was seconded by Claudia Stillman, and it passed by unanimous vote.

Kathryn Schramm moved to approve the minutes of June 20, 2006. Motion was seconded by Steve King. Kathryn Schramm amended the motion to include amendments she proposed to the minutes. The amended motion was seconded by Steve King, and motion passed by the following present voting in favor: Steve King, Kathryn Schramm, Claudia Stillman. Brian Brunson voted against the motion. Glen Vawdrey was not present when the vote was taken.

2. Appearances

A. Carl Hull reported he and Doug Harris previously brought to the City Council's attention the concern for improving the stretch of road at 10250 North at the south end of Mitchell Hollow Park. He indicated he had learned the City obtained the property and shortly after trees were removed, gravel brought in, and signs posted, which was in September, 2006.

He was concerned that children would be walking to school in five weeks and wanted to know the status of the improvements. Barry Edwards reported the road improvements have gone out for bid and will be opened July 26. If the project comes in under budget it will be on the next City Council agenda to be awarded. The City Engineer, Matt Shipp, reported when the project originally went out to bid it was rejected because it was \$50,000 over the engineer's estimate. He indicated he would be bringing the second bid forward with a request to spend the funds for the project. Doug Harris expressed support for action by City staff to bring the road project forward.

B. Donna Jex requested a street sign be placed at 10150 North Mountain View Drive (6280 West). Mayor Franson indicated City staff would get back to her as to getting the sign installed.

3. Public Hearing on Issuance of Sales and Franchise Tax Bond

Jonathan Ward, of Zions Bank Finance, reported on the need to hold a public hearing for the issuance of sales and franchise tax bonds. He further reported Highland City received a AA-rating from Standard and Poors for the City's sales and franchise tax bonds, which is a phenomenal rating. He explained there was \$100,000 in savings over the life of the bonds, or \$465,000 per year because the rating was bumped up. Barry Edwards indicated the bonds will be for \$6 million and they will be used for the construction of the Police Station and Fire Station.

Mayor Franson opened the public hearing for public comment and there being no comment from the public, he closed the hearing. He indicated the matter will come back on the August 15, 2006 agenda for the bond closing. Following comments from Steve King, Brian Brunson, and Kathryn Schramm, Mayor Franson expressed appreciation to Barry Edwards, Lynn Ruff, and Nancy Day, and those individuals working with the City on the financing, and indicated the City received a lot of compliments from the rating agencies.

4. Public Hearing on Vacating Right-of-Way for Skirvin/Larson

Mayor Franson indicated a hearing would not be held at this meeting on the request to vacate a road inasmuch as the legal process requires public notice for four consecutive weeks, and the City Council needs to give staff authorization to proceed. This matter will be placed on the consent calendar at the August 1, 2006 Council Meeting. It was anticipated a public hearing would be held September 5, and the City Council could formalize comments and make an actual decision on September 19.

Motion: Steve King moved to continue. Motion was seconded by Kathryn Schramm, and it passed by unanimous vote.

ACTION ITEMS

5. Approval of an Easement with Lehi City for a Culinary Water Line and a Pressurized Irrigation Line on 9600 North

Motion: Claudia Stillman moved to authorize Mayor Franson to send a letter to Lehi City allowing the use of 9600 North for a culinary water line and a pressurized irrigation line to be used by Lehi City for fire protection flow and developments to the south of 9600 North. Motion was seconded by Kathryn Schramm, and it passed by unanimous vote of those present including: Claudia Stillman, Kathryn Schramm, Steve King, and Brian Brunson. Glen Vawdrey was not present when the vote was taken.

6. Final Approval of Day's Meadow Plat B

Motion: Brian Brunson moved to grant final approval for the Day's Meadow Plat B Subdivision subject to the recommendations and conditions of staff and the Planning Commission. Motion was seconded by Steve King, and it passed by unanimous vote.

7. Adoption of Ordinance No. 2006-21, "Adoption of Public Institution Zone in the Highland City Development Code"

Motion: Steve King moved the City Council approve Ordinance No. 2006-21, "Adoption of Public Institution Zone in the Highland City Development Code" as recommended by staff and the Planning Commission. Motion was seconded by Claudia Stillman, and it passed by the following present voting in favor: Kathryn Schramm, Claudia Stillman, and Steve King. Brian Brunson abstained, and Glen Vawdrey was not present when the vote was taken. (Motion was amended. See item 13 in the minutes.)

8. Piping of Lehi Irrigation Ditch: Approval to Go Out for Design and Public Bid

Motion: Claudia Stillman moved that staff be allowed to move forward with the engineering design and go out to bid for the construction of the ditch piping and trail on the Lehi Ditch in the area located between Hyde Estates and Day's Meadows. Motion was seconded by Steve King. (Note: Glen Vawdrey joined the meeting at this point in time, but abstained from voting as he was not present for the discussion.) Motion passed by the following voting in favor: Kathryn Schramm, Claudia Stillman, Steve King, and Brian Brunson.

Discussion ensued on the location for the trail. Barry Edwards reported he would go to the irrigation company, work with the developer, and then bring the matter back to the Council on the location for the trail.

9. Approve Elevation and Materials for City Hall

Motion: Kathryn Schramm moved that the City Council approve the building elevations and exterior materials for the new City Hall as represented by JRCA Architects.

Motion was seconded by Claudia Stillman.

Substitute Motion: Brian Brunson moved that the Council request JRCA Architects to provide additional information prior to approval of the elevation which would include (1) a site plan of the immediate area which would include other city buildings, (2) provide additional roof treatments to include further gables, and (3) with each elevation or proposal that a price comparison be provided. Motion was seconded by Kathryn Schramm, and it passed by unanimous vote including the following: Kathryn Schramm, Claudia Stillman, Steve King, Brian Brunson, and Glen Vawdrey.

