

Adopted Minutes
Spanish Fork City Council Meeting
July 19, 2005

The meeting was called to order at 6:00 p.m. by Mayor Dale R. Barney. The pledge of allegiance was led by Emil Pierson.

Elected Officials Present: Mayor Dale R. Barney, and Councilmembers Paul M. Christensen, Everett Kelepolo, Seth V. Sorensen and Chris C. Wadsworth. Councilmember Matthew D. Barber was absent.

Staff Members Present: David A. Oyler, City Manager; S. Junior Baker, City Attorney; Emil Pierson, Planning Director; Richard Heap, Engineering/Public Works Director; Kent R. Clark, Finance Director/Recorder; Seth J. Perrins, Assistant City Manager; Dee Rosenbaum, Public Safety Director; Connie Swain, Deputy Recorder.

Citizens: Gerald Swenson, Vic Deauvono, Robert Pittelli, Carl Allred, Tracy Hales, Ray Hill and Pat Parkinson.

Minutes

Councilmember Kelepolo made a **motion** to approve the minutes of the June 7, 2005 City Council meeting as presented. Councilmember Sorensen **seconded**, and the motion **passed** with a unanimous vote.

Councilmember Sorensen made a **motion** to approve the minutes of the June 21, 2005 City Council meeting as presented. Councilmember Kelepolo **seconded**, and the motion **passed** with a unanimous vote.

Councilmember Wadsworth made a **motion** to approve the minutes of the July 5, 2005 City Council meeting as presented. Councilmember Kelepolo **seconded**, and the motion **passed** with a unanimous vote.

Carl O. Allred Annexation Petition

Mr. Pierson said an Annexation Petition has been received by Carl Allred concerning the property located at 1904 East Powerhouse Road. Mr. Allred is requesting to annex his property and Murdock's property into the city.

Councilmember Kelepolo asked if the annexation would create an island.

Mr. Pierson said the annexation could possibly increase an already existing peninsula.

Mayor Barney said Powerhouse Road needs improvements before traffic is increased.

Mr. Pierson concurred and said there is also a County project in the area which is being proposed.

Councilmember Wadsworth asked how this fits with the General Plan for the area.

Mr. Pierson said the General Plan is currently being studied. This property is outside of the existing General Plan.

Councilmember Kelepolo said rather than developing property from outside of the city and moving inward it would make more sense to have larger property parcels in the river bottoms area developed first.

Councilmember Sorensen said he is concerned with public safety and getting emergency services to the area in a timely manner.

Councilmember Wadsworth was concerned that we have not held a public planning meeting for this area similar to the meeting held for residents of the Leland area.

Mr. Pierson said the meetings held with residents of the Leland area took place in connection with the future General Plan for the Leland area. This is an annexation petition which is different. A more specific plan may be needed for this area beyond the existing General Plan.

Mayor Barney said regardless of whether the area will be annexed into Salem or Spanish Fork improvements to Powerhouse Road are needed before increasing the traffic. Powerhouse Road is controlled by UDOT.

Councilmember Wadsworth said there are a few developments being considered along Powerhouse Road. It seems logical to hold public planning meetings for this area.

Councilmember Kelepolo said a future visionary plan for this area is needed.

Councilmember Kelepolo made a **motion** to deny the Carl O. Allred Annexation Petition. Councilmember Wadsworth **seconded**, and the motion **passed** with a majority vote. Councilmember Christensen was **opposed** to the motion.

West Reese Circle - Amended Preliminary Plat - 1400 East 400 North

Mr. Pierson said this is a request by Troy Hill to amend the West Reese Circle Preliminary Plat. Originally the plat consisted of a cul-de-sac with six lots. Mr. Hill is requesting to reduce the lots to three. The Planning Commission and Development Review Committee recommend approval with the three conditions listed.

Councilmember Wadsworth asked why Mr. Hill is requesting to reduce the number of lots.

Mr. Pierson said the amendment will reduce the infrastructure cost and increase the lot sizes.

