

**Approved Minutes
Spanish Fork City Council
January 17, 2006**

The meeting was called to order at 6:00 p.m. by Mayor Joe L Thomas. The pledge of allegiance was led by Councilmember Barber.

Elected Officials Present: Mayor Joe L Thomas, and Councilmembers G. Wayne Andersen, Matthew D. Barber, Steven Leifson, Seth V. Sorensen, and Chris C. Wadsworth.

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; Seth J. Perrins, Assistant City Manager; Dale Robinson, Parks and Recreation Director; Dee Rosenbaum, Public Safety Director; John Bowcut, Information Services Director; Mike Hendrickson, Electric Lineman; Ryan Bagley, Electrical Draftsman; Chris Thompson, Design Engineer; and Marlo Smith, Engineering Secretary.

Citizens Present: Triton Wall, Katie Ashton, Cody Fillerup, Ethan Lowe, Malachi Green, Shay Lefevre, Dallan Bird, Tanner Sandbakken, Janet Augustus, Royden Hill, Robert Pittelli, Sierra Leifson, Brent Davis, Angela Jackson, Alice Sumsion, Hailey Brierley, Kevin Sumsion, Shanna Besendorfer.

OPENING CEREMONY, RECOGNITIONS

Employee of the 4th Quarter

Mayor Thomas introduced Chris Thompson as the Employee of the 4th Quarter for 2005. A round of applause was given.

PUBLIC COMMENTS

Mayor Thomas said he would like to thank all of the citizens that have volunteered for the various committees.

Mayor Thomas also said he wanted to announce the burying of the time capsule on January 19, 2006 at 5:00 p.m. at the City Park located behind the library.

Mayor Thomas said he would like to open the meeting for public comment.

Mayor Thomas reviewed the guidelines for the public comments.

Carl Pitt

Mr. Pitt said he is here to represent Amsource in regards to the development they have been constructing that includes the Macey's building, Hollywood Video, Seagull Book and the changes to the Pizza Factory building. This overall concept plan he discussed also included additional buildings that have been or will be built in the near future. Mr. Pitt said all of these

changes and additions were part of the overall concept plan that was approved. Mr. Pitt said he submitted building plans for a pad that will be built in the parking lot where Cal-Ranch is located. The building permit for this pad has been reviewed by the Building Inspection Department and is lacking the approval from the Planning Department. Mr. Pitt said he has met with Councilmember Barber and Emil Pierson to discuss enhancements to the proposed building. Mr. Pitt said he was told the Councilmember Barber would like to review the plan with other councilmembers. Mr. Pitt said he is asking the council to give direction to themselves and to staff so he may move forward with the building that was previously approved.

Mayor Thomas asked Mr. Baker if the council could give direction where this item was not an agenda item.

Mr. Baker said the council can give direction, but cannot take action such as an ordinance or resolution.

Mr. Pitt said he understands that some people feel it may not be architectural compatible to what they would like today, but when the project was approved, there were no problems.

Councilmember Andersen asked for clarification, that the building was previously approved.

Mr. Pitt concurred.

Councilmember Sorensen asked for clarification as to who said they could not proceed.

Councilmember Barber said he was the one who asked Mr. Pierson not to approve the building permit plan until new standards were looked at. Councilmember Barber said he did not realize that the entire project was approved in the past and that new enhancements could not be required.

Mr. Pitt said they are making some enhancements, but will basically be the same as the prior construction.

Discussion took place regarding proceeding with the past approval that was granted.

PUBLIC HEARINGS

Land Use Amendment: to allow concrete batch plant in the light industrial (I-1) zone.

This item was passed until later in the meeting.

CONSENT ITEMS

Minutes of Spanish Fork City Council Meeting - December 6, 2005

Councilmember Barber made a **motion** to approve the minutes of the December 6, 2005 City Council meeting with changes as noted. Councilmember Sorensen **seconded**, and the motion

passed with a unanimous vote.

NEW BUSINESS

Elected Officials Assignments

Mayor Thomas said this item is still being organized at this time and will be passed at this meeting.

