

MINUTES OF A REGULAR COUNCIL MEETING
HELD IN THE CITY CENTER
MARCH 4, 1997

The meeting was called to order by Mayor Keith Broadhead at 7PM. Councilmembers present: Paul Bean, Dennis Howard, Marianne Stevenson and Hortt Carter. Calvin Wall arrived late. Marianne led the Pledge of Allegiance. City Manager, Tom Austin, was also present.

Others present: Kaylynn Fail, Lynn Crook, Don Gilson, Kevin Davis, Dennis Lamb, Mark Westover, Jacob Fuller, Steven Stringham, Mark Ford, Jeff Trijillo, Dennis Barnes (Public Works Director) and Joe Santo of Sunrise Engineering.

Lynn Crook - Concerns on Rules and Regulations: Mr. Crook reviewed problems with procedure on his proposed 4-lot subdivision (three of the lots were approved last meeting). He quoted a contradiction between the subdivision ordinance and the zoning ordinance. Tom stated it is a typo that was corrected last October. Mr. Crook suggested requirements for small subdivisions along a dedicated street be simplified. (Calvin arrived) Mr. Crook was advised the Planning Commission understands his concerns. They are considering revisiting the ordinance to create provisions for small subdivisions. Mr. Crook ask Council if his corner lot complies with ordinances in one year will they honor his survey and only charge the fifty dollar fee they are now refunding him rather than the three hundred dollar fee. Paul reminded Mr. Crook that a two lot split may be sold by metes bounds without the necessity of recording. Mr. Crook also had concerns with infrastructure requirements. Mayor Broadhead, Hortt and Joe explained the need for engineered maps recorded with the City.

Public Forum: Jeff Trijillo voiced concerns regarding the new dog ordinance requiring dogs being fenced separately within one yard. Dennis said this was not his understanding of the ordinance. Other concerns with the ordinance were also voiced. Dennis agreed to study the ordinance and report at work meeting. The fine structure was also discussed.

Peterson Annexation: Council reviewed the map for the J. Peterson annexation at 450 North 400 East. Mayor Broadhead had concerns with the road right-of-way and a connectors agreement for the water line. Calvin moved to approve Resolution 3-2-97, J. Peterson Annexation, on condition the roadway becomes a dedicate street and a connectors agreement is on file before a building permit is issued, Hortt seconded, motion carried 5-0.

McKinnion/Pyne Annexation: The maps, Planning & Zoning's approval and the Declaration are in order. Mayor Broadhead had questions regarding the water and paving the street. Mark Westover stated Mr. Pyne will give water and he will pave the street. These issues will be settled with the subdivision approval. Mr. Westover is aware of the shallow sewer and intends to dig deeper. Dennis moved to approve Resolution 3-3-97 (McKinnion/Pyne Annexation), Paul seconded, motion carried 5-0.

Resolution 3-4-97/ McKinnion/Pyne Annexation Declaration: Calvin moved to approve Resolution 3-4-97, Paul seconded, motion

carried 5-0.

CDBG Second Public Hearing-Soliciting Comments with Regard to the Project-New Library-Historic Church: Tom stated the 1996-97 CDBG project is a new library. The building (old church) has been acquired. The lease of the building was extended for an additional year. \$150,000 in CDBG funds was granted to the city for a study and renovation of the building. An architect is preparing the drawings. Mayor Broadhead opened the meeting for public comments. Lynn Crook asked the cost of the old church. Response - \$70,000. Renovation estimate is \$360,000. Everyone was encouraged to attend the fund raiser, auction, at the school March 15th. Dennis Lamb ask if the City intended to increase taxes to raise these funds. Mayor Broadhead replied they hope not. We have two more years before we take possession. We will use this money on the roof and outside of the building. Maybe we can apply for another grant next year. Other sources have been contacted - State Library Board, Huntsman Center, Louis L'Amour and others. A landscape architect volunteered his service plus a stain glass window and other items were donated following a newspaper article. Taxes cannot be raised without the vote of the citizens. Lynn Adams ask when the funds will be awarded. Answered - about July. Lynn Crook ask if anyone had been in the attic and checked the structure. Mayor Broadhead said the architect spent a full day checking every part of the building. He gave a favorable report before the purchase. No more comments.

