

FILLMORE CITY COUNCIL SPECIAL WORK MEETING

June 2, 2022

Minutes of the work meeting of the Fillmore City Council held June 2, 2022 in the Council Chambers of the Fillmore City Building. Notice of the time and place of the meeting was posted on the Utah State Public Notice website, the Fillmore City website, the Council Chambers, the City Office bulletin board, and the President Millard Fillmore Library. Notice was also provided to the Chronicle-Progress, radio station KMTI and each member of the governing body on June 1, 2022.

Those present were:

Mayor:	Michael D. Holt	Council:	Curt Hare
			Kyle Monroe (excused)
Recorder:	Kevin Orton		Eric R. Jenson
Attorney:	Elise Harris		Michael B. Winget
			Dennis W. Alldredge

Others present were:

Nick Weaver, Wayne Aston

5:30 p.m. Welcome and Pledge – Mayor Holt

COMMUNICATIONS AND REQUESTS

Presentation Regarding Public Infrastructure Districts – Nick Weaver (Aspen Real Estate Consulting), and Wayne Aston (American Spec Modular)

Mr. Aston provided a summary of where his project is in terms of planning and completion. As the owner of American Spec Modular, the plan is to construct a 1.3 million square foot facility on a 151-acre site in Fillmore that will be used to manufacture modular homes. There will also be other factories built on the site to include a plant that produces railroad ties. Between the two facilities, it is projected that 850 new jobs will be created in the community. Mr. Aston anticipates that of those new employees, 40% or more will choose to permanently relocate to and reside in Fillmore. Once the facility is completed and operational, it will be among the top 3 to 4 largest production facilities of its kind in the country.

A question of housing and how the current and future housing situation in Fillmore could accommodate this influx of people moving to the community. Mr. Aston has a goal of promoting single family style homes, as opposed to promoting a misguided housing situation to simply “accommodate the masses.” Recruiting high caliber people and working with local realtors is one way Mr. Aston plans to approach this challenge.

Mr. Weaver provided a presentation educating the council on Public Infrastructure Districts (PID). He is a consultant who has a lot of experience and background dealing with PIDs and working together with municipalities to create them. Large developments can be very difficult to make happen, so a PID is a good way to accomplish them. A PID is an area that is co-created by the landowners in the area along with the State where the area can levy additional taxes on that district to help pay the debt service on issued bonds that will benefit the public and the

48 developers within the district. The bonds help finance infrastructure within the district needed to
49 complete current and future projects. The city bears no financial burden associated with a PID.
50 The only role the city plays within a PID is to create the district. Mr. Weaver clarified that
51 proceeds from the PID only fund infrastructure and that none of the proceeds are used to help
52 fund the actual projects itself, such as the American Spec Modular facility. Also, once all the
53 infrastructure is completed, it is deeded to the city.

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55 Councilmember Hare asked Mr. Aston why he chose Fillmore as the site for this project. Mr.
56 Aston stated that the main reason is that Fillmore is located within a Federal opportunity zone,
57 and they are very enticing to large investors. Another deciding factor was the lower price of land
58 here as opposed to the cost of land on the Wasatch front. The third factor relates to location,
59 specifically that Fillmore is located on the Interstate 15 corridor and is close in proximity to I-70.
60 This is critical when considering how much shipping of their products will go to other states such
61 as Colorado, Nevada and California. Finally, the path of growth in Utah is headed south, and
62 Fillmore seems to be the final frontier for growth in the state.

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65 APPROVED June 21, 2022

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Michael D. Holt, Mayor