

**Adopted Minutes
Spanish Fork City Council
Recreation Complex - Information Meeting
November 12, 1997**

Location: Spanish Fork Junior High School

The meeting was called to order at 7:00 pm by Mayor Marie W. 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 Councilmember-Elect Lil Shepherd were also present.

Staff Members Present: David A. Oyler, City Manager; Mary-Clare Maslyn, Assistant City Manager; Richard J. Heap, Engineer/Public Works Director; Kent R. Clark, Recorder/Finance Director; Jack J. Swenson, Parks and Recreation Director; Karen Bradford, Assistant Recreation Director; Dale Robinson, Assistant Recreation Director; Courtney Peterson, Recreation Maintenance Worker; and Paul Christensen, Recreation Leadworker.

Citizens Present: (NOTE: This may not be a complete representation of those in attendance, as not all citizens signed the roll.) Jim Nelson, Larry Gardner, Don Andrews, Trent Healey, Paul Healey, Greg Healey, Diane Erickson, Ann Haymond, Michael Healey, Shad Swenson, Jen Swenson, Julie Green, RaeAnn Nelson, Brady Nelson, Rowene Vest, Mike Olson, Melony Olson, Ken Bell, Sue Bell, Mark Bradford, Keith G. Bradford, J. Lynn Jones, Terry Shepherd, Bob Wadley, Dennis Gillie, Verona Andrews, Mary Isaac, Mark Koyle, Merlin Hickman, Chris Caviness, Bob Backman, Jeff Nelson, Ronald Davis, Lorraine Davis, Robert Hunter, Renée Hunter, DeeAnne Hatch, William Hatch, Jake Daley, Gordon Daley, Vicki Bradford, Brian Bradford, Janet Jenson, Sharon Robinson, Steve Spagnolo, Scott Curtis, Chuck Richins, Brad Hughes, Beau Ceiles, Adam Jackson, Trint Pierce, Tim Falcetti, Thom Warren, Susan Barber, Doug Barber, Matt Wayment, Julie Stone, Cory Stone, George Beardall, David Boyack, Ned Grant, Conrad Harding, and John Maas, Allred, Soffe, Wilkinson & Nichols.

Mayor Huff introduced the topic, and turned the time over to Councilmember Huff. Councilmember Huff introduced the speakers, and outlined the evening, and turned the time to Mr. Jack Swenson.

Mr. Swenson then introduced staff members of the Recreation Department and the architects. He described the development of the recreation program over the course of the years since he began playing ball and directing the recreation program. He then discussed the history of purchasing property within the last few years, totaling 35 acres for future park development. Upon measuring the width of the purchased property, it was discovered that a four-plex would not be able to be built on the property. With information received from the city planner, and upon reviewing the purchased property, the city began to research further options. Upon investigation, the Mark Bradford farm, located to the south and the west of the present ballpark, was secured for the purpose of the proposed recreation facility. The original 35 acres was sold, and the new 73 acres was purchased.

Mr. Swenson noted that the ballpark facility not only provides activity for the players, but also the spectators. He also noted that the new facility is designed to handle family activities.

Ms. Karen Bradford discussed the increase in ballpark usage. She noted that practice and play begins in late February in preparation for the spring season, and soccer and football games generally end in October. She noted the total number of youth and adult teams, specifically mentioning the incredible growth in the programs during the last six years. Ms. Bradford mentioned the difficulty which people have trying to juggle and manage work schedules and coaching obligations. She discussed the times of games beginning early in the evening, with the last games beginning at 10 pm. She also mentioned that Saturday play is now necessary to meet the needs of the teams.

She said the philosophy of the recreation department is that every child should be able to participate in a form of recreation. She noted that participants have different levels of skills and desires. She also mentioned the sign up process and the limit of team members accepted during registration. The recreation department has had to turn away individuals interested in participating in the program.

Mr. Dale Robinson mentioned he is grateful for the opportunity to work with the city and the efforts made by the administration on behalf of the citizens. He told a story of how important recreation is to many people, especially those with children. He said Spanish Fork is a “ball crazy” town, noting that there are more teams in Spanish Fork than in Provo, which has a population five times the size of Spanish Fork. He said the growth has been so high that coaches have to find any piece of grass possible on which to practice. Mr. Robinson mentioned that practice is just as important as the actual game time, especially for the children. He also emphasized the long playing season makes it difficult to keep up with maintenance. He then introduced Courtney Peterson, maintenance worker, to discuss the problems with current maintenance.

