

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, JULY 5, 2017
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, July 5, 2017 at 5:00 p.m. in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara, Utah.

Notice of the time, place and agenda of the meeting was provided to the Spectrum and to each member of the governing body by emailing a copy of the Notice and Agenda to the Spectrum and also, along with any packet information, to the mayor and each council member, at least two days before the meeting.

Present: Mayor Pro Tem Mary Jo (Tode) Hafen
Council Members: Jerry Amundsen, Ken Sizemore, Herb Basso and Jarett Waite
Assistant City Manager: Brock Jacobsen
City Recorder: Chris Shelley

Others Present: Brad Hays, Parks & Trails Director; Corey Bundy, Building Official; Jeriah Threlfall; Allen Stafford; Donna Stafford; Jay Donley; Vivian Donley; Cindy Frei; David Jeppson; Jared Purdy; John Grant; Clark Ence; Nick Lang; Merrileu Hafen; JR Hafen; Lisa Dunkley; Charise Smith; Bret Smith; Julie Gubler; Bill Gubler; Wendy Basso; Jen Grant; Brian Akins; Pearl Stucki

1. **Call to Order:** Mayor Pro Tem Hafen called the meeting to order at 5:00 p.m. and excused Mayor Rosenberg.

2. **Working Agenda:**

A. General Business:

2. Vineyard Update.

- Herb Basso said that as a Councilman he asked Ed Dickie, City Manager, to have Staff prepare something to find out what the City can do with Vineyard. He said that something needs to get done and how and who is the question.

- Brock Jacobsen, Assistant City Manager said in the previous year when the City did the slurry seal around the City, many residents of Vineyard spoke to City Council members and Staff about Vineyard Drive and what was going to be happening to that road or if anything was going to be happening. He said he doesn't know all the history but there was an SID years ago. Jack Taylor, Public Works Director put some work in to prepare plans for Vineyard Drive and he and Bradi looked at the costs to improve Vineyard. The current plan is new asphalt, new water lines, sewer, storm drain, curb and gutter. They are still looking at a SID along Vineyard Drive with the residents paying a portion of the improvements with the sidewalk, curb, gutter and some asphalt.

- Herb Basso asked if there was other options.

- Brock Jacobsen said there are many options depending on how they want the costs to

- go. He said the last thing he heard from the Mayor is what the residents shouldn't be paying for and what the City should be covering which was waterlines, laterals, hydrants and things like that and all that the residents would be asked to cover was for their sidewalk, curb and gutter and their share of the asphalt in front of their property.
- Mayor Pro Tem Hafen said that at the last meeting this was talked about Jack was going to get some figures and throw out some options. Have we seen something since then?
 - Brock Jacobsen said they did put together a spreadsheet with the options. He showed the Council a copy of the spreadsheet. The estimated cost of Option 1 would be \$789,000.
 - Mayor Pro Tem Hafen asked if this meeting was to get everyone up to date. She said that no decisions would be made at this meeting.
 - Brock Jacobsen said that was correct. He said this was to get Council's feelings on the direction to go and if the meeting is going to be opened up to residents, to get their feelings on this.
 - Herb Basso said he is hoping the options would include with or without curb. He said that obviously the base and sub base need work. He asked what the difference was between the options.
 - Brock Jacobsen said the spreadsheet was put together by Bradi and he just got it today. He said Option 4 was just the slurry seal, Option 3 is to have done whatever they want to have done or not done, and Option 2 is without any sidewalk at all.
 - Mayor Pro Tem Hafen asked if these options, these figures are available to the public.
 - Brock Jacobsen said that it hasn't been available. They were just put together.
 - Mayor Pro Tem Hafen said that since Jack Taylor isn't at the meeting, since he would have more answers, let's just discuss it and get the feeling of the consensus and how the residents feel about it. She asked that the residents each come to the mike and state their name and address so that it can be on the minutes.
 - Herb Basso asked if any of the residents, maybe Clark, could give a 5 minute history of Vineyard.
 - Ken Sizemore said that before discussion begins he wants to clarify Option 1. It is full improvement, curb, gutter, sidewalk and asphalt.
 - Brock Jacobsen said that sidewalk is only on one side of the street.
 - Ken Sizemore said that Option 2 is without the sidewalk, Option 3 is custom choice and Option 4 is just slurry seal.
 - Brock Jacobsen said that is correct.
 - Herb Basso said it is unusual because he only sees a \$23,000 difference for no sidewalk. He thinks there is something wrong with that number. Sidewalks are more expensive than that.
 - John Grant, 2430 Vineyard Drive, said that since he has moved to Vineyard he has heard multiple times that Vineyard Drive isn't going to get improved until the residents on Vineyard agree to pay for the curb, gutter and sidewalk which that expense is not something that the homeowners would want to incur. If the City was going to require that the time to require that was when the houses were built. Then it could have been folded into the loan. To now hold the residents of Vineyard hostage and say that nothing is going to be done to the street until residents agree to this expense is a bit disingenuous on the part of the City. He has lived on Vineyard for 8 years.
 - Clark Ence, 2424 Vineyard Drive, said that in the early 1970's the Gubler's and

