

Approved 02.11.2014

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, January 21, 2014, 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 Troy Walker, and Councilmembers Bill Colbert, Bill Rappleye, Jeff Stenquist, and Alan Summerhays

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

Study Meeting

1.0 Dinner

[6:30:28 PM](#)

2.0 Council/Manager Reports

[6:30:38 PM](#)

2.1 Councilmember Colbert asked about the signs in SunCrest that would indicate the Utah County area. Glade Robbins, Public Works Director, said he is working on it.

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2.2 Councilmember Stenquist noted at the intersection of Highland Drive and Rambling Road, the vehicles turning left cause other vehicles to drive around the traffic. He asked the traffic engineers to look at putting in a left turn lane at that intersection.

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2.3 Councilmember Summerhays asked Mr. Dobbins to provide a weekly information sheet to the City Councilmembers that details new projects.

Mr. Dobbins showed the Council an interactive map program staff has been working on that shows the various projects in the city. Staff also has an action list from the Council/Manager reports, so the Council can see what staff is doing in regards to the issues the Council raises during the meetings.

Mr. Fox advised staff can provide an updated project list to the City Council for their review.

Mr. Dobbins then showed an interactive trail map that will be on the web that will provide information on the various trails in the city.

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2.4 Councilmember Rappleye noted he received a call about the detention basin in the Inauguration subdivision not being maintained well. He asked staff to look into that.

Councilmember Rappleye then asked whether the City is interested in doing a dog park, and if so, where it would be located. Councilmember Summerhays suggested they put it back where it was previously located. Mr. Dobbins advised that staff will come back to the Council with potential locations.

Councilmember Rappleye wondered whether the City is going to go through with the color coded signage on 12300 South. Mr. Fox noted staff backed off on that because the Utah Department of Transportation (UDOT) had put in all of their signage, and the City did not want to overwhelm people with signs. Staff will bring back a proposal for the Council to review.

Councilmember Rappleye then advised the McDonalds on 200 West has a traffic issue with U-turns at certain times during the day. It looks pretty unsafe.

Mr. Dobbins stated he recently met with UDOT. They have a priority list, and they will be working on the top five things on the list within the next couple of years. He noted 600 West is number three on that list. The City does not want to put too much money into 200 West, because the left turns are going to be removed from that street.

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2.5 Mayor Walker updated the City Council on what he has been working on, which included:

- Meeting with the neighboring city Mayors to discuss common interests
 - Talking about the prison relocation plan
- Talking with the Utah Transit Authority
 - Environmental Impact Study for Bus Rapid Transit or Light Rail from Day Break
- Meeting with Tod Wadsworth to discuss ideas for the Park School property
- Met with Unified Fire Authority to discuss issues with call routing
- Wasatch Front Regional Council
 - 20/40 Plan is the gold standard

Business Meeting

1.0 Call to Order

7:01:53 PM

1.1 Mayor Walker called the meeting to order and welcomed those in attendance.

2.0 Comment/Prayer and Pledge of Allegiance

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2.1 Jackson Knaphus, Scout Troop 931, offered the prayer.

[7:04:12 PM](#)

2.2 Benji Jackson and Josh Knolton, Scout Troop 931, led the Pledge of Allegiance.

3.0 Citizen Comments

[7:05:35 PM](#)

3.1 Shawn Benjamin, 360 West 13165 South, noted the City Council has a unique responsibility this evening in choosing a new Council Member. He read a quote from John Adams, which spoke about elected officials representing the people they are serving in a way that the people would want. He expressed appreciation to those people that put their names in to fill this vacancy on the Council.

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3.2 Trace Coccimiglio, Valet Auto Body, indicated he would like to talk with staff about the towing RFP. He said this might not be the best venue for his discussion and asked for an opportunity to meet with staff at a later time.

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4.0 Consent Items

- a. Approval of January 7, 2014, Minutes
- b. **Agreement #14-10**, Interlocal with Salt Lake County for Storm Water Permit
- c. **Resolution #14-07**, Amending Section 4030 – Hiring of Relatives - Personnel Policies and Procedures Manual

[7:10:59 PM](#)

4.1 Councilmember Rappleye moved to approve the consent calendar as listed. Councilmember Summerhays seconded the motion.

