

Adopted Minutes
SPANISH FORK CITY COUNCIL MEETING
March 2, 1994

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

Elected Officials Present: Mayor Marie W. Huff, Councilmembers Jerald M. Chapple, Kim H. Peterson, Thora L. Shaw, Clyde A. Swenson, Excused: Rex Woodhouse arrived at 8:00.

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: Chad Carter, Robert Bearnson, Susan Bastian, Kent Savage, John Dester, Melissa Dester.

Citizen Recognition

Mayor Huff presented Ann Haymore a certificate of appreciation for her work as Mayor of the City Youth Council. Miss Haymore recently received an award from the United Way for her service.

Minute Passage

Councilmember Peterson made a **motion** to approve the minutes of the February 16, 1994 regular session of the City Council Meeting and the presented warrants. The **second** was made by Councilmember Chapple. The Motion **Passed** with a unanimous vote.

Bid - One Ton Water Truck

Councilmember Chapple made a **motion** to approve the state bid of Jerry Seiner for \$14,445. (Cab and Chassis of a one ton truck to be used in the water department.) The **second** was made by Councilmember Swenson. The Motion **Passed** with a unanimous vote. Local dealers did not submit a bid of the truck. The bed will be bid out separately. The truck will be used in the Water Department. Jerry Seiner is the State Bid holder for this type of truck.

Bid - Animal Control Pickup

Councilmember Chapple made a **motion** to approve the state bid of Butterfield Ford for \$15,494 for a pickup for the Animal Control department. The **second** was made by Councilmember Swenson. The Motion **Passed** with a unanimous vote. The local dealer bid as follows: Smith Auto \$19,616; Barber Brothers \$16,137. The truck is a F150, extended Cab, 4x4. Butterfield Ford is the State Bid holder for this type of truck. By using the State bids, this year alone the city has saved over \$20,000.

Swimming Pool - Change Order

Councilmember Chapple reviewed with the council the progress of the swimming pool construction. Councilmember Chapple explained the change orders requested by the construction company. Also

reviewed were the original alternates bid at the beginning of the project. The following is a summary of the discussion:

	<u>Bid</u>	<u>Approved</u>	
Base Bid	\$1,310,000	\$1,310,000	
Alternate #1 Slide	118,000	118,000	
Alternate #2 Volleyball	52,562	3,905	C.O. #1
Alternate #3 Child's Play area	9,927	0	
Alternate #4 Extra concrete 13,000	13,000		
Alternate #5 Extra Trees	3,670	0	
Architect/Engineer	83,670	83,670	
Change Order #2 De-watering	10,131	10,131	
Change Order #3 De-watering pumps	7,890	0	
Change Order #4 De-watering pipe	22,657	0	
Change Order #5 Change tile	1,294	0	
Change Order #6 Door - Credit	-503	0	
Change Order #7 Alarm - Credit	-4,365	0	
Change Order #8 Steel Beam plates	236	0	
Change Order #9 Fencing	<u>5,085</u>	<u>0</u>	
Total before city crew costs	\$1,633,349	\$1,538,706	94,643
Sewer work	1,800		
Gas work	200		
Elect work	5,000		
Water work	<u>3,200</u>		
Grand Total	\$1,643,549		

Councilmember Chapple made a **motion** to approve Change Orders 3 through 9 and alternates 2, 3, & 5. The **second** was made by Councilmember Peterson. The Motion **Passed** with a unanimous vote. The total addition will be \$94,643. The new grand total will be \$1,633,349.

Councilmember Shaw made a **motion** to enter public hearing to discuss Villages at Southgate PRD. The **second** was made by Councilmember Chapple. The Motion **Passed** with a unanimous vote.

Councilmember Rex Woodhouse arrives

PUBLIC HEARING: Villages at Southgate - Planned Residential Development Overlay Zone and Preliminary Plat

Mr. Heap lead the discussion concerning the Planned Residential Development (PRD) for the Southgate development. The property is currently zoned R-1-8. The developers are requesting a PRD overlay on the zone. Mr. John Dester (Developer) presented a slide show of other similar developments in the Provo/Orem area. Mr. Dester stated there would be a total of 80 townhomes. Each will be individually owned and will have a small private back yard. A home owners association will manage the complex area. The units will be between 1150 to 1270 sq. ft. living space. The costs will be \$75,000 to \$85,000 per unit. The project will be a cedar fence around the entire project. The development is located at 1100 East and 200 North. There will be 14.29 acres developed.

Bruce Palmer, Building inspector for Provo City, told the council he has been impressed with the units built in Provo. Mr. Palmer stated the prior projects have been quality projects.

Councilmember Shaw asked if this development would cause trouble with our sewer capacity problems. Mr. Heap stated this development would drain in below the trouble spots. The sewer lines which this project will drain has the capacity for 1800 new units.

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

Councilmember Swenson made a **motion** to approve the Planned Residential Development overlay zone and the Preliminary plat ofr the Southgate subdivision. The **second** was made by Councilmember Woodhouse. The Motion **Passed** with a 4 to 1 vote. Councilmember Swenson, Chapple, Woodhouse, Peterson voting for the motion and Councilmember Shaw voting against.

OTHER ITEMS:

Sewer System

Mayor Huff thanked the council for attending the last work session held on February 28. The actual amount of the proposed line is not known until the design of the sewer line is done. This item will be discussed at the next work session. (March 9th, 1994)

Title 17

Mr. Oyler reviewed with the council a number of items within the title 17 that will be reviewed at a public hearing next council meeting. Mr. Oyler reviewed with those present the site plans which were approved by the review committee. Some of those were: Taco Bell, Commander Concrete, Cressona Aluminum addition, S&S Car Wash and J & S Lube.

Cost of services study

Mr. Oyler reviewed with the Council and Mayor the need for the study. J S Sawvel will be the consulting firm doing the work. Mr. Oyler hoped to have the study done by next year's budget approval. A contract with JS Sawvel will be presented at the next City Council Meeting.

Refunding of Water Bonds

Mr. Clark presented an analysis conducted by Kemper Security and reviewed by Smith Capital Markets. It would propose to refund the 1985B, 1985C, and 1991A Bond issues. The proposed savings would be:

Gross Savings = \$319,185,

Present Value Savings = \$202,189

Council agreed and encouraged the staff in pursuing the refunding.

Building Authority

Mr. Oyler also informed the council about the use of a Building Authority in obtaining funds to build a fire station. A discussion followed about the "pay as you go" philosophy vs. debt service while interest rates are as low as they are. The Council discussed the possibilities of using a Building Authority and its impact on the city finances. It was recommended that the staff pursue the Building Authority and prepare the needed paper work for the council to act on at the next meeting.

Councilmember Peterson made a motion to enter executive session to discuss legal matters. The **second** was made by Councilmember Woodhouse. The Motion **Passed** with a unanimous vote.

EXECUTIVE SESSION: Legal Issue

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.

Adjournment

Councilmember Swenson made a **motion** to adjourn the meeting. The **second** was made by Councilmember Chapple. The Motion **passed** with unanimous vote.

Adjournment 10:37 pm