

**MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY,
NOVEMBER 20, 2012, IN THE DRAPER CITY COUNCIL CHAMBERS 1020 EAST
PIONEER ROAD, DRAPER, UTAH.**

“This document, along with the digital recording, shall constitute the complete meeting minutes for this City Council meeting.”

PRESENT: Mayor Darrell Smith, Councilmembers Bill Rappleye, Troy Walker, Alan Summerhays, Jeff Stenquist, and Bill Colbert.

STAFF PRESENT: Doug Ahlstrom, Tracy Norr, Russ Fox, Dennis Workman, Troy Wolverton, Robert Markle, Bryan Roberts

STUDY MEETING

5:45 PM

1.0 Closed Meeting

1.1 A motion to adjourn to a closed meeting to discuss litigation, property acquisition, and the character and professional competence or physical or mental health of an individual was made by Councilmember Rappleye and seconded by Councilmember Colbert. The motion carried by unanimous vote.

2.0 Storm Drain Master Plan

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2.1 Troy Wolverton noted the 700 East fence bid award had been removed from the agenda. He asked if the intent is to not award the project. If so, he would give notice to the residents and school district the fence will not be constructed. The council said that is the intent.

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2.1 Troy Wolverton introduced Robert Markle as the primary engineer working on the project. Mr. Markle said the storm drain master plan has been under consideration for two years. The result of the work is a very detailed model and includes the entire city. He showed the three storm areas and eight regions. He discussed the facilities for each region. He noted there are many small detention basins in the city, so the plan is to move toward more regional facilities for easier maintenance. He discussed problems with the central area of the city due to the flat terrain. He said the cost for the regional projects is \$64 million. The cost for improvements for the existing system is an additional \$15 million. He said options for payment include the impact fee, storm water utility fee, and the general fund. Discussion was held on calculating the system needs and fees. A public hearing will be scheduled for the next meeting for adoption of the plan. Councilmember Colbert said he would like to see a schedule for the plan. Mr. Wolverton said staff will work on a schedule and coordinate on the impact fee issues with David Dobbins then come back and report.

The following item was held out of order

9.0 Council/Manager Reports

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9.1 Troy Walker said two of the school board members were on the UTA ride he went on. He had a good discussion with them and they enjoyed seeing the eBay site. He told them the parking lot would be 17 acres unless the CDA is approved and a parking structure is built. He said he hopes David has an appointment made with the school board to discuss the CDA. He said he thought it was interesting to see parts of Salt Lake Valley and Utah County from the train. He gave an update on future high speed rail possibilities.

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9.2 Councilmember Rappleye said there is going to be a Santa Village at Draper Peaks.

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9.3 Councilmember Colbert thanked Mr. Wolverton for the information updates on the traffic signals. He noted the tree lighting is next Monday at 6 p.m. He also said the eBay site construction is phenomenal. He asked about the licensing of taxis, noting that he foresees a demand for them.

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9.4 Doug Ahlstrom said the council discussed an encroachment by Sharon Pope. At that time the council was willing to sell the property, but nothing happened. She is saying the property is landlocked and she would like to purchase the property at the appraised price. The consensus of the council was to hold with the price of \$9/square foot.

BUSINESS MEETING

1.0 Call to Order

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1.1 Mayor Smith called the meeting to order and welcomed those in attendance. He excused City Manager David Dobbins.

2.0 Comment/Prayer and Flag Ceremony

[7:03:11 PM](#)

2.1 The prayer was offered by Joe Sampson. Troop #1651 members then led the flag ceremony.

3.0 Recognition and Oath of Office

[7:05:01 PM](#)

- 3.1 Gary Howell, Emergency District Representatives liaison, noted the work done by the Emergency District representatives. He thanked Councilmember Rappleye for his support in the program. He then recognized Guy Abrahamson and Jerry Toomey for their service as Emergency District Representatives and Ron Steed as a new member. The oath of Office was administered to Mr. Steed by City Recorder Tracy Norr. Councilmember Rappleye thanked Mr. Howell for the work he does with the committee.

