

Approved 6.21.2016

**MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JUNE 7, 2016, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH**

PRESENT: Mayor Pro Tem Jeff Stenquist, and Councilmembers Alan Summerhays, Marsha Vawdrey, and Michele Weeks

EXCUSED: Mayor Troy Walker and Councilmember Rappleye

STAFF PRESENT: David Dobbins, City Manager; Mike Barker, City Attorney; Rachelle Conner, City Recorder; Hazel Dunsmore, Human Resource Director; Russ Fox, Assistant City Manager; Keith Morey, Community Development Director; Rhett Ogden, Recreation Director; Glade Robbins, Public Works Director; Bryan Roberts, Police Chief; and Bob Wylie, Finance Director

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**\*\* Tour: Draper Historic Museum**

The Council and staff toured the Draper Historic Museum.

**Dinner**

**Study Meeting**

[6:12:56 PM](#)

**1.0 Discussion: Fiscal Year 2016-17 Budget**

- Park Fee
  - Rhett Ogden, Recreation Director, reviewed the options for the park fee with the Council. The options presented were as follows:
    - Option 1
      - \$5 per month per residential dwelling unit
      - Generates \$78,855 monthly
      - Generates \$946,260 annually
      - Based on 15,771 dwelling units
    - Option 2
      - \$4 per month per residential dwelling unit
      - Generates \$63,084 monthly
      - Generates \$757,008 annually
      - Based on 15,771 dwelling units
    - Option 3
      - \$3 per month per residential dwelling unit
      - Generates \$47,313 monthly
      - Generates \$567,756 annually
      - Based on 15,771 dwelling units
  - Mr. Ogden then listed the items the fee could be used for, which included:
    - Staffing for park maintenance

- Full-time employees
  - Arborist
  - Sports Field Technician II
  - Playground & Safety Technician I
  - Maintenance Technician I
  - Splash Pad Certified Pool Operator/Maintenance Technician
- Property acquisition
- Pro-rated maintenance and long-term maintenance plan
- Recreation Center

The Council and staff discussed the options. The majority of the Council was in favor of a \$5 park fee that will be used for staffing and park maintenance. They would like to educate the residents about the fee and hold a public hearing prior to putting the fee in place.

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- Hog Hollow Closures
  - Mr. Ogden displayed an aerial map of the Hog Hollow area. He pointed out the six areas that need to be closed off from motorized vehicles in order to preserve the trail system and the natural landscape of the area. He recommended the City purchase large boulders to eliminate motorized vehicle access. The boulders would still allow people to access the trails on foot or on bicycles. The cost would be approximately \$24,000.

The Council agreed that the boulders would be the best option at this time. Mr. Dobbins recommended the Council allocate \$30,000 in next year's budget to purchase the boulders and attempt to solve this problem.

**Appeal: Cubes Self Storage Site Plan & Deviation**

The applicant has requested this item be continued until June 21, 2016.

**Business Meeting**

[7:03:31 PM](#)

**1.0 Call to Order: Mayor Pro Tem Jeff Stenquist**

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**2.0 Thought/Prayer and Pledge of Allegiance**

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2.1 The prayer was given by Scott McDonald.

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2.2 Rulon Green led the Pledge of Allegiance.

[7:06:28 PM](#)

**3.0 Recognition: Retirement of Mary Bailey**

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- 3.1 Mayor Pro Tem Stenquist recognized Mary Bailey as the first principal of Corner Canyon High School. He read a brief history about her experience as an educator. Ms. Bailey was presented with a plaque, and the Council expressed appreciation for her efforts on behalf of the students at Corner Canyon.

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**4.0 Recognition: Jeff Head, Planning Commission Member**

- 4.1 Mayor Pro Tem Stenquist recognized Jeff Head for his service on the Planning Commission. He read a brief description of Mr. Head's service to the community. Mr. Head was given a plaque, and the City Council thanked him for his service.

[7:14:24 PM](#)

**5.0 Public Comments**

To be considerate of everyone attending the meeting, public comments will be restricted to items not listed on this or a future agenda and limited to three minutes per person. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting. Comments pertaining to an item on the agenda should not be given at this time but should be held until that item is called.

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- 5.1 Kjell Holen, resident, stated he is representing Corner Canyon Little League. He indicated the League would like to park their insured equipment trailer behind a chain link fence in the northeast corner of Galena Park. He asked the City Council to grant leniency with the City Code to allow them to do this. The League would install the chain link fence around the trailer at their expense. This park is used by soccer, lacrosse, and football.

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- 5.2 Rulon Green, President Fraternal Order of Police - Draper Lodge, thanked the City Council for the beautiful new police station. He expressed appreciation for everything the Council does to support the police officers and asked the Council to support the proposed Step Program in order to keep the good officers here in Draper City.

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- 5.3 Andrew Ward, Draper Honorary Colonels Association, thanked the City Council for all of the support they have given the Draper Police Department. The City has been supportive with materials, a new building, and salary increases over the years. He encouraged the City Council to support the proposed Police Step Program. He noted he was the first City Manager in Draper, and they had five full-time police officers when he started and forty reserve officers. Draper has a history of training good officers and then losing them to other departments because they could not compete with salaries. Draper

has changed that dramatically over the years, because they have increased the starting salaries. However, they are losing the experienced officers because they are not keeping up with the middle of their careers. The Step Program addresses that. The business owners in the city are excited that the Council is considering this, and they really encourage the Council approving this in the final budget.

