



AMENDED CITY COUNCIL MEETING

PUBLIC NOTICE is hereby given that the City Council of Spanish Fork, Utah, will hold a regular public meeting in the Council Chambers in the City Office Building, **40 South Main Street**, Spanish Fork, Utah, commencing at **6:00 p.m. on May 1, 2007**.

AGENDA ITEMS:

1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITIONS:

- a. Pledge

2. PUBLIC COMMENTS:

Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comment will be limited to three minutes per person. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing. The Mayor or Council may restrict the comments beyond these guidelines.

3. COUNCIL COMMENTS:

4. PUBLIC HEARINGS: 6:30 p.m.

- a. [Old Mill Estates General Plan Amendment and Zone Change – 1503 Mill Road](#)
(continued from last meeting)

5. CONSENT ITEMS:

These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.

- a. [Minutes of Spanish Fork City Council Meeting – April 10, 2007, April 17, 2007](#)

6. ADJOURN TO RDA MEETING:

7. NEW BUSINESS:

- a. Aqua Engineering Presentation on Sewer Treatment Plant Capacity
- b. [Bid Tabulation for Sterling Hollow Water Tank project](#)
- c. Awarding the Bid for Congressional Lobbyist Services
- d. Tentative Budget FY08

8. OTHER BUSINESS:

- a. Executive Session If Needed – To be Announced in the Motion

ADJOURN:

Notice is hereby given that:

- In the event of an absence of a quorum, agenda items will be continued to the next regularly scheduled meeting.
- By motion of the Spanish Fork City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed executive meeting for any of the purposes identified in that Chapter.

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Council Meetings located at 40 South Main St. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 798-5000.

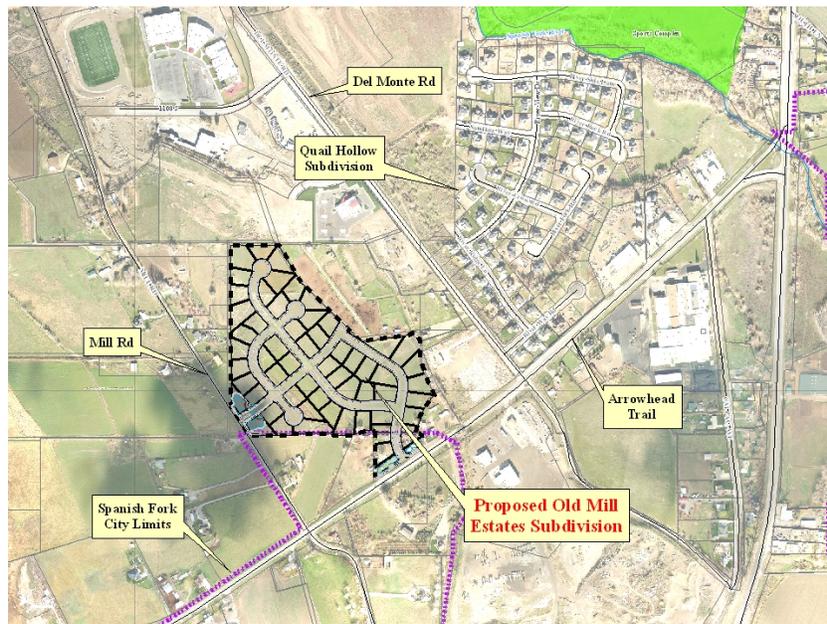
**SPANISH FORK CITY
Staff Report to City Council**



Agenda Date:	April 17, 2007
Staff Contacts:	Dave Anderson, Planning Director
Reviewed By:	the Development Review Committee
Subject:	Old Mill Estates General Plan and Zoning Map Amendments

Background Discussion:

The applicant, CW Management Group, is requesting a General Plan Amendment and Zone Change for a 30-acre parcel located at 1503 South Mill Road. The General Plan currently designates the properties 1 unit per 5 acres/.5 to 1.5 units per acre residential, the proposed amendment would change the designation to Residential 1.5 to 2.5 units per acre residential. The property is currently zoned Rural Residential and the applicant has requested that the zoning be changed to R-1-15. The applicant has submitted a concept plan with this application that includes some 55 lots that meet the lot size requirement for the R-1-15 Zone.



By way of land use and zoning, the Development Review Committee and Planning Commission have recommended that the proposed Zone Change and General Plan Amendment be approved. With that said, it's important to note that staff and the applicant are currently working to find the most suitable

alternative for access to the development. Given the current situation, the applicant has consented to make a presentation before the Council this evening with the expectation that the Council will not take action tonight. It is the hope of both the applicant and staff that that Council will provide any thoughts or concerns that you have about the proposed project tonight so as to provide an opportunity for any issues to be addressed before your next meeting.