Electric Transformer Bids for New Substation

Mr. Heap said about every three to five years a new substation is needed. This process requires a long lead time to order a transformer so that it is delivered by the time it is needed. The low bid amount for the transformer came in at \$425,901.20. Mr. Heap said Brent Davis with Electric Power Engineering Associates has worked quite diligently analyzing the bids received and also putting specifications on the transformer that will be reliable for 40 years and beyond. Mr. Heap said Mr. Davis and Mike Hendrickson from the electric department are here if the council has questions.

Discussion took place regarding the process of building the new substation in the summer.

Councilmember Barber said he feels this substation is critical.

Mr. Heap concurred, and said the substation will be located by Rocky Mountain Composites and Utah County Jail.

Councilmember Wadsworth expressed his appreciation to Mr. Heap and Mr. Foster for their diligence in meeting with the mayor and council.

Discussion took place that impact fees will pay for the new substation.

Councilmember Sorensen made a **motion** to award the Electric Transformer Bid for New Substation to Waukesha in the amount of \$425,901.20. Councilmember Leifson **seconded**, and the motion **passed** with a unanimous vote. A roll call vote confirmed the unanimous vote.

Adjourn to Redevelopment Agency Meeting

Councilmember Barber made a **motion** to move into the Redevelopment Agency meeting. Councilmember Sorensen **seconded**, and the motion **passed** with a unanimous vote.

Reconvene City Council Meeting

Councilmember Barber made a **motion** to reconvene the regular session of City Council meeting. Councilmember Wadsworth **seconded**, and the motion **passed** with a unanimous vote.

PUBLIC HEARINGS

Land Use Amendment: to allow concrete batch plant in the light industrial (I-1) zone.

Councilmember Barber made a **motion** to move into the public hearing portion of City Council meeting. Councilmember Sorensen **seconded**, and the motion **passed** with a unanimous vote.

Mr. Pierson said the applicant is not present at this time.

Mr. Pierson said a request was submitted by Jed Morley to allow for a concrete batch plant in the Light Industrial zoning district. The following ordinance was submitted:

15.3.16.120 C.

12. Manufacture of concrete products (allowed only east of I-15 and west of Highway 51 and north of 1300 North and south of 2200 North.

The Development Review Committee reviewed this request and discussed the petition in great detail. The DRC recommends approval with the following changes:

15.3.16.120 C.

12. Manufacture of concrete products (allowed only east of I-15 and west of Highway 51 and north of 1600 North and south of 2200 North.

Discussion took place that the applicant is not present but the public hearing can still continue and table the decision until the next meeting, then if the applicant does not want to continue with the request the item can be denied or stricken from the agenda.

Mayor Thomas opened the hearing for public comment.

Robert Pittelli

Mr. Pittelli asked Mr. Pierson to show the other I-1 zones in the City.

Mr. Pierson said the proposed change would only affect the area east of I-15 and west of Highway 51 and north of 1300 North and south of 2200 North.

Mr. Pittelli thanked Mr. Pierson for that clarification.

There were no other comments. Mayor Thomas closed the public comment portion of the meeting and opened the meeting for City Council discussion.

Councilmember Sorensen made a **motion** to move out of the public hearing portion of the City Council meeting. Councilmember Wadsworth **seconded**, and the motion **passed** with a unanimous vote.

Councilmember Wadsworth made a **motion** to table the amendments to the Land Use Code 15.3.16.120 C 12 until further notice. Councilmember Sorensen **seconded**, and the motion **passed** with a unanimous vote.

OTHER BUSINESS

Council Retreat Topics

Mr. Perrins asked for direction regarding the venue for the Retreat Training in Sundance.

Discussion took place regarding the items the Mayor and Council would like to discuss.

Adjourn to Executive Session

Councilmember Barber made a **motion** to adjourn to Executive Session to discuss personnel and legal issues. Councilmember Leifson **seconded**, and the motion **passed** with a unanimous vote. The meeting adjourned at 7:00 p.m.

Marlo Smith, Engineering Secretary

Approved: March 7, 2006