Frei's were doing the Heights Subdivision. He said he moved here during that approximate time. The last home on that street at that time is where the Potters live now. There was very little development on this street. That was in 1978 when he started building. Before this was ever a street it was a lane. Then homes started being built and the Mayor at the time said there needed to be a road. The surveyor came in and they measured off the street unbeknownst to the landowners and some of them were upset. He said during that time the residents elected to have the City put a sewer system in. One of the laterals went down that street. When they went in with the sewer they excavated and made somewhat of a street. The City put in a better water system at that time also. They then put a road base down and as was customary at that time they worked a deal with the County. The County would come in and put road base on the street and they put a chip seal down. In the mid 1980's the City hired a paver and crew and they put 2-inches of asphalt on top of the chip and seal. There has never really been a road there as far as the present day standards. The road wasn't made to specs and it wasn't even a surveyed grade. It is a really haphazard situation and he feels to call upon the citizens of that street to pay for it except for the upgrade of the infrastructure is asking a lot more than ought to be done. He said they don't need curb and gutter. He said to look at the rest of the old town. He said that residents have turned down curb and gutter before.

- Bud Stafford, 2699 Vineyard Drive, said they moved in in 1977. He said that when the City put the sewer in they put the road higher than his house. That has been a problem to a certain extent. He said that in the 1990's they turned down the curb and gutter. He said that the City Manager at that time told them the road wouldn't hold up. He said that where there has been gravel along the road the road hasn't deteriorated. Any small community has this same type of asphalt lane. The roads and edges are kept up. If the City would come in and do a little more upkeep on the road, it would be great. He is against the curb and gutter. He can go along with the asphalt. He is worried about a severe drop off onto his property if there is curb and gutter.

- David Jeppson, 2503 Vineyard Drive, said he moved in in July of 1989. He said he is not against the money part of it although he thinks the City is not handling it right. He is worried about the street being raised with curb and gutter and in doing that water will be trapped in front of some of the homes. The problem with putting curb and gutter for drainage after the homes have been built is you can't put in the engineering after the homes have been built. He said that Jack Taylor told him that it costs too much to cut the road that it can only be filled. The curb, gutter and sidewalk would degrade his property value. It would cost him a lot of money to fix his driveways. He is worried about what it would do to his property. He feels it would cause severe problems. He said he doesn't see a need for curb, gutter and sidewalk except for a sidewalk for the safety of children. He also said that the waterline down Vineyard is broken. Every six months it is bubbling up somewhere. He said if the City is going to repair the waterline, put off maintenance on the road until the waterline is replaced and only dig the street up once and then resurface it. He said he wants to go on record that he is against the curb and gutter, not because of the money, but because of what it does to the access of his home.

- Herb Basso said that the Mayor has agreed and Jack Taylor has talked about this that there needs to be some improvement done to the street itself and that included road milling the road and doing the proper sub base.