The subject property is located immediately south of the recently approved Academy Park South development. The requests that are before the Commission at this time would, if approved, allow the subject property to be developed in a manner that is consistent with Academy Park South.

The condition of Mill Road and access from this development have been significant concerns for staff and residents in the area. Significant effort has been made by the applicant to address this concern. Specifically, the applicant has acquired additional property so as to establish access onto Arrowhead Trail. Access onto Arrowhead would be the primary point of access for the development and the applicant has proposed a second emergency access onto Mill Road. While the applicant has proposed the Mill Road access to be for emergency vehicles only, until such time that Mill Road is reconstructed, the City's Engineering Department has recommended that this access be open to all traffic at the onset.

Any development of the subject properties would require a lift station. This concern has been addressed as the applicant has preliminarily designed a lift station that would meet the City's threshold for size and the City's standards for facilities of this nature.

The Development Review Committee

The Development Review Committee reviewed this proposal in their March 7 and March 21, 2007 meetings and recommended that it be approved. Draft minutes from those meetings read as follows:

March 7, 2007

Old Mill Estates

Mr. Anderson gave background on Old Mill Estates.

Discussion was held regarding the General Plan request.

Chris McCandless

Mr. McCandless addressed the Committee. He went over their proposal and addressed notable projects, past projects, site information, ingress and egress, Mill Road, Del Monte Road, sewer pumps, infrastructure solutions, and the project summary.

Discussion was held regarding lift stations, sewer pump, access onto a state highway, Mill Road improvements, impact fees, access to Del Monte Road instead of Mill Road, costs of a lift station, power utility issues and trail property dedication. Mr. McCandless' presentation included a description of the lift station they propose to build. The lift station would include two pumps that can support 400 to 600 homes, a natural gas generator for back up power, fencing, lighting and a connection to the City's SCADA system or other communication system. Mr. McCandless also proffered five (5) years of maintenance costs for the lift station (approximately \$17,000).

March 21, 2007

Old Mill Estates

Location: approximately 1503 South Mill Road

General Plan: 1 unit per 5 acres/.5-1.5 units per acre existing, 1.5-2.5 units per acre requested.

Zoning: Rural Residential existing, R-1-15 requested

Applicant: CW Management Corporation

Mr. Anderson gave background and explained the proposal.

Mr. Thompson in speaking for Richard Nielson said that Mr. Nielson asked him to bring up his concern with Mill Road. He feels that Mill Road needs to be used as a second access and not a gated emergency access, and that the developer be required to widen Mill Road along with curb and gutter from in front of their development down to Arrowhead Trail.

Discussion was held regarding access onto Mill Road.

Mr. Baker made a **motion** recommending to the Planning Commission **approval** of the General Plan Amendment from 1 unit per 5 acres/.5-1.5 units per acre existing to 1.5-2.5 units per acre and approval of the Zone Change from R-R to R-1-15 based on the following finding:

Finding:

1. That the applicant's entrance features and open space amenities are consistent with the concept of the General Plan and the quality of developments that the City ought to encourage and seek after.

Mr. Thompson **seconded** and the motion **passed** all in favor.

The Planning Commission

The Planning Commission reviewed this proposal in their April 4, 2007 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

Old Mill Estates General Plan Amendment and Zone Change

Applicant: CW Management Group

General Plan: 1 unit per 5 acres/.5-1.5 units per acre residential existing, 1.5-2.5 units per acre residential requested

Zoning: Rural Residential existing, R-1-15 requested

Location: 1503 South Mill Road

Mr. Anderson gave background and explained the proposal.

Commissioner Christianson asked Mr. Anderson if the Commission were to approve the Zone Change, would there be any guarantee that what the developer was proposing would be concrete or could it change.

Mr. Anderson said the best way to bind the applicant would be with a development agreement that they would voluntarily enter into.

Commissioner Robins asked for the amount of acreage.

Mr. Anderson said it was approximately 30 acres.

Discussion was held regarding the current General Plan designation.

Commissioner Lewis asked where the lift station would be located.

Mr. Anderson said that the developer would address that.

Commissioner Bradford thanked the citizens of Leland for their attendance and comments from the Leland meeting that was held in March. He then asked the developer to address the Commission.

