

MINUTES OF THE DRAPER CITY COUNCIL RETREAT HELD ON FEBRUARY 20 - 21, 2015, IN THE HILTON GARDEN CONFERENCE ROOM AT 1731 SOUTH CONVENTION CENTER DRIVE, ST. GEORGE, UTAH

PRESENT: Mayor Troy Walker, and Councilmembers Bill Colbert, Bill Rappleye, Jeff Stenquist, Alan Summerhays, and Marsha Vawdrey

STAFF PRESENT: David Dobbins, City Manager; Russ Fox, Assistant City Manager; Rhett Ogden, Recreation Director; and Rachelle Conner, City Recorder

Friday, February 20, 2015

Site Visit to Mesquite, Nevada, to Tour Recreation Facilities

The City Council and staff toured the Mesquite Sports and Events Complex and the Recreation Center in Mesquite, Nevada, to give them ideas for facilities in Draper.

Recreation Priorities

David Dobbins asked the City Council to focus on what they want the County to build in Draper in regards to recreation facilities. Right now, Draper is in first place for ZAP funding. However, if the City does not have a plan in place, that could change. The County will provide the funds and manage the facility, but they could partner on a project if the City were to provide land and money. The group discussed the following location options:

- 1) City Hall Property
 - a. City-owned property
 - i. Four acres
 1. A field house would work at this location
 - b. No recreation center at this location-
 - i. Too close to the Treehouse Athletic Club
- 2) South Mountain Pool
 - a. Not City-owned
 - b. Recreation Center would work at this location
- 3) Galena Park
 - a. City-owned

The Council discussed the type of facility they were interested in. The options included:

- Aquatics Center
 - Have the County cover the pool
- Field House
 - Located at City Hall
- Recreation Center

- Located near the pool

Councilmember Summerhays asked how the City budget looks in terms of a bond payment. Mr. Dobbins explained they have enough to maintain the current level of service, but they cannot afford a bond payment.

The Council suggested having the County do the Aquatics Center at the South Mountain Pool, and the City will take the money and build and operate the field house by City Hall. They asked questions, which included:

- Is the South Mountain property available?
- How much money is there for this project?
- Can the City be given the money to do this project on their own?

Mr. Dobbins said he and Mr. Ogden will meet with the County to try to nail down answers to the questions and bring it back to the Council. The City plans to survey the residents to see what their priorities are as well.

Parks and Recreation Departments

Mr. Dobbins noted right now Mr. Ogden runs the recreation side of parks and recreation, and the Parks Department does the maintenance.

Mr. Ogden stated the maintenance guys do a great job, but it is difficult to run a Parks and Recreation Program when they are not combined. It is better to have them in one department. He suggested that consolidating both departments will help the City function better.

The City Council agreed to work towards combining the two departments.

Park Fee

Mr. Fox noted the City Council will need to discuss the park fee option and decide where they want to go with that. The Council reviewed various options and agreed that \$5.00 per month would be an appropriate fee. They then discussed how the fee would be billed.

Mayor Walker noted Provo charges a transportation fee. He suggested Draper look at that to help with road maintenance costs.

Councilmember Colbert expressed his opinion that they should only do one fee increase each year. They could do a park fee this year and a transportation fee next year.

Events

Councilmember Stenquist noted there is a group that is managing the races for Draper Trails Days. They have big ideas for promoting Draper's trails. Councilmember Stenquist said he is also talking to Mike Bishop who runs an Outdoor Expo at the Southtowne Expo Center.

Councilmember Stenquist has suggested to both groups that they combine and hold the Expo at the Draper Equestrian Center. There would need to be an agreement in place for what the costs would be and how the funds would be used.

The group then discussed ideas for usage of the Equestrian Center to bring in more funds. There is a need for more parking and more seating.

Mayor Walker asked for a cost estimate for the improvements to the Equestrian Center. He asked specifically for the cost to provide the highest number of parking up there for the least amount of money. Mr. Dobbins noted staff will put together the numbers and bring them back to the Council.

Equestrian Board

Councilmember Vawdrey expressed the need to have an active Equestrian Board. The City Council agreed it should start with a five-member board. Doug Vawdrey was recommended to be on the board.

Councilmember Summerhays suggested they contact the Godfreys to see if they would be interested, as well as Gordon Van Tassel. They should include a mix of interests on the board.

Draper Journal Newsletter

Councilmember Rappleye indicated the City currently sends out a City newsletter every other month. The Draper Journal would like the City to join with them and insert the City newsletter in the paper every month. It would cost fourteen cents per household to do this each month.

Mayor Walker voiced concern that the residents like to have a separate newsletter.

Councilmember Rappleye said it would be a way to get information out in a timely manner. He suggested they look at the cost. He advised he does not want to pay more for this but would like to check on the cost.

Mr. Dobbins indicated he would put together the costs for printing and mailing the newsletter.