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**6.0 Consent Items**

- a. **Approval of May 17, 2016, City Council Minutes**
- b. **Approval on an Interlocal Agreement with Salt Lake County for Transportation Funding.** Staff: David Dobbins
- c. **Approval of Resolution #16-29,** Appointing Scott McDonald as a Regular Planning Commission Member
- d. **Approval of Agreement #16-108,** with S&L, Inc for \$188,534.21. Project includes new storm drain in Manilla in order to eliminate a non-accessible detention basin, as well as new asphalt. Staff: Glade Robbins

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**6.1 Councilmember Weeks moved to approve the consent items. Councilmember Vawdrey seconded the motion.**

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**6.2 A roll call vote was taken with Councilmembers Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.**

[7:24:58 PM](#)

**7.0 Public Hearing: Edwards Life Sciences Text Amendment (aka LPCSD Text Amendment). Request for Approval of a Text Amendment to Section 9-18G-080 of the DCMC That Would Adopt New Criteria for Monument Signs at Edwards Life Sciences, which is in the Lone Peak Commercial Special District**

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7.1 Keith Morey, Community Development Director, noted this property is located just off 12300 South. When the business was built, they were the only building in that location, and there was just one monument sign constructed. The area has continued to develop, and more businesses have come in. This request would allow three additional monument signs based on the size of the parcel and the number of businesses.

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7.2 Councilmember Summerhays asked whether they want electronic signs. Mr. Morey stated they are not interested in electronic signs. He displayed the type of sign they are proposing.

Councilmember Summerhays then questioned whether anyone in that area has asked for electronic signs. Mr. Morey replied he does not think that is the type of look they are

going for. He expressed his belief that they wanted something more traditional with the signage.

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**7.3 Mayor Pro Tem Stenquist opened the public hearing. No one came forward to speak, so Mayor Pro Tem Stenquist closed the public hearing.**

[7:29:10 PM](#)

**7.4 Councilmember Weeks moved to approve the Edwards Life Sciences text amendment. Councilmember Summerhays seconded the motion.**

[7:29:42 PM](#)

**7.5 A roll call vote was taken with Councilmembers Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.**

[7:29:51 PM](#)

**8.0 Public Hearing: Rupp Subdivision Plat Amendment, Request to Amend the Petticoat Junction Plat, Combining Lots 3 & 4, in the R3 Zone Located at Approximately 377 East Pheasant View Drive**

[7:30:08 PM](#)

**8.1 Mr. Morey displayed an aerial view of the property. The Land Use Map designates the future use as Residential Medium Density. It is currently zoned R-3. In 2015, the property was subdivided, but the property owner would like the lots combined into one larger lot. The Planning Commission voted 5 to 0 to approve this application, and staff recommends approval as well.**

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**8.2 Mayor Pro Tem Stenquist opened the public hearing. No one came forward to speak, so Mayor Pro Tem Stenquist closed the public hearing.**

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**8.3 Councilmember Vawdrey moved to approve the Rupp Subdivision plat amendment. Councilmember Summerhays seconded the motion.**

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**8.4 A roll call vote was taken with Councilmembers Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.**

[7:32:37 PM](#)

**9.0 Public Hearing: Ordinances #1211 and #1212, Evans Square Plaza, Request for Approval of a Text Amendment to the TC (Town Center) Zone Regarding Building Height and a Rezone from the CN (Neighborhood Commercial) Zone to the TC (Town Center) Zone on 0.988 Acres Located Generally at 12245 South 900 East**

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9.1 Mr. Morey advised this property is located near the Town Center zone, and the property owner would like it included in the Town Center zone. This does fit in with the City's vision for the Town Center. The text amendment would change how the height of building is measured. The Planning Commission voted 3 to 1 in favor of the text amendment, and 4 to 0 in favor of the rezone. Staff is recommending approval as well.

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9.2 Councilmember Stenquist asked whether there is something specific the applicant wants with the text amendment. Mr. Morey noted the applicant has a plan for the property and would benefit if this were to be changed. They have actually requested the text amendment. As staff has looked at it, they cannot think of any legitimate reason they would measure the building height differently in the Town Center zone than they do in other zones.

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9.3 Councilmember Weeks asked what the allowed height is right now. Mr. Morey noted is it thirty-five feet.

Councilmember Weeks then requested clarification that they are not asking for more height. Mr. Morey stated that is correct. They are just asking that the height be measured differently than what the current text allows.

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**9.4 Mayor Pro Tem Stenquist opened the public hearing. No one came forward to speak, so Mayor Pro Tem Stenquist closed the public hearing.**

[7:38:39 PM](#)

**9.5 Councilmember Vawdrey moved to approve Ordinances #1211 and #1212 pertaining to Evans Square Plaza. Councilmember Summerhays seconded the motion.**

[7:39:00 PM](#)

**9.6 A roll call vote was taken with Councilmembers Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.**

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**10.0 Public Hearing: Local Consent for a Manufacturing/Brewery Alcohol License for Salt Flats Grill & Brewhouse**

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10.1 Mr. Morey indicated this business is located in the old Christopher's building. The owners had applied for some alcohol licenses to operate their restaurant. They had also contemplated the idea of having some type of brewery, which would require a manufacturing license. This business meets all of the requirements for the license.

