

**Adopted Minutes
Spanish Fork City Council Meeting
July 17, 2012**

Elected Officials Present: Mayor G. Wayne Andersen, Councilmembers Steve Leifson, Rod Dart, Keir A. Scoubes, Richard Davis, Brandon Gordon.

Staff Present: David Oyler, City Manager; Junior Baker, City Attorney; Seth Perrins, Assistant City Manager; Dave Anderson; Community Development Director; Chris Thompson, Public Works Director; Kent Clark City Recorder/Finance Director; Steve Adams, Public Safety Director; Angie Warner, Deputy Recorder; Mark Byers, Animal Control Officer.

Citizens Present: Chelsea Smith, McKayla Smith, Tamyra Matheson, Amy Trujillo, Caitlyn Clegg, Ashley Silver, Brenda Quintana, Michelle Orton, Anthony Carter, Chase Johnson, Kassidy Johnson, Ryan Johnson, Drew Cordova, Martina Cordova, Richard A. Evans, Kristy Johnson, Sterling Johnson, Darlene Futch, John Futch, Kent Dansie, Bill Bushman, Shawn Eliot, Quinn Johnson, Amy Wall, Lindon Morrill, Lyle Haycock, Davy Crockett, Joe Millward, Kamie Millward, Kim Pierce, Cary Hanks, Crystal Allen, Chad Tueller, Michael Moore, Shawn Peterson.

CALL TO ORDER, PLEDGE, RECOGNITION:

Mayor Andersen called the meeting to order at 6:00 p.m.

McKayla Smith led in the pledge of allegiance.

The Spanish Fork Community Theater welcomed the public to the showing of "My Fair Lady".

Mayor Andersen swore in the Youth City Council. Mayor Tammirra Matheson; Ammy Trujillo, Social Chairman; Chelsea Smith, Planning; Anthony Carter, Public Relations Officer; Caitlyn Clegg, Recorder; Ashley Silver, Treasurer; Brenda Quintana, Service Chairman; Kelsie Wilson, Co-Mayor; Jean Sueng, Education Officer; Michelle Orton, Fundraising Officer.

Mayor Andersen awarded Sterling Johnson with the Employee of the Quarter.

Seth Perrins & Bill Bushman spoke of the great things that Mr. Johnson does.

PUBLIC COMMENTS:

Cary Hanks, Director of the Spanish Fork Salem Area Chamber of Commerce invited everyone to Fiesta Days and said the sidewalk sales will start on Friday.

Agenda Request – Drew Cordova

Mr. Cordova is here to ask the Council to change the City ordinance to allow potbelly pigs as house pets.

Council thanked Mr. Cordova for his preparation and they will meet with staff to discuss the request.

COUNCIL COMMENTS:

Councilman Leifson attended the APPA meetings in Washington DC for some great meetings.

Councilman Dart thanked City staff for all their hard work in getting ready for Fiesta Days. Rodeo tickets are sold out for Friday and Saturday. There are still tickets available for Monday and Tuesday.

Councilman Scoubes said the Arts Council met and are starting to plan the Harvest Moon Hoorah.

Mayor Andersen agreed with Councilman Dart. It has been approximately 11 months in preparing the fairgrounds and many hours of hard work by many. Mayor Andersen thanked all those involved with this project.

Mayor Andersen also introduced the new Police Chief Steve Adams.

Councilman Davis said Fiesta Days has begun and there are many events to attend. Councilman Davis reviewed the schedule of events.

CONSENT ITEMS:

- a. Minutes of Spanish Fork City Council Meeting – June 26, 2012
- b. Schroeder – Real Estate Purchase Agreement Ratification
- c. Coombs Real Estate LLC – Real Estate Purchase Agreement Ratification
- d. Schwartz Investments LLC – Real Estate Purchase Agreement Ratification
- e. Swenson Properties LLC – Real Estate Purchase Agreement Ratification
- f. UDOT Main Street Trails and Sidewalk Agreement
- g. Electric System Model Contract
- h. Mountainland Aging Contract – Senior Center FY 2013
- i. Betts Property Exchange Agreement and Quit Claim Deed
- j. Arena Change Order

Councilman Leifson made a **Motion** to **approve** the consent items.
Councilman Dart **Seconded** and the motion **Passed** all in favor.

PUBLIC HEARING:

Ordinance #09-12 Vacating 400 South Street at Approximately 800 East

Chris Thompson said UDOT did a study to put a light at this intersection. The City would have to close 400 South at 800 East and make a cul-de-sac. The City is working with the residents and this design would make it safer for them.

Councilman Dart asked about the issues with the driveways.

Chris Thompson said it is not safe to have driveways in intersections. The one house could have their driveway through the cul-de-sac and the other could move their driveway to 820 East.

Councilman Gordon made a **Motion** to move into Public Hearing.
Councilman Davis **Seconded** and the motion **Passed** all in favor at 6:41p.m.

John Futch said he already has a big lot and the City wants to deed some of the excess land to him and he is asking for assistance with the landscaping because if the City just leaves it as dirt

he will just leave it for a while. The home next to him is in foreclosure and empty. If they relocate the driveway it is going to take up the backyard and will have a hard time selling the property.

Darlene Futch is concerned about her driveway being on the major road. Ms. Futch thanked the City for taking the time to design this so they can move their driveway.

Councilman Leifson made a **Motion** to move out of Public Hearing.
Councilman Scoubes **Seconded** and the motion **Passed** all in favor at 6:45 p.m.

Councilman Davis asked if UDOT has talked about the Futch driveway.

Chris Thompson said no the City has been taking care of this situation.