Draper Community Foundation

Councilmember Vawdrey advised there are some people on the Draper Community Foundation (DCF) Board that have a different idea of how to run things than she thought the City wanted. She suggested the City have the same goals in mind that the Foundation does. She stated she does not feel the DCF should grow a large fund so they can become a benevolent entity that gives money to people.

Mr. Dobbins noted the City can lay out how the City wants the allocated funding to be spent. The DCF can get sponsor money and do whatever they want with that, but the use of City funds has to be spent on specific uses. Staff will work on this during the budget process.

Multi-Use of Corner Canyon

Councilmember Vawdrey indicated there was supposed to be easily accessible picnic areas in Corner Canyon when it was originally planned. She remarked that the City got \$500,000 from the bond, and she wants to use some of those funds to put in what was planned for that area. That would allow everyone to enjoy the canyon.

The Council recessed the meeting 6:30 p.m.

Saturday, February 21, 2015

The meeting resumed at 9:30 a.m.

Galena Parks Fields

Councilmember Summerhays noted the City needs to look at finishing the Galena Park fields.

Mayor Walker stated he would like to do turf on the east side fields. The City would save money on water, and the fields would be playable all year round. It would provide more opportunities for tournaments but the City would have to put up lights.

Mr. Ogden noted if they finish the two ball fields, they would have to finish the north parking lot. The parking is already a problem.

Mr. Dobbins noted staff will put together costs and bring them back to the City Council. He suggested they go on a site visit to see what needs to be done.

12300 South Thru-Turn Issues

Councilmember Summerhays noted the City spent a lot of money on 12300 South, and there is still money available. People are complaining about the no left turns on the street. The Utah Department of Transportation (UDOT) agreed to change the left turns if the City found it to be a problem.

Councilmember Colbert suggested they look at changing the zoning for that corner so they could get a use that would work there.

Mr. Fox suggested allowing an indoor self-storage building in that area. That is a destination use, and it would work on that corner.

Mayor Walker asked what the City would do if the left turns were torn out and the road fails. He noted UDOT will not come back in and fix it.

Councilmember Summerhays stated he does not want all of the left turns removed. He just wants them looked at, and he would like UDOT to do what they said they would do with signage and light timing.

Mayor Walker recommended they look at a different use on that corner and talk with Greg Curtis about getting information from UDOT about the roadway.

Trails – Designate Specific Use

Councilmember Summerhays stated the last of the remaining horse people are moving from Draper because the bicyclists affect their ability to do trail rides. He suggested they make the trails friendlier. Signage is important all the way through the trails that show how they are designated.

Councilmember Stenquist advised that user conflict is something they will never solve, but they should put signage at every connection to keep the designation clear. The City is also trying to spread out the trail system so the canyon is not so heavily used. This will take several years to get the plan in place. He indicated five years from now they should be in a better place.

Mr. Dobbins said part of the problem is spreading the employees to thin with all the projects they have going on. He recommended the City Council prioritize the top things they want completed this year.

The City Council decided signage is the most important thing right now.

Open Space Master Plan

Mr. Fox advised they have narrowed it down to two firms for the Open Space Master Plan. This is a long-term plan. The firms will do a charrette to ask the public for their input. The Council should decide what they do and do not want prior to obtaining public input so the scope of possibilities is limited.

Traverse Ridge Special Service District Administrative Control Board

Councilmember Colbert expressed concern that the Board is putting items on their agenda such as whether they should use the City Treasurer as their treasurer. Mr. Dobbins noted the Board can ask for it, and the City will decide if they are willing or able to do it through a contact.

Mayor Walker advised the Board needs to come up with a budget and a plan.

Councilmember Colbert stated it is difficult to co-mingle things because the City gets blamed. The Board is new to this, so the City might need to help them. Mr. Dobbins said he has talked with Amy Baird and has gone over the process with them.

Police Compensation

Councilmember Colbert noted he does not want to get in a competition of beating or matching other entities for pay. However, he does not want officers to get stuck without a raise for many years because there is no way to move up. He said he would like to figure out a way to recognize longevity and performance.

Mayor Walker indicated the Chief's recommendation for the Step Compensation Program would end up costing the City more money than it would cost to use Unified Police for services. He said he does not want to go that route because the residents like having a police department.

Mr. Dobbins advised the current pay scale is comparable to other cities; however, it is where the officers are on the pay scale that is a problem. The City Council could look at doing a one-time bump to help.

Mayor Walker suggested they look at an increased wage scale for the sergeant level.

State Ownership of Traverse Ridge and Suncrest Drive

Mayor Walker indicated the lobbying team is diligently working with the Legislature to have the State take over Traverse Ridge Road and SunCrest Drive.

Mr. Dobbins stated staff is trying to decide what work should be done to make this action more appealing to the State.

Councilmember Colbert said he would like to restripe the roadway prior to giving it to the State.

Road Projects

Councilmember Stenquist wanted to know where the City currently stands with road projects. Mr. Dobbins replied that staff will give the CIP fund numbers to the Council in April and have them prioritize the projects.

