

**Adopted Minutes
Spanish Fork City Council Meeting
February 20, 2007**

Elected Officials Present: Mayor Pro tem Matthew D. Barber, Councilmember's G. Wayne Andersen, Seth V. Sorensen, Steven M. Leifson

Staff Present: Seth Perrins, Assistant City Manager; Richard Heap, Public Works Director; Dave Oyler, City Manager; Junior Baker, City Attorney; Dee Rosenbaum, Public Safety Director; John Bowcut, IS Director; Jeff Foster, Power Superintendent; Guy Chang, Electric Meter Technician; Kimberly Robinson, Deputy Recorder

Citizens: Kacie Johnson, Pat Parkinson, Nancy Delacenser, J. Craig Smith, Jonnalynne Walker, Allan Laird, Shane Laird, Michael Edwards, Nathan Scott, Jeremy Twitchell, Glenn James, Dave Grotegut, Timbre Keliiliki

CALL TO ORDER, PLEDGE, RECOGNITIONS:

Mayor Pro tem Barber called the meeting to order and lead in the pledge of allegiance at 6:00 p.m.

PUBLIC COMMENTS:

Pat Parkinson

Ms. Parkinson commented about the property access denial a few meetings ago. She hopes the City has issued an apology to the citizen or explained why they seemed so mean spirited.

Mr. Baker said the road has never been a public road and it does not meet city standards, it is just an alley way.

Ms. Parkinson wants to know what it would hurt for them to have access to their property.

Councilman Sorensen said the city did not feel they should have to pay to pave the road to make it public. The original building permit showed them accessing the driveway on their own property.

Ms. Parkinson just wanted to let the Council know how she feels.

Councilman Andersen said they discussed ways they could pave part of the road and work out a way that maybe they could access the property.

Councilman Leifson stated this has been going on for some time and they decided the best way is to do it the way it was originally applied for.

COUNCIL COMMENTS:

Councilman Andersen reported the seniors had a successful concert and Valentines dinner dance.

Councilman Leifson reported the Airport Board's past president Chris Childs has moved out of the city and is no longer part of the Airport Board. They appreciate all he has done and would like to publicly thank him for his work.

Miss Spanish Fork

Timbre Keliiliki

Ms. Keliiliki would like to invite the Mayor and Council on March 10, 2007, to the Miss Spanish Fork pageant she would like them to attend and support the event.

PUBLIC HEARING:

Councilman Sorensen made a **motion** to open the public hearing. Councilman Andersen **seconded** and motion **passed** all in favor at 6:14 p.m.

Mr. Anderson explained the intent of the proposed amendments dealing with small accessory buildings. Part of the reason for the change is to create a requirement that fits across the board. He feels this amendment is fairly minor but will have a far reaching affect throughout the community. He feels this allows property owners to use their property efficiently.

This agenda item was opened for public comment.

Councilman Sorensen really likes the change. He noted there are already a lot of buildings that fit this requirement and it will make those legal.

Mr. Anderson explained this amendment would bring structures that meet the requirement into compliance. There are dozens of structures that will be brought into conformity with this change. This will help with a potential code enforcement issue. He noted this will not provide any relief for structures that do not meet these standards.

Mayor Pro tem Barber clarified the ones that do not meet these requirements will have to be looked at individually. He feels this one case of lack of thought by government officials, this will be a good change to bring this into compliance.

Councilman Sorensen made a **motion** to accept the proposed amendments to Title 15, changing the setback requirements. Councilman Leifson **seconded** and the motion **passed** all in favor.

Councilman Andersen made a **motion** to move out of the public hearing. Councilman Leifson **seconded** and the motion **passed** all in favor at 6:22 p.m.

RDA MEETING:

Councilman Sorensen made a **motion** to move to the Redevelopment Agency (RDA) meeting. Councilman Leifson **seconded** and the motion **passed** all in favor at 6:23 p.m.

Councilman Sorensen made a **motion** to move out of the RDA meeting back to the Council meeting. Councilman Andersen **seconded** and the motion **passed** all in favor at 7:02 p.m.

