

**Adopted Minutes
Spanish Fork City Council Meeting
November 19, 2019
Spanish Fork City Office
40 South Main Street
Spanish Fork, UT 84660**

Elected Officials Present: Mayor Steve Leifson, Councilmembers Keir A. Scoubes, Mike Mendenhall, Stacy Beck, Chad Argyle, Brandon Gordon.

Staff Present: Seth Perrins, City Manager; Junior Baker, City Attorney; Tyler Jacobson, Assistant City Manager; Dave Anderson; Community Development Director; Chris Thompson, Public Works Director; Kent Clark, City Recorder/Finance Director; Steve Adams, Public Safety Director; Dale Robinson, Parks & Recreation Director; Scott Aylett, Public Information Officer; Angie Warner, Deputy Recorder.

Citizens Present: Glenn Cobb, Denise H. Williams, Gail S. Halverson, James R. Stewart, Varden E. Hadfield, Brian Olsen, Jared Heath, Stephanie Ovard, Rachel Heath, Holly Frasche, Anne Johnson, Jenny Martineau, Jesse Cardon, Jaime Paguno, Mark Miller, Berkeley Miller, Cris Child, Richard Seal, John Lindon, Tawna Marsh, John Olsen.

5:15pm WORK SESSION:

1. Elected Officials Salary Study
2. City Office Building Structural Assessment

Discussion took place regarding the item(s) listed above; no formal actions are taken in a work session.

6:00pm CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITION:

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

Motivation/Inspirational Message given by Councilman Scoubes.
Councilwoman Beck led in the pledge of allegiance.

PUBLIC COMMENTS:

Mayor Leifson welcomed public comment.
There was none.

COUNCIL COMMENTS:

Councilman Gordon announced that there was a ribbon cutting at Clegg Auto. Tomorrow is the Noon Networking Luncheon at the fairgrounds with the special guest speaker, Gail

Halverson, The Candy Bomber. The Winter Lights Parade will be November 29th at 7pm. They are still taking applicants for entries in the parade. Councilman Gordon said this Friday night at 6pm at Spanish Fork High School the police department will be playing a game against the basketball team.

Councilman Argyle gave an update from the Senior Center board meeting. Councilman Argyle expressed that he is excited for the new All Abilities Park and reviewed some of the history of the property.

Councilwoman Beck thanked everyone that attended the Library Design Workshop that was held last week. Councilwoman Beck said that the Festival of Lights opens on Thanksgiving Day and will run through New Year's Day.

Councilman Scoubes said that various groups helped last week with the many programs for Veteran's Day.

Councilman Mendenhall gave an update from the Parks and Recreation Committee meeting and the ULCT Board of Directors meeting.

Mayor Leifson thanked everyone that took the time to go out and vote a few weeks ago and also those that stepped up and ran for a position.

SPANISH FORK 101: Gail Halverson Center Donation and Rotary Award

CONSENT ITEMS:

- a. Minutes of Spanish Fork City Council Meeting – November 5, 2019
- b. Bowdy Smith Water Line Connector Agreement
- c. Water Smart Grant PASS Form
- d. Utility Assistance Program Agreement with Community Action

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

PUBLIC HEARING:

Ordinance #Z13-19 Amending the General Plan Map and Official Zoning Map of Spanish Fork City for Spanish Fork Parkway and US-6 Intersection

Dave Anderson said this proposal has a few different pieces; first, amending the city's general plan map, which is the vision for the future of the Spanish Fork. The city bought the land years ago to plan for a future fire station and substation. The plans changed and the fire station is being constructed elsewhere. So, the proposal is to change the general plan to remove the public facilities and change it to mixed use for the property. Second, for the

zone change for the first property and the property across the street, the proposal is to change it from Public Facilities & Rural Residential to Commercial 2. Mr. Anderson said the Planning Commission recommended the Commercial 2. Mr. Anderson said after some meetings with the public, staff is looking at using Commercial 1 instead of Commercial 2. Since the details have slightly changed, if the Council would like to wait and staff would do a text amendment to present at the next meeting, that could be done or the Council could move forward with the Commercial 1. Mr. Anderson presented the details of the Commercial 1 zone.

