

Adopted Minutes
SPANISH FORK CITY COUNCIL MEETING
February 16, 1994

The Meeting was called to order at 7 PM by Mayor Marie W. Huff. The pledge of allegiance was lead by Justin Scobell.

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: David Isaac, Lew Christensen, Lloyd Miller, Steve Dudley, Ann Woodhouse, Gayle Woodhouse, Morlin Oldham, Wayne Hurst, Duane Koyle, Kathleen Koyle, David Gardner, Jolene Stubbs, Eldon Stubbs, Wayne Boothe, Loiose Abbott, Leon Abbott, Ruth Hoffman, Rod Warner, Marty Warner, Richard Muhlestein, Connie Muhlestein, Clauell Anderson, Justin Scobell, Rhett Butler, James Elliott, Jeff Wright, Jordon Sainberry, John W. Mecham, J. Mecham, Patricia L. Davis, Robert Johnson, Ronald Davis, Lorraine Davis, Laura Galloway, Chantal Thompson, William Thompson, Leann Moody, Frank Haymore, Allan Davis, Scott Summsion.

Minute Passage

Councilmember Peterson made a **motion** to approve the minutes of the February 2, 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.

Citizen Request - Frank Johnson

Mr. Johnson not present.

Youth City Council Recycling - Spencer Ludlow

Item tabled to another meeting.

Canyon Pointe Subdivision, Plat B

Councilmember Chapple made a **motion** to approve Canyon Pointe Subdivision Plat B. The Motion is subject to the following conditions : 1) Ditches need to be piped; 2) Allow for temporary turn around. The **second** was made by Councilmember Shaw. The Motion **Passed** with a unanimous vote. There are 11 lots in this plat.

Lynnbrook Subdivision, Final Plat B

Councilmember Shaw made a **motion** to table. The **second** was made by Councilmember Woodhouse. The Motion **Passed** with a unanimous vote.
It was noted that part of Lots 6 & 7 were not in the City limits.

Ann Woodhouse Annexation (R-1-8) Resolution and Ordinance

Councilmember Shaw made a **motion** to approve the Ann Woodhouse Annexation Resolution A-4 and Ordinance Z-103 assigning the zone R-1-8. The **second** was made by Councilmember Chapple. The Motion **Passed** with a unanimous vote.

Ordinance Z-103
Resolution A-4

Change Order - Golf Course Maintenance Building

Councilmember Woodhouse made a **motion** to approve Change Order #1 for wider doors at the new Golf Course maintenance building for \$3,236 (RB Construction). The **second** was made by Councilmember Peterson. The Motion **Passed** with a unanimous vote.

Resolution 94-02: A RESOLUTION AUTHORIZING THE ISSUANCE AND PROVIDING FOR THE SALE OF \$245,000 SPANISH FORK CITY, UTAH COUNTY, UTAH, SPECIAL ASSESSMENT BONDS, SERIES 1994 (SPANISH FORK CITY, UTAH, SPECIAL IMPROVEMENT DISTRICT NO 93-1) (THE "BONDS") FIXING THE INTEREST RATES TO BE BORNE THEREBY, PRESCRIBING THE FORM OF BOND AND INTEREST RATES, MATURITY AND DENOMINATION OF SAID BONDS; REAFFIRMING THE CREATION OF A GUARANTY FUND AS PROVIDED BY STATUTE; AND RELATED MATTERS.

The City's Bond attorney, Gary Hansen, presented the information concerning the bond issue. Jim Matsumori, of Smith Capital Markets presented the financial information concerning the Bond Issue. The bonds will be a private placement issue. Interest rate at 5.3% for a term of 10 years. The bonds will be sold for \$245,000 with a discount of \$12,000. The private placement will be at Zions Bank. Councilmember Swenson made a **motion** to approve **Resolution 94-02: A RESOLUTION AUTHORIZING THE ISSUANCE AND PROVIDING FOR THE SALE OF \$245,000 SPANISH FORK CITY, UTAH COUNTY, UTAH, SPECIAL ASSESSMENT BONDS, SERIES 1994 (SPANISH FORK CITY, UTAH, SPECIAL IMPROVEMENT DISTRICT NO 93-1) (THE "BONDS") FIXING THE INTEREST RATES TO BE BORNE THEREBY, PRESCRIBING THE FORM OF BOND AND INTEREST RATES, MATURITY AND DENOMINATION OF SAID BONDS; REAFFIRMING THE CREATION OF A GUARANTY FUND AS PROVIDED BY STATUTE; AND RELATED MATTERS.** The **second** was made by Councilmember Woodhouse. The Motion **Passed** with a unanimous vote.

Ordinance 05-94 : amending Chapter 32 of Title 13.

Mr. Heap presented the reasoning for the amendment. Longview Fibre is currently in violation of the existing ordinance requirements. The change would help Longview but still keep the city within the EPA requirement for the city as a whole. The Council had concerns about the duration of the permit and what effect the change would have if a new industry came to town. After some discussion Councilmember Shaw made a **motion** to approve ordinance 05-94 amending Chapter 32 of Title 13. The **second** was made by Councilmember Swenson. The Motion **Passed** with a unanimous vote.

Councilmember Chapple made a **motion** to enter Public Hearing to discuss I-2 Zone Change. The **second** was made by Councilmember Shaw. The Motion **Passed** with a unanimous vote.

PUBIC HEARING: I-2 Zone Change

Mr. Heap lead the discussion of the Zone Change. Mr. Heap explained the events that occurred over the past year causing the need for this zone change. Part of the Leland area was zoned I-1. A year ago there was only one "I" zone. When the city created an I-2 and a I-3. The old I-1 took on a different definition. The old I-1 zone is more like the new I-2. The Leland area was I-1 and now the I-1 zone changed to a more restrictive zone. This hearing is to change the zone to the new I-2 so the existing business will not be non-conforming. The council heard many comments from concerned neighbors about the noise and dust of the industries in the area. The neighbors wanted the I-1 zone to stay. This would restrict the growth of the businesses. The businesses wanted the I-2 zone so they would not be restricted. Councilmembers asked about restricting the hours of operation of the businesses. The Mayor ask the businesses to be more thoughtful of the residents when they operate and how they operate. The city has a nuisance ordinance it will be looking at. After lengthy discussion, Councilmember Shaw made a **motion** to continue the Public Hearing to discuss I-2 Zone Change until the March 16th Meeting. The **second** was made by Councilmember Woodhouse. The Motion **Passed** with a unanimous vote.

Fire and Ambulance Retirement Program

Mr. Rosenbaum explained the retirement board's request to change the years of service from 25 to 20. The State Retirement is on a 20 year basis. Councilmember Woodhouse made a **motion** to approve Ordinance 06-94. The **second** was made by Councilmember Shaw. 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.

STUDY SESSION:

Sewer Trunk Lines

Council discussed at length the sewer system limitations and projects with those present. It was decided to meet with the Utility Board and Planning Commission in a combined meeting. Meeting was then scheduled for February 28th (Monday) and March 9th (Wednesday). Items to be discussed are: 1) Sewer Funding 2) Growth Pattern of city.

Public Safety Building

Mr. Oyler reviewed with the Council possible sights for the Public Safety building. Council asked for cost estimated for: 1) the Memorial and Armory site. 2) the 4th West sites (Center & 4th North).

Adjournment 11:35 pm.