Wayne Niederhauser

Mr. Niederhauser addressed the Commission. He addressed past projects, restrictive covenants, HOA, site information, subdivision plan, meetings, Mill Road access, sewer pump station, three phase power, storm water retention, entry features, and a connector's agreement.

Commissioner Christianson asked whether or not UDOT had been contacted regarding the proposed egress and ingress to Arrowhead Trail.

Mr. Niederhauser said that they had met with UDOT but had not secured the access.

Commissioner Bradford opened for public comment.

Pat Parkinson

Ms. Parkinson addressed the Commission. She feels that this is a nice development. She is in support of the development.

Duane Kirkham

Mr. Kirkham asked why this development even needed to be approved. He feels that the wishes of the people who currently live there should take precedence. He also asked why the people who live there do not have a say. He feels that if the development is approved that the people who move there will not like the animal smells.

Commissioner Bradford asked for clarification on animal rights.

Mr. Anderson said that the animal rights of the residents in Leland will be protected.

Jeff Clark

Mr. Clark addressed the Commission. He expressed how he feels that the people who live adjacent to the proposal are feeling. He feels that the rights of the residents will diminish in the future because of growth.

Lisa Olsen

Ms. Olsen addressed the Commission with a letter from Richard and Lana Harris; which she read.

Ms. Olsen then gave her comments. She is fearful of having an emergency access onto Mill Road turned into a full access.

Commissioner Bradford explained that Mill Road is a public road and that the developer has just as much right to the road as the Leland residents.

Dan Davis

Mr. Davis addressed the developer. He feels that a turn lane on Arrowhead Trail into the development would be wise. He feels limited access onto Mill Road is a good thing.

Allan Davis

Mr. Davis addressed the Commission. He likes the emergency access onto Mill Road.

Discussion was held regarding Utah County's plans on the roads in the area, and how to get Mill Road taken care of.

Kevin Baadsgaard

Mr. Baadsgaard addressed the Commission. He feels that the lots will have to be sold when the cattle are not in the feed lot. He likes the idea of access onto Arrowhead.

Bryan Redd

Mr. Redd addressed the Commission. He said that he has a petition to submit to the Commission. He is for the emergency egress to Mill Road. He feels that Mill Road from in front of the proposed development to the canal is a serious issue.

Mr. Niedhauser addressed the Commission. He explained where he lives and that it is a rural feel in the middle of urban Sandy.

Commissioner Bradford feels that the developer has met the needs of the citizens of Leland and that they have addressed the issues of Mill Road.

Commissioner Miya feels that the developer has done a good job and that this is a beautiful development.

Commissioner Robins asked Mr. Nielson how an emergency access into a development would work, and who would decide when it could be open for full access.

Mr. Nielson said the City would be in charge of the access and that the road would be open for full access when the City deemed it necessary.

Pat Parkinson asked for the traffic study to be addressed.

Mr. Nielson said that the Charter School did a traffic study and that he did not remember the amount of cars that the study said Mill Road could handle.

Discussion was held regarding the traffic study.

Commissioner Bradford feels that this is a good development and has not seen a more beautiful development come into the City.

Commissioner Lewis asked Mr. Anderson if he needed to reclude himself from voting tonight due to a potential conflict of interest.

Mr. Anderson stated that he did not feel that Mr. Lewis needed to reclude himself.

Commissioner Lewis supports this development and he is opposed to an emergency access onto Mill Road.

Commissioner Christianson agrees with Mr. Lewis. He does not think there should be a gate. He does not feel there is anything to gain from not allowing access to Mill Road. He feels that if the sewer line will go in Mill Road in the future then why put in a new road only to tear it up. He feels that a development agreement is warranted.

Commissioner Robins does not support anything more than an emergency access onto Mill Road. He feels that the Leland residents have been more involved than any other citizens have been and that their wishes should be granted.

Discussion was held regarding access onto Mill Road, traffic lights on Arrowhead trail, and Mill Road.

Clint Muhlstein

Mr. Muhlstein addressed the Commission. He feels that Mill Road needs to be addressed and that the City needs to help get Mill Road fixed.

Annette Redd

Ms. Redd addressed the Commission. She said that when the new Riverview Elementary School opens the children in Leland will be attending it. The kids live too close to be bused to the school and that they will have to walk down Mill Road. There are not any sidewalks and that the road is not safe.

Discussion was held regarding a development agreement, Mill Road improvements, and access onto Mill Road.

