THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

AGENDA FOR THE WORK / STUDY MEETING
OF THE CITY COUNCIL
OF THE CITY OF SPRINGVILLE, UTAH
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET
OCTOBER 21, 2014 – 5:15 P.M.

MAYOR AND COUNCIL DINNER – 4:45 P.M.

The Mayor and Council will meet in the Council Work Room for informal discussion and dinner. No action will be taken on any items.

CALL TO ORDER- 5:15 P.M.

COUNCIL BUSINESS

1. Calendar
   - October 31 – Halloween (City Downtown Trick~or~Treat) 3:00 p.m. – 5:00 p.m.
   - November 4 – Election Day
   - November 4 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
   - November 11 – Veterans Day – City Offices Closed (No City Council Work/Study Meeting Scheduled)
   - November 18 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
   - November 27-28 – Thanksgiving Holiday (City Offices Closed)
   - December 2 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
2. Discussion on this evening's Regular Meeting agenda items
   a) Invocation – Councilmember Conover
   b) Pledge of Allegiance – Councilmember Sorensen
   c) Consent Agenda
      2. Approval of all City purchase orders properly signed (Springville City Code §2-10-110(5))
      3. Approval of Minutes – May 6, 2014 Regular City Council meeting
      4. Approval to vacate a portion of a recorded drainage easement on Lot 3, East Sunset Ridge Subdivision, pursuant Section 11-6-125(2) of Springville Development Code – Fred Aegerter, Community Development Director
      5. Approval of declaration of surplus property and authorizing its disposal according to the Surplus Property Policy – Bruce Riddle, Assistant City Administrator/Finance Director
3. **DISCUSSIONS/PRESENTATIONS**
   a) Discussion on the Vision Framework of Economic Development from the Economic Advisory Commission – Troy Fitzgerald, City Administrator
   b) Facilities Review – Troy Fitzgerald, City Administrator
   c) Training – John Penrod, Assistant City Administrator/City Attorney
4. **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**
5. **CLOSED SESSION**

   The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205

ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed City Recorder of Springville City, does hereby certify that the above notice and agenda was posted within the Springville City limits on October16, 2014 at Springville City Hall, on the City Hall Notice Board, on the Springville City website at www.springville.org/agendasminutes on the Utah Public Notice Website at http://www.utah.gov/pmn/index.html and provided to at least one newspaper of general circulation within the geographic jurisdiction of the public body

/s/ Kim Rayburn, City Recorder

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

AGENDA FOR THE REGULAR MEETING
OF THE CITY COUNCIL
OF THE CITY OF SPRINGVILLE, UTAH
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET
OCTOBER 21, 2014 – 7:00 P.M.

CALL TO ORDER
INVOCATION AND PLEDGE
APPROVAL OF THE MEETING'S AGENDA
MAYOR'S COMMENTS

PUBLIC COMMENT: *Audience members may bring any item not on the agenda to the Mayor and Council's attention. Please complete and submit a "Request to Speak" form. Comments will be limited to two or three minutes, at the discretion of the Mayor. State Law prohibits the Council from acting on items that do not appear on the agenda.*

CEREMONIAL AGENDA

1. Presentation of the Mayor's Awards – Shannon Acor, CTC Coordinator

CONSENT AGENDA*

2. Approval of all City purchase orders properly signed (Springville City Code §2-10-110(5))
3. Approval of Minutes – May 6, 2014 Regular City Council meeting
4. Approval to vacate a portion of a recorded drainage easement on Lot 3, East Sunset Ridge Subdivision, pursuant Section 11-6-125(2) of Springville Development Code – Fred Aegerter, Community Development Director
5. Approval of declaration of surplus property and authorizing its disposal according to the Surplus Property Policy – Bruce Riddle, Assistant City Administrator/Finance Director

REGULAR AGENDA

6. Consideration of approving a development agreement between Springville City and Questar at the approximate location of 950 West 1600 South in Springville – John Penrod, Assistant City Administrator/City Attorney

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS

CLOSED SESSION

7. *The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205*

ADJOURNMENT

CERTIFICATE OF POSTING
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/s/ Kim Rayburn, City Recorder

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

*The Consent Agenda consists of items that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The Agenda provides an opportunity for public comment. If after the public comment the Council removes an item from the consent agenda for discussion, the item will keep its agenda number and will be added to the regular agenda for discussion, unless placed otherwise by the Council.

MINUTES OF THE REGULAR MEETING
OF THE CITY COUNCIL
OF THE CITY OF SPRINGVILLE, UTAH
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET
MAY 6, 2014 – 7:00 P.M.