4.0 Presentation - Radon Test Results and Map

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- 4.1 Christine Keyser from the Utah Dept. of Environmental Quality said her responsibility is to promote information and help teach citizens of how to test for radon and improve the quality of their home. She presented data that has been collected since 1990's on radon testing in Utah. She reviewed the data from Draper City showing 1/3 of the tested homes have elevated levels of radon. She reviewed the factors for radon. She was asked if there are greater or less risk in newer homes and if there are construction standards that should be followed to improve the situation. Ms. Keyser said radon is not a respecter of age of home. She said the appendix of the National Building Codes contains radon resistant standards. Builders have said the cost for radon control would be less than \$100 for passive systems. There is also an active system that can be built. There is a test available that costs \$7 that people can use to test their homes. Councilmember Colbert noted this is a silent killer and is equivalent to smoking ½ pack of cigarettes per day. Ms. Keyser agreed. She said she works with a lot of scouts for Eagle projects in providing information about radon. She said taking two reliable tests. If the average is above 4.0 pCi/L, you should take remedial action. She said January is a good time to test. The average remediation is between \$1200 - \$1500. The state has a list of certified measurers and contractors for mitigation.

5.0 Presentation - Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting for year ending June 30, 2011.

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- 5.1 Lisa Dudley, Past President of the UGFOA and Finance Director for Riverton City, said this is the second year in a row that Draper City has earned the reward. She noted that Danyce Steck does an excellent job. She said the award represents a significant accomplishment by Draper City and its staff in its financial reporting. Danyce Steck also received a certificate for her work in achieving this award.

6.0 Citizen Comments

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- 6.1 There were no comments.

7.0 Public Hearing: Draper Old Farm Plat Amendment.

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7.1 Dennis Workman said the original plat was recorded in 1986. Lot 1 has been amended a couple of times. The request is to divide Lot 2 into two lots. He said the lots would meet all development requirements of the code. The Planning Commission has recommended approval of the plat amendment. The application also includes a request to not require street improvements. The council did not require street improvements for the subdivision of Lot 1 because it is a private lane.

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7.2 The applicant was present but did not comment.

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7.3 Ron Smith, 258 East 13275 South, said there was flooding last fall in some areas around town. He did not have a problem on his street because there are big lots with detention ponds and without curb and gutter.

[7:59:11 PM](#)

7.4 The public hearing was opened. There were no comments and the public hearing was closed.

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7.5 A motion to suspend the rules was made by Councilmember Walker and seconded by Councilmember Summerhays.

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7.6 The motion carried by unanimous vote.

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7.7 A motion to approve the Draper Old Farm Plat Amendment with the deviation from the standard cross section was made by Councilmember Walker and seconded by Councilmember Summerhays.

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7.8 The motion carried by unanimous vote.

8.0 Resolution 12-53, Amending the Interlocal Agreement with the Redevelopment Agency regarding Draper Gateway CDA.

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8.1 Doug Ahlstrom explained that the agreement was approved about a month ago, but the county assessor found an error in the agreement. The time frame should be 8 years not 7 years.

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8.2 A motion to approve Resolution #12-53, amending the interlocal agreement with the Redevelopment Agency regarding the Draper Gateway CDA was made by Councilmember Colbert and seconded by Councilmember Rappleye.

[8:02:02 PM](#)

8.3 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, Walker, and Summerhays voting in favor. The motion carried.

Item 9, Council/Manager Reports, was continued from the study session.

[8:02:35 PM](#)

9.5 Councilmember Summerhays said the Sewer District will hold a public hearing regarding a rate increase.

[8:05:02 PM](#)

9.6 Councilmember Rappleye said there is a new marketing push called Small Business Saturday which is this weekend.

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9.7 Councilmember Colbert said there should be additional information put on the website and in water bills regarding radon.

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9.8 Danyce Steck said a resident had talked to her about hanging copies of the Constitution, Bill of Rights, and Declaration of Independence in City Hall. Mayor Smith said he thinks it is a good idea. Councilmember Colbert said he feels it is an oversight. The council instructed Mrs. Steck to get the documents framed and hung in the building.

[8:08:32 PM](#)

9.9 Mayor Smith reported on the prison relocation committee meeting where RFI's were reviewed. He also reported on a UFA meeting. The committee agreed to accept new member cities.

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9.10 Russ Fox asked if there is a process to start on the Suncrest Master Plan. The consensus of the council was to start the study after the first of the year. Councilmember Colbert said there is a need to address the market pretty soon. Councilmembers suggested a field trip to see it and other areas during one of the weeks during the holiday season.

10.0 Adjourn to Redevelopment Agency Meeting

[8:11:27 PM](#)

10.1 A motion to adjourn to an RDA meeting was made by Councilmember Walker and seconded by Councilmember Summerhays. The motion carried by unanimous vote.