Commissioner Lewis made a **motion** recommending to the City Council **approval** of the proposed General Plan and Zoning Map Amendments for property located at approximately 1503 South Mill Road changing the General Plan Map from 1 unit per 5 acres/.5-1.5 units per acre Residential to Residential 1.5-2.5 units per acre residential and changing the Zoning Map from Rural Residential to R-1-15 based on the following finding and subject to the following conditions:

Finding:

1. That the applicant's entrance features and open space amenities are consistent with the concept of the General Plan and the quality of developments that the City ought to encourage and seek after.

Conditions:

1. Cap the units at 55 units.
2. The lift station is installed to the City's standards for approximately 600 connections.
3. Mill Road be improved from entry to Arrowhead Trail.
4. Full access onto Mill Road.
5. Developer can receive reimbursement by a connector's agreement for the applicable public improvements.

Commissioner Christianson **seconded** and the motion **passed** by a roll call vote. Commissioner Robins voted nay because he feels access onto Mill Road should be studied further.

Budgetary Impact:

Provided that the subject property can be developed in accordance with the City's Construction and Development Standards, the proposed amendments would likely have little impact on the City, from a financial perspective. However, the development of this property may require the installation and operation of localized equipment such as a sewer lift station. It is possible that the cost of operating equipment of that nature to provide service to the development would be higher than the cost to provide services to other developments in the City. With that in mind, this applicant has proffered funds to maintain the lift station for a number of years which will lessen any adverse budgetary impact the development would have on the City.

Alternatives:

The City maintains considerable discretion with respect to approving or denying General Plan Amendments. The Commission may opt to recommend approval or denial of the proposed request or recommend that the City Council consider some alternate action.

Recommendation:

General Plan and Zoning Map Amendment

Staff and the applicant request that the Council continue action on this item until your May 1, 2007 meeting.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

**Tentative Minutes of the
City Council and Planning Commission Meeting
April 10, 2007**

Attendance: Mike Christianson, Micah Peters, Terry Ficklin, Seth Sorensen, Chris Wadsworth, Matt Barber, Sharon Miya, Del Robins, Paul Bradford, Christine Johnson, Dave Anderson, Dave Lewis, Craig Call

CALL TO ORDER:

The meeting was called to order at 6:10 p.m.

TRAINING:

Craig Call

Mr. Call the State Ombudsmen gave a presentation to the Councils and Planning Commissioners on land use issues in Utah.

ADJOURN:

The meeting adjourned at 7:45 p.m.

Adopted:

DRAFT

Kimberly Robinson, Deputy Recorder

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43

Tentative Minutes
Spanish Fork City Council Meeting
April 17, 2007

Attend: Mayor Pro Tem Councilman Matt Barber, Councilman Steven M. Leifson, and Councilman Chris Wadsworth.

Staff: Dave Oyler, City Manager; Seth Perrins, Assistant City Manager; Dave Anderson, City Planner; Richard Heap, Public Works Director; Dee Rosenbaum, Public Safety Director; Kent Clark, City Recorder; Shelley Hendrickson, Planning Secretary.

Citizens: Brooklyn Birch, Harold C. Ostler, Allan Davis, Steve Meyer, G.J. Labonty, Allyson Voran, Charlese Voran, K. Snyder, John C. Thomas, Ashley Harward, Val Simmons, Heather Campbell, Beth Buckway, Greta Trujillo, Tucker Anderson, Mike Ballif, Kayla Neves, Helen Evans, Kelcie Kiracofe, Natasha Sanborn, Karen Ritchie, Geoff Dupaix, Ron Clegg, Merrell Jolley, Carl Empey, Adan Carrillo, Will S. Jones, Olivia Darling, Bryan Redd, Annette Redd, David Isaac, Allison Isaac, Jim Garside, Kevin Baadsgaard.

CALL TO ORDER, PLEDGE:

Mayor Pro Tem Barber called the meeting to order at 6:02 p.m.

Seth Perrins led in the pledge of allegiance.

Mayor Pro Tem Matt Barber excused Mayor Joe Thomas, Councilman Wayne Anderson, and Councilman Seth Sorensen.

PUBLIC COMMENTS:

Kevin Call

Mr. Call addressed the council. He said his purpose in coming was to raise awareness about the issues related to the growing problem of affordable housing. He feels that real estate values have increased. He said that statistically sixty percent of families can afford only 6 percent of the homes available. He feels that due to the increase in land value that multifamily housing is one way to lower costs. In closing he asked the council to please be mindful of the issues during their decision making processes.

Discussion was held regarding affordability, supply and demand, and affordable housing within the community.