[7:42:00 PM](#)

**10.2 Mayor Pro Tem Stenquist opened the public hearing. No one came forward to speak, so Mayor Pro Tem Stenquist closed the public hearing.**

[7:42:29 PM](#)

**10.3 Councilmember Weeks moved to provide the Council's local consent for a Manufacturing/Brewery Alcohol License for Salt Flats Grill & Brewhouse. Councilmember Summerhays seconded the motion.**

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**10.4 A roll call vote was taken with Councilmembers Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.**

[7:43:06 PM](#)

**11.0 Public Hearing: Fiscal Year 2017 Tentative Budget, to Receive Comments on the Proposed Fiscal Year 2017 Tentative Budget for Draper City**

[7:43:15 PM](#)

11.1 Bob Wylie, Finance Director, indicated this is the same tentative budget that was approved by the City Council on May 3, 2016. The proposed balanced budget is \$73,828,000 million. It encompasses ten funds and includes ten new positions. The City Council plans to adopt the final budget in two weeks, after taking input on this budget.

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**11.2 Mayor Pro Tem Stenquist opened the public hearing.**

[7:44:59 PM](#)

11.3 Mr. Dobbins clarified that the public hearing is tonight, and the City intends to adopt the final budget on June 21, 2016. This is contingent upon the City receiving the Certified Tax Rate numbers from the County. If they do not receive the numbers in time, they will have to adopt the final budget on June 28<sup>th</sup>.

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11.4 Councilmember Summerhays asked whether the SunCrest Board has submitted anything for their budget yet.

Mr. Dobbins replied they do not have to submit anything to the City unless they plan to do a tax increase.

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11.5 David Cloward, resident and chair of the Draper Tree Commission, noted he lives near the roundabout on Pioneer Road. There is only one crosswalk, and it is dangerous to walk along the roadway. He asked whether there is any plan to budget for sidewalks on Pioneer Road.

[7:50:00 PM](#)

11.6 Councilmember Stenquist noted the Council spends a lot of time reviewing the City budget. One of the things they have talked about is the prioritization of road projects. This year the City is doing 300 East and 13800 South. Pioneer is about number four or five on the priority list.

Mr. Dobbins clarified that they did fund Pioneer Road from 600 to 900 East this year as well.

Councilmember Stenquist continued saying that Pioneer Road is probably three years out from being reconstructed.

Councilmember Weeks noted she was excited to see that it was on the tentative list this year and that there was a cost attached to it. It is progressing, and she was excited to see that the Council took it as a priority in order to examine the costs involved to fix Pioneer Road.

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11.7 Councilmember Weeks noted there is a need for more money for the dog park. Her son was recently at a tennis lesson at Smithfield Park, so she spent about two hours at the dog park. There are some real issues there that need money. The water feature is bad, and there is a bacteria in the water. Local vets are telling residents not to bring their dogs to the park because they can get sick. She said they need to get a recycling pump, filter, or pipes to keep that stagnant water moving so the dogs and animals do not get sick. She said she would like to see some concrete solutions to that problem. She noted the water fountain for dogs was a good idea, but most of the residents there stated their dogs will not drink out of the fountain because it is very loud. She played a recording of the noise from her phone. The noise scares the dog, and they run away from the fountain. Councilmember Weeks stated there is a hose to wash off the dogs, but she ended up wetter than her dog because the spray tip would not stay on. Another issue is there are not many areas for the dog owners to sit. She noted that while they are working on the budget, she would like more pavilions and seating be added to the park. There are a lot of grassy, weedy, and natural things that make it difficult to follow the dogs in the park. She said she would like to add more landscaping to add more grassy areas. They need to invest a little more in the landscaping of the dog park to make it really nice. There are a lot of dog owners in Utah, and this park is not just for dogs. This is pretty much the only off-leash area the residents have for their dogs in Draper. She would like to work on some of these issues and come up with a cost to add to the next budget.

Councilmember Summerhays noted they would have to bring in 1,000 feet of pipe to make the water flow constantly. He asked for an approximate cost for that. He said he thought the reason they put that water feature down the middle of the park was because they had water pumped from Corner Canyon Creek and Willow Springs. When the school came in, they put a deep lateral along 700 East to capture the water.

Glade Robbins, Public Works Director, advised he is not sure how that system works. The pipeline they need to install is down 13800 South. They are working on a cost estimate for that right now. It depends on whether they just put the pipe in or if they widen and rebuild 13800 South at the same time. They are putting both of those cost estimates together for the Council's consideration.

Councilmember Summerhays questioned how they would get it from 13800 South to the dog park. Mr. Robbins explained there is a pipeline already installed on 300 East that would connect to 13800 South and take it to the dog park.

Councilmember Weeks stated that is probably a better solution, but she has a big water feature at her house, and they pump the water in, recycle it, and filter it to keep it moving. That might be another option. However, she is open to any solution for this problem so the dogs do not get sick. She thanked Mr. Robbins for getting the cost estimate for the piping.

Councilmember Summerhays said he has two big German Shepherds, and there is nothing but brown spots all over the backyard. Trying to mow it is horrendous, and that is just with two dogs. He stated he can imagine how difficult it would be if they expanded the grass area of the dog park. They would have nothing but yellow spots all over that lot.

Councilmember Weeks indicated she has a lot of dogs that urinate in her yard, and they do not leave yellow spots.

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11.8 Councilmember Weeks then offered a suggestion for Steep Mountain Road. The City has authorized \$150,000 for off-street parking. She would like to widen Parowan Way and add on-street diagonal parking instead of doing off-street parking. It would also widen that road for the Church that is going in down the street. She asked staff to provide a budget number to widen the road as opposed to doing off-street parking.

