

Adopted Minutes
SPANISH FORK CITY COUNCIL MEETING
February 2, 1994

The Meeting was called to order at 7 PM by Mayor Marie W. Huff. The pledge of allegiance was lead by Kent R. Clark.

Elected Officials Present: Mayor Marie W. Huff, Councilmembers Jerald M. Chapple, Kim H. Peterson, Thora L. Shaw, Clyde A. Swenson, Rex Woodhouse.

Staff Members Present: David A. Oyler, City Manager; Kent R. Clark Finance Director/City Recorder; Richard Heap Public Works Director/City Engineer; Dee Rosenbaum, Public Safety Director; Junior Baker, City Attorney.

Citizens Present: Arlo G. Mitchell, Pat Mitchell, Matt Mitchell, Mont Hales, Rose Hales, Howard Creer, Meiling Hales, Lynn Flinders.

Minute Passage

Councilmember Woodhouse made a **motion** to approve the minutes of the January 19, 1994 regular session of the City Council Meeting and the presented warrants. The **second** was made by Councilmember Shaw. The Motion **Passed** with a unanimous vote.

Bids - Electric Wire Trailers

Councilmember Swenson made a **motion** to approve bid of Kiefer Ind. for \$14,312.50. The **second** was made by Councilmember Chapple. The Motion **Passed** with a unanimous vote. This is for two trailers:

- 1) Single Reel Self Loading Trailer
- 2) Three Reel Cable Trailer.

Cemetery Lots

The Mayor welcomed those citizens present to discuss the sale of city property near the cemetery. Mr. Heap explained the plan to sell 15 building lots east of the Cemetery. The City would have to improve the lots with Water and Power. The excess revenue from the sale of the lots would be used to improve the remaining vacant land east of the cemetery. Mayor Huff asked if any of the citizens present would like to address the council.

Pat Mitchell expressed the following concerns: 1) Didn't want the additional traffic flow in the area. 2) Wants a park to be built on the property. She stated there were no park areas in the south end of town like the North "Clark" Park. She stated the dust and weeds do not bother her. She also stated the ground is sacred and houses should not be built on it.

Howard Creer does not want the City to develop building lots on the property. He suggested a walking path park be built. He told the council when he was on the City Council the issue came up. At first he wanted the lots to be sold but changed his mind later.

Mrs. Lynn Flinders agreed with the park concept.

Arlo Mitchell stated the City should not be in the real estate business.

Meiling Hales stated he was on the City Council with Howard Creer. He told the council that he is in favor of the City selling the lots on the East side. He agreed that the row of houses would provide a good buffer from the school. It would be hard to conduct a funeral next to a track meet or PE class activity.

The City Council decided to discuss the matter further in another meeting.

Bid - Sewer Pipe

Councilmember Chapple made a **motion** to approve Ken Condie to construct the Sewer line repairs at the following locations: 1) 200 West to 200 East on 900 North. 2) Canyon Road at 800 East. For the amount of \$188,269.45 The **second** was made by Councilmember Shaw. The Motion **Passed** with a unanimous vote.

Blaire Hamilton Property Purchase

This item was discussed a couple of months ago. The property is located near Miller's Trailer court. It would save the city money if the city owned the property and took the trees out than to pay a lot of money to keep trimming the trees.

Councilmember Shaw made a **motion** to approve the purchase of the Blaire Hamilton Property for \$2,500. The motion also stated it would be subject to the following items: 1) Clear title from Mr. Hamilton. 2) Any Hill Stream water. The **second** was made by Councilmember Peterson. The Motion **Passed** with a unanimous vote.

Leland Water Line Connector's Agreement

Councilmember Woodhouse made a **motion** to approve the Leland Water line Connector's Agreement for the term of 10 Years. The **second** was made by Councilmember Swenson. The Motion **Passed** with a unanimous vote.

Engineering Agreement River Bottoms Sewer Line

Mr. Heap lead the discussion on the Engineering Agreement for the River Bottoms Sewer Line. Councilmember Peterson made a **motion** to approve Hall Engineering to design (no Inspection) the sewer line for \$89,000. The **second** was made by Councilmember Chapple. The Motion **Passed** with a unanimous vote.

PUBIC HEARING - Ann Woodhouse Annexation

Councilmember Shaw made a **motion** to open the public hearing to discuss the Ann Woodhouse Annexation. The **second** was made by Councilmember Chapple. The Motion **Passed** with a unanimous vote.

Council discussed the annexation. Planning and zoning recommended the zone be Industrial. This would make the building non-conforming. The development review committee recommended R-1-8. This would allow the building to be conforming. The zone of RA-1 is not possible. The city area is currently zoned Industrial but the county area has nice residential homes.

No action can be taken for 6 days.

Councilmember Woodhouse made a **motion** to close the public hearing for the Ann Woodhouse annexation. The **second** was made by Councilmember Swenson. The Motion **Passed** with a unanimous vote.

PUBLIC HEARING - FY94 Budget Revision #1 : Rates, Fees, (Impact Fees)

Councilmember Shaw made a **motion** to open public hearing budget revision and change rates and fees the city charges. The **second** was made by Councilmember Chapple. The Motion **Passed** with a unanimous vote.

Mr. Oyler reviewed with the council the capital projects planned for in the budget revision. Projects include: Swimming Pool, Sewer line repair/upgrade, Water meters.

Mr. Oyler reviewed with the council the equipment items being budgeted for.

Mr. Oyler reviewed with the council the current rates being charged for utility services. It was recommended the Sewer Bond Fee be decreased by \$.50 and the Sewer Maintenance fee be increase by \$.50.

Mr. Heap, Mr. Oyler and Mr. Clark present the Mayor and Council information concerning the City's current impact fees. With the plans for the expansion of a sewer line up the river bottoms road the question of funding the construction was discussed. Mr. Clark presented the analysis of the justification for increasing the sewer impact fee to help fund the construction. Assuming a 2.5 % growth rate and a 20 year term, the \$2,738,408 in expansion could be repaid if a \$1990 fee is charged. It was recommended the current fee of \$500 be raised to \$1500 for sewer impact fee. The fee would be paid on the building permit. After a lengthy discussion about when the rates & fees will be increases, Councilmember Woodhouse made the following **motion**:

Approve the 1994 budget revision 1 with the following rate or fees being adjusted:

- a) Decrease Sewer Bond Fee \$.50 and
- b) Increase the Sewer Maint. Fee \$.50.
- c) Increase the Sewer Impact Fee from \$500 to \$1500.

The Impact fee will be effective for any building permit applied for starting tomorrow. Any permit already submitted will pay the old Fee of \$500 (Those on Paul's Desk). Any application received after today pays the \$1500 sewer impact fee.

The **second** was made by Councilmember Chapple. The Motion **Passed** with a unanimous vote.

Councilmember Woodhouse made a **motion** to close the public hearing. The **second** was made by Councilmember Chapple. The Motion **Passed** with a unanimous vote.

Utah County Housing Authority Loan Review Committee

Councilmember Peterson made a **motion** to appoint the following people to the Utah County Housing Authority Loan Review Committee: Councilmember Chapple, Mayor Huff and Mr. Oyler. The **second** was made by Councilmember Chapple. The Motion **Passed** with a unanimous vote.

Adjournment

Councilmember Peterson made a **motion** to adjourn the meeting. The **second** was made by Councilmember Swenson. The Motion **passed** with unanimous vote.
Adjournment 10:35 pm