44 Aaron Brown
45 Mr. Brown addressed the council. He said the meet the pro event date has been changed.
46 The new date is May 7, 2007, at 1:00 p.m.

47
48 Mayor Pro Tem Barber said that tee times are now accessible electronically on the Spanish
49 Fork City webpage and for people to take advantage of the services on the webpage. He
50 feels it would be a good idea to have the Spanish Fork Cable network cover the meet the pro
51 event.

52

53

54 **COUNCIL COMMENTS:**

55

56 Councilman Leifson said that a Parks and Recreation survey will be mailed out towards the
57 end of the month. He expressed the importance of the survey and for all who receive one to
58 please fill it out and return it.

59

60

61 **PUBLIC HEARINGS:**

62

63 Councilman Leifson **moved to open** into public hearing. Councilman Wadsworth **seconded**
64 and the motion **passed** all in favor at 6:15 p.m.

65

66 **Abandonment of Hatfield Subdivision**

67

68 Mr. Anderson gave background and explained the proposal.

69

70 Mayor Pro Tem Barber opened for public comment. There was none.

71

72 Discussion was held regarding the parcel that the city owns that is adjacent to the
73 subdivision, and the abandonment being condition upon closings on the property for the
74 development of the North Park.

75

76 Councilman Leifson made a **motion to accept** the abandonment of the Hatfield subdivision
77 subject to the following conditions:

78

79 **Conditions:**

80

81 1. To closings on the property for the development of the North Park.

82

2. That the North Park development moves forward.

83

3. That the utility companies are notified.

84

85 Councilman Wadsworth **seconded** and the motion **passed** all in favor. Mayor Pro Tem
86 Barber voted yes, Councilman Wadsworth voted yes, and Councilman Leifson voted yes.

87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129

Vacation of 560 East Street

Councilman Leifson made a **motion** to **vacate** 560 East Street subject to the following conditions:

Conditions:

1. To closings on the property for the development of the North Park.
2. That the North Park development moves forward.
3. That the utility companies are notified.

Councilman Wadsworth **seconded** and the motion **passed** all in favor. Mayor Pro Tem Barber voted yes, Councilman Wadsworth voted yes, and Councilman Leifson voted yes.

Public Facilities Zone – Citywide

Mr. Anderson gave background and explained the purpose of the proposal.

Councilman Barber opened for public comment. There was none.

Councilman Wadsworth made a **motion** to accept the Public Facilities Zone Ordinance. Councilman Leifson **seconded** and the motion **passed** all in favor.

Councilman Wadsworth **moved** to close public hearing. Councilman Leifson **seconded** and the motion **passed** all in favor at 6:35 p.m.

CONSENT ITEMS

Councilman Leifson made a **motion** to **accept** the consent items as listed. Councilman Wadsworth **seconded** and the motion **passed** all in favor.

NEW BUSINESS

Consideration for adoption of a resolution of the City Council of Spanish Fork city, Utah, (“the issuer”) finalizing the terms and conditions of the issuance and sale by the Issuer of this Sales Tax Revenue Bonds, Series 2007, in the aggregate principal amount of approximately \$22,000,000; and related matters.

Kent Clark introduced Carl Empey.

130 Carl Empey
131 Mr. Empey addressed the council. He explained the exchange agreement and its
132 advantages to the city, the winning bidder, the true interest cost, debt service schedule, the
133 coupon, and the anticipated closing date.

134
135 Discussion was held regarding AAA population growth, medium household income, and the
136 gross bond insurance.

137
138 Mr. Clark explained the funds for the construction fund projects, and the debt service
139 schedule.

140
141 Councilman Leifson made a **motion to adopt** resolution of the city council finalizing the
142 terms and conditions of the issuance and sale by the Issuer of this Sales Tax Revenue
143 Bonds, Series 2007, in the aggregate principal amount of approximately \$22,000,000.
144 Councilman Wadsworth **seconded** and the motion **passed** all in favor. Mayor Pro Tem
145 Barber voted yes, Councilman Wadsworth voted yes, and Councilman Leifson voted yes.

146

147

148 PUBLIC HEARING

149

150 Councilman Wadsworth made a **motion to open** into public hearing. Councilman Leifson
151 **seconded** and the motion **passed** all in favor at 7:00 p.m.

152

153 **Old Mill Estates General Plan Amendment and Zone Change – 1503 Mill Road**

154

155 Mr. Anderson gave background and explained the proposal. He said that staff and the
156 applicant ask council to not take action on this item tonight but that it is continued for two
157 weeks.