- Pearl Stucki, 2667 Vineyard Drive, said she agrees that the waterline needs to be fixed. She said if the waterline had been fixed and the hydrant had been working her house wouldn't have burned to the ground. There was no water in that hydrant and they had to go over a mile for the water. She said she just built her house and she doesn't want to have to redo her driveway.
- Jeriah Threlfall, 2483 Vineyard Drive, said he will be living on Vineyard as soon as everything is done. He said it is clear that everyone is against this. He asked if there was any Citizens Committee so concerned citizens can look at other options and be well informed. He said it is clear that something needs to be done and the road is not in good quality. He said he would like to see the citizens involved in the solutions.
- Mayor Pro Tem Hafen said that this is not an organized committee regarding Vineyard. She said it is a matter of how to handle this. This was brought up by a group of citizens who wanted to see something done and they approached the City. That's where the options came from, in response to that. She said no decisions will be made today. Jack Taylor and Mayor Rosenberg aren't here at the meeting and they play a key roll in this. This will serve to get things on the minutes so that Council understands how people feel.
- Herb Basso said he liked the idea and we could talk about a temporary committee to receive more input.
- Merrileu Hafen, 2665 Vineyard Drive, said that when the City put in the City Offices and did the road improvements from Cottonwood to her property, they put in the sidewalk. They left open the ditch. She said that when have rain coming down Vineyard right in front of her house it puddles. She said she talked to Corey Bundy, Building Official. There is a pipe underneath the sidewalk and the water would back up onto her grass. It leaves garbage on their lot. Corey came down and put a grade on it so it would stop some of the debris. It still hasn't taken care of the problem. That ditch needs to be covered. There is also a problem with mosquitoes because of the standing water in the ditch. It's a mess.
- Vivian Donley, 2789 Vineyard Drive, asked if this improvement would include the entire road of Vineyard Drive.
- Mayor Pro Tem Hafen said that nothing has actually been proposed yet.
- Brock Jacobsen said it would be from Old Farm Road to Lava Flow.
- Vivian Donley asked if the old gas storage tanks are going to hold up this process in any way.
- Brock Jacobsen said there is a whole other issue that the City is working with Jenkins. He doesn't know how they would impede into the right of way of the road.
- Herb Basso said what sticks out at Jenkins is not so much the tanks but the corner of the building.
- Jared Purdy, 2307 Vineyard Drive, said he seconds a lot of the comments already made pertaining to drainage and engineering. He said he is an engineer by profession and fixing this road to include regarding it so that the road drains by so doing there is a negative impact to every property along the road. There is a negative impact by modifying this road in any way. It does need to be fixed but reengineering with curb and gutter isn't going to work.
- Nick Lang thanked the Council for allowing them to come and give their thoughts. He said he has lived here since 1981. When the City increased the asphalt, they haven't had any problems with flooding. Part of that is the farm field across the street.

He talked about gravel on the sides of the road helping out with the flooding in other communities. He said they don't want curb and gutter but would like to have the street slurry sealed. He said he got a quote for the cost of the slurry seal and he talked to Ed Dickie about that and it would be about \$28,000 to go from Old Farm to Lava Flow. \$1.50 per square yard. Is that the correct answer? There does need to be something done after the waterline is fixed. In that farming area most of us don't want curb and gutter. He appreciates the City Council being willing to listen. He said he would like the residents to be a part of some sort of Work Meeting to do some research and come up with some proposals that would be fairly inexpensive. He said he talked with Mr. Dickie and he said that it is not in the budget this year but that there is plenty of money to be able to take care of it in future years. He said the road should be taken care of with the gravel on the side.

- Brett Smith, 2449 Vineyard Drive, moved in in 1994. He said it seems that we don't have all the answers we need. Every house needs to be looked at along the way and decide if curb and gutter can physically be done and not harm the property. He said he is not for or against curb and gutter. He said it sounds like no one knows the answer. That should be an engineering activity. If a waterline needs to be changed, that would be the first thing to be done and after that the road should be fixed in a way that people are happy with. He thinks it is a good idea to resurface the road instead of just putting slurry on it. Just putting slurry on it would make it end up being the same old bad road.