Councilmember Weeks then noted she would like to eliminate the contract the City has with Jeff Hartley from the budget. She stated she is not sure what he does for the City. Greg Curtis has gotten the City a lot of road funding, and Bryan Cunningham has done a lot of national lobbying for the City. She would like to terminate Jeff Hartley's contract if that is at all possible.

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**11.9 Mayor Pro Tem Stenquist closed the public hearing.**

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\*\* *Mayor Pro Tem Stenquist advised he is going to take Item #14 out of order. There are members in the audience that are waiting to hear this item.*

[8:04:58 PM](#)

**14.0 Action Item: Ordinance #1213, Amending Chapter 16-2-100: System of Rates and Charges of the Storm Water Utility in the DCMC to Eliminate the Collection of Storm water Utility Fees for Parcels Consisting of a Private Road Adjacent To A Single Family Or Duplex Residential Parcel**

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14.1 Scott Cooley, City Engineer, noted the City has received a few challenges with this Code section and how it is enforced, particularly with private streets. The Code requires that each residence be charged as one ERU (equivalent to a residential unit). In some cases, there are private streets where the residence and the street is charged the ERU because it is private. The service that is provided on the private roads is less than what is provided on a public road, due to street sweeping and storm drain maintenance.

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14.2 Councilmember Summerhays questioned why they are being charged for the storm drain if the City does not maintain their storage system. Mr. Cooley explained the City maintains a storm drain system that is downstream and upstream from this, so the storm water utility fee goes towards paying the maintenance of the storm drains as well as the street maintenance. In the private roads themselves, the City does not maintain or sweep those roads.

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14.3 Councilmember Stenquist indicated the main thing the City is trying to do with this is to be fair.

Mr. Cooley stated that is correct. The City is not proposing to take over the maintenance of the roads and storm drain. They are proposing that they reduce the obligation of the storm water utility fee by eliminating the area charge that is calculated on the private roads. Basically, they would be calculated the same as the other subdivisions. It is pretty consistent with what they have been doing on some of the residential developments that have a private road going to three or four lots.

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14.4 Councilmember Weeks noted she lives on a public road, and she pays her taxes. She asked whether her taxes are what pay for this service. Mr. Cooley noted she pays the fee with her City utility bill.

Councilmember Weeks then asked whether the City requires these residents to pay an additional fee on top of what she is paying. Mr. Cooley explained the money that is collected is not just for storm drain. It is also for other aspects such as street sweeping. That happens because the private road is listed as a separate parcel, and the homeowners association is charged the fee on a parcel basis.

Councilmember Weeks requested clarification that this action item is to reduce what those residents are being required to pay. Mr. Colley stated that is correct.

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14.5 Councilmember Stenquist stated he understands that the City is not doing maintenance on the roads, but they should be charged the discharge rate. Mr. Cooley indicated they do pay the individual unit rate. The calculation is included in the monthly utility fee paid by each residence.

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14.6 Mr. Dobbins explained that at a future Council meeting, staff can explain how the fee is calculated so the Council is clear on how that works in terms of public roads and private lanes.

[8:16:55 PM](#)

14.7 Councilmember Stenquist advised he thinks they all agree that they need to be fair in how they are charging people. They do not want to overcharge or undercharge the residents.

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14.8 Mr. Cooley indicated they estimate that the impact is \$8,000 per year. This is not a significant amount; however, when it is carried on the back of a few individuals it can be significant for them.

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**14.9 Councilmember Weeks moved to approve Ordinance #1213 Amending Chapter 16-2-100: System of Rates and Charges of the Storm Water Utility. Councilmember Vawdrey seconded the motion.**

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14.10 Councilmember Summerhays stated he would like staff to bring back the calculations for the Council to review.

[8:20:34 PM](#)

**14.11 A roll call vote was taken with Councilmembers Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.**

[8:20:49 PM](#)

**12.0 Action Item: Approval of Agreement #16-109, with Black Forest Paving, LLC for the Moose Hollow II Reconstruction Project**

[8:21:13 PM](#)

12.1 Glade Robbins, Public Works Director, reviewed the project with the Council. He stated one of the questions that came up with this project was the speed bumps on the roadway. The replacement of the speed bumps was included in the cost. He displayed the location of the speed bumps on the map.

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12.2 Councilmember Weeks stated she spoke with the majority of the neighbors in this area about the speed bumps. The reason the speed bumps are there is because of the young

lady that was killed in the car accident. There are two speed bumps the neighbors would like to have replaced and one they would like to have removed if possible. The neighbors on Mountain Crest Drive and New River Drive want the speed bump on Mountain Crest Drive to remain, as well as the speed bump in front of 12974 South. The neighbors would like the speed bump on New River, right above Moose Hollow Drive, removed. That is located in front of 1763 New River Drive.

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12.3 Councilmember Stenquist clarified that no one was killed in that accident. There was an injury, but no fatality. He expressed his opinion that all of the speed bumps should be removed. He said the City should have a blanket policy that they will not allow speed bumps. The speed bumps are not effective, and they do not really do what people think they do as far as calming the traffic.

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12.4 Councilmember Summerhays indicated he avoids the speed bumps. A person cannot even go the speed limit because they have to crawl over the speed bumps. He stated he will go down a different road that does not have speed bumps just to avoid them.

Councilmember Stenquist stated it pushes the problem to another street.