The following are the minutes of the Regular Meeting of the Springville City Council. The meeting was held on **Tuesday, May 6, 2014, at 7:00 p.m.** in the Springville City Civic Center Council Chambers, 110 South Main Street, Springville, Utah. Adequate notice of this meeting, as required by law, was posted in the Civic Center and on the City's website, and delivered to members of the Council, media, and interested citizens.

Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were present: Councilmember Rick Child, Councilmember Craig Conover, Councilmember Christopher Creer, Councilmember Dean Olsen, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, and City Recorder Kim Rayburn. Also present were: Community Development Director Fred Aegerter, Public Safety Director Scott Finlayson, Administrative Services Manager Rod Oldroyd, Buildings and Grounds Director Alex Roylance, Public Works Director Brad Stapley, Library Director Pam Vaughn and Museum of Art Director Dr. Rita Wright. Councilmember Chris Sorensen excused.

YOUTH CITY COUNCIL OATH OF OFFICE

1. **Prior to calling the meeting to order, Mayor Clyde conducted the Oath of Office Ceremony for the 2014-2015 Youth City Council at 6:50 p.m.**

This year's Youth City Council has over 100 youth volunteers; the most volunteers since its inception. All youth volunteers and their parents assembled in the multi-purpose room while Mayor Clyde congratulated them and conducted the oath of office ceremony.

CALL TO ORDER

Mayor Clyde welcomed those present and called the meeting to order at 7:04 PM.

INVOCATION AND PLEDGE

Councilmember Creer offered the invocation. Councilmember Conover led the Pledge of Allegiance.

APPROVAL OF THE MEETING'S AGENDA**

COUNCILMEMBER CONOVER MOVED TO APPROVE THE MEETINGS AGENDA WITH THE CORRECTION OF MOVING ITEM #18 OF THE REGULAR AGENDA TO FOLLOW ITEM #20. COUNCILMEMBER CHILD SECONDED THE MOTION. ALL VOTED IN FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES

No minutes to approve.

MAYOR'S COMMENTS

Mayor Clyde welcomed those in attendance and recognized Scouts from troops #279, #1456, #1466 and #62. Also in attendance students from Salem Hills High School, the students explained they wanted to come to a council meeting and they chose to attend in Springville.

PUBLIC COMMENT

Steven McArthur requested to speak. Mr. McArthur stated it is crucial that the State not put up with being a slave state to the federal government. He wants to educate everyone. Mr. McArthur expressed all states are the same, they all have their own lands and Utah does not. Mr. McArthur gave handouts to the Council and expressed all forest fires are on BLM land. Mayor Clyde thanked Mr. McArthur for his comments.

CEREMONIAL AGENDA

2. **Presentation by Leslie Bird Henson – Distracted Driving Awareness**

Blake Henson, Leslie Bird Henson's son introduced himself and acknowledged Mrs. Henson was unable to attend the meeting and he would be giving the presentation in her stead.

Mayor Clyde recalled a time he and Mrs. Henson attended Springville High School together and he helped coach her in the powder puff football game. Blake Henson thanked the Mayor and Council for allowing him to give this presentation. He said it is very important to their family.

Last March 2013, Blake's parents Leslie and David Henson were struck by a vehicle in St. George, Utah while out for a walk. The driver was charged with texting while driving. The accident killed his dad and critically injured his mother. Leslie had over 5000 staples in her head, a broken back and many other injuries. He noted she is still recuperating from her injuries.

The Henson's are proposing to Springville to accomplish what has been done in St. George by posting signs about the dangers of driving while texting and to not drive distracted. Mr. Henson noted it has become an epidemic with cellphones and distracted driving; they would like to bring awareness to people.

Mr. Henson gave a video presentation of their campaign and showed the Council signs they would like to see posted in high school parking lots, around businesses and through-out the City to raise awareness. Mr. Henson expressed he hoped it never happened to anyone else.

Mayor Clyde thanked the family and wished Mrs. Henson well. Mayor Clyde stated the Council will talk about the campaign and see what they can do.

3. **Presentation by the Miss Pleasant Grove/Strawberry Days Royalty**

Miss Pleasant Grove and her attendants presented the Mayor and Council with a strawberry cheesecake and invited them to the June 17-21 Strawberry Days events. They gave a brief review of the events and expressed how they have enjoyed them while growing up in Pleasant Grove. Mayor Clyde thanked them and stated last year he and other Mayors from around the County went to the rodeo and had a very nice time.

