

**MINUTES OF A SPECIAL COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
JUNE 14, 2000**

The meeting was called to order by Mayor Keith Broadhead at 7:00 P.M. Council members attending: Kirk Greenhalgh, LaDue Scovill, Walt Callaway, and Frank Staheli. Marilyn Clayson was excused.

Others present: City Manager Tom Austin, City Engineer Dave Lund, City Planner Andrew Jackson, Jesse Conway, Diane Banks, Bob Lyixds, Michael Olson, Hal Magleby, John Olsen, Kim Broadhead, Jessie Smith, Legal Counsel Craig Smith, Woody Maggard, Peter Genereaux, Georfery Bluth, Larry Hampton, Paul Sorenson, Deanne Sorenson, Aaron Painter, John Peterson, Wesley Morgan, Brent Norton, and other unidentified individuals.

PUBLIC HEARINGS

Council member Staheli moved to enter into a Public Hearing with regard to the M. Jensen Annexation. Council member Callaway seconded the motion with an unanimous vote.

City Manager Austin reviewed the property associated with the proposed annexation. City Manager Austin indicated Legal Counsel Maughan is currently working on an Annexation Agreement which will be ready to adopt at the same time as the proposed Annexation is approved.

Mr. Norton indicated he would like to see the property, associated with the annexation, cleaned up.

There wasn't any other Public questions or comments.

Council member Callaway moved to close the Public Hearing with a second from Council member Scovill and an unanimous vote.

Council member Callaway moved to enter into a Public Hearing with regard to the proposed Summit Ridge Annexation. Council member Scovill seconded the motion with an unanimous vote.

which Mayor Broadhead introduced Summit Ridge Development Representative Tom Bernard. Mr. Bernard reviewed the general concept associated with the Proposed Annexation. Mr. Craig showed slides of the proposed build out areas which includes an area of approximately 24 acres and include park areas and pathways to the park areas. Mr. Peterson reported his firm has studied the market associated with the development proposed. He indicated the South Utah Valley market is ready for a development such as the one that is planned for this area.

The annexation includes approximately 2000 acres, approximately 3200 plus units to accommodate roughly 10,000 individuals and a build out time frame of 10 years.

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City Planner Jackson indicated the property associated with the proposed annexation will be zoned at the time of the completion of the annexation. The Planned Community Zone (PC Zone) best fits the needs of this area.

Legal Counsel Smith has drafted an Annexation and Development Agreement which will be adopted and signed at the time the annexation is approved.

City Engineer Lund reported the issues of adequate water, sewer, and utilities availability have been addressed. A 6" test water well has been drilled and will produce approximately 1200 gallons per minute of water for this area.

Mayor Broadhead read a letter he received from Bradley Cook Vice President at the Utah Valley State College. The letter indicated that the Board of Directors are reviewing a possibility of leasing a building, at the proposed development site, for a Satellite Campus. Mr. Bernard indicated a building will not be built unless a contract is signed with UVSC.

Council member Staheli questioned if due to the size of the proposed project, will a high tech Fiber Optic Firm offer service? Mr. Maggard indicated he has been in contact with Fiber Optic providers and is currently awaiting bids and proposals for the project.

Council member Scovill questioned what kind of **guaranties**, for the City does the Annexation and Development Agreement have? Legal Counsel Smith indicated all the construction will follow the Standards of the City. City Planner Jackson added that upon the completion of each phase, the completed portion will be self sufficient.

Council member Callaway questioned if any of the Development Group has spoken with the members of the Gun Club. Someone from the Development Group will contact the Gun Club President and discuss the proposed development.

Mr. Bernard reported that if the property is not annexed, there are a number of different avenues to explore with regard to continuing with the proposed development. However, the Development Group would prefer to develop within the City limits.

Council member Greenhalgh was told that the 200 acres located in along the Juab County line will be required to have a sewer lift station installed.

A concern was raised as to whether the proposed development would be joined with the existing City. Mr. Bernard indicated a number of things could be incorporated to join the proposed development and the City.

Mrs. Sorenson indicated one way to join together the entire Community is to build a High

School between the proposed development and the existing Community.

Mr. Morgan questioned if the proposed development would be governed by the same Ordinances as the existing City. Mr. Morgan was told that the Ordinances that are in place will govern the entire City Entity.

Mr. Norton questioned if commercial business is located on the South Interchange, is the East side in danger of not having any Commercial? The remark was made that anyone interested in a Commercial Business should be happy at a location option.

Council member Scovill moved to close the Public Hearing on the Summit Ridge Annexation with a second from Council member Callaway and an unanimous vote.

AT 9:10 P.M. COUNCIL MEMBER CALLAWAY MOVED TO TAKE A 5 MINUTE BREAK. COUNCIL MEMBER STAHOLI SECONDED THE MOTION WITH AN UNANIMOUS VOTE.

MAYOR BROADHEAD CALLED THE MEETING TO ORDER AT 9:25 P.M.

PUBLIC FORUM, BID OPENINGS AND AWARDS

The Notice of Award to Tempest for Natural Gas Installation along with the Notice to Proceed Including Authorization for Mayor Broadhead to sign the Contract will be an agenda item for the June 21, 2000 meeting.

UNFINISHED BUSINESS

The Olsen Greenhouse Natural Gas Contract will be an agenda item for the June 21, 2000 meeting.

The Mayor and Council was presented with a Letter of Certification for the Faith Greaves Annexation.

BILLS

Council member Greenhalgh moved to approve payment of the bills in the amount of \$33,097.76. Council member Scovill seconded the motion with an unanimous vote.

BUSINESS LICENSES

Merrill DeGraw submitted an application for a new Business License. The question was asked if the business address is a City address or a County address. Council member Staheli moved to table the business license application for Merrill DeGraw until a determined if the business address is County or City. Council member Greenhalgh seconded the motion with an unanimous vote.

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APPROVAL OF THE MINUTES

Council member Callaway moved to approved the minutes of June 7, 2000 with one spelling correction. Council member Staheli seconded the motion with an unanimous vote.

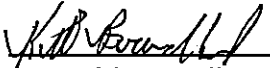
REPORTS OF THE MAYOR AND COUNCIL

It was determined that the Mayor and the City Council will be involved in the hiring process of the New City Engineer.

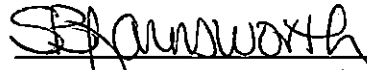
ADJOURNMENT

Council member Callaway moved to adjourn with a second from Council member Staheli and an unanimous vote.

Approved on June 21, 2000.



Keith Broadhead, Mayor



Susan B. Farnsworth, Recorder