Councilmember Weeks noted it would push the traffic to Highland Drive.

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12.5 Mr. Dobbins advised the construction contract includes the replacement of the speed bumps. Staff is just asking the Council whether or not they want the speed bumps replaced.

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12.6 Councilmember Weeks advised she is not a fan of speed bumps either; however, the residents do like them. She noted it would not be fair to remove the speed bumps just because they are getting their road repaved after seventeen years. If it were a new application, she would be on Councilmember Stenquist's side. However, since they already have them, removing them might not be the best thing for the residents. The neighbors already had to go through the process to have them installed.

Councilmember Stenquist stated he was here when that happened, and it was not without controversy at that time. He said he opposed it then and he still opposes it.

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12.7 Councilmember Vawdrey agreed with Councilmember Stenquist and stated she believes they are moving towards a no speed bump policy; however, she is willing to allow the neighbors to keep the two they want and remove the one they do not. She noted the City will get the policy in place for the future.

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12.8 Councilmember Stenquist asked how many speed bumps there are. Councilmember Weeks indicated there are three in the project area. They want two replaced and one removed.

Councilmember Stenquist stated there is an additional cost to put them back in. Councilmember Weeks stated it has already been budgeted to replace them.

Mr. Robbins stated the cost is \$1,300 each to replace them.

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12.9 Councilmember Vawdrey indicated they should probably verify that the neighbors want the one left out.

[8:30:00 PM](#)

**12.10 Councilmember Vawdrey moved to approve Agreement #16-109 with the addition that the speed bumps be replaced except for the one the neighbors no longer want. Councilmember Weeks seconded the motion.**

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12.11 Councilmember Stenquist asked how they will get the feedback from the residents. Mr. Dobbins indicated they do not have a forum for that.

Councilmember Summerhays advised they can always put the speed bump in over the top of the asphalt.

Councilmember Weeks said that she spoke with four of the five residents in front of that street, and all of them wanted it removed. There was only one resident that she did not speak with. She also spoke with the residents on the other street.

Councilmember Stenquist requested clarification that she had spoken with everyone in the whole neighborhood. Councilmember Weeks noted she had the ladies in the ward help her.

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12.12 Mr. Dobbins asked whether there is an expectation that someone will go out and verify that this is what the neighbors want or should the City move ahead with just replacing the two until there is an uproar.

Councilmember Stenquist and Councilmember Weeks both indicated the City should move forward.

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**12.13 Councilmember Vawdrey amended her motion to say they will put in the two speed bumps the Council believes the residents want, they will leave out the speed bump**

they do not want, and they will put in the third one if they receive feedback that the residents want it. Councilmember Weeks seconded the motion.

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**12.14** A roll call vote was taken with Councilmembers Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[8:34:15 PM](#)

**13.0** Action Item: Real Estate Purchase Contract, Consideration for approval, amendment, or a counter offer of a real estate purchase contract for 110-acres of Draper City property located at approximately 2900 East 16000 South

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13.1 David Dobbins, City Manager, indicated the City surplused this property about three years ago. Staff has been having discussions with potential buyers, and after this item was placed on the agenda they have received a couple more offers. There has also been some discussion about easements or utilities that might go through there from adjacent properties. It would be helpful to have this continued for two weeks in order to look at other offers and to resolve the utility issue.

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**13.2** Councilmember Summerhays moved to continue this item until June 21, 2016. Councilmember Weeks seconded the motion.

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**13.3** A roll call vote was taken with Councilmembers Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.

[8:35:51 PM](#)

**15.0** Council/Manager Reports

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15.1 Councilmember Summerhays advised the storm drains around town have been disappearing over the years. The developers put them in, but later on they get built on and there is a subdivision there. That is typically where all of the water drains, and he wondered where they are putting it now. He said he is really concerned about the one on 300 East, near the goats. There has been a lot of building and rebuilding in the retention/detention ponds over the years, and he does not know why it has happened. He would like to see this stopped. They were put in for a reason.

[8:38:18 PM](#)

15.2 Councilmember Vawdrey stated she has received a lot of comments about how nice the cemetery looked for Memorial Day. She expressed appreciation for all for all of the work that went into that.

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15.3 Councilmember Weeks noted she has been invited to participate in the Tree Commission. They have had some great meetings, and they would like an opportunity to come and speak with the Council for approximately ten minutes about some ideas they have pertaining to their duties, ordinances, and to do a brief presentation about the benefit of trees. She asked whether the City Council is okay with them coming to do a quick presentation in a City meeting.

Councilmember Stenquist stated he thinks that would be fine. The discussion about the duties and responsibilities of the Tree Commission is timely.

Councilmember Weeks then noted on Pioneer Road where they are doing the construction by the Intermountain Farmers Association (IFA), there is an orange construction sign that is covering up the sign that advises bicyclists to get off their bikes and walk. Her brother-in-law recently fell because he did not see the sign, and he broke his shoulder. He is having it operated on tomorrow. She stated she is not sure who she needs to talk to about moving the orange sign, so the bicyclists can see the caution sign.

Mr. Robbins indicated it is a Questar gas project that is doing the work. Staff will ask them to move it.

Councilmember Weeks then advised she was at the Mountainland Association of Government meeting, and there was a group there to discuss the Tour of Utah, which is a big bike race. She spoke to them about possibly coming through Draper. She has their contact information.

Councilmember Stenquist indicated the Tour of Utah has come through Draper several times. It has just never been a start or stop point for the race.