Councilman Mendenhall made a **Motion** to go into public hearing.
Councilman Scoubes **Seconded** and motion **Passed** all in favor at 6:42pm

Mayor Leifson welcomed public comment.

Rachel Heath, a resident, said she was the one that suggested using the Commercial 1 zone. They have a lot of concerns, but one main concern was that in the wording, the hours of operations is being proposed to be taken out. If the zone goes in as C2, there needs to be a buffer. The traffic and the railroad is a big concern. Since 2006, there have been 100 accidents at that intersection. Ms. Heath doesn't want to watch homes being torn down to make bigger roads.

Jenny Martineau said she met with some of the Council and neighbors. At the meeting, at her home, where they discussed the Commercial 1, they were on board because the time restriction was included. So, to see that it is presented tonight with it crossed out, that is not what they want. Ms. Martineau asked to please keep it small and residential.

Jamie Paguno lives right by the intersection and there is a lot of incidents there. She has lived there for about 4 years and they do not want the gas station or the car wash on that corner. She is concerned about the safety of the driveway to the highway. She was told that the northbound lane would be widened and it hasn't. Ms. Paguno brought up the concerns of gas spills at gas stations.

John Lindon, representing Holiday Oil, said that the proposal for the site, is a gas station with a car wash. For the concerns about traffic, there are accidents on Highway 6 all the time. They do not intend for the store to be open all hours; the other stores are open from 5am - 12pm.

Holly Frasche said they are not totally opposed to this proposal. The land owners should be able to sell if they want. They moved here for the open space, but they understand that growth comes eventually. The gas station could be beneficial for the high school for the students to use. Ms. Frasche said yes, Highway 6 is a bad road, but adding a gas station is not going to change anything with that.

Councilman Gordon made a **Motion** to go out of public hearing.

Councilman Beck **Seconded** and the motion **Passed** all in favor at 7:01 pm.

Councilman Gordon asked for an update about the train tracks.

Chris Thompson explained that there are future plans to move the tracks but there is not a time frame.

Councilman Gordon asked why we don't use commercial 1 more?

Mr. Anderson said because of the hours of operation. That wording can be kept in there or adjusted if the Council would like.

Councilman Argyle said he would not want to limit the hours of the business.

Councilwoman Beck thanked the residents for being involved with this proposal and thanked Mr. Lindon with Holiday Oil.

Councilman Mendenhall asked to address the concerns about the improvements to the area.

Mr. Anderson presented the plat for the Holiday Oil that is wanting to go on the east side.

Councilman Scoubes thanked those that have been involved. Councilman Scoubes reviewed some of the traffic concerns.

Councilman Gordon asked Lt. Johnson for some public safety stats.

Lt. Johnson reviewed the following:

From January 2006 to present:

- 51 robberies (most retail theft)

- 7 aggravated robberies (most at financial institutions)

- 3 at a gas station, 1 was aggravated

Traffic data - UDOT has made improvements on Highway 6 including traffic lights, warning signals, etc. which have significantly decreased the incidents.

- Center Street and Highway 6 Intersection - 143 accidents

- Expressway Lane and Highway 6 intersection - 279 accidents

- 1000 North and Highway 6 intersection - 196 accidents

- Spanish Fork Parkway and Highway 6 intersection - 100 accidents

Councilman Gordon made a **Motion** to **approve** Ordinance #Z13-19 Amending the General Plan Map and Official Zoning Map of Spanish Fork City for Spanish Fork Parkway and US-6 Intersection with the General Plan Map from Public Facilities and Rural Residential to Mixed Use and the Zone Change to Commercial 1. (is this right?)

Councilwoman Beck **Seconded** and the motion **Passed** all in favor with a roll call vote.