The group then discussed the various road projects and priorities.

Legislative Update

Mayor Walker stated the way they are trying to fund transportation is to do a quarter of a cent sales tax increase where .1 would go local, .1 would go to UTA, and .5 would go to the County. There is also a bill to increase the Gas Tax. The increase for both would be about \$1 million.

Mayor Walker indicated if this does not come through this year, the City will probably have to implement a transportation fee to help with road maintenance.

Mayor Walker then indicated that Representative Kennedy is proposing a bill that will affect the way Special Service Districts are set up. It will not affect existing Districts. The bill will address incremental costs and require Districts to reassess their costs every five years. He is not in favor of the bill if it affects Draper City.

Special Assessment Area in Suncrest

Mayor Walker questioned what a Special Assessment Area looks like. Mr. Dobbins explained an assessment area is not a separate entity. For example, the City can do an assessment area anywhere in the city for street lights or sidewalks. It is not a tax; it is a fee. It is governed by the City Council, but every property owner in the assessment area gets a vote. The assessment area has to be approved by the residents in the assessment area.

Mayor Walker asked whether the City could include other things, such as fire services. The fire station in SunCrest costs a lot more to operate than it serves. It is not cost effective to have a fire station up there. Mr. Dobbins replied they could include it; however, it is the property owners that get to decide if they are going to assess themselves.

Mr. Dobbins indicated the calls for service in that fire station are extremely low. The downside of closing it is that the resident's fire insurance will go up.

Councilmember Summerhays said the City Council had talked about just staffing it during the summer.

Mr. Dobbins noted he will speak with Chief Jensen about options.

Mr. Fox stated there has been a lot of interest in developing the property east of Micron. He said he is not sure what closing that fire station would do to the development.

Mayor Walker said the only way he would be interested in getting rid of the District is if fire services were included in the assessment area.

Mr. Dobbins noted the residents may have to keep voting to renew the assessment area. He stated he will check on the statute to see how often this occurs.

Public Relations Campaign for Prison Relocation

Mr. Dobbins noted he and Mayor Walker met with a national firm that was willing to do the public relations for the prison relocation for \$30,000. They would hold town hall meetings and engage the residents in the conversation. The Council agreed to move forward with hiring the firm.

Sign Code

Councilmember Rappleye stated he has been working with Mr. Fox and Mr. Morey on the Sign Code for about two years. The main demand from the businesses right now is for electronic signage. The signs are all aging and the businesses have to purchase new signs. The interest is to have an electronic sign.

Councilmember Rappleye also asked for staff to bring the Sign Code back to the City Council for consideration of the tower signs in Sign Zone B. Boondocks and other businesses along the freeway are interested in a tower sign. The Council agreed.

High-Density Residential Projects in Commercial Zones

Mayor Walker stated he and Mr. Dobbins met with former Mayor Smith and his brother Dale in reference to a development project on the current meat packing plant property. They are interested in building a mixed-use project with a residential and commercial component.

Mr. Fox noted the City Council placed a moratorium on residential projects in commercial zones. Staff is bringing that back for Council consideration soon. If the City Council agrees to prohibit this, the Smith's project will not be allowed unless the City Council does it with a development agreement.

The City Council agreed that a development agreement would work. An apartment complex on that property is a good use.

Prioritization

Subsequent to the Retreat discussion, the Council and staff prioritized their lists as follows:

- #1 Recreation Center
- #2 Police Compensation
- #3 Accessibility in Corner Canyon
- #4 Equestrian Board
- #5 Trails Usage
- #6 13800 South Safer
- #7 Galena Park Completion
- #8 Draper Journal Newsletter

Policy

- #1 Park and Recreation Fees
- #2 Community Foundation Funding
- #3 TRSSD City Contracting
- #4 Sign Code
- #5 Roads/CIP Prioritization
- #6 12300 South Policies and Zoning
- #7 Special Assessment Area in Suncrest/Mountain
- #8 Transportation Fees

Southeast Valley Baseball

Mr. Ogden advised the Southeast Valley Baseball organization is requesting to pay a flat rate fee of \$4,000 for the next couple of years, so they know what to budget for. The Council agreed to the \$4,000 for this year, but did not want to commit to more than that.

White Mountain Business District Special Assessment Area

Mr. Fox advised the City is doing a special assessment area on the 30-acres south of the Coca-Cola plant. The City Council will be considering many items at the March 17th meeting. The City may be facilitating the funding for eight months, but it will be paid by the developer.

Mr. Dobbins asked the City Council if they wanted a tour of the Coca Cola facility. The City Council agreed that would be a good idea.

Other Items

Mayor Walker suggested they possibly do another retreat in three months at the Living Planet Aquarium.

Mr. Fox stated he spoke with Drew Gilliland who is on the Planning Commission. They would like to have a joint meeting with the City Council. The Council agreed to have a joint meeting.

The meeting adjourned at 12:25 p.m.