- Herb Basso, speaking as a resident of Vineyard Drive, said he bought his home in 1975. He said that no one is in disagreement that something needs to get done for Vineyard. Rather than just painting the road with slurry we need to have the road base replaced and done properly so when we do put asphalt back it will hold up for many years to come. There should be some kind of credit for 42 years of tax paying and very little money spent on Vineyard. The years of tax paying for street maintenance ought to be considered before we even think of asking citizens to pay anything. He thinks they have paid it. When the City built the road the way they did with the funds and resources they had at the time things don't align with each other. He doesn't think there is a drainage problem. If we put the base down to specs and put down asphalt and keep that road maintained like every other road in the City he thinks that road could go for 50 to 75 more years.

- Brock Jacobsen said that one thing in response to the questions that have been raised is as new roads and subdivisions go in the curb, gutter and sidewalk all go in. That is the City Code the City Standard. When a road is redone it has to be done to City Code and Standards. That is where the issue comes when the City has to go against its code to redo the road and not put in sidewalk, curb and gutter. The City would be violating its code and its standard that is set.

- Herb Basso said that we may have set that precedent already when we just slurry sealed Victor and Vernon. There is no sidewalk there.

- Jeriah Threlfall said he hears what Brock is saying but there are plenty of amendments and exceptions for things. He would hate to lose common sense for a code. It is not the same thing as a new subdivision. That could be easily taken care of with an exception or a new code. It could affect a lot of people financially just because we don't want to change a code.

- Herb Basso asked Corey how wide the road is and what the minimum is.

- Corey Bundy said the minimum is about 28 feet asphalt.
- Lisa Dunkley, 2443 Vineyard, asked about the properties that have been built that are offshoots of Vineyard. They all use Vineyard as well. Do they help pay in on this new road?
- Mayor Pro Tem Hafen said she didn't know. She said that when it was done the last time they did have an assessment as well. It only makes sense.
- Lisa Dunkley said that if it is decided that curb and gutter are needed it should go in on the north side of the road because all the properties naturally slant off the south.
- Jen Grant, 2430 Vineyard Drive, said that Vineyard is used as a road when it really isn't. You can't get two cars going in different directions on the same road. She appreciates the code part and is a proponent of following the rules but something has to be done. We need to get it fixed somehow. A lot of people use Vineyard during Swiss Days. It is a special road so special consideration needs to be taken in account.
- Mayor Pro Tem Hafen said that there has been a small child has been hit on Vineyard and so safety needs to be taken in consideration.
- Herb Basso said he would like to see some possibility that a committee or technical people, engineers, can come and answer questions. Can we do a sidewalk without a curb or a curb without sidewalk? How wide does the road need to be?
- Merrileu Hafen said that the ditch has safety problems too. She said the problem of the code could be solved with a grandfather clause. Vineyard is an old road. It would be hard to apply modern standards and codes to it. There should be some kind of an exception.
- Herb Basso said the ditches can be engineered differently.
- John Grant said some type of speed bump should be considered or something to slow people down especially around the curve.
- Merrileu Hafen said they have had a concern about Jenkins Oil. She said years ago the property owners got together and signed off so many feet for the City can take care of the ditch. On the north side there were some citizens who didn't sign off on that property. How is the City going to have 36 or 38 feet for a roadway if it narrows there and what about Jenkins Oil? Are they going to continue to be there? That's a concern because the road narrows.
- Mayor Pro Tem Hafen said that is a separate issue and the City is negotiating with them now. Until the engineers do that and they will have to do that individually, we don't have any idea what they will propose.
- Merrileu Hafen said that when she talked to Matt (Brown?) a former City Manager he said that each homeowner all the way up the street on the north side needs to do a quick claim to sign it over to the City so that it could be put on the road. She said the City will have to take property as it is.
- Herb Basso said that we have heard some good ideas and suggestions and he hopes that through the minutes that information can be gathered together and give everyone notice and bring this back to City Council. He suggested postponing this at least until after August 1.
- Mayor Pro Tem Hafen said it would take that long. She thanked everyone for coming and it gives the City an idea where citizens are at.

