

Adopted Minutes
Spanish Fork City Council Meeting
April 20, 1994

The meeting was called to order at 7:00 pm by Mayor Marie W. Huff. Local boy scout Eric Larson lead the pledge of allegiance.

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

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

Citizens Present: Chad Carter, Tracy Singson, Ron Davis, Keith Gardner, David Gardner, Tonya Taylor, and David Cloward.

Minute Passage

Councilmember Peterson made a **motion** to accept the minutes of the April 6, 1994, regular city council meeting, with noted corrections. The **second** was made by Councilmember Chapple, and the motion **passed** with a unanimous vote.

Eagle Scout Presentation

Eric Larson presented a slide show and report on traffic hazards in the City of Spanish Fork as his Eagle Scout project.

Employee of the Quarter

Mayor Marie W. Huff awarded Ms. Tonya Taylor, Cashier, with the Employee of the First Quarter for 1994.

Sewer Line Update Proposal - Gardner and Associates

Mr. Heap explained Mr. Gardner's proposal is to fix the section of the sewer from 600 North to 900 North on 100 East as an offsite improvement, he will also pay the \$1,500.00 impact fee with each building permit. Mr. Heap said the development review committee had recommended approval of the proposal because the property is already zoned.

Mr. Gardner said his property is already zoned for a subdivision, but he could not develop the property because of the sewer problem. He mentioned this proposal would not solve the entire sewer problem, but it would solve a portion of it.

Councilmember Woodhouse made a **motion** to accept the Gardner and Associates proposal upon the following conditions: 1) The sewer line is extended to Wolf Hollow; 2) The section of the sewer from 600 North to 900 North on 100 East be fixed as an offsite improvement at the developer's expense; 3) Sewer impact fees are to be paid. The **second** was made by Councilmember Swenson, and the motion **passed** with a unanimous vote.

Cambridge Estates - Preliminary Plat

Mr. Heap stated the development review committee and the planning commission had recommended approval of this plat subject to conditions which Mr. Heap reviewed with the council.

Councilmember Chapple made a **motion** to accept Cambridge Estates-Preliminary Plat subject to the following conditions: 1) The sewer must go down 1150 East to Center Street; 2) Drainage calculations and sump must be adequate for 25 years and the storm drainage system must be approved by the engineers; 3) All ditches will have to be piped; 4) A letter from Eastbench Irrigation must be received prior to approval of the final plat; 5) The preliminary plat must indicate a temporary turn around on the east end of 175 South and east end of 100 South when the plat is finished; 6) Clearance from Mountain Fuel must be received on the high pressure gas line; 7) The water main sizes must be changed to 8"; 8) The street cross section should show a 3% crown; and 9) Subject to agreement between the city and the developer, the 600 East trunk line from 200 North to Center Street be changed from 12" to 15" in conjunction with approval of the first plat. The **second** was made by Councilmember Peterson, and the motion **passed** with a unanimous vote.

Wolf Hollow Ridge, Final Plat C and Final Plat D

Mr. Heap reviewed conditions which should be met before the council approves Wolf Hollow Ridge Final Plat C and Final Plat D. He said the development review committee recommended approval of the final plats based on the conditions.

Mr. David Cloward, the developer, said they would make sure there is a temporary turn around on the south end at 1100 East. He also said the ditch will be relocated and buried six feet underground. He mentioned burying the ditch would reduce the liability of the city, the developer, and the irrigation company. Mr. Cloward also said the developer intended to purchase a piece of property to the south along the brow of the hill, which the city was concerned would be landlocked. He said that property would become part of his development.

Councilmember Woodhouse made a **motion** to accept Wolf Hollow Ridge, Final Plat C subject to the following conditions: 1) The bonding must include the ditch as per East Bench irrigation company's request. 2) Clearance from Mountain Fuel must be approved on the high pressure gas line. The **second** was made by Councilmember Swenson, and the motion **passed** with a unanimous vote.

Councilmember Woodhouse made a **motion** to accept Wolf Hollow Ridge, Final Plat D, subject to the condition that a temporary turn around be put in at 1100 East. The **second** was made by Councilmember Swenson, and the motion **passed** with a unanimous vote.