4. P**resentation of the CERT Graduates –** Scott Finlayson, Public Safety Director

CERT (Community Emergency Response Team) graduated two classes with a total of 20 students from Merit Academy. Martin Palmer coordinator and trainer with CERT presented the certificates to the graduates along with Councilmember Creer.

Chief Finlayson expressed appreciation for the volunteers that train and teach the CERT classes and appreciates their willingness to move forward with emergency preparedness. Mayor Clyde thanked the volunteers for their involvement.

5. **Proclamation for Springville City "Bike to Work" Day on May 17, 2014**

Mayor Clyde read the proclamation "Bike to Work Day". Mayor Clyde commented on the fun bike route scheduled for the event and thanked the volunteers for coming out and supporting the group. He noted the City Council would be cooking hot dogs and other businesses have donated food and items.

CONSENT AGENDA*

6. Approval of all City purchase orders properly signed (Springville City Code §2-10-110(5))
7. Approval of a declaration of surplus equipment – Bruce Riddle, Assistant City Administrator/Finance Director
8. Approval of an Amendment to Section XIV of the Spanish Fork/Springville Airport Standard Hangar Lease – Bruce Riddle, Assistant City Administrator/Finance Director
9. Approval of Appointment to the Library Board - Thomas Smith
10. Approval of Reappointment to the Parks and Recreation Board - Katie Sosa, Julie Kappas, Lyn Bartholomew and Gary R. Hooper
11. Approval of Appointment to the Planning Commission - Genevieve Baker
12. Approval of Reappointment to the Power Board - Clair Anderson
13. Approval of Reappointment to the Water Advisory Board - Alton Beck and Calvin Crandall
14. Approval of Appointment to the Water Board - Bernell Hutchings

COUNCILMEMBER OLSEN MOVED TO APPROVE THE CONSENT AGENDA OF THE REGULAR CITY COUNCIL MEETING. COUNCILMEMBER CONOVER SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY

PUBLIC HEARING

15. Public Hearing to consider an Ordinance adopting the Culinary Water Master Plan, the Impact Fee Facility Plan and Impact Fee Analysis; establishing an Impact Fee Calculation Methodology and establishing a Culinary Water Impact Fee to be imposed on all new and/or expanding development – Jeff Anderson, City Engineer

THE PUBLIC HEARING WAS MOVED TO THE REGULAR CITY COUNCIL MEETING ON MAY 20, 2014

REGULAR AGENDA

16. **Presentation and discussion of the tentative Fiscal Year 2014/2015 Springville City Budget, and a request to schedule a Public Hearing date and time for formal adoption of the Final Budget on June 3, 2014 – Bruce Riddle, Assistant City Administrator/Finance Director**

Finance Director Riddle discussed the general fund revenues and noted no tax rate increases are proposed and the recreation fees are increasing by $5.00 per program. Finance

Director Riddle noted there are considerable wage and benefit increases with medical insurance up 15%, dental up 5% and pension increases in total about a 1.9% payroll increase.

Finance Director Riddle reviewed capital projects and other major projects. He noted programs and services are driven by growth and no new programs are in the base budget. There was discussion of the increases in the water fund and irrigation rates. Finance Director Riddle stated there is a proposal for a possible rate increase in the Sewer Fund and stated operations are generally flat. Power fuel purchase rates continue to go down and the Electric Fund does not have a rate increase. Finance Director Riddle reviewed the Storm Water Fund and Solid Waste rate structure, he noted the Golf Fund is facing some challenges with revenue, no rate increase is proposed and no capital projects are budgeted.

Councilmember Olsen expressed appreciation for the time and work Finance Director Riddle and Staff have put into this year's budget. Mayor Clyde expressed he was proud of the Staff they have put together a budget with nominal increases and are meeting the needs of the community.

COUNCILMEMBER CONOVER MOVED TO APPROVE **RESOLUTION #2014-05** APPROVING THE TENTATIVE BUDGET FOR FISCAL YEAR 2014-2015 AND SET A PUBLIC HEARING FOR ADOPTION OF THE FINAL BUDGET ON JUNE 3, 2014, AT 7:00 P.M.

COUNCILMEMBER CHILD SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS: COUNCIL MEMBER CHILD-AYE, COUNCILMEMBER CONOVER-AYE, COUNCILMEMBER CREER-AYE AND COUNCIL MEMBER OLSEN-AYE THE MOTION PASSED UNANIMOUSLY.

17. **Presentation and discussion of the tentative Spanish Fork/Springville Airport Budget for Fiscal Year 2014-2015, and a request to schedule a Public Hearing date and time for formal adoption of the Final Budget on June 3, 2014 – Bruce Riddle, Assistant City Administrator/Finance Director**

Finance Director Riddle stated operations are generally flat. The Airport is proposing a full time maintenance position with more information forthcoming.