**Recess to a Municipal Building Authority Meeting.**

[8:43:21 PM](#)

**Councilmember Summerhays moved to recess to a Municipal Building Authority. Councilmember Weeks seconded the motion.**

[8:43:39 PM](#)

**A vote was taken with Councilmembers Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.**

[8:47:46 PM](#)

\*\* *The Council reconvened, and the Mayor Pro Tem called for a break at 8:47 p.m.*

[8:56:52 PM](#)

\*\* *The meeting resumed at 8:57 p.m.*

## **15.0 Council/Manager Reports – continued**

[8:57:22 PM](#)

15.4 Scott Cooley, City Engineer, advised the Engineering Division has had some problems recently knowing how to apply one of the Code sections pertaining to overhead power lines and utilities. Many of the projects coming in are infill projects, and in front of them are overhead utilities. It is creating a great hardship for many of these parcels to the tune of tens of thousands of dollars. Sometimes it is even close to \$100,000. This is just to underground the power and other utilities in front of their parcel. He gave an example of 13200 South east of Fort Street. There is a power pole of both sides close to the property line. Rocky Mountains estimate to underground that is upwards of \$90,000 just in front of that parcel. In some cases, there is just one pole and it is close to the middle of the lot. In order to eliminate that pole, they have to add another pole just to get one on each side. In a lot of ways, this Code section does not make sense to staff but they have to enforce it. He asked the Council for direction to how they want staff to apply this requirement. The title does say there can be exceptions given by the City Council. He said he is not sure whether they want that on a case-by-case basis or if they want to give staff general direction on how to apply this as the applications come in.

Councilmember Summerhays stated he is not comfortable giving direction on this with Mayor Walker and Councilmember Rappleye being gone. It is a big decision.

Councilmember Weeks asked whether there are already houses back there. Mr. Cooley explained that is just an easement that goes back there and he is not sure how many homes go off of that. The question is whether the City Council sees this requirement applying more to the new utilities being put in or as a way to enforce the undergrounding of existing utilities.

Councilmember Stenquist stated 13200 South is a good example where the City could not afford to bury the power lines as part of the reconstruction project. He agreed that on a street like this, it does not make sense to charge that fee. However, they could make the case on an unimproved street that they might do that. The cost to do underground utilities is very high.

Mr. Dobbins asked whether the Council would be open to staff bringing back options to a future meeting for the Council to consider. The general consensus was to have staff bring something back.

### **Discussion: Fiscal Year 2016-17 Budget – Continued from Study Meeting**

[9:05:44 PM](#)

David Dobbins indicated the City has had a citywide problem of losing employees to other cities. They compete with adjacent cities and agencies for all of the staff. The City has had turnover in the Police Department that exceeds all of the other departments. Other cities provide what is called a “Step Plan” where a police officer knows that there is a salary plan for them. The reality is that Draper loses good officers, and there are a lot

of reasons they need this. This is something staff wants to address in the budget this year, and it is an ongoing commitment that the City Council will have to consider. He asked the City Council to consider tonight whether this is a concept they are comfortable with. If they are, staff will bring back details at the next Council meeting.

[9:07:12 PM](#)

Bryan Roberts, Police Chief, advised that Draper City has lost thirty-three percent of their officers in the last two years, and two more are leaving in July. This is a total of twelve officers, seven of which had seven to ten years of experience and two of them had four to six years of experience. Chief Roberts indicated they are not receiving a lot of applications to fill the positions, and those that they do receive are academy graduates with no experience. They have been understaffed for a few years because they have been unable to fill the positions. One of the positions that have remained unstaffed is the traffic unit. There is revenue associated with traffic enforcement. He stressed the need to be more competitive. He recommended the City adopt a Career Path Step System. This system would provide for a step wage increase when certain criteria are met by the officers.

[9:13:52 PM](#)

Hazel Dunsmore, Human Resource Director, indicated they looked at the other cities that do the step system, and they have different levels and different percentages between the steps. She has met with Chief Roberts and Deputy Chief Eining to talk about what model would work for Draper City. The City already has a Career Path System in place, and it works in every department. They took the Career Path that was in place for the Police Department, and added the steps to that system. She then reviewed how this would work. There will also be Senior Officers added to the Career Path, which gives an opportunity for promotion that has not been there before.

[9:15:56 PM](#)

Councilmember Summerhays asked whether there is comparison to what the officers are making now compared to how it would work with the Step Program. Ms. Dunsmore explained she does not have a side-by-side, but a new police officer would be brought in at \$18.56 per hour, which is a little higher than they have now. The City does not have a step system in place, so they would just receive the cost of living increase or the merit increase the Council approves as part of the budget process each year.

Mr. Dobbins stated that in the past the City has not allowed the officers to automatically move up to the various officer levels. They only receive the salary increase that the Council approves in the budget each year.

Councilmember Summerhays noted he has received some calls from various departments in the City that were concerned that they did not have the step system. He asked for clarification that Public Works does have a step system like this. Mr. Dobbins explained they can be an Equipment Operator I, and they can become a II and a III after a certain amount of time. In the Police Department, they have Officer I, II, and III, but they can only move up to a II and not a III without Council approval. With this new step system,

they could move up and within each of those levels there are other steps. Some Cities do this for all of the employees and other cities just do it for Law Enforcement. Draper City is proposing they just do this for the Police Department at this time. They do not have the money to do this for every department without acquiring other funding options. The City does not have as much turnover with the other departments as they do with the Police Department.