Public Hearing - Title 16, Subdivisions

Councilmember Peterson made a **motion** to open the public hearing at 7:55 pm. The **second** was made by Councilmember Chapple, and the motion **passed** with a unanimous vote.

Mr. Oyler and Mr. Heap reviewed various recommended changes in Title 16. Some of these changes were created with changes in the state law.

After a general discussion, Councilmember Shaw made a **motion** to close the public hearing at 8:45 pm. The **second** was made by Councilmember Woodhouse, and the motion **passed** with a unanimous vote.

South Main Street Annexation

Mr. Heap stated both the development review committee and the planning commission recommended this annexation be denied because there is no sewer or water in the area. Two gentlemen who own property in the area stated they had originally planned to annex the property into Salem, but their property is on Spanish Fork's master plan. A discussion ensued regarding the possibility of Spanish Fork releasing the property to be annexed into Salem. Councilmember Woodhouse stated because the council had made a decision last summer to deny releasing the property to Salem, he felt the council would not release the property. Councilmember Peterson said he felt if Salem was still interested in annexing the property, they should request the property be released from Spanish Fork.

Councilmember Woodhouse made a **motion** to deny the annexation on the recommendation of the development review committee and the planning commission because of the lack of city services in the area. The **second** was made by Councilmember Swenson. The motion **passed** with a majority vote of 4-1; with Councilmembers Woodhouse, Swenson, Chapple, and Peterson voting in favor of the motion, and Councilmember Shaw voting opposed to the motion.

Bids for Concrete Work

Mr. Heap reviewed the bids for concrete work from RB Construction.

Councilmember Shaw made a **motion** to accept the bid of RB Construction for the amounts of:

<u>Schedule</u>	<u>Project</u>	<u>Amount Approved</u>
#1	Fairgrounds Cross Gutters	up to \$10,000.00
#2	Jex Pond	\$10,940.00
#3	North Park	Rejected Bid
#4	Hales Rest Home/Wolf Hollow	\$1,530.00
#5	Irrigation Boxes	up to \$10,000.00
#6	Canyon Road Substation	\$1,100.00

The **second** was made by Councilmember Woodhouse, and the motion **passed** with a unanimous vote. No other bids were received for the concrete work.

Oaks Amended, Phase II, Plat F

Mr. Heap said the development review committee and the planning commission recommended approval of the amended plat. The amendment is needed because they are enlarging one of the buildings.

Councilmember Swenson made a **motion** to accept the Oaks Amended, Phase II, Plat F. The **second** was made by Councilmember Shaw, and the motion **passed** with a unanimous vote.

Bid - Independent Auditor

Councilmember Peterson made a **motion** to accept Greg Ogden's bid for Independent Auditor in the amounts of \$9,500.00 for 1994; \$9,750.00 for 1995; and \$10,000.00 for 1996; for a total of \$29,250.00, upon the condition that he provide information of the date and results of his last quality review. The **second** was made by Councilmember Chapple, and the motion **passed** with a unanimous vote. Other bids received were: Squire & Company with a total bid of \$36,947.00; and Hawkins, Cloward & Simister with a total bid of \$39,000.00.

Deed for Transfer of Spanish Fork National Guard Armory to the City of Spanish Fork

Mr. Oyler reviewed the deed and reservations of the deed with the council.

Councilmember Shaw made a **motion** to accept the deed for the transfer of the Spanish Fork National Guard Armory to the City of Spanish Fork. The **second** was made by Councilmember Chapple, and the motion **passed** with a unanimous vote.

Adjournment to Redevelopment Agency Meeting

Councilmember Peterson made a **motion** to adjourn the regular session of the council meeting to go into a Redevelopment Agency meeting. The **second** was made by Councilmember Woodhouse, and the motion **passed** with a unanimous vote.

Council Re-Adjournment

Ms. Shaw made a **motion** in the RDA meeting to adjourn the Redevelopment Agency meeting and once in the regular session to proceed to a city council Executive Session at 9:30 pm. The **second** was made by Mr. Woodhouse, and the motion **passed** with a unanimous vote.

EXECUTIVE SESSION

The executive session began at 9:30 pm to discuss a legal issue.

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

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

The executive session adjourned at 10:35 pm.