

MINUTES OF THE DRAPER CITY COUNCIL RETREAT HELD ON TUESDAY, FEBRUARY 12, 2013, AT THE SUNCREST COMMUNITY CENTER IN DRAPER, UTAH.

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

PRESENT: Mayor Smith, Councilmembers Summerhays, Walker (arrived late), Stenquist, Rappleye, and Colbert.

STAFF PRESENT: David Dobbins, Doug Ahlstrom, Tracy Norr, Russ Fox, Danyce Steck, Garth Smith, Rick North, Bryan Roberts, Troy Wolverton, Rhett Ogden, Stephanie Giacoletto-Stegall.

1.0 Call to Order

1.1 Mayor Smith called the meeting to order at 4:20 and welcomed Milt Shipp who was in attendance.

2.0 Introduction by Mayor Smith

4:22 p.m.

2.1 Mayor Smith said this is an exciting year with an election and other activities. The important thing is to continue with our vision and needs for Draper. He discussed the two sides of Level 5 Leadership: professional will and personal humility, as well as creating many leaders. He said it is important to have many leaders and the cooperation of the group in working forward. He said David Dobbins has officially accepted the offer to be the new City Manager, and that David has put his life in perspective and done things for the right reason. He said he communicates with the right people. He presented Mr. Dobbins with flowers to take home to his wife.

3.0 Introduction by David Dobbins

4:30 p.m.

3.1 David Dobbins said it was a tough decision that was made easier because of his friendship with everyone. He said this is the great way to kick things off. He thanked Rick North and Troy Wolverton for filling while there is a Public Works director vacancy. He said one of the things he wants to do is take the next year to focus and reassess where we are. A lot of decisions have been made, and the impact of those decisions will affect our future. We struggle with setting the priorities because there are so many worthwhile projects. The retreat will focus on some of the projects the council wants to do.

4.0 Discussion regarding Suncrest

4:35 p.m.

- 4.1 David Dobbins said the challenge of being the property owner is determining the developable areas. He said the discussion would focus on Suncrest and the areas the council wants to protect and the areas that the council wants to have developed. Based on that, the engineers can make projections for infrastructure costs, especially the water.

4:38 p.m.

- 4.2 Russ Fox said D.R. Horton has purchased the majority of the developable lots that Zions owned. He pointed out the areas the city owns and said an analysis has been done of the different areas. He reviewed the potential development of different areas and the infrastructure costs to develop these areas such as Deer Ridge, Maple Hollow, Eagle Crest, Mercer Hollow, Phase 6, and Phase 7. He pointed out landslide and slope areas, Councilmember Colbert said he would like to get an idea of the potential developments on the adjoining properties. Mr. Fox said the staff would like to know which areas are going to be preserved so the infrastructure needs can be determined for the remaining area. He said that de-annexation of the Micron and AJV might be considered. Those areas are not in the TRSSD, and the level of service needs to be determined. David Dobbins said that Micron has approached the city about de-annexation. The city does not have the ability to provide water to that area, so they would probably win any challenge to de-annexation. Councilmember Stenquist said he wants to start putting together a conservation easement. Mr. Dobbins said the intent of the discussion is for the city to determine how much of the area will need infrastructure. Councilmember Colbert said he does not want the conservation easement to be as strict as the Corner Canyon conservation easement so some activities such as camping would be allowed. Councilmember Stenquist said he would like to start holding public hearings/open houses to get citizen input. He said he would like to see cemetery property designated. Discussion was held about managing a conservation easement and about managing the open space through zoning. Further discussion was held about the de-annexation of the AJV and Micron and the consensus was to allow them to de-annex. Councilmember Stenquist expressed concern about the Utah County users on the trails and suggesting meeting with the adjoining cities about participation and connectivity. Direction was to plan charrettes and public meetings.

- 5.0 A break was taken at 5:34 p.m. for dinner.

6.0 Discussion regarding Budget Priorities

6:03 p.m.