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4.2 Councilmember Stenquist indicated he would like to pull Item C from Consent in order to discuss it.

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4.3 Councilmember Rappleye amended his motion to pull Item C from Consent and approve Items A and B. Councilmember Summerhays seconded the motion.

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4.4 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, and Summerhays voting in favor. The motion passed unanimously.

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4.5 Councilmember Stenquist advised he wanted to make sure the Council clarified the Hiring of Relatives change for the record.

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4.6 Mr. Dobbins indicated the current ordinance does not allow any relatives to work in the same department. The Recreation Department and the Police Department struggle with this. There might be many people in the same family willing to be referees, but the current ordinance prohibits it. The Police Department has struggled at times to find quality people to fill the entry-level positions. They would like to increase the size of the pool they have to select from. He proposed that the hiring of relatives be allowed for only these two departments. The Departments still have to comply with all of the other requirements, such as the employees cannot supervise a relative, and they cannot be in any position that influences the spending of money.

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4.7 Councilmember Stenquist moved to approve Resolution #14-07. Councilmember Summerhays seconded the motion.

[7:14:06 PM](#)

4.8 Councilmember Stenquist stated this is reasonable. Sometimes it is hard to find good employees.

[7:14:33 PM](#)

4.9 Councilmember Summerhays agreed with Councilmember Stenquist. He noted it is tough enough sometimes to find quality people.

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4.10 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, and Summerhays voting in favor. The motion passed unanimously.

5.0 Action Item: Ordinance #1080, For Approval of a Rezone of 6.12 Acres from RA2 to RM1, Located at Approximately 1375 E. Country Oak Lane.

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5.1 Mr. Dobbins indicated staff received a proposed Development Agreement for this request; however, they have not had sufficient time to review everything in it. He requested the Council continue this item.

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5.2 Councilmember Stenquist moved to continue this item until staff has had an opportunity to review the Development Agreement. Councilmember Rappleye seconded the motion.

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5.3 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, and Summerhays voting in favor. The motion passed unanimously.

6.0 Public Hearing: For Approval of Centennial Heights B Plat Amendment.

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6.1 Dennis Workman, planner, noted this is a request on behalf of the City. This is the location the LDS Church would like to build a church and develop a park. He displayed a map showing the current plat and then the proposed amended plat. This change will allow the church to be built on a single parcel. Staff has reviewed this and recommends approval.

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6.2 Mayor Walker opened the public hearing. No one came forward to speak, so Mayor Walker closed the public hearing.

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6.3 Councilmember Stenquist moved to suspend the rules, and Councilmember Summerhays seconded the motion.

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6.4 A vote was taken with Councilmembers Colbert, Rappleye, Stenquist, and Summerhays voting in favor. The motion passed unanimously.

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6.5 Councilmember Stenquist moved to approve the Centennial Heights B Plat amendment. The motion was seconded by Councilmember Colbert.

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6.6 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, and Summerhays voting in favor. The motion passed unanimously.

7.0 Action Item: Resolution #14-05 and 14-06, Declaring a 20-Acre SunCrest Parcel and a 100-Acre Parcel Located Generally at 2400 East 16000 South as Surplus.

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7.1 Russ Fox, Assistant City Manager, indicated the City Council had a public hearing on this item at the last City Council meeting, and the City Council wanted to allow this item to run its normal course. The action tonight would be for the City Council to approve the two resolutions, which would declare both parcels as surplus.

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7.2 Mr. Dobbins noted he has met with people that are interested in both parcels, and he has also met with the Highland residents from the last meeting. The Highland residents are interested in bringing a proposal to the City after it has been declared as surplus.

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7.3 Councilmember Colbert questioned whether the City would get an appraisal on both parcels in order to make sure they are receiving a fair price. Mr. Dobbins explained the 20-acre parcel is easier for the appraisal because they know the parameters for development. The 100-acre parcel is different because there are unknown variables. The City is looking to receive proposals back in order to compare options. The developer needs to determine who would provide water service.