Marianne agreed to attend an all-day CDBG Training meeting with Tom on the 25th.

State of the Sewer Address-Dennis Barnes: Dennis stated once a year the State requires Council to review the status of the sewer and adopt a new resolution. Question - regarding the capacity of the sewer. Answer - twenty year projection with 5% growth. Impact fees will update the system without a tax increase. Dennis reviewed each line item on the questioner. Dennis stated there are no problems with the system. He would like to have the manholes and the lift station cleaned out. Mayor Broadhead read resolution 3-5-97. Hortt moved to approve resolution 3-5-97, Calvin seconded, motion carried 5-0.

Rowley Estates Subdivision-Review and Possible Approval: Tabled

Oakmont Subdivision-Review and Possible Approval: Joe reviewed and approved the revised preliminary plan for plat A - Oakmont Subdivision. It was agreed utility extention cost be paid at the time of connection. Joe stated the cost is determined by multiplying the number of linear feet of frontage in the lot or parcel for which utility is requested by one-half the average cost per linear foot of said extention. He estimated this cost at \$2800. Paul moved to approve Preliminary Plat A Oakmont Subdivision, Marianne seconded, motion carried 5-0.

Traffic Study-Criteria for Stop Sign Placement: Kaylene Fail said the 500 East 200 West street did not meet the criteria for stop signs. She then requested "Children at Play" signs be installed. Hortt moved two "Children at Play" signs be placed in this area, Dennis seconded, motion carried unanimously.

Bills: Hortt moved to approve the warrants in the amount of \$22,311.87, Marianne seconded, motion carried 5-0.

Kaylene discussed possibilities of property owners doing their own crub & gutter. Surveys, with City Engineer approval, would be required. Special improvement districts were considered.

Business Licenses: Marianne moved to approve a license for: Suzanne Carter, Teri Strebal, Sharlene Wilde, Kim Meranda, Holly Peterson, Janet Hathaway and Ray Shepherd. Hortt seconded the motion, motion carried 5-0.

Approval of the Minutes of February 4th and 18th 1997: Hortt moved to approve the minutes, Paul seconded, motion passed 5-0.

Miscellaneous: Tom encouraged everyone to attend league training in St. George. He reserved rooms but needs a final count.

Tom reported the Police Chief's Convention, League of Cities and City Manager's training were all scheduled back to back. He was asked to be a presenter during the Police Chief's and the City Manager's. Mayor Broadhead worked out a schedule for Tom allowing him to attend most events.

Dennis agreed to contact Alden Robinson regarding the status of the natural gas project. Dennis will also contact Attorney Craig Smith regarding a gas ordinance for both cities.

Marianne reported baseball sign-up will be the 15th and 22nd of March.

Marianne reported Brian Stevenson, Recreation President, ask to use city equipment to prepare the ball fields. Mayor Broadhead said they would need approval from the insurance company and the Public Works Director, Dennis Barnes.

Marianne reported Kelly Stevenson and Kathy Williams ask for help with the easter egg hunt. It was suggested she discuss this with the Recreation Committee.

Marianne reminded everyone to attend the library auction on March 15th.

Mayor Broadhead invited council to attend an E.M.S. meeting at the Fire Station tomorrow night at 7PM. They will discuss flood control with Dick Casto, the County Engineer, Genola and Summit Creek Irrigation.

Marianne will attend the C.U.P. meeting March 20th in Santaquin.

Mayor Broadhead reported the work meeting on the 11th will be with P&Z and Andrew Jackson, planner.

Options to acquire an Animal Control Officer were considered.

Dennis Lamb thanked the City for the "Fall Clean-Up", it is a valuable service.

Adjournment: At 9PM Hortt moved to adjourn, Paul seconded, motion carried unanimously.

Approved this 18th day of March, 1997.



Mayor Keith Broadhead



Elaine Tasker, Recorder