Mayor Andersen asked who would be taking care of the landscaping by the cul-de-sac.

Chris Thompson said that would be negotiated.

Mayor Andersen asked if we are getting ahead of the game if the properties haven't been fully addressed yet.

Chris Thompson said the City is pushing for the driveways to be moved for safety. Having driveways on to a major road is unsafe. Mr. Thompson said that UDOT would put the light in and leave the driveways.

Junior Baker said Chris can send a letter to UDOT to say that the City agrees with the cul-de-sac, and would like to be informed when they are ready.

Chris Thompson said UDOT made the request for the cul-de-sac and still is evaluating the cost and if they have the money to construct it.

Councilman Leifson made a **Motion** to **Table** the Ordinance #09-12 Vacating 400 South Street at Approximately 800 East to a future meeting when UDOT has more answers.
Councilman Dart **Seconded** and the motion **Passed** all in favor with a roll call vote.

NEW BUSINESS:

Mountainland Association of Governments – South County Presentation

Shawn Peterson gave a presentation regarding their project of reviewing and possibly renaming roads to make things simpler for motorists.

Resolution #12-06 Adopting the Amendments to the Personnel Policy

Seth Perrins reminded the council that staff presented changes a couple of months ago. With that came the change of the council approving the personnel policy manual. Mr. Perrins reviewed some of the changes in the Personnel Policy.

Councilman Dart made a **Motion** to **approve** the Resolution #12-06 Adopting the Amendments to the Personnel Policy.

Councilman Scoubes **Seconded** and the motion **Passed** all in favor with a roll call vote.

Break at 7:24pm

Reconvene at 7:30pm

WORK SESSION:

Maple Mountain Subdivision

Mayor Andersen said this meeting is to resolve some confusion. Mayor Andersen explained that the City Council had not made a decision on this project. The City, Salisbury and Central Bank have worked together to try and find solutions. When this item was presented at Planning Commission meeting a letter was submitted by a citizen saying things were already decided by the City Council to date this is not the case. Mayor Andersen asked Salisbury to present the Maple Mountain Subdivision and the process that it has been through.

Chris Salisbury said this project goes back for about 5-6 years.

Rick Salisbury said in about 2005 he was approached by Dave Simpson about becoming involved. Dave Simpson was over everything and Rick Salisbury took over the townhome section. Dave Simpson developed the single family lots, Salisbury wasn't doing anything. The economy took a dive and Simpson was stuck. March 2009 Salisbury took over the developing, Simpson still owned the project. Not sure when but Simpson was approached by the school district to sell a portion of the development. Salisbury said he was out if they going to sell to the district.

Dave Anderson said the phasing plan requires the park to be constructed with the next phase.

Chris said when they came in to record a building of the townhomes, then found out that Simpson had made commitments that we did not know of. Dave Simpson did not communicate the change of the park with Rick Salisbury.

Councilman Davis said the storm drain system has to be built, the City needs it.

Dave Oyler said the plat that included the park was split in half. So the park was not triggered with the first half. Then if he came in after that to build, then the park would be triggered.

Dave Anderson said he has worked with Brent Bowers more than Dave Simpson on this project.

Dave Oyler said if the park does not get built, then housing cannot be built.

Councilman Scoubes asked to clarify with a master planned development there would be a park from the start. Salisbury says they didn't know.

Chris Salisbury explained that the unknown and confusion was the marriage of the park being connected to the single and multi-family homes building.

Councilman Gordon asked the status of the clubhouse.

Chris Salisbury has researched minutes and notes to find the trigger for the clubhouse. He was unable to find any information.

Dave Anderson said he believes that they are not behind. They would have to build four or so more buildings before it triggers the clubhouse to be built.

Dave Oyler said lets discuss the zoning of the property. If the plat is not approved tonight, in 2 weeks the plat expires and the lots go back to the 12,000 square foot zone.

Mayor Andersen said Salisbury is willing to donate approximately 5 acres of land for the park and the City would have to collect impact fees to pay to develop the park.

Mayor Andersen said the options are: no park; or receive the land and find the money to develop the park.

Councilman Davis asked Chris Thompson how critical the retention basin is.

Chris Thompson said it is needed for a large area of the City, which includes the existing homes that have the sumps, plus the new development to come.

Dave Oyler said this meeting is to figure out the cheapest way for everyone to build the storm drain/park.

A citizen pointed out that there is not a park on the north side of Highway 6.

A citizen suggested making the park 5 acres instead of 7 acres and then add more homes.

The project is already at the maximum density, it wouldn't work.

Discussion about the park/storm drain.

Discussion about the land that was purchased from Dave Grotegut.

Lyle Haycock, lives on 400 North, asked for an existing home to lessen the width of the river trail in front of his home.

Junior Baker said he and Jered Johnson looked at the location and it can be negotiated.

Chris Salisbury reviewed the development agreement that has been drafted so far.

Extension of the preliminary plat approval for the Maple Mountain Subdivision – Chris Salisbury

Chris Salisbury said they are requesting a 6 month extension for the Maple Mountain Subdivision. Chris Salisbury said they would like to continue and get the development agreement completed.

Councilman Leifson made a **Motion** to **approve** the Extension of the preliminary plat approval for the Maple Mountain Subdivision for additional 6 months.

Councilman Dart **Seconded** and the motion **Passed** all in favor.

ADJOURN:

Councilman Dart made a **Motion** to **adjourn** to Closed Session to discuss Land Purchase.

Councilman Gordon **Seconded** and the motion **Passed** all in favor at 9:40 p.m.

ADOPTED: July 31, 2012

Angie Warner, Deputy Recorder