Councilmember Colbert stated the 20-acres would be easy to develop. The City does not need to rush with a decision on the 100-acres. They can entertain offers, but time is on the City's side. Mr. Dobbins concurred by saying the City is not in any hurry to sell that parcel.

[7:24:10 PM](#)

7.4 Mr. Fox noted they have talked about going through a request for proposal process. There are several parties that have expressed an interest in the 20-acre parcel.

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7.5 Councilmember Summerhays recommended they wait on the appraisal for the 100-acre parcel because it is very costly. When the City has received a definite plan, they can go ahead and order the appraisal.

Councilmember Colbert noted he would like the City to be cautious in moving forward with that parcel. It is perfectly fine the way it is now, and it is fine for the City to wait a few years until someone makes an offer the City cannot refuse.

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7.6 Councilmember Stenquist mentioned that he took a bike ride in this area after the last meeting, and he noticed there was a sign on the property to the east noticing a public hearing in Alpine about that parcel developing.

Mr. Fox indicated the developer of that project did come in and meet with Draper City staff about an interest in this parcel.

Councilmember Stenquist stated there are many privately owned parcels in that area, and it will be of interest to Draper to see how all of this will be developed.

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7.7 Mayor Walker advised when the City decided to buy SunCrest, they were able to work out some complex legal problems. At that time, the City chose some areas to sell off to

recoup the money they used to for the land purchase. When the City talks about selling these parcels, they are looking to get the maximum dollar they can achieve to lessen the debt load on the purchase price. The City also has some water infrastructure needs that have to be addressed, and part of this money will be used for that purpose.

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7.8 Councilmember Colbert moved to approve Resolution #14-05 and 14-06, declaring a 20-acre SunCrest Parcel and a 100-acre parcel located generally at 2400 East 16000 South as surplus. Councilmember Rappleye seconded the motion.

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7.9 Councilmember Colbert noted this gives the City the maximum opportunity to consider options for these parcels and entertain offers.

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7.10 Councilmember Rappleye agreed with Councilmember Colbert. This brings the issue to the forefront so people can make a proposal. The City does not have to be in a hurry to make a decision on this.

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7.11 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, and Summerhays voting in favor. The motion passed unanimously.

8.0 Action Item: Agreement #14-06, For Approval of Contract with the State of Utah for the 11950 South Widening Project.

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8.1 David Dobbins, City Manager, noted in the last Legislative session, funds were set aside for some road projects within Draper City. One of the projects is 11950 South. The State appropriated \$1.37 million to go towards this project to help pay for the new traffic signal and some additional widening. As part of the appropriation, they included \$200,000 for the American Preparatory Academy (APA) for some road work. The State has asked that the City serve as a pass through for the money and has asked that the City give the \$200,000 to the APA.

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8.2 Councilmember Rappleye clarified that the City cannot use the \$200,000. This just comes as part of the funding package that needs to be passed along to the APA. Mr. Dobbins said that is correct.

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8.3 Mayor Walker advised Councilmember Colbert works for the State, so he has asked to be recused from this vote.

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8.4 Councilmember Rappleye moved to approve Agreement #14-06, for approval of contract with the State of Utah for the 11950 South Widening Project with a note that the \$200,000 that is not highlighted, is just part of the package, and will be forwarded on to the APA. Councilmember Stenquist seconded the motion.

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8.5 Councilmember Rappleye noted this is a project that took the City Manager and staff some time to get done. It is much needed on Lone Peak, which is becoming a large corridor.

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8.6 Councilmember Summerhays asked why the City is being asked to give the money to the APA. Mr. Dobbins noted that is just part of the funding deal, and the State has asked the City to just pass it along.

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8.7 A roll call vote was taken with Councilmembers Rappleye, Stenquist, and Summerhays voting in favor. The motion passed unanimously.

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** Mayor Walker noted the City Councilmembers have asked to take a short break.