Mr. Peterson reviewed the option of taking a week or two out of the playing season to maintain the ballparks, but he knows it is not possible with such a demand on the facility. He continued by saying it is important to have “windows of excellence” to keep up with the challenges of maintenance.

Mr. Robinson said the city has not felt the total impact of the young families moving into the area. Mr. Robinson asked for questions from those in attendance.

Citizen: What is the status of cemetery ballfields?

Mr. Jack Swenson told the citizens present that the park is designated for cemetery use in the future, but until then, it has been developed as a practice facility for soccer in the fall, and also for little league football field use. It will be used for t-ball, machine pitch, and coach pitch. No permanent backstops will be put on the facility. He anticipates fifty years of use until it will be needed for cemetery use.

Karen Bradford said the fields around the Junior High are scheduled at least three nights a week. Cars parking along the street between the fields create a possible hazard due to high speeds. Centennial Park acts as a buffer for some of this activity. She also mentioned that some programs have been requested by citizens for inclusion in the program, but the programs cannot be

accommodated due to the lack of the space and fields.

Bob Wadley: Some fields have been used by the high school also, and the competitive athletic region in the high school program has caused conflict in availability of the fields. We need to take note that the high school uses the fields significantly.

Mr. Jack Swenson said the school district and city have had excellent cooperation between the two organizations. The city uses the district indoor facilities, and the school district uses the city's outdoor facilities. This helps save tax dollars, and helps with programs.

Mr. Robinson mentioned that soccer is a growing sport, and the city has not felt the impact yet, but will in a short time. He said this is a model community for cooperative efforts between the city and the school district.

J. Lynn Jones: I am an elementary school principal by profession, and I attended a conference on gangs, violence, and drugs. We are fortunate that the ballfields are there because the kids have positive activities. This is a type of barrier to keep the drugs and violence away, although it will probably come up.

Ann Haymond: The economic impact on the community from the ballparks is great. There are groups of properties... people from all over the country look for great facilities when they look for recreation. Also when people come from out of town they will buy at local stores. There is a lot of economic impact that it could bring.

Mr. Swenson said the city formed a committee in 1995 to help plan the facility. At that time the city advertised in newspapers and journals. Seven different firms submitted proposals, and the decision process narrowed the applicants to four architectural firms which had completed similar projects. An interview process was then held, and a decision was made to go with Allred, Soffe, Wilkinson, and Nichols. The firm was recommended to and approved by the council. The committee and staff also made recommendations about what would be beneficial in the park.

RaeAnn Nelson: As a parent I have kids playing in all different parts of the city, and have a difficult time determining where I should be. A central place, for parents, is a wonderful idea. It is heartwrenching to not let my kids play because I am concerned about them.

Mr. Swenson said nothing that is current in the program will be eliminated. He said that the ballpark is not for sale, although he has received requests.

Larry: From start to finish, how much time will it take to build?

Mr. Swenson: Approximately two years.

Councilmember Swenson: Mention the land swap, and cost of land.

Mr. Swenson: We sold the thirty five acres, and purchased the seventy three acres. The price was very similar.

Councilmember Swenson: We don't own the parking lot, the school district does.

Mr. Swenson introduced John Maas, the architect for the facility.

Mr. Maas mentioned that all the cities are experiencing growth and Spanish Fork is ahead of the game with planning for such a large facility. Other cities have said that Spanish Fork City is fortunate to have a large parcel unencumbered by other items, and smart to plan in this direction. He explained the plan of the multi-use park, mentioning the fields, theatre, and other amenities. Two entrance locations were noted, along with clear signage to assist with continuity. Each location of the complex will have a scorekeeper building that will house concessionaires, and restrooms.

Citizen: Is there a provision for bike riding?

Mr. Maas: Yes.

Citizen: How long is the distance for the path - how much mileage.

Mr. Maas: Within the loop, you can get anything you want. Approximately 600 - 800 lineal feet.

Mr. Citizen: I notice you have only one entrance. Main Street - it is busy. It is landlocked. Have you gone to someone. There will be a problem with traffic, we line up at 3 pm now at Arrowhead Tail.

Mr. Jack Swenson: Another possibility would be to continue down in a westerly direction on the north. There has been a lot of thought into that, and it is something that will have to be addressed.