NEW BUSINESS:

River Point Amended Preliminary Plat and Development Agreement Approval Request

Dave Anderson said the applicant has acquired property and wants to expand the property to the west. The new addition is in the 100-year flood plain, so in the report, there are conditions that the lots in the flood plain will be removed from the flood plain before final plat is approved. Mr. Anderson expressed that staff proposes that the applicant enter into the development agreement. Mr. Anderson said the City Attorney has not reviewed the development agreement fully and recommend a condition with the motion of: subject to the conditions spelled out in the staff report and subject to the development agreement with any changes from the city attorney.

Councilman Argyle made a **Motion** to **approve** River Point Amended Preliminary Plat and Development Agreement subject to any minor changes.

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

Golf Course Rates

Ryan Rhees said that staff has called around to other courses to see what the competition is charging. Mr. Rhees presented the proposed rates below. Staff recommends the proposed rates for approval.

	2019 Rates	Proposed 2020
<u>Rates</u>	<u>Spanish Oaks</u>	<u>The Oaks</u>
9 WD	\$13.00	\$14.00
9 WE	\$14.00	\$15.00
18 WD	\$26.00	\$28.00
18 WE	\$28.00	\$30.00
9 Cart (per rider)	\$8.00	
18 Cart (per rider)	\$16.00	
9 Junior (M-TH)	\$12.00	
9 Senior (M-TH)	\$12.00	\$13.00
18 Junior (M-TH)	\$24.00	
18 Senior (M-TH)	\$24.00	\$26.00
Trail Fee	\$6/9 - \$8/18	\$10.00
Range Small	\$5.00	\$6 / \$8 / \$10
Range Large	\$7.00	

<u>Punch Passes</u>		
GF Punch Pass	10 - \$110 / 20 - \$220	10 - \$116 / 20 - \$232
Cart Punch Pass	20 9 Hole - \$125	10 cart punch pass \$65
Range Punch	20 Large - \$105	20 Large - \$160 / 20 Med. \$125 / Small \$95

<u>Season Passes</u>		
5 Day Single	\$625 (24)	\$675
5 Day Junior	\$400 (16)	Same
5 Day Senior	\$600 (23)	\$650 (Discontinue Grandfather In)
5 Day Couple	\$850 (16)	\$925 (Discontinue Grandfather In)
5 Day Senior Couple	\$775 (15)	\$850 (Discontinue Grandfather In)

7 Day Single	\$750 (27)	\$825
7 Day Couple	\$1,050 (19)	\$1200 (Discontinue Grandfather In)

Councilman Scoubes made a **Motion** to **approve** the proposed golf course rates. Councilman Argyle **Seconded** and the motion **Passed** all in favor.

All Abilities Park CMGC Agreement

Dale Robinson said that a proposal was sent out for a construction manager general contractor for the park and received four proposals. Mr. Robinson said that Westland Construction came in with the lowest bid at \$647,000. Staff recommends the bid be awarded to Westland Construction.

Councilwoman Beck made a **Motion** to **approve** All Abilities Park CMGC Agreement. Councilman Argyle **Seconded** and the motion **Passed** all in favor.

Moderate Income Housing Report

Dave Anderson said this report is required by state law. This time a year ago, staff presented this report to review and receive any feedback. There were some changes in the last

legislative session on the timing of this report. Mr. Anderson reviewed the strategies that the City has or will employ with regards to the report. Staff will turn this report in to the state by December 1st.

Canvass of 2019 Election

Kent Clark said the 2019 election was for three council positions and was a vote-by-mail election. There was a 31% voter turnout. Stacy Beck, Brandon Gordon, and Chad Argyle will continue on and be sworn in at the first meeting in January. Mr. Clark presented the numbers and asked the Council to accept the Canvass of 2019 Election.

Councilman Mendenhall made a **Motion** to **accept** the Canvass of 2019 Election. 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 8:12p.m.

ADOPTED: December 10, 2019

Angie Warner, Deputy Recorder