158

159 Wayne Niederhauser

160 Mr. Niederhauser addressed the council. He gave a presentation of the project and
161 discussed the following: notable projects, past projects, restrictive covenants, HOA, site
162 information, subdivision plan, past meetings, issues, proposed Mill road solutions, proposed
163 sewer solution (committed to put \$17,000 in escrow account for maintenance, and the lift
164 station would serve up to 500 homes), three phase power, storm water retention, and entry
165 features.

166

167 Discussion was held regarding infrastructure for adjacent property owners in the area.

168

169 Mayor Pro Tem Barber opened for public comment.

170

171 Val Simmons

172 Mr. Simmons said the sewer lift station will be right across the street from his home. He feels
173 it will smell horrible. He also feels that he will have problems with kids playing in his irrigation
174 ditches and will throw debris in the ditches. He is opposed to this proposal.

175

176 Discussion was held regarding the sewer lift station, and traffic on Mill road.

177

178 Harold Ostler

179 Mr. Ostler is not opposed to development in the area. He expressed his concerns in an
180 email that he sent to the council members. He would like to see ½ acre lots or greater. He
181 feels if the development is allowed to happen that there will be higher density than what the
182 residents want. He is opposed to changing the General Plan. He is concerned with access
183 onto Arrowhead Trail and safety.

184

185 Discussion was held regarding the zones of neighboring properties.

186

187 Allen Davis

188 Mr. Davis is opposed to the higher density. He would like to see a more rural setting. He
189 feels gating Mill road is a good idea. He feels if access onto Mill road is allowed that it will
190 set precedence for other developers to obtain access to Mill road. He also feels that if
191 access to Mill road was denied for the Charter School than what will happen if access is
192 approved now for this developer. He feels that if the kids are not bused to the new
193 elementary school than Mill road will not be safe for them to be walking on.

194

195 Discussion was held regarding the noise with the sewer lift station, and maintenance.

196

197 Kevin Baadsgaard

198 Mr. Baadsgaard feels this development is a little premature. He feels ingress and egress
199 should be on Del Monte. He is opposed to changing the General Plan. He feels that the
200 people who live on Mill road, at the most unsafe area, do not own enough property that a
201 developer would want to purchase; thus, Mill road will not be fixed.

202

203 Discussion was held regarding traffic on Del Monte, and how unsafe Mill road is or is not.

204

205 Bryan Redd

206 Mr. Redd feels that Mr. Niederhauser has done a good job. He would like the proposal to be
207 tabled for various reasons. He asked if the application to UDOT has been done for access
208 onto Arrowhead Trail.

209

210 Mr. Niederhauser explained the UDOT application process and said that Arrowhead Trail
211 would be a viable access.

212

213 Mr. Redd feels that until UDOT has approved the proposal's application for the development
214 access; that the project be tabled. He has safety issues with Mill road. He feels that Mr.

215 Simmons is not interested in developing his property anytime soon and does not want the
216 General Plan approved. He feels that there are a lot of wetland issues and gravity fed sewer
217 issues. He feels canal safety would have to be addressed.

218

219 Discussion was held regarding the canal, sewer gravity flow, sewer lift stations, UDOT and
220 access onto Arrowhead Trail, possible access through the Tingey property, and density
221 within the proposal.

222

223 Mr. Niederhauser expressed appreciation for the neighbor's feelings. He feels that they are
224 trying to solve the issues and are open to solutions. He said that if there is an irrigation ditch
225 adjacent to the proposal than they would pipe it.

226

227 Councilman Wadsworth made a **motion** to **continue** the public hearing for Old Mill Estates
228 until May 1, 2007. Councilman Leifson **seconded** and the motion **passed** all in favor.

229

230

231 **NEW BUSINESS**

232

233 **Preliminary Plat Re-approval of East Meadows Plat B**

234

235 Mr. Anderson gave background and explained the reason for the re-approval.

236

237 Councilman Leifson made a **motion re-approving** the East Meadows Preliminary Plat.
238 Councilman Wadsworth **seconded** and the motion **passed** all in favor.

239

240 **Annexation Acceptance – W. Jones Annexation**

241 **Annexation Acceptance – Envision Annexation**

242

243 Mr. Anderson explained the annexation acceptance process and where the proposed
244 annexations are located. He also said that staff is thoroughly analyzing the infrastructure for
245 property's being annexed into the city; thus, the process is taking longer.

246

247 Councilman Leifson made a **motion** to **accept** the W. Jones and Envision Annexations for
248 further study. Councilman Wadsworth **seconded** and the motion **passed** all in favor.