Councilmember Stenquist stated he has heard from other jurisdictions that there are not enough people to fill those vacancies, and it is a simple supply and demand kind of thing.

Ms. Dunsmore clarified that all other City employees, depending on their grade, have a wage scale they move through but it is not a step system.

[9:20:07 PM](#)

Mr. Dobbins indicated staff needs to know if the City Council is open to this model and if there is anything in particular they want staff to look at in presenting this to them.

Councilmember Summerhays stated he just wants to understand it. Being in the industry, he understands that it is difficult to get people. It is tough in every sector.

Chief Roberts advised the difference is that the people applying for Draper City know what the compensation model is, and the good lateral applicants know they can go to Sandy, South Jordan, and West Jordan and automatically make \$4.00 more than they can at Draper City. Most applicants will not even apply for Draper.

[9:21:33 PM](#)

Councilmember Weeks expressed her opinion that investing in the police officers is a good investment. They are the face of Draper and they deal with a lot of the public. They interface in tough situations. If they have very qualified officers, they can make a situation calm down very quickly. The City has had a lot of lawsuits in the past, and investing in great officers to represent Draper will help the City in the long run.

[9:22:21 PM](#)

Councilmember Stenquist asked whether the Chief feels that if the City does this it would make Draper more competitive and would allow the City to retain their good officers.

Chief Roberts noted this is competitive. It is not the most robust nor is it on the low end. It is the middle of the road or maybe a little better. They are not Salt Lake City, and he would not expect the officers to be compensated like Salt Lake City. That does not make sense. This plan is very competitive and he would support the adoption of this plan. He stated that people do leave for other reasons besides money, but as they have had the exit interviews with the employees, the primary reason for their leaving is compensation.

[9:25:25 PM](#)

Councilmember Vawdrey stated she is supportive of this plan, and she would like to know the City's plan for sustainability with how they will do this.

Mr. Dobbins advised they will talk about that in the next meeting. He also stated the Council is welcome to come and speak with him about the numbers and details.

9:25:49 PM

Councilmember Stenquist asked whether this will be included in the budget the Council will consider next meeting. Mr. Dobbins explained staff will have an itemized list of everything that has been discussed during this budget process for the Council's consideration to add to the budget at the next meeting. This will be one of the items on that list.

9:27:31 PM

Ron Raddon, resident, stated he talked with the Police Chief six years ago about this very item. He had attended an Honorary Colonel's meeting at Sandy City, and they were talking about Draper City being the training program for the rest of the state. When he spoke with the Police Chief about it, the Chief indicated that he could not keep the good officers here. When Chief Roberts was hired, Mr. Raddon said he met with him and talked to him about ways to keep the good officers in Draper. Mr. Raddon indicated the Honorary Colonels are very passionate about this. They spend about \$12,000 each year for the extra life insurance to try to help retain the officers. The officers appreciate the effort, but it just is not enough. Mr. Raddon indicated the lower insurance costs will pay for the upgrade Chief Roberts is asking for.

Councilmember Stenquist thanked Mr. Raddon for his support of the Police Department. The Council wants to do what they can to keep the officers.

9:30:03 PM

Mr. Wylie advised the City has not received the Certified Tax Rate from the counties yet, but they hope to get them early next week. He has one item from Utility Billing that he would like City Council to consider adding to the budget for next year. There is a phone app that would push out the utility billing information. The City would still offer a paper bill for those interested, but this app would provide historic data and allow residents to make their payments on their phone. This estimated cost for the first year is \$25,000 and subsequent years would be approximately \$20,000.

Councilmember Stenquist noted right now the City uses Express Bill Pay. He questioned whether this app would replace that. Mr. Wylie replied it might in the future. Express Bill Bay currently works with the Tyler software, and so does this program. However, Express Bill does not quite show all of the information.

Councilmember Stenquist asked whether the City pays a fee to use Express Bill Pay. Mr. Wylie stated they do pay a percentage for the people who have signed up to use the program. Express Bill Pay has indicated that they are also developing an app, so the City will look at that too. They will send this out for a Request for Proposal (RFP).

Councilmember Summerhays noted the City should not enter into a long-term contract because these types of programs are becoming very inexpensive.

9:35:40 PM

Russ Fox, Assistant City Manager, stated Scott Chatwin, Emergency Manager, has been looking at how the City would communicate in the case of an emergency. Right now they are communicating through cell phones. There is a new cell tower being built near the new South Mountain Fire Station. The Unified Fire Authority is putting the tower up on City property, so they are allowing the City to use the tower for communication. It is 800 megahertz. Staff is requesting \$12,000 be added to the budget for radios. They are also asking for funding to purchase a piece of equipment that would allow five devices to attach to it to allow for satellite communication during an emergency. The total cost for this would be \$1,300. This would cover the monthly fee as well.

9:37:51 PM

Mr. Dobbins indicated they recently found that approximately seventy homes in SunCrest have the wrong address. This addressing problem occurred about ten years ago, and so far there have not been any problems. However, as staff has looked at it they have become concerned from an emergency services standpoint. If the emergency responders cannot locate a home, it could be a matter of life and death. He does not want to make it sound worse than it is, but he expects that the residents will be upset due to the hassle that changing their address will create. There are costs involved, so he would like the Council to add funding to the budget to help cover some of the resident's costs to change addresses.