Mr. Citizen: I have concern with accessibility to Main Street. We won't be able to get out of the ballpark.

Mrs. Citizen: It takes a long time to work with UDOT. We've been waiting three years on another item.

Mr. Swenson: We know that concern, and have taken it into consideration. An extension of the trail project is a system that would link this park with Canyon View Park along the river, similar to the Jordan River Parkway. We hope that someday you can get on the trail at this point, and go all the way to Canyon View Park. He also mentioned the Bonneville Shoreline Trail, which will extend from Brigham City to Nephi. The trail system we are proposing is walking, equestrian, jogging, and biking. We are waiting for the people with the Central Utah Project.

Councilmember Swenson: This can also be used for Cross Country.

Mr. Swenson: Yes, the park has been designed for cross country running...this is another use for this type of sport. As John has talked to you, we want you to know that this is a family use park.

Mr. Citizen: I can't see from the drawing. Do you anticipate having the uprights for games. Is there seating around the soccer and football field.

Mr. Swenson: All grass, all portables bleachers.

Mr. Citizen: Will there be cement seating.

Mr. Swenson: No, aluminum probably.

Mrs. Citizen: Could we clone Verona.

Mr. Swenson: We are going to put her in charge of the skateboard park buy her roller blades.

Bob Wadley: Is it basically flat?

Mr. Swenson: Most of it, except for the berm area in the ampitheatre with seating from 600-1200 people.

Mr. Citizen: How big is the ampitheatre.

Mr. Maas: It's about 150 radius from the stage to the back area.

Mr. Swenson: It's the possibility for future development. It will not be like Orem's Shell right now. This may come at a later time.

Mark: What fields will be lit?

Mr. Swenson: All twelve fields, but not the soccer. Everyone of the fields in the outfield can be used for the soccer in a lighted situation. Every one of the fields are multi-use.

Mr. Citizen: The areas where you want to get biking and jogging, and walking at night?

Mr. Swenson: They will be lit.

Keith: Over the years, you could jog or anything you want.

Julie: Jack, is there only three bathrooms? You've got to have more stalls for the women.

Mr. Swenson: There are lots of trees Julie.

Mr. Swenson talked about suggested plans for financing and developing, mentioning the phase options, depending on financing. Mr. Swenson mentioned that if only Phase I is built, the city will not be further ahead now then we are now. He suggested the minimum development should include the Phase I and Phase III.

Mr. Citizen: Feel it is important that small children be taken care of with the play areas.

Mr. Swenson: Yes, we agree. The play areas will be included.

Mrs. Citizen: How far is the parking distances from the park and play area.

Mr. Swenson: We will make sure safety is taken into consideration.

Mr. Citizen: Is the play area gonna be in the way of the Healeys.

Mr. Swenson: We have designated this field as the Healey field. The field is approximately 300-340 feet. The play areas will be protected from the ballfields.

Larry: I know some of the other complexes have had problems with back to back fields and have covered seating to protect people from foul balls.

Mr. Swenson: We will have to address that.

Mr. Swenson then reviewed the costs for each phase of the project.

Mr. Maas explained the costs of the facility. He talked about the contouring and grading of the park for draining, seeding, and other underground items. He mentioned the water source and water pipes need to be large.

George: Does that mean there will be no more rain outs.

Blake Barney: How interested is the city in being their own developers. The school district has gone to construction managers so it is done to specification, allowing communication directly through the subcontractor. This saves money.

Mr. Swenson: I think that's an excellent point Blake. We haven't gone that far. I hope that as much local business as is possible is used would be a great idea. A project manager system can assist in helping curtail the cost of construction.

Blake Barney: That's what you get - higher out to big firm. Then anytime there is some extra, general contractor makes the money. Some people may be willing to donate work, and city could work with subcontractor.

Mr. Swenson mentioned that some local people may be willing to do the project at cost, and perhaps for just over cost. We feel the project is too large for volunteers to keep on the time frame. The pressure to meet the needs is great, and we need to get things happening.

Blake Barney: Described details on the subcontractors and their business options.

Mrs. Citizen: Is this something that will come up for a vote?

Mr. Swenson: We will get to that.

Mr. Citizen: What does that mean to a family or an individual?

Mr. Swenson: We will get to that also.

Mayor Huff: The National Guard volunteered to do the leveling on Centennial Park. We furnished the gas and they furnished the labor and the equipment.