10. Re-Approval of Country French Estates Plat B

Motion: Brian Brunson moved that the City Council grant Final Approval for the Country French Estates Plat B Subdivision per the previous conditions and recommendations of staff and the Planning Commission. Motion was seconded by Steve King, and it passed by unanimous vote including the following: Kathryn Schramm, Claudia Stillman, Steve King, Brian Brunson, and Glen Vawdrey.

11. Approval to Expend \$20,000 to Connect Power to the Water PumpHouse in Beacon Hill

Motion: Steve King moved to approve the expenditure and enter in the agreement with Utah Power and Light to extend power to the Beacon Hills Lift Station. Motion was seconded by Claudia Stillman.

Motion to Amend: Kathryn Schramm moved that funds for the Beacon Hills Lift Station will be recovered from a surcharge placed on culinary water users who are served by the lift station. Motion was seconded by Claudia Stillman, and it passed by the following voting in favor: Kathryn Schramm, Claudia Stillman, Glen Vawdrey, and Steve King. Brian Brunson voted against the motion.

Brian Brunson felt this item should have had a recommendation from the Water Advisory Board, and asked for a clear understanding of the responsibility of the Water Advisory Committee. Mayor Franson indicated he had met with staff on this matter and he is working on getting the Water Advisory Board up and operating and will address the issue in two meetings.

Amended Motion: to approve the expenditure and enter in the agreement with Utah Power and Light to extend power to the Beacon Hills Lift Station, and funds for the Beacon Hills Lift Station will be recovered from a surcharge placed on culinary water users who are served by the lift station. It passed by the following voting in favor: Kathryn Schramm, Claudia Stillman, Glen Vawdrey, and Steve King. Brian Brunson voted against the motion.

12. Approval of Highland City Survey

Motion: Claudia Stillman moved to approve sending the Highland City survey, as drafted by Landmark Development and modified and amended by our staff, per the suggestion and input from the Council and Planning Commission. Motion was seconded by Steve King.

Substitute Motion: Brian Brunson moved to continue consideration of the survey with the provision a joint work session be held with the Planning Commission, City Council, and that Landmark be present at that meeting for further discussion. Motion was seconded by Kathryn Schramm, and it passed by unanimous vote.

The work session was tentatively scheduled for July 26, 2006, at 6:00 p.m., or July 27, 2006, at 6:00 p.m. Lonnie Crowell will check with Landmark concerning their availability to meet with the City Council and Planning Commission. Mayor Franson recommended getting emails from the City Council and/or Planning Commission to Landmark so they can provide alternate questions.

FUTURE BUSINESS

13. Public Institution General Plan Amendment

Lonnie Crowell indicated the Public Institution (PI) Zone will be coming before the Council in the future. He asked the City Council to reconsider the motion made earlier in the meeting on adoption of Ordinance No. 2006-1.

Motion: Steve King moved to reconsider item 8.3 Adoption of 2006-21, "Adoption of Public Institution Zone in the Highland City Development Code". Motion was seconded by Kathryn Schramm, and it passed by unanimous vote.

Motion: Brian Brunson moved to approve an amendment in the first paragraph of page 21, under 3-4940 on the third line, by removing the words "identify institutional uses" and include "provide areas for schools" in its place. Motion was seconded by Steve King.

Substitute Motion: Brian Brunson moved to strike the whole phrase "institutional uses such as schools." Motion was seconded by Glen Vawdrey, and it passed by unanimous vote.

14. Landscaping Common Areas (Windsor Meadows)

Barry Edwards reported on a proposal from property owners in Windsor Meadows wherein they want to landscape part of the open space. They are proposing the City front the cost of the improvements and the homeowners would pay half of the cost over a three year period. Barry Edwards felt since there are available funds and the homeowners are willing to participate that this project should be moved up-front, and if other residents in open space subdivisions want to do this the City could leverage the improvements with the \$100,000 budget. Brian Brunson felt this would undermine the improvement agreement and felt the City would be

better off to make the improvements.

15. Sidewalks

Barry Edwards indicated the sidewalk committee is committed to meet and the plans are to bring back a policy for the second meeting in August.

INFORMATION

16. Animal Control Board

Kathryn Schramm reported the Animal Control Board went through the public hearing process for the budget and noted Kip Botkin is on the committee. The Animal Shelter is progressing well. The Board has approved a rescue group policy inasmuch as there are groups of people who want to rescue dogs from euthanasia. Some people use it as a business and they will take a dog from the shelter and resell it to someone else. The Board is also working on software so cities can make payments directly to the Shelter.

17. Open Space Improvement Plan

Barry Edwards reported there is a barren parcel in Wimbleton which isn't improved and could be improved as a large area for group activities. He requested the City Council look at the property and indicated it is located at 10250 North next to the Westwood property.

OTHER BUSINESS

18. Work Session on Design Guidelines

Staff wants to continue the process and discuss design guidelines for commercial. Mayor Franson suggested a work session August 8. Council and Planning Commission members are to get their cameras back to Lonnie Crowell so he can have the matter laid out for the work session.

19. Executive Session

Motion: Glen Vawdrey moved to go into Executive Session for purposes of discussing possible land acquisition. Motion was seconded by Brian Brunson, and it passed by unanimous vote.

Motion: Glen Vawdrey moved to go out of Executive Session. Motion was seconded by Kathryn Schramm, and it passed by unanimous vote.

20. Adjournment

Meeting adjourned at 10:25 p.m.