NEW BUSINESS:

Ordinance Adopting the Spanish Fork North Park Community Development Project Area Plan, As Approved by the Spanish Fork City Redevelopment Agency, as the Official Community Development Project Area, and Directing that the Required Notice of the Adoption Be Given as Set Forth in the Utah Community Development and Renewal Agencies Act.

Councilman Leifson made a **motion** to adopt ordinance 04-07 an Ordinance Adopting the Spanish Fork North Park Community Development Project Area Plan, As Approved by the Spanish Fork City Redevelopment Agency, as the Official Community Development Project Area, and Directing that the Required Notice of the Adoption Be Given as Set Forth in the Utah Community Development and Renewal Agencies. Councilman Sorensen **seconded** and the motion **passed** all in one favor.

Mr. Smith explained the next steps in the process for the CDA.

CONSENT ITEMS:

Minutes of Spanish Fork City Council Meeting – June 20, 2006, September 5, 2006
Real Estate Purchase Agreement – Dave Lewis
Real Estate Sales Agreement – Dave Lewis

Councilman Sorensen made a **motion** to approve the consent items. Councilman Leifson **seconded** and the motion **passed** all in favor.

NEW BUSINESS:

Councilman Sorensen disclosed he is an employee of Nebo School District.

Mr. Baker explained the reason for the agreements with Nebo School District and American Leadership Academy (ALA). The city's use and the School district's use balance out. The ALA agreement is the same with the exception that they do not have as many facilities to offer. The bottom line is the school district has second choice on city facilities and ALA has third choice.

Councilman Leifson made a **motion** to approve the interlocal agreement with Nebo School District Concerning Shared Facilities and the Contract with the American Leadership Academy (ALA) Concerning Shared Facilities. Councilman Andersen **seconded** and the motion **passed** all in favor.

Automated Meter Management System – Richard Heap

Mr. Heap explained the systems they have been looking at for the last few years. He pointed out the problems keeping meter readers and also turning off those that have not paid their bill. He discussed the benefits of the automated meter reading system. He explained they would like to be able to put a dollar value on the ability to give someone their bill right away. He also noted the proposal includes meters that will have to be purchased to accommodate the new growth right now anyway.

Mr. Foster said that they figure the meters are good for 20 years.

Councilman Andersen asked how many meters per year do they have to replace.

Mr. Heap said they budget about 200 meters per year due to failed meters.

Mr. Foster said there will be about 100 to 140 per year that they have to replace.

Mayor Pro tem Barber asked how many different meters they have out there for electric meters.

Guy Chang

Mr. Chang stated they wanted systems that use broadband, the cost of the system was too high so they have continued to look at other systems. They investigated many other systems but the cost seemed too high in comparison to the proposed systems. The Sensus system is the only system they have investigated that is capable of reading the system without any help from another system.

Mayor Pro tem Barber asked if the intent is to get all the meters to read with one system.

Mr. Foster said it is their intent to be able to read the meters with one system.

Mr. Chang stated Sensus has been doing water reading systems for years and have been doing a great job. They have not had a track record for the electric meters so far.

Mayor Pro tem Barber asked how much money they will spend before they determine a system they want.

Mr. Chang stated the costs for the systems are pretty much identical. They would feel comfortable with trying the meters and if there are no problems they will look at continuing the system.

Mike Edwards

Mr. Edwards represents Sensus and explained the way the system works.

Mr. Chang explained it is a very high powered system and will not have a problem with other reads on the system.

Mayor Pro tem Barber asked if there would be a reason they do not want to read meters.

Mr. Edwards stated they will be purchasing the system and could contract for reading other meters such as Salem, Woodland Hills, Questar, etc.

Mayor Pro tem Barber asked regarding the life cycle on the meters.

Mr. Edwards stated Sensus warrants the meters for 10 years.

Mayor Pro tem Barber asked what the fail rate on the meters was.

Mr. Edwards used Lehi as an example, they have 700 water meters and when they bring in warranty it is less than one-half of one percent.

Mayor Pro tem Barber asked how they would install the meters.

Mr. Heap stated they would do the installation themselves, the crews will go out and do it.

Mr. Foster stated the one meter would already be connected but then the other meter will have to be connected.