COUNCILMEMBER OLSEN MOVED TO APPROVE **RESOLUTION #2014-06** APPROVING THE SPRINGVILLE / SPANISH FORK AIRPORT TENTATIVE BUDGET FOR FISCAL YEAR 2014-2015 AND SET A PUBLIC HEARING FOR ADOPTION OF THE FINAL BUDGET ON JUNE 3, 2014, AT 7:00 P.M.

COUNCILMEMBER CONOVER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS: COUNCIL MEMBER CHILD-AYE, COUNCILMEMBER CONOVER-AYE, COUNCILMEMBER CREER-AYE, AND COUNCIL MEMBER OLSEN-AYE THE MOTION PASSED UNANIMOUSLY.

NOTE** *COUNCILMEMBER CONOVER MOVED TO APPROVE THE MEETINGS AGENDA WITH THE CORRECTION OF MOVING ITEM #18 OF THE REGULAR AGENDA TO FOLLW ITEM #20. COUNCILMEMBER CHILD SECONDED THE MOTION. ALL VOTED IN FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY.*

19. **Consideration of Partial Property Acquisition At 1310 E 400 S – 400 S & Canyon Road Roundabout – Brad Stapley, Public Works Director**

Director Stapley explained the land is needed to accommodate a parking strip in the roundabout construction. Some City property that is not needed will be exchanged for the property. There was some discussion about the sidewalk location.

COUNCILMEMBER OLSEN MOTIONED TO AUTHORIZE THE MAYOR, PENDING REVIEW OF THE CITY ATTORNEY, JOHN PENROD, TO ENTER INTO AN AGREEMENT WITH NEIL T. CHILD INVESTMENTS, LLC., TO ACQUIRE APPROXIMATELY 3,058 SQUARE FEET OF PROPERTY FOR RIGHT-OF-WAY PURPOSES FOR THE 400 SOUTH & CANYON ROAD ROUNDABOUT AS OUTLINED IN EXHIBIT B.

COUNCILMEMBER CHILD SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS: COUNCIL MEMBER CHILD-AYE, COUNCILMEMBER CONOVER-AYE, COUNCILMEMBER CREER-AYE AND COUNCIL MEMBER OLSEN-AYE. THE MOTION PASSED UNANIMOUSLY.

20. **Consideration of a Property Exchange – Spring Haven Farms, Plat "E" Parcel 1, For A Future Storm Water Detention Basin – Brad Stapley, Public Works Director**

Director Stapley explained there is a sewer pumping station on private property and the exchange will bring that into the City. Discussion was raised as to the cost of the property. Director Stapley noted it is within the tax records appraisal.

COUNCILMEMBER CONOVER MOTIONED TO AUTHORIZE THE MAYOR, PENDING REVIEW BY THE CITY ATTORNEY, JOHN PENROD, TO ENTER INTO AN AGREEMENT WITH SPRING HAVEN FARMS, LLC., TO PURCHASE APPROXIMATELY 1.92 ACRES OF PROPERTY ON THE NORTHWEST CORNER OF 2600 WEST (SPANISH FORK MAIN STREET) AND 700 SOUTH IN THE AMOUNT OF $288,000.00 (TWO-HUNDRED EIGHTY-EIGHT THOUSAND DOLLARS), FOR THE FUTURE CONSTRUCTION OF A STORM WATER DETENTION BASIN AS SHOWN IN EXHIBIT A.

COUNCILMEMBER CREER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS: COUNCIL MEMBER CHILD-AYE, COUNCILMEMBER CONOVER-AYE, COUNCILMEMBER CREER-AYE, AND COUNCIL MEMBER OLSEN-AYE. THE MOTION PASSED UNANIMOUSLY.

18. **Presentation and discussion of the budget amendment for the FY 2014 Electric Fund and Storm Water Fund budgets for capital expenses applying to the Fiscal Year ending June 30, 2014 – Bruce Riddle, Assistant City Administrator/Finance Director

Finance Director Riddle explained the resolution is a necessary budget amendment to execute the contract with the Electric Fund

COUNCILMEMBER CHILD MOTIONED TO APPROVE **RESOLUTION #2014-07**

TO OPEN AND AMEND THE ELECTRIC FUND AND STORM WATER FUND BUDGETS FOR CAPITAL EXPENSES APPLYING TO THE FISCAL YEAR ENDING JUNE 30, 2014 AS OUTLINED IN EXHIBIT A

COUNCