

**Adopted Minutes
Spanish Fork City Council Meeting
November 11, 1997**

Location: Public Safety Building

The meeting was called to order at 6:00 pm by Mayor Marie W. Huff. The invocation was offered by Councilmember Sherman E. Huff.

Elected Officials Present: Mayor Marie W. Huff, and Councilmembers Matthew D. Barber, Sherman E. Huff, Thora L. Shaw, Clyde A. Swenson, and Rex Woodhouse. Mayor-Elect Dale R. Barney, and Councilmembers-Elect Everett Kelepolo and Lil Shepherd were present.

Staff Members Present: David A. Oyler, City Manager; Mary-Clare Maslyn, Assistant City Manager; Richard J. Heap, Engineer/Public Works Director; Gregory A. Comstock, City Planner; Kent R. Clark, Recorder/Finance Director; Jack J. Swenson, Parks and Recreation Director; Dale Robinson, Assistant Recreation Director; Karen Bradford, Assistant Recreation Director; and Gina Peterson, Deputy Recorder.

Citizens Present: Brian Nielsen, Janice Nielsen, Robert A. Hutchings, Ronald Davis, Rod Dart, Mike Foster, Jake Foster, Bernice Bradford, Keith G. Bradford, Barbara Hall, Sharon Robinson, Howard J. Pearson, Cheryl G. Pearson, John Howard, Afton Howard, Grant E. Jensen, Ray Morley, Roxanna Johnson, *Spanish Fork Press*; Kathleen N. Whitehead, Brad Tanner, Jerry Christensen, Troy Christensen, Todd Christensen, Sandra Jex, Regan Jones, Brad, Bryan Olson, Jerald M. Chapple, Rodger Hardy, *Deseret News*; Maurine Swenson, Gordon Jones, Steven Dudley, Bob Backman, Jeff Nelson, Jim Nelson, Paul Christensen, Jason Byers, Jay D. Rindlisbacher, John Maas, *Allred, Soffe, Wilkinson & Nichols*; and Hank V. Kindell, *Chamber of Commerce*.

Minutes

Councilmember Huff **moved** to approve the minutes of the November 4, 1997, meeting of the Spanish Fork City Council as presented. Councilmember Shaw **seconded** the motion, and it **passed** with a unanimous vote.

Canvass of Votes - 1997 Municipal Election

Mr. Clark presented Tally Sheets from the 1997 municipal election for the City Council's review. Councilmember Swenson made a **motion** to approve the Canvass of the Votes for the 1997 municipal election as presented. Councilmember Huff **seconded** the motion, and it **passed** unanimously.

Council Discussion Regarding New Outdoor Recreation Facility

Mr. Oyler reviewed issues to be addressed at tonight's meeting regarding the proposed outdoor recreation facility. He stated staff was prepared to discuss funding options, but a specific funding mechanism would not be determined. Councilmember Huff stated the purpose of the public meetings are to present a representation of what will take place on the property. He does not feel issues regarding contracts are debatable at this time.

Mr. Oyler reviewed different financing options available, including a general obligation bond, revenue bond, and line of credit. Use of impact fees were also discussed.

Discussion took place regarding possibility of using volunteer work to complete some portions of the facility.

Public Information Meeting - New Outdoor Recreation Facility

At 7:00 pm Mayor Huff welcomed citizens to the meeting and then turned time over the Councilmember Huff as a member of the Recreation Board.

Councilmember Huff reviewed the desired format of the meeting. He stated the Council would like to gain public input regarding the proposed outdoor recreation facility to be developed on property in the southwest of town. He explained to citizens the proposed facility involves ballparks as well as other amenities to be discussed. Councilmember Huff then turned the time over to Parks and Recreation Director Jack Swenson.

Mr. Jack Swenson gave background on the proposed facility and the need for additional recreation facilities in the City. He stated the 73 acre property is located southwest of the present ballpark. A recreation committee made up of lay citizens as well as City staff was organized to research the project a few years ago. A request for proposals was initiated. Several architectural firms responded in which four firms that had experience in the landscape architect area were interviewed. The firm of Allred, Soffe, Wilkinson and Nichols was picked to give preliminary draft of project. Mr. Jack Swenson stated the project had been put on hold, but the need for the facility has brought the issue forward.

Ms. Karen Bradford, Assistant Recreation Director, reviewed the need for outdoor facilities in the City to accommodate baseball, softball, soccer, and football programs due to the increase in both numbers and teams. She stated the City currently has plenty of indoor facilities.

Citizens asked for clarification regarding existing facilities, and numbers of teams registered for various sports.

Mr. Dale Robinson, Assistant Recreation Director, feels the need for recreation facilities is a wonderful problem to have because it shows citizens have an interest in positive and wholesome

activities. Mr. Robinson noted Spanish Fork City has more ball teams with the population of 17,500 than does Provo with a population of 80,000. Mr. Robinson touched on lack of practice facilities, and the maintenance needed for existing facilities. He stated time is not available for major repairs and maintenance on the facilities because they are in constant use. Mr. Robinson also feels impact from the last two years of growth has not yet been felt due to the young age of new families and children.

Mr. Jack Swenson turned time over to John Maas, design consultant for the project from ASWN. Mr. Maas stated many communities are in need of additional recreation facilities due to the population growth. He explained a lot of cities have not thought ahead, and Spanish Fork City is fortunate to have purchased enough property on one parcel to serve recreation needs. Mr. Maas outlined the projects softball fields, restroom facilities, storage areas, maintenance buildings, concession areas, football and soccer fields, skating area, and pavilions with play areas. He also noted three major parking areas to service the park. Mr. Maas noted the facility is one of active and passive participation. People can participate passively by using the trails system that will connect within the walkways throughout the entire facility. Also proposed is an amphitheater. Mr. Maas stated the various facilities within the park are a result of what Staff has studied and input received from citizens.

Ms. Karen Bradford noted interest that has been expressed for other programs which the City cannot accommodate because existing programs are at full capacity.

Councilmember Shaw discussed the skating facility, noting many youth have petitioned the Council for an area in which they could roller blade and skate. She feels this area will be of great benefit to the youth.

Mr. Hank Kindall from the Chamber of Commerce expressed support for the project. He stated the facility will only enhance the City, but questioned what the added cost to residents would be for development of the project. It was noted financing would be discussed later in the meeting.

Further discussion took place regarding the trails system planned for the facility, including the hope that it will eventually tie into other trail systems along the Wasatch Front.

Ms. Lil Shepherd asked the capacity of the amphitheater. Mr. Maas replied the amphitheater would not be as big as Orem's Scera Shell, but potentially it would hold 1,200 people.

Mr. Jerald Chapple, serving as Chair of the recreation committee gave additional background on the project.

Mr. Gordon Jones asked how play areas will be protected from fly balls. Mr. Jack Swenson stated the ballparks with the largest fields (340 feet) are located adjacent to the play areas.

Mr. Ray Morley suggested the park be named "Spanish Fork Family Sports Complex". He

asked if construction of the park would take place in phases. Mr. Jack Swenson stated the complex has not yet been named. He then reviewed the four proposed phases of the facility. Staff is recommending at least Phase I and III as multi-use facilities be started to maximize use of the park in the least amount of time.

Mr. Swenson reviewed estimates from the Architect on what the project would cost as follows:

PHASE I	\$1,874,280
PHASE II	\$1,624,990
PHASE III	\$1,791,269
PHASE IV	\$1,435,570
<u>Utilities</u>	<u>\$350,400</u>
TOTAL	\$7,076,509

Mr. Swenson stated these figures are slightly higher than ones given to the Council in October due to various amenities that have been added. Possible phasing of the project was reviewed.

Mr. Kindall feels in two years the cost of various phases will double, so the project should be started all at once.

Mr. Gordon Jones asked if the figures reflected land cost and design fees. Mr. Swenson replied they do not.

A citizen asked the length of time it would take to complete the project. Mr. Swenson stated, no matter what portion of the facility is started, it will take approximately two years to build, possibly extending into the year 2000.

Mr. Kindall asked why Phase I would be so expensive. Mr. Maas explained, although the project may seem simple, many steps have to be taken including grading of the property, a large sprinkling system, utilities, landscaping, irrigation system, seeding, backstops, and concessionaire and storage buildings. It was stated that underground work is a majority of the cost.

Councilmember Barber asked how long it would take for the proposed facility to reach capacity. Mr. Swenson stated the facility is estimated to take the City to a population of 35,000, approximately double the current population.

Mr. Ron Davis stated he could see advantages to building the facility, but he does not think everyone wants to play ball. He feels a year round swimming pool and an arts facility should be built. He stated mistakes that were made during construction of the Swimming Pool should not be made in this situation. He does not feel all of the taxpayers money should be spent on baseball. Mr. Jack Swenson agreed that baseball is not for everyone, but stated there are more ways, other than baseball, to participate.

Mr. Grant Jensen commented that he spends his life at the ballpark although he does not play ball. He explained he has had a lot of fun watching his grandkids play. He stated swimming is a very expensive sport per capita because pools cannot accommodate many people. He does not think needs will be solved by covering the pool. Mr. Davis discussed additional swimming pool issues.

Mr. Everett Kelepolo expressed support for the facility stating it is very needed.

Mr. Bob Backman stated he would like a nice facility to watch his grandchildren play ball. He expressed support for the project.

Mr. Jerry Christensen reiterated Mr. Backman's comments regarding his own grandchildren.

Mr. Howard Pearson stated he would feel badly if his grandkids were not able to participate in recreation activities. He feels the facility is very important to community.

Mr. Kindall feels the amphitheater will add value to the City. He expressed additional support for the project because of its wide appeal to the population of the community.

Mr. Keith Bradford asked how Verona Andrews would be able to serve hamburgers over such a large area.

Mr. Todd Christensen stated he has played baseball in Spanish Fork for over twenty years. His children do not all have the same interests, but he stated they all want to play something, and this facility would provide various options.

Janice Nielsen feels the idea would be good, but asked how families would be impacted financially.

Mr. Steve Riddley feels providing opportunities for youth not to be idle helps prevent exposure to gang related activities. He feels Spanish Fork is one of the most positive communities in Utah.

Mr. Grant Jensen feels Spanish Fork has a well balanced recreation program, but there is a demand for ballpark facilities.

Mr. John Howard expressed support for the project and feels it should be built all at once rather than in phases. He also noted he enjoys visiting the ballpark for social reasons.

Ms. Bernice Bradford stated she does not play baseball, but has participated for many years watching others play. She expressed excitement in the walking, biking and equestrian trails.

Mr. Mike Foster asked if high school teams would use facilities. Mr. Swenson stated that issue will probably be addressed in the future.

Funding of the Facility

Mr. Clark reviewed funding options available to the City, including line of credit, general obligation bond, and revenue bond. Mr. Clark explained the difference between the three options as well as pros and cons of each option. The City's annual debt service could range depending upon the funding option chosen. He stated on a \$150,000 home to build phases I, III, and IV taxes would increase approximately \$8 per month. Mr. Clark also noted the last debt service payment for the sewer bond is due in March of 1998. Therefore, the additional sewer fee will no longer be added to the utility bill. Mr. Clark stated if all phases were done at once the total increase in taxes would be approximately \$11.

Distribution of the bond between the utility and property taxes was discussed. Use of impact fees were also reviewed. Mr. Comstock explained based upon the number of building permits issued and impact fees generated the money from citizens for the bond could be variable.

Councilmember Swenson noted many people in town do not own property. He suggested the additional tax be added to the utility bill because not everyone pays property taxes.

Mr. Gordon Jones stated the Legislature may eliminate impact fees. He asked how the land and design for the facility was paid for. Mr. Clark stated the design is being paid through impact fees, and the land is paid in annual installments.

Mr. Jack Swenson asked if the citizens felt a general obligation bond would pass. It was noted the earliest a bond election could be held is February 3, 1998.

A citizen expressed support for the project and asked if any organized opposition has been received. Councilmember Huff stated there will be citizens that have questions, so the education process by the City and other citizens is important.

Mr. Swenson discussed how to limit participation from full programs while details of the financing are being debated. Councilmember Huff stated participation is an issue that will need to be addressed by the Recreation Department and Board, as well as the Council.

Mr. Dale Barney feels people need to be sold on the project, and education is the key to obtain support.

Mr. Bob Hutchings and Ron Davis expressed comments that the Council has already made up their mind on if the project will proceed.

Ms. Kathleen Whitehead stated her 18 grandchildren live, eat and breath the recreation program. She stated time is of essence, because a generation cannot pass where someone did not have the opportunity to participate due to lack of facilities. She further stated the recreation programs are vital to Spanish Fork.

Councilmember Huff expressed appreciation to the citizens for their input and attendance.

Ensign Bickford - Letter of Intent

Mr. Heap reviewed a revised letter of intent from Ensign-Bickford Company (EBCo). Their proposal will connect the Olsen well to the large users system for secondary irrigation as well as provide additional water sources for the secondary system. Mr. Heap feels the situation will be a win-win for both Ensign-Bickford and the City. He suggested a favorable recommendation from the Council.

A **motion** was made by Councilmember Huff expressing the Council's interest in the concept outlined by Ensign-Bickford Company in their letter with the amendment initialed on the original copy of the letter. The motion was **seconded** by Councilmember Swenson, and it **passed** with a unanimous vote. Mr. Heap stated contract negotiations, including specific costs, will follow at a future meeting.

Other Business

Mr. Oyler reviewed vacancies on various City boards. After discussion, it was determined that Board and Committee assignments would be discussed at a work session on December 10, 1997.

Adjournment

Councilmember Shaw made a **motion** to adjourn the meeting of the Spanish Fork City Council at 9:31 pm. Councilmember Huff **seconded** the motion, and it **passed** with a unanimous vote.