1. Street & Storm Water Discussion.

- Brock Jacobsen said that back to the budget retreat there was some discussion there

about the street maintenance fee and we wanted to look at it after the first of the fiscal year. He said that as Staff they discussed looking at the street maintenance fee in particular. He said they were looking at the storm water fee and the commercial business having the more storm water to contain and should they pay the higher fee then a residential home. He said the businesses are already paying more based on the number of ERU's they have. The City is already doing what we are proposing to do. So the storm water we don't need to discuss. He said they are presenting to go the same route with the street maintenance fee. Residential would have the same fee but commercial would pay based on their number of ERU's. He showed a chart to the City Council. (See attached). Would Council like to see that or some other type of increase? He talked about a 5% increase and rolling it over for 5 years and then doing a cap.

- Jarett Waite asked about what other communities in the area are doing.
- Brock Jacobsen said he is unaware of anyone else having a street fee. Most of the street fees are in northern Utah.
- Herb Basso asked if the other cities are getting their money for this out of sales tax. He said that if Harmon's has 7 ERU's that their sales tax should cover this.
- Jarett Waite said he is not really big on increasing the fee unless there is a definite need. He said he has talked to Jack Taylor and now that the City has a five-year plan for recoating the roads with a slurry seal that is a really good product and we are putting General Fund money into streets every year. He said he worries that increasing the fee and being the only City to do it in Southern Utah makes it less appealing of a community to live in.
- Brock Jacobsen said that the City did the slurry seal and the other communities around us aren't doing that. It is a higher cost then the chip seal but it is a better product and a better driving surface.
- Herb Basso said he has heard that. He said the fee will only go up \$1.20 a year so \$5-\$6 in five years.
- Brock Jacobsen said that this is trying to offset the General Fund money to cover what Jack needs to stay on that schedule of every 5 years.
- Jarett Waite said they already settled on \$50,000 to keep the City on the schedule of 5 years. He feels really strongly that if we want good streets we need to pay for it but the question is do we want to ask for a little bit more and does that mean we make it a 3 year schedule. He said the only way he can see increasing it is if the City needs that \$50,000 somewhere else.
- Ken Sizemore said that he doesn't think that this is a current fiscal year dilemma so we have time to converse about this particularly at the Budget Workshop and we can take a look at where we are at and if it is still going to be \$50,000 out of General Fund, if it is more or if there is something we need to implement. He asked if the Staff is recommending one of the options.
- Brock Jacobsen said no. This is strictly for discussion. Based on the discussion at the Budget Retreat this was something we wanted to discuss.
- Herb Basso asked if there was a State mandate of the General Fund of 25%.
- Brock Jacobsen said that we could put as much as we want to in the Street Fund as long as we have it.
- Herb Basso said that he knows that residents really like the slurry seal. Let's look at this down the road. It is not a critical moment right now but let's make this a priority

for discussion so we don't find ourselves in a hole down the road.

- Brock Jacobsen said his recommendation from Staff is the commercial portion to look at. This would be based on the meter connection. Provo City goes by the trip generator.

- Jarett Waite worried that certain businesses might get penalized because they use a lot of water but don't have a lot of trips. It could be by per parking space.

- Herb Basso liked the idea of ERU'S.

- Brock Jacobsen said he will get with Jack and they can look at the trips and see what that is.

- Mayor Pro Tem Hafen said let's be open-minded and take a look at this.

- John Grant said that maybe the fee could be based on number of transactions performed.

- Mayor Pro Tem Hafen said she doesn't know if we have privy to that information. We want to make this equitable without penalizing businesses.