Mayor Pro tem Barber asked how Sensus got into the electric meters business.

Mr. Edwards stated that everyone wanted to read their meters so it made sense for them. They figure they had the hardest part of it down already and decided to work with it.

Mayor Pro tem Barber asked on the list of benefits, if the cost benefits of moving the system are so great why are there not more cities using them.

Mr. Chang explained the systems that are used are much larger systems and we are a smaller unit.

Mr. Edwards added the reason they looked at Spanish Fork as being a prime example is because of the forward thinking of the Council and the Public Works Department. Most people are looking to cure problems today and they look to cure problems tomorrow. There are a lot of cost savings involved with an automated system.

Mr. Chang said the larger utilities look on this system better because the cost of the reads are the same no matter how many reads they do.

Mr. Edwards stated there are different levels of support costs out there and census is one of the lowest costing services.

Mr. Clark explained the budget funds that have been used over the past few years for the meter reading system.

Mr. Heap stated there is not currently an appointed utility board and the Council will need to appoint one.

The Council discussed that the Mayor needs to appoint the positions that are vacant.

Councilman Andersen made a **motion** to accept scenario #1 and put it into place. Councilman Sorensen **seconded** because he feels this is something they have been wanting put in place for a number of years. Councilman Leifson feels this is something they need to try and test to see if it will live up to the potential they say it can. Councilman Barber is excited about the Sensus system and the potential it has, however he still has a number of unanswered questions on the cost benefit. The motion **passed** by a roll call vote Councilman Barber voted Nay.

The Council thanked staff for the time involved with the systems and doing the research.

Campaign Finance Disclosure Ordinance

Mr. Baker explained the legislature changed the requirements for campaign finance disclosures, this ordinance adjusts the Cities ordinance.

Councilman Sorensen made a **motion** to adopt ordinance #03-07 an ordinance amending the campaign finance disclosure requirements. Councilman Andersen **seconded** and the motion **passed** all in favor.

Ordinance Defining Boards, Commissions, and Committees – Junior Baker

Mr. Baker explained the ordinance clarifies the boards and commissions. The current boards and commissions were then named.

Councilman Leifson made a **motion** to adopt Ordinance #05-07 an ordinance defining the boards, commissions, and committees of the city, outlining their responsibilities, and establishing terms. Councilman Sorensen **seconded** and the motion **passed** all in favor.

Parks & Recreation Master Plan Proposal – Dale Robinson

Mr. Anderson presented the contract awarding on behalf of the Parks and Recreation Director Dale Robinson. They recommend Landmark because of the quality and experience they offered. He contacted some of the cities Landmark has worked with and

they had nothing but good things to say for instance Sandy city has used them several times.

Councilman Leifson feels this is needed and is a great opportunity for the future with grants and so forth.

Councilman Leifson made a **motion** that they accept the Landmark Design proposal for the Trails Master Plan Contract for a total cost of \$69,480.00. Councilman Sorensen **seconded** and the motion **passed** all in favor.

Seniors Parking Lot

Mr. Heap explained they added to this year's budget funds to build the seniors parking lot. He explained if they were to build the building today they would have to have 49 more parking stalls to meet requirements. They are seeking direction to go ahead with this project or not.

Mr. Anderson explained that the senior center is vested to be compliant with the current codes as it is.

Councilman Andersen suggested considering building a seniors center on the main floor and condos above to help cover the cost of the project. He gave some suggestions of how that could be accomplished. He would like the Council to consider the idea and have it on the next agenda.

Councilman Sorensen liked the ideas of putting it out to bid and wants to discuss it at the next meeting.

Mayor Pro tem Barber stated he liked the idea and would like more information.

Councilman Leifson likes the idea of looking into it if it works.

The Council would like to have a decision at the next meeting, either to move forward with this project or to pave the existing proposed area.

ADJOURN:

Councilman Sorensen made a **motion** to adjourn to executive session to discuss land purchase of property. Councilman Leifson **seconded** and the motion **passed** all in favor at 8:33 p.m.

ADOPTED: March 6, 2007

Kimberly Robinson, Deputy Recorder