Councilmember Weeks stated she understands this is a safety issue, and that is how she views it. However, the letters she has received from the residents show that they do not see it that way. They believe the City is changing it to accommodate residents who are moving in. Councilmember Weeks expressed her hope that through communications the City can make sure the residents know the true issue is about safety.

Mr. Dobbins advised staff will reach out to them again and try to explain why the City is doing this.

Mr. Dobbins then noted at the last Parks and Trails Committee meeting there was a lot of discussion about putting in a policy about the mountain bike teams in the high schools. There are twelve to fifteen teams that train in Corner Canyon. That is a lot of kids if they are all in the canyon at the same time, and that can cause frustration for the other users. Staff proposed a policy to try to address the issues, but the meeting became difficult and there was a lot of frustration on both sides. Staff has a policy they can bring to the next Council meeting; however, the next meeting is already a big meeting. He suggested staff go back to the Park and Trails Committee and receive more input and bring this back to the City Council in July.

Councilmember Summerhays agreed that this should be done correctly. Both sides need to be heard, but they need to take into consideration why this was done in the beginning.

It was a lot of money for the residents to pay to purchase Corner Canyon, and many of the older residents were on a fixed income. It took a lot of convincing to get them to agree to purchase the property. After it was done, the residents said it was the best thing the City did.

Mr. Dobbins noted they do not want to frustrate anyone, but there is a level of frustration between different user groups that continues to grow. He suggested the City Council put approximately \$250,000 into the budget next year for staff to look at specific use trails. He does not believe the policy for biking is really going to solve the conflict. Mr. Dobbins stated they need to come up with something to mitigate the concerns of all the users.

Councilmember Stenquist advised the Parks and Trails meeting was not great because there was a lot of emotion involved. The way they left that meeting was to allow the Parks and Trails Committee to take the draft policy and refine it with their input and vote. Councilmember Stenquist then noted the City can only go so far in educating people on how to behave. There should be some real enforcement up there, such as hiring a Park Ranger. This would help with the behavior but it will not help congestion or user conflict.

Councilmember Vawdrey asked whether the two resource officers are available to help in the canyons. Chief Roberts noted they are doing interviews for those positions next week and are hoping to get someone hired and in the canyons during the summer.

Councilmember Stenquist stated it is difficult to have those positions in the canyon when they cannot even hire a traffic officer to enforce traffic laws. He indicated the City needs to step up and fund these positions if they really want to make a difference.

Councilmember Summerhays said he is in favor of having an officer up there every day of the week. He noted his son was up there with his kids on Sunday, and there are still people with dogs off leash in the watershed areas.

Councilmember Weeks stated when she is up there with her dog on leash she gets people who are angry with her because she has a dog up there, even when it is legal. When she is biking she has the hikers walking with their elbows out because they are upset with the bikers. When she is walking she is afraid the bikers are going to trip her leash or trip her. She would like to give the people some options. They need to separate the users. In the long run, it would calm things down.

Mr. Dobbins then indicated they have talked about increasing the recycling service or doing green waste. He asked the Council if they have any direction to give in terms of the budget. Right now there is nothing in there that addresses either of those services. One option would be to give each resident a free second can. The City would still need to hire an additional driver and purchase an additional truck.

Councilmember Summerhays expressed frustration that the chips in the garbage cans do not work. The City bought a system, and it is worthless.

Councilmember Weeks stated she put the question out on Facebook, and the response she received was overwhelmingly for weekly recycling. She gets approached by moms and scout groups asking why the City does not do recycling very week.

Mr. Robbins noted right now there are approximately seventeen percent of the residents who have a second recycling can, which they pay for.

Councilmember Vawdrey indicated that is what she did. She believes that is more cost effective rather than going to an every week pick up schedule. Councilmember Summerhays agreed and stated he has four cans.

Councilmember Weeks noted she could not fit an additional can in her garage, and that is a problem for many residents. The residents would really rather have recycling every week.

Mr. Dobbins indicated staff will put the cost for each option on the list for the Council's consideration.

Councilmember Summerhays asked Mr. Robbins to find out whether the residents can call in right now and ask to have their recycling picked up every week. He also questioned whether staff can easily come up with a cost for that. He stated he would like the information if it is not too much effort.

Councilmember Stenquist said he remembers there was a discussion about charging by the weight of the can as well. The answer he gives to the residents about weekly recycling is that it is too expensive. It is interesting to know that seventeen percent of the residents have opted to receive a second can. He stated he would not want to raise fees in order to do this, but if they can do it within the current rate structure, then it is something he would consider.

Mr. Dobbins indicated the Council has approximately \$1.9 million of unallocated funding in the budget. All of the things they have talked about would come out of that amount.

Mr. Dobbins then noted they had the gentleman ask about the equipment trailer during public comments. The City Code does not allow for leniency on Code requirements. The City Council would have to amend the Code in order to allow this.

[10:04:21 PM](#)

**16.0 Adjournment**

[10:04:36 PM](#)

**16.1 Councilmember Summerhays moved to continue the meeting past 10:00 p.m. The motion failed due to a lack of a second.**

[10:04:44 PM](#)

**16.2 Councilmember Weeks moved to adjourn the meeting. Councilmember Vawdrey seconded the motion.**

[10:05:05 PM](#)

**16.3 A vote was taken with Councilmembers Stenquist, Summerhays, Vawdrey, and Weeks voting in favor. The motion passed unanimously.**

16.4 The meeting adjourned at 10:05 p.m.