3. Discussion on Smithsonian "The Way We Worked".

- Ken Sizemore said that "The Way We Worked" Smithsonian Tour is making its way down south. Silver Reef Museum is the focal point. ArtstoZion.org is heading this up down in this area. This is coming and the non-profit wants to partner with Santa Clara and they want to put up banners. He showed a picture of the banner. A lot of this is going to be happening during Swiss Days and they want to have a shuttle stop to bring people to the exhibit in the basement of the City Offices and that could be a conflict for Swiss Days weekend. He also showed the Council the schedule of talks and lectures that are going to be happening during that time.

- Brad Hays talked about the shuttle stop and that people would be able to tour Santa Clara Drive and they are also interested in the building behind Frei's Fruit Market, which is a mining building. They want to be able to tour downtown. People come from all over.

- Herb Basso said that economically speaking it is a great thing. He sees it as an addition to Swiss Days and doesn't feel it is a conflict. He asked about an internal shuttle.

- Mayor Pro Tem Hafen asked Ken if this required a decision. She is glad to see this.

- Ken Sizemore said this is just for the Council's information. He said this allows us to become one of the municipal sponsors. They would add the Santa Clara City logo to their materials. This would take place September through November.

- Brad Hays said that there would be 10 banners and they would be located from City Hall to Frei's Fruit Market.

- Ken Sizemore said they have the opportunity to record oral histories and people can go in and talk about how they used to do their jobs and they play some of the recordings on public radio.

3. Staff Reports:

Brad Hays

- There is going to be a "Movies in the Park" scheduled for August 6. The movie is going to be "Secret Life of Pets". The City is co-sponsoring it between the Power and Parks

Departments and a local realty office. If this goes well we would like to do it several times over the summer.

- He said he has the design for the Gubler Park west parking lot. Jack needs to review it. We are ready to start staking it and moving forward. It will happen fairly quickly.
- Ken Sizemore asked Brad if the regulations that the Council has put in on no pets and no seed hulls worked out well.
- Brad Hays said that the first major tournament with the new signs will be fully implemented September 21st. He said they will work through the City's newsletters and try to educate people and they will work with people as they come.
- Ken Sizemore asked if Brad is pleased with the solar light on the entry sign. Has there been any maintenance issues? He asked about barriers.
- Brad said not so far. He said that batteries must be replaced eventually. He said they could take care of the barriers.
- Jarett Waite asked about Gubler Park being blocked off.
- Brad Hays said when it was first blocked off people didn't know where to go. People were parking by the splash pad and walking over and now that people see that the other way is open they are coming the other way through Tuscany.

Corey Bundy

- The fiscal year has ended and they did 160 home permits.
- The Café Rio building is coming along.
- Mountain America Credit Union has submitted their site plan to Planning Commission. It was approved.
- They are very busy. They did 456 inspections in the month of June.
- When they start talking about the historic building behind Frei's he would like to be part of that conversation. We wouldn't want people going in that building because it is to dilapidated.

Brock Jacobsen

- The new fiscal year has started. He said that Ed Dickie wanted to ask Council if they were okay with employees buying cemetery plots at half price of the resident price if they are residents of the City and if they are non-resident buying it at half price of the non-resident price. He reminded Council that they have discussed this previously.
- Herb Basso asked if the City Council can buy a discounted lot.
- Brock Jacobsen said the Council are employees so yes.
- Herb Basso asked if they could buy it for their families. He asked about cremations and vaults.
- Brad Hays said there is 1,200 plots and about 40% are sold. We are about 12 years out before we would need another place at the current rate we are going. He is working on a draft for a new ordinance for the cemetery and when he is done he will send it to Matt Ence, City Attorney, for review. There are a lot of changes.
- Brock Jacobsen said that employees could purchase 2 plots, employee and spouse. He said a current employee has asked.
- Mayor Pro Tem Hafen suggested more of a discussion on this at a later date.

4. Executive Session: None.

5. Adjournment:

Meeting Adjourned at 6:30 p.m.

Chris Shelley – City Recorder

Date Approved: _____