

**Adopted Minutes  
Spanish Fork City Council Meeting  
October 19, 1999**

The meeting was called to order at 6:30 a.m. by Mayor Dale R. Barney for a preliminary review of the agenda. At 7:00 p.m. the pledge of allegiance was led by Brett Jackson.

Elected Officials Present: Mayor Dale R. Barney, and Councilmembers Sherman E. Huff, Everett Kelepolo, Thora L. Shaw, Lillian J. Shepherd, and Clyde A. Swenson.

Staff Members Present: David A. Oyler, City Manager; Richard J. Heap, Engineer/Public Works Director; S. Junior Baker, City Attorney; Kent R. Clark, Finance Director/Recorder; Dee Rosenbaum, Public Safety Director; Shannon Hoffman, Engineering Secretary; Leander Brown, Cemetery Worker; and Gina Peterson, Deputy Recorder.

Citizens Present: Glenn A. James, Roy L. Johns, Trudy Sumsion, Peter A. Sumsion, Doug Nass, Vanessa Nass, Ann H. Banks, Marianne Lindsey, Don Lindsey, Sheena Ehlert, Candice Stevenson, Kristi Belcher, and P.J. Abraham.

### **Minutes**

Councilmember Shaw made a **motion** to accept the minutes of the October 12, 1999 meeting of the Spanish Fork City Council as presented. Councilmember Shepherd **seconded**, and the motion **passed** with a unanimous vote.

### **Employee of the Quarter**

The Mayor and Council presented Sonny (Leander) Brown with the employee of the quarter award for the 2<sup>nd</sup> quarter of 1999. Mr. Brown works at the City Cemetery. He was commended for his positive attitude and hard work.

### **Employee Recognition**

Engineering Secretary Shannon Hoffman is leaving to work for Santaquin City. The Mayor and Council recognized Shannon Hoffman for good work during her four years with the City.

### **Ridge Cove - Amended Preliminary Plat**

Mike Watson is requesting to amend the Ridge Cove Preliminary Plat to construct an additional two townhouse units at 1000 East 500 North. This project received final plat approval by the Development Review Committee on September 29, 1999. Victor Bell, the owner of land locked property adjacent to the development was present at the Development Review Committee meeting. He requested something be done with his property. After considerable discussion staff recommended Mr. Watson include the parcel in his development. With the addition of this

property and the two new units, density will be 9.52 units per acre. The general plan recommends 5 - 12 units per acre. GIS Specialist Nate Crow recommended approval of the plat.

Councilmember Huff asked why the property wasn't included during the original preliminary plat process. He feels repeating the process is cumbersome, when it was requested the property be included to begin with. Attorney Baker indicated the plat could have been approved with or without including property owned by Vic Bell. He stated the City does not want to get into takings issues. Developer Mike Watson indicated he tried to incorporate the property previously, but the fire department was concerned about access. It was noted the public safety department is satisfied with the current plan.

Councilmember Swenson made a **motion** to approve the Ridge Cove amended preliminary plat. Councilmember Kelepolo **seconded**, and the motion **passed** with a unanimous vote.

### **Development Agreement - Abbie Court Subdivision**

Attorney Baker reviewed the development agreement for the Abbie Court Subdivision on the west side of 2300 East. He indicated the agreement incorporates conditions that were required with preliminary plat. The developers of Abbie Court have read the agreement and agree to the terms.

Councilmember Shaw made a **motion** to authorize Mayor Barney to execute the development agreement for the Abbie Court Subdivision. Councilmember Huff **seconded**, and the motion passed with a unanimous vote.

### **Development Agreement - Absalom Court Subdivision**

Attorney Baker reviewed the development agreement for the Absalom Court Subdivision on the east side of 2300 East. He noted the park in the development will be private.

Councilmember Kelepolo made a **motion** to authorize Mayor Barney to execute the development agreement for Absalom Court. Councilmember Shepherd **seconded**, and the motion **passed** with a unanimous vote.

### **Development Agreement - Esther Ridge Subdivision**

Attorney Baker reviewed conditions of the development agreement for the Esther Ridge Subdivision on 2300 East. It was noted the park in this development will also be private.

Councilmember Huff made a **motion** to authorize execution of the development agreement for the Esther Ridge Development by Mayor Barney with one change as noted. Councilmember Shaw **seconded**, and the motion **passed** with a unanimous vote.

### **Development Agreement - Maple Meadows Subdivision**

The development agreement for the Maple Meadows subdivision on 2300 East was reviewed by Attorney Baker. The development contains a private park which does not involve any reimbursement through impact fees. Attorney Baker indicated the CC&R's for the development was the initial concept and idea of the developers.

Councilmember Shepherd made a **motion** to authorize Mayor Barney to execute the development agreement for the Maple Meadows Subdivision with changes as noted. Councilmember Kelepolo **seconded**, and the motion **passed** with a unanimous vote.

### **Resolution 99-18: A Resolution Authorizing the Imposition of Inspection Fees**

Mr. Heap reviewed Resolution 99-18. Increasing growth requires new infrastructure, such as water lines and sewer lines to be constructed. Inspections are conducted during various phases of the construction to ensure the infrastructure meets City specifications and standards. Keith Broadhead is currently employed by the City as a full time inspector and has an excessive load on his time due to the growth. Mr. Heap reported other cities have started using outside firms for inspections they cannot accommodate. Section 16.20.020 of the Spanish Fork City Municipal Code authorizes the imposition of fees incurred for such inspections, therefore Staff recommends an inspection fee of 7% of the bond amount. The fee will also be applicable to site plans which will be calculated at 7% of the estimated cost of infrastructure. It was noted this fee will replace the \$109 fee charged per lot on the final plat.

Councilmember Shepherd asked how the figure of 7% was determined. Mr. Heap indicated staff spoke with communities. He also stated the 7% will be required up front, but actual costs will be totaled during final inspection at which time a refund or deficit will be determined. Mr. Heap stated if the resolution is passed, it will be due on every plat that is not recorded.

Councilmember Swenson made a **motion** to adopt Resolution 99-18: A Resolution Authorizing the Imposition of Inspections Fees. Councilmember Shepherd **seconded**, and the motion **passed** with a unanimous vote.

### **Bid - FY 2000 Miscellaneous Concrete Project**

Mayor Barney reviewed the bid for the FY 2000 Miscellaneous Concrete Project. Only one bid was received. Mayor Barney feels a deadline should be set due to problems the City has had in the past. The bid is approximately \$4,000 under budget.

Councilmember Shaw made a **motion** to accept the bid from Seven A Construction in the amount of \$38,913.15 for Miscellaneous. Councilmember Huff **seconded**, and the motion **passed** with a unanimous vote.

### **Adjournment**

Councilmember Huff made a **motion** to adjourn the meeting of the Spanish Fork City Council at 8:04 pm. Councilmember Shepherd **seconded**, and the motion **passed** with a unanimous vote.