

**Adopted Minutes
Spanish Fork City Council Meeting
December 14, 2018
Spanish Fork City Office
40 South Main Street
Spanish Fork, UT 84660**

Elected Officials Present: Mayor Steve Leifson, Councilmembers Mike Mendenhall, Stacy Beck, Chad Argyle; Brandon Gordon. Councilmember Keir Scoubes participated via phone.

Staff Present: Seth Perrins, City Manager; Junior Baker, City Attorney; Dave Anderson; Community Development Director; Chris Thompson, Public Works Director; Kent Clark, City Recorder/Finance Director; Dale Robinson, Parks & Recreation Director; Scott Aylett, Public Information Officer; Bart Morrill, Parks Division Manager; Keith Broadhead, Public Works Inspector.

Citizens Present: Heather Youd, Spanish Fork & Salem Area Chamber of Commerce.

8:00am CALL TO ORDER:

Mayor Leifson called the meeting to order at 8:09 a.m.

CONSENT ITEMS:

- A. Minutes of the Spanish Fork City Council Meeting – January 12, 13, 2018

Councilman Gordon made a **Motion** to **Approve** the consent items.
Councilman Argyle **Seconded** and the motion **Passed** all in favor.

NEW BUSINESS:

Utah County Major Crimes Interlocal Cooperation Agreement

Junior Baker said that for years we've been part of the Utah County Major Crimes Task Force that addresses drugs and gangs in the area. It is usually updated every few years. Mr. Baker said the change to the agreement is if there is litigation, a party must notify other entities of a claim prior to settling. Staff recommends approval of this contract.

Councilman Mendenhall made a **Motion** to **approve** the Utah County Major Crimes Interlocal Cooperation Agreement.

Councilmember Beck **Seconded** and the motion **Passed** all in favor.

Resolution #18-20 Supporting the HB 362 (2015) Authorized 0.25% Local Option General Sale Tax Dedicated to Transportation, and Supporting the Imposition of the Tax in 2018 Per SB 136 (2018)

Chris Thompson said the gas tax has been the primary source for our B&C road fund repairs.

With improvements to gas mileage for vehicles, fewer funds are generated for the City, resulting in fewer road repairs. The County would need to enact the tax, but would like resolutions from each city in the County requesting the County to enact this before they take action.

Mr. Perrins says this is the same tax that was proposed a few years ago (Proposition 1) which was voted down. The primary component leading to it not passing was the amount set aside for UTA. MAG surveyed residents, asking what support would be if new UTA projects could not be funded with these funds, and support was greater subject to that component. If this tax is implemented, only existing projects could be funded, which would free up existing funds for future projects. The City's portion of the 0.25 percent is 0.1 percent, and would generate about \$580,000 per year. Increased funding would help the City keep up on needed road repairs, as well as complete trail connections. If the County implements it before January, the County would keep all funds generated prior to July 1, 2019. If the County doesn't approve it by 2020, then the cities can implement it and they would get 50 percent and UTA would get 50 percent. This would likely result in the County increasing the County property tax to meet their transportation needs.

Councilman Argyle spoke about how Proposition 1 and the most recent gas tax proposition failed about 60/40. Most of what he heard from residents opposed was related to it being an increase in taxes, and not much about the UTA component, which has been the primary concern discussed since they failed.

Mr. Thompson said that our crews do a great job at addressing our road needs and meeting our road maintenance plan, but over time our number of roads have increased and the available funding per road mile has decreased. This funding will help us continue with our existing maintenance plan.

Councilmember Beck made a **Motion** to **approve** Resolution #18-20 Supporting the HB 362 (2015) Authorized 0.25% Local Option General Sale Tax Dedicated to Transportation, and Supporting the Imposition of the Tax in 2018 Per SB 136 (2018).

Councilman Gordon **Seconded** and the motion **Passed**, with a 4-1 vote.

Councilman Argyle - Nay

Councilman Gordon - Aye

Councilman Mendenhall - Aye

Councilwoman Beck - Aye

Councilman Scoubes - Aye

Maple Park Plat C and Maple Mountain Estates Phase 4 Cash in Lieu of Water Rights Request

Chris Thompson explained that developments are required to bring water; however, this development is requesting to pay for water, as had been done in the past, for developments in this transition period, since it started installing infrastructure prior to the change in policy.

Councilman Gordon made a **Motion** to **approve** Maple Park Plat C and Maple Mountain Estates Phase 4 Cash in Lieu of Water Rights Request.
Councilman Argyle **Seconded** and the motion **Passed** all in favor.

Fieldstone Agreement and Amended Preliminary Plat Approval

Seth Perrins explained that Fieldstone requested to pay \$700,000 for improvements to the area if approval to improve the Rocky Mountain Power corridor could not be obtained, rather than \$1,000,000, because there is no guarantee that Rocky Mountain Power will allow us to implement park improvements on the Rocky Mountain Power corridor.

Jason Harris with Fieldstone stated that by not getting the corridor park improvements the value of the development decreases; therefore, they can't justify paying for the improvements if they don't happen. Fieldstone is proposing to give the City \$1 million. If the City doesn't get approval from Rocky Mountain Power, the City will reimburse Fieldstone \$300,000. The City has until August 1, 2020 to gain approval and to start improvements.

Councilman Gordon indicated that August 2020 seems far out and asked what the soonest it could be approved. Mr. Robinson and Mr. Anderson indicated the soonest would be 6 months, based on conversations they've had with Rocky Mountain Power.

Councilman Mendenhall said that getting approval for this area is very important, as it connects to other trails in the community. Political capital has also been put here, in terms of the Council indicating that RAP Tax funds could be put toward improving and creating trails in this area.

Mr. Perrins stated the second issue included in this proposal is to build a uniform wall along the corridor, which would replace existing fencing along the corridor. The City would build the wall south of the Spanish Fork Parkway, and Fieldstone would charge property owners adjacent to the corridor north of Spanish Fork Parkway a premium lot fee to construct a wall.

Mr. Baker asked if we want to have a wall here and if we leave it up to the property owners to decide if they want a wall. The City could set standards for the types of walls and fences allowed. Discussion by the group was in support of having a wall in place to ensure consistency.

It was proposed that the proposal be approved on the following conditions:

1. Masonry wall built. City pays for on lots already sold. Fieldstone will collect on lots that are not yet sold. They will contribute \$3000 per said lot
2. Decrease payment amount to \$700,000 if by August 2020 the RMP power corridor is not yet started

Councilman Gordon made a **Motion** to **approve**
Councilman Argyle **Seconded** and the motion **Passed** all in favor.

DISCUSSION:

There was none.

ADJOURN:

Councilman Gordon made a **Motion** to **adjourn** to Closed Session to discuss reasonably imminent litigation and land transactions.

Councilman Mendenhall **Seconded** and the motion **Passed** all in favor at 9:45 a.m.

ADOPTED: January 8, 2019

Scott Aylett, PIO