Mr. Swenson: Yes, the National Guard did a good job on Centennial Park. The problem is the time frame. I don't know that we could use the National Guard. We would be subject to their time frame.

Mr. Swenson then introduced Mr. Kent Clark, Finance Director, to explain funding options.

Mr. Clark said there are several funding options available. The main thing that matters depends on the phases funded or the entire project being funded. The city does not have seven million dollars in the bank to pay outright for the facility. He discussed and defined the following funding options: pay as you go, line of credit, general obligation debt, and revenue bond.

Line of Credit: The term is ten years, and cannot be extended. The negative part is that it is a variable interest rate. The positive thing is it can be paid off early.

General Obligation: The call provision does not allow early payments, before the call time. Requires a vote of the people. The state legislature passed a new law saying those votes can only take place four times a year. The next voting time will be February 3rd. The city doesn't necessarily have to raise your property tax to pay the bond, it can use other services. A positive with the general obligation bond, its a good selling point because the property tax is a secure item. The interest rate is lower, so you get more bond with a lower interest rate. Mr. Clark described the debt service cost for \$5.5 million = \$541,000 a year for fifteen years. Options to pay could include impact fees, utility bills, property tax. What this means to the average household? For \$541,000 for fifteen years, that would mean \$8.13 month on a house valued at \$150,000. There is a recreation impact fee of \$1100, a portion of that can be used to repay the debt service.

Mr. Citizen: What portion of that goes to streets?

Mr. Clark: The recreation impact fee is designated for recreation only.

Mr. Swenson: Kent, perhaps you could explain what an impact fee is and how it relates to the community.

Councilmember Shaw: It is only fair that those coming into town start to pay their way.

Mr. Clark: Impact fees are a complicated issue. The \$1100 is the fee that the citizen pays for the impact which is caused to the city. It lets them buy into the existing services. Everyone else has already paid into the portion of services.

Mr. Citizen: You are talking just about new homes, not new people. I mean, if I build a new

home, even though I am a current resident, I would still have to pay the impact fee.

Mr. Clark: Yes. Many people want to know when the sewer bond is off the bills. The sewer bond finally goes off this year. There is a debt service that we pay every May totaling \$630,000. The debt service that we did in 1983 for the sewer has part of the payment off the utility bill and part from property tax. After we pay the final payment, the debt service will be off the utility bill and that portion will also be off the property tax. If the GO bond is voted on for Phases I and III, the amount owed will be \$8.13 a household. If the full amount is voted on, the total comes to \$11.27.

Mrs. Citizen: Wouldn't we save a lot if we did it all at once.

Mr. Clark: More than likely that's true. As far as general obligation bond, that's probably a plus. The line of credit is an option for the city. There are fewer restrictions. With the general obligation bond, not all of it will necessarily go on your property taxes, it could go on the utility bill, and spread the obligation. Impact fee money is going great now, but if interest rates all the sudden went high, a lot of new homes, would not be built, then impact fees will be stopped. The thing with the property tax, is it can be changed every year.

Councilmember Swenson: The maximum that a household would pay would be \$8.00 to \$11.00. Remember the sewer bond started at \$14.00 a month, but as people moved in, the amount was able to be lowered. As more homes come in, it shares the dollar amount we need to pay.

Mr. Citizen: The property tax utility method of funding, it seems to me would come strictly from city limit dwellers. There are others feed into our recreation system. What would we do with them assisting with the payment.

Mr. Clark: One way I have heard is to get the county commissioners to assess the county citizens a value for their impact. Another way is to assess an out of town rate.

Mr. Swenson: We have been debating this for years, because we do have heavy participation from the outside of the community. Our program is designed to take care of those in town and those who feed into the surrounding schools. We don't want to provide a program for Provo, but feel an obligation in the surrounding areas who feed in the area. Do we charge more? How much more? They shop in Spanish Fork, and this is their biggest argument. It is difficult to explain that we get nothing of their taxes for the recreation program. Is it worth the hassle to bring in an extra amount of money. We took a lot of flack for turning people away.

George: I am curious, on the impact fee. Has the city gotten much flack from people who don't care about sports.

Mr. Richard Heap: The recreation impact fee isn't just for ballparks and sports. It is calculated on ballparks, the pool, Canyon View Park and other assets.