Councilmember Christensen made a **motion** to approve the West Reese Circle Amended Preliminary Plat subject to the following conditions:

1. Build a side entry garage on all three homes with t-driveways,
2. Receive approval from UDOT,
3. Meet all of the Construction and Development Standards.

Councilmember Sorensen **seconded**, and the motion **passed** with a unanimous vote.

Spanish Trails Amended Preliminary Plat - 100 South 400 West

Mr. Pierson said this is a request by Vic Deauvono to amend the Spanish Trails Preliminary Plat. This item was previously before the City Council at which time additional information was brought forward and the City Council requested the issue along with the additional information be reviewed again by the Development Review Committee and Planning Commission. Both the Development Review Committee and Planning Commission now recommend approval of the amendment with the five conditions listed. The Homeowners Association has signed off on the playground. West Field Irrigation is in the process of issuing a letter. Mr. Pierson said Mr. Deauvono has worked diligently with city staff to resolve all issues.

Councilmember Wadsworth asked concerning the temporary gravel trail.

Mr. Pierson said since an irrigation ditch in Spanish Trails is to be piped by March 1, 2007 a temporary trail will be installed if the city wants the trail in before the ditch is piped. Once the ditch is piped, an asphalt trail as per standards will be installed when possible.

Councilmember Wadsworth made a **motion** to approve the Spanish Trails Amended Preliminary Plat subject to the following conditions:

1. Construct the playground and landscaping as per the plans signed off by the Homeowners Association,
2. Provide a letter of approval for the piping of the ditch from West Fields Irrigation Company,
3. The developer is to pay 100 percent of the cost to pipe the small ditch and pay 50 percent of the cost to pipe the portion of the Mill Race Canal which runs through the development property,
4. Both the small ditch and Mill Race are to be piped by March 1, 2007
5. Provide an easement adequate for the trail and piped irrigation.

Councilmember Sorensen **seconded**, and the motion **passed** with a unanimous vote.

Power Cost Adjuster

Mr. Clark reviewed the following Power Cost Adjuster (PCA) PowerPoint presentation:

- Based Purchased Power Cost
 1. Used in the rate setting process
 2. What it costs the city to get power to sell to residents
 3. Power sources: UMPA, SUVPS, SWUA
- Excess power costs over the base costs
 1. Actual power costs, less base power cost equal the PCA
- Total Electric Expenses
 1. Power costs
 2. Labor, operation and maintenance costs
 3. Capital costs
 4. Debt service costs
 5. Total electric expenses
- Electric Revenue
 1. Residential rate
 2. General service rate
 3. Large power rate

- The PCA passes excess costs onto the end user
- The PCA is added to the retail rate.
- Monthly vs. Annual PCA - UMPA has been able to stabilize costs
- Annual PCA is calculated every year, based on prior 12 months
- Effective change every July
- Proposed annual PCA rate for fiscal year 2006 is .007796
- Request for a motion by City Council

Councilmember Wadsworth said this appears to be good for the consumer. He asked what criteria are used to determine the PCA when the rates are reviewed.

Mr. Clark said the information is included on the last page of the presentation.

Mayor Barney said UMPA has done an outstanding job taken the necessary measures to stabilize the rates.

Councilmember Kelepolo said the CPA is sensible.

Councilmember Wadsworth asked if we are the only city that charges a PCA.

Mr. Baker said he thinks we are the only city charging a PCA.

Councilmember Sorensen made a **motion** to accept the Electric Rate Annual Power Cost Adjustment as presented. Councilmember Wadsworth **seconded**, and the motion **passed** with a unanimous vote.

Council Report on Assignments

This item was moved to the next City Council agenda.

Adjournment to Executive Session

Councilmember Sorensen made a **motion** to adjourn to an Executive Session to discuss property acquisition issues. Councilmember Wadsworth **seconded**, and the motion **passed** with a unanimous vote. The meeting adjourned at 6:26 p.m.

Connie Swain, Deputy Recorder

Approved: August 16, 2005