249

250 **Annexation Acceptance – CW Annexation**

251

252 Mr. Anderson explained the proposal.

253

254 Councilman Leifson made a **motion** to **accept** the CW Annexation for further study.
255 Councilman Wadsworth **seconded** and the motion **passed** all in favor.

256

257 **UDOT/UTA I-15 Project Update – Merrell Jolley**

258

259 Merrill Jolley

260 Mr. Jolley addressed the council. He said his purpose in coming was to give an update and
261 timeline on the I-15 corridor. He said they will be going public with the proposal in May 2007.
262 He gave an overhead presentation on the project timeline for transit and roadway
263 transportation. He also noted that anyone wishing to receive emails with regard to this
264 proposal may do so by signing up on a sheet he sent around, or he said people can go to the
265 UDOT webpage and sign up.

266

267 G.J. Labonty

268 Mr. Labonty addressed the council. He explained the commuter rail project timeline, current
269 construction, and potential stations in Lehi, American Fork, Pleasant Grove, Vineyard, Orem,
270 and Provo.

271

272 Merrell Jolley

273 Mr. Jolley addressed the council. He explained the I-15 corridor, proposed number of lanes,
274 interchange reconstruction, conceptual layouts, Spanish Fork main street reconstruction,
275 Benjamin interchange reconstruction, the Carter Burgess study, justification for interchanges,
276 and the schedule.

277

278 Discussion was held regarding whether or not UDOT will build an interchange at Center
279 street or 2700 North in Spanish Fork. Mr. Jolley said that these two options are not included
280 in their current study.

281

282 Discussion was held regarding funding, interchange reconstructions in Utah County, when
283 they will be constructed, whether or not they will be one project or individual projects, cash flow
284 requirements, when the study will be done, and sound walls.

285

286 Discussion was held regarding having a link on our webpage for the UDOT webpage.

287

288 Jim Garside

289 Mr. Garside addressed the council. He said he has been a water developer for development
290 and economic growth in Utah County for about 6 years. He feels that Salt Lake County is a
291 monopoly. He explained why he feels this way. He said that area 57 is one of the only areas
292 that have not been adjudicated. He is here today requesting the council's support in signing
293 a letter that area 57 be adjudicated. He feels that Utah County should control their water
294 rights.

295

296 Mr. Heap told the council that we are in area 51. He feels that we need to be really careful
297 with regard to our underground water rights. He agrees with Mr. Garside that area 57 is
298 oversubscribed by Salt Lake. He does not feel that the rights from area 57 need to be
299 transferred to south Utah valley underground water rights. He explained what he feels
300 should be legislated.

301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323

Discussion was held regarding support and a potential letter for Mr. Garside.

Declaration of Surplus Property (2550 East Hwy 6) (300 North 100 East)

Mr. Baker explained the declaration of surplus property and what action is needed.

Mr. Oyler showed the council members a map of the property.

Councilman Leifson made a **motion to declare surplus properties** and schedule a public hearing. Councilman Wadsworth **seconded** and the motion **passed** all in favor. Mayor Pro Tem Barber voted yes, Councilman Wadsworth voted yes, and Councilman Leifson voted yes.

OTHER BUSINESS

Councilman Leifson made a **motion to adjourn** to executive session for real estate issues. Councilman Wadsworth **seconded** and the motion **passed** all in favor at 8:32 p.m.

ADOPTED:

Shelley Hendrickson, Planning Secretary



REDEVELOPMENT AGENCY MEETING

PUBLIC NOTICE is hereby given that the Redevelopment Agency of Spanish Fork, Utah, will hold a public meeting in the City Council Chambers in the City Office Building, **40 South Main Street**, Spanish Fork, Utah, commencing at **6:00 p.m. on May 1, 2007**

AGENDA ITEMS:

1. CALL TO ORDER:

2. NEW BUSINESS:

- a. Presentation of the Tentative Budget FY08

ADJOURN:

Notice is hereby given that:

- In the event of an absence of a quorum, agenda items will be continued to the next regularly scheduled meeting.
- By motion of the Spanish Fork City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed executive meeting for any of the purposes identified in that Chapter.

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Council Meetings located at 40 South Main St. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 798-5000.