9.0 Action Item: Resolution #14-10, City Council Applicant Interviews and Appointment of New Council Member.

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9.1 Mayor Walker thanked the candidates for applying. He stated the City Council has the interesting opportunity of having so many qualified residents to choose from. He noted this will be a very difficult decision for the Council. He then explained that each applicant will have five minutes to talk to the Council, and the names will be drawn to determine the order of the presentations. The Council has reviewed the candidate's responses to the questions that were given to them previously.

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9.2 Councilmember Rappleye agreed with Mayor Walker in reference to the caliber of the candidates. He thanked the candidates and noted many of the applicants have done a lot in the community. He asked the candidates that are not chosen to consider joining some of the committees in the City.

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9.3 Councilmember Summerhays advised this will be a tough decision. There are a lot of qualified candidates.

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9.4 Mr. Dobbins noted for the record that State law requires the City to post a two-week notice, which they did. The notice lists the date and time of the meeting the decision would be made. All of the State requirements were met. The City Council provided questions to the applicants, and those have been submitted and reviewed. All of the responses are available on the City website and as part of the agenda packet that went out last week.

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9.5 Mayor Walker noted the Council now has the difficult task of selecting someone to fill the vacancy. The process then began with the drawing of names of the candidates.

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9.6 Leslie Johnson

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9.7 Jason Young

[8:02:04 PM](#)

9.8 Karl Farnsworth

[8:07:32 PM](#)

9.9 Michael Green

[8:13:11 PM](#)

9.10 Paul Tonks

[8:16:13 PM](#)

9.11 John Dismuke

[8:19:43 PM](#)

9.12 Beth Colosimo

[8:25:24 PM](#)

9.13 Joe Bryant

[8:29:16 PM](#)

9.14 Craig Bonham

[8:34:48 PM](#)

9.15 Marsha Vawdrey

[8:38:54 PM](#)

9.16 Jordan Guernsey

[8:43:01 PM](#)

9.17 J. Michael Burrows

[8:47:32 PM](#)

9.18 Kristi Philippi

[8:53:05 PM](#)

9.19 Scott McDonald

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9.20 Michele Weeks

[9:03:28 PM](#)

9.21 Mayor Walker thanked the candidates for their presentations, their time, and their interest. He reiterated that this is a very fine group of people that have applied for this position, and it is not an easy decision to make. He clarified that the remaining time for this seat is two years. This position will be up for reelection in two years.

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9.22 Councilmember Summerhays noted he has read everyone's information and every one of the applicants is very talented and qualified for this position.

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9.23 Councilmember Summerhays moved to appoint Marsha Vawdrey to fill the City Council vacancy. Councilmember Colbert seconded the motion.

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9.24 Councilmember Colbert noted he has been on the Council for quite a long time, and this is his last term. He noted there are many people in the audience tonight that applied for this position that would be good to fill his seat in two years. He encouraged those who were not chosen to volunteer to serve on the various City committees so they have a better idea of how the City works.

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9.25 Councilmember Stenquist noted it has been said before, but he wants to repeat it. He appreciates everyone that put their name in for this process. A lot of really good people applied, and they are very qualified for this position. This has been a difficult decision for him. He enjoyed reading through the responses that were submitted. He noted it is unfortunate that they can only pick one person. He stated he has worked with Marsha Vawdrey and thinks she will make a great addition to the City Council.

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9.26 Councilmember Rappleye thanked Mayor Walker, Mr. Dobbins, and the staff for the time put in to make sure the City was following the State law during this process. He said this is not a fun decision. He thanked everyone for their interest in applying. He scored all of

the applicants, and the scoring was very close for many of them. He said he values each of the applicants.

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9.27 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, and Summerhays voting in favor. The motion passed unanimously.

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9.28 Mayor Walker welcomed Mrs. Vawdrey to the City Council. He again thanked all of the applicants for their interest in serving.

11.0 Adjournment

[9:12:53 PM](#)

11.1 A motion to adjourn was made by Councilmember Summerhays and seconded by Councilmember Rappleye. The motion passed unanimously.