Bob Wadley: I think we need to reemphasize that a strong recreation program benefits the city more than those who directly participate. The youth will create their own recreational activities if

they are not provided for them. The program makes the community attractive for economic development benefits, not just for those who play on the team.

Ron Davis: We have not addressed the future maintenance.

Mr. Swenson: We have no numbers yet. Those will be dealt with in the regular budget from city year to year.

Lorraine Davis: I just wondered why they are having this meeting. This is a déjà vu of three years ago. I love it in the summer because I go three to four times a week. But, I am here to talk about promises and integrity. Now, at that time, and you said it's not set in stone yet. At that time, you said that. The next day, the contract was out and done. The last time I talked to a very important person, I was promised that the pool would be built so it could be covered. I was told that in 3-4 years that pool couldn't be covered, if it was built it would cost \$90,000. I feel bad that you don't keep your promises. I kept promises. I don't think people that don't keep promises. I wish you keep your promises. I think there are other things too. Don't go out and sign that contract. I don't think you can tax people \$8-\$10 a month without a bond election. There are a lot of problems to be considered and worked out. I do believe there is more than one thing than baseball.

Verona: When you talk about baseball, all you've got at the ballpark is kids coming. If you don't contain that with a ballfield or some other thing, then who knows. So what is \$8 a month.

Lorraine Davis: Swimming is only 3 months a year.

Verona: No.

Mr. Swenson: One comment I would like to make before we close. We've given you a lot of information. What do you want the council to do.

Mrs. Citizens: We need something for our children, and for our children's children.

Blake Barney: The city asked for public input on the pool. A contract was out in July and construction started in September. The senior citizens want it covered, but my family uses that pool - it's very heavily used. I nominated Mr. Davis... that if they would buy a house - I would donate the earth work for a fiberglass covered pool. A contractor would have charged whatever he wanted to cover.

Councilmember Huff: On the swimming pool - it's a matter of conflict between personalities and elected officials. Let's put it to rest. We are talking about the recreation facility. What is your feeling, majority, unanimously. Obviously, the 50 of you won't make the final decision. That's what you the public, the citizenry need to accomplish. It can't be the mayor and council only without the support of the citizenry. We think its time to say to the public, what do you want us to do? Do you want a facility to meet the needs of kids, and grandkids, and have a facility with something for you and your family? We think the design of this is terrific.

Renée Hunter: I would like to say that I have been involved in baseball for probably 40 years.

There is no place better in this world than a place where the whole family can go. Another thing, who is gonna lead our town in a few years. If they are not taught, who will lead. It has nothing to do with swimming. Go to Springville - they've got a covered pool.

George: This facility will accommodate all kinds of taste. Every town has something they're noted for. Spanish Fork is a baseball town.

Mr. Dale Barney: We've had a good community here. And we're gonna do the right thing. I think it's your job, if you are in favor of this project, to get out and sell this project to your neighbors. If we want it, sell it to your neighbors and have it on a GO bond.

Dennis Gilley: I am concerned about phases. If we don't do it all at once, I don't see II or IV being done with the escalation of cost I don't see it happening. I think we'll be stuck, and send costs to other generations. Part II, perhaps by using some of these ideas, we can save 2% and cover the pool.

Mr. Citizen: I agree that we would be better off to do it all at once. Why not bond for a bit extra and put a 4-5 lane pool for seniors.

Lorraine Davis: I am not doing it just for the seniors. I said it for the kids on the swim team practice at 4 in the morning. I did it or families.

Mr. Swenson: There is another meeting tomorrow night.

Councilmember Huff: We will get more information tomorrow night and get other feelings. The meeting will be held at the new middle school at 7 pm. Park in the east parking lot and enter the east door.

Councilmember Woodhouse: I think it's important to realize that this project did not pop out of the woodwork. A few years ago we asked the staff to look at future needs. Three main things were mentioned: the public safety building, the pool, and a ball facility. These were three things we needed badly. But we had water projects too, and these were funded in-house through the city. Luckily we were able to fund the public safety building in-house and the same with the swimming pool. Really, we began on the project four years ago. Two years ago, it was placed on the back burner. We do have other projects in the city to be funded in-house and this is one we have to fund through GO bond, because it would be the best in the long term. Market rates on interest fifteen years ago came out to about 9.75. Today we're looking at 5.25 interest. If we are gonna do the project, now is the time to get the vote of confidence of the citizenry.

Adjournment

The meeting adjourned at 9 pm.