Memo

To: Spanish Fork City Mayor and Council
From: Richard Heap, Public Works Director/City Engineer
Date: April 26, 2007
Re: Sterling Hollow 5 Million Gallon Storage Tank

Bid Recommendation

The city has recently bid out a 5 million gallon concrete storage tank. The tank would be constructed next to an existing 3 million gallon tank in Sterling Hollow up Spanish Fork Canyon. Originally the tank was to be another 3 million gallon tank but a cost study indicated a 5 million gallon tank would be much less expensive per gallon.

The budget for the tank construction, engineering, construction management, land acquisition and telemetry is 2.5 million dollars, 2.325 million dollars of which was for construction. These costs were to be completely paid for out of the culinary water impact fee account. The low bid for constructing the tank came from Build Inc. for 2.896 million dollars. This is \$571,000 above the existing budget. Horrocks Engineering has reported that Build Inc. has had significant positive experience in building tanks of this size.

Currently there is a little more than 2 million dollars in the culinary water impact fee account. We anticipate that by the end of construction this will increase to about 2.6 million dollars. We recommend that the City Council award the bid to Build Inc. recognizing that a shortfall in the impact fee account at the end of the project would be borrowed from retained earnings. We anticipate that this shortfall would be repaid with impact fee collections within a year of the completion of the project.

Respectfully,

Richard Heap, P.E.

Attached: Bid Tabulation

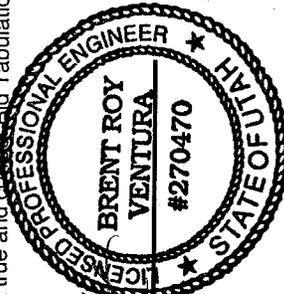
**Official Bid Tabulation
5 MG Sterling Hollow Tank**

Engineer: Horrocks Engineers, Inc.
Owner: Spanish Fork City

Bid Opening: Spanish Fork City
Date: April 24, 2007
Time: 2:00 PM

Item No	Description	Quantity	Units	Engineer's Estimate	Bidder 1		Bidder 2		Bidder 3		Bidder 4		Bidder 5		Bidder 6	
					Total Amount	Build Inc	Ames	Gerber	Associated	WW Clyde	ABC	Total Amount	Total Amount	Total Amount	Total Amount	Total Amount
1	Mobilization (not greater than 5%)	1	L.S.		\$140,000.00		\$166,029.00	\$140,000.00		\$130,755.00		\$240,000.00		\$253,950.00		
2A	5 MG Concrete Tank	1	L.S.		\$1,461,000.00		\$1,740,656.00	\$2,210,000.00		\$2,234,500.00		\$2,218,000.00		\$2,929,175.00		
3	Tank Earthwork	1	L.S.		\$825,000.00		\$1,037,525.00	\$1,450,000.00		\$2,048,790.00		\$1,950,000.00		\$1,603,839.00		
4	Tank Outlet and Inlet Piping	1	L.S.		\$360,000.00		\$370,129.00	\$280,000.00		\$11,600.00		\$325,000.00		\$325,580.00		
5	Valve Vault Construction	1	L.S.		\$110,000.00		\$37,768.00	\$45,000.00		\$115,148.00		\$85,000.00		\$57,405.00		
Total Cost					\$2,400,000.00	\$2,996,000.00	\$3,352,107.00	\$4,125,000.00	\$4,540,793.00	\$4,813,000.00	\$5,169,949.00					
Conventional Tank Design																
Prestressed Tank Design																
1	Mobilization (not greater than 5%)	1	L.S.		\$140,000.00		\$0.00	\$140,000.00		\$130,755.00		\$258,000.00		\$253,950.00		
2B	5 MG Concrete Tank	1	L.S.		\$1,760,000.00		\$0.00	\$2,463,000.00		\$2,130,500.00		\$2,550,000.00		\$3,218,440.00		
3	Tank Earthwork	1	L.S.		\$825,000.00		\$0.00	\$1,450,000.00		\$2,048,790.00		\$1,950,000.00		\$1,603,839.00		
4	Tank Outlet and Inlet Piping	1	L.S.		\$360,000.00		\$0.00	\$280,000.00		\$11,600.00		\$325,000.00		\$325,580.00		
5	Valve Vault Construction	1	L.S.		\$110,000.00		\$0.00	\$45,000.00		\$115,148.00		\$85,000.00		\$57,405.00		
Total Cost					\$2,800,000.00	\$3,195,000.00	\$0.00	\$4,378,000.00	\$4,436,793.00	\$5,168,000.00	\$5,459,214.00					

I hereby certify that this is a true and correct Bid Tabulation for the 5 MG Sterling Hollow Tank Project



Brent R. Ventura
Brent R. Ventura, P.E.