- 6.1 Danyce Steck projected revenues and showed the transfers in which are higher because of a repayment from the RDA. Future transfers in will be from Cinemark. These are one-time funds so should be used for infrastructure rather than personnel costs. She projected expenditures with a 3% escalation per year. She pointed out that the transfer to the CIP will be upside down after this year. The development activity has helped get through to

this point. She asked if the council wants to refund the 2005 GO Bond. It would be a savings of about \$30,000 annually but there would be issuance costs. She recommended waiting until August 2015 and calling the bond. The General CIP Fund was reviewed. The use of impact fees for projects was discussed. The RDA funds were reviewed. TRSSD was discussed. Utilization of the hefty fund balance was discussed. Salt dome options were reviewed. The consensus was to pursue the salt dome project and the Sand Hills RDA. Rick North reviewed possible locations. Councilmember Stenquist said he would like to lower the TRSSD rate. There was discussion about bonding for the street repairs and salt dome.

7.0 Sales Tax Report – Staff Report by Danyce Steck

6:50 p.m.

- 7.1 Established business growth was reviewed by area. Losses and gains per category and area were itemized.

8.0 Discussion regarding Justice Center/Recreation Center/Old Senior Center

7:05 p.m.

- 8.1 Bryan Roberts reviewed the area the police department is currently using at city hall and in the storage shed. He said the current facility does not meet current needs, including hot water in the showers. He said there is a need to build a facility that meets the needs of the department and the city. He discussed recently proposed public safety facilities in the area and said the city's RFP is due tomorrow. He noted the RFP includes options for future growth and future addition of the court. Fiscal impacts were noted. David Dobbins said the proposals will be reviewed with cost estimates. The RFP were discussed.

7:31 p.m.

- 8.2 David Dobbins said staff members toured the old senior center. The building and land are appraised at \$380,000. The county is willing to sell it for the appraised value. It could function for office and program space. The fund would have to come from this year's CIP fund. If a recreation center is built, the senior center building would not be needed. He asked if the council wants to pursue a partnership with county for a recreation center or if the city wants to build their own. Councilmember Summerhays said he would like to make an offer to purchase the Fitzgerald property. Danyce Steck said the recreation program is already subsidized \$300-400,000 per year, so the council needs to remember that there is already that cost. Mayor Smith said the council should focus on the justice center. He suggested waiting to see if the county will build a recreation center. He also agreed with Councilmember Summerhays to purchase the Fitzgerald property if possible. That option would give the city time to find out if the county is going to build a recreation center. Rhett Ogden said Draper is a recreation-oriented city and the department is limited in its current location. The old senior building would give the department room for offices and smaller programs. If the county builds a facility, the city would have no control on the programs and would not be able to

schedule the building. Mayor Smith said he attended the Arts Council meeting and they asked about storage. The consensus of the council was to consider a low offer for the building and/or a lease or lease-to-own agreement.

9.0 Legislative Update by Jeff Hartley

7:54 p.m.

9.1 Jeff Hartley gave a legislative update. He said he is hearing the county wants to move forward with acquiring the Treehouse for a recreation center. If the county moves forward, the city should talk to them and give input on the design. Mr. Hartley said the state is looking at letting cities have a local gas tax. He discussed the problems with the gas tax. He said the state needs to know the maintenance cost of Suncrest Drive before they will consider taking it over. David Dobbins said the city has that estimate. Mr. Hartley asked about the priority for roads. He said Greg Curtis said the TOD road is the first priority. Because of federal sequestration, the state is being very cautious on road funding. There is no road money at this time. Mr. Hartley said there was a proposal for transportation bond that failed. Another bill would allow vehicles to use the center lane to pass bicyclists. There is a bill to create a task force to study transportation needs. He suggested putting together a transportation needs plan for Draper, including circulators. He said there will be federal money and the police should be able to get EOC funding. Mr. Hartley said the prison is going to move. The bill will be made public tomorrow. Another committee will be formed to design and draft an RFP for the prison. The House and Senate leadership have committed to move the prison. There is a push for natural gas infrastructure for vehicles statewide. The goal is to convert school and UTA buses to natural gas for cleaner air. Councilmember Colbert said a natural gas line needs to be considered when the salt dome is built.

10.0 Adjourn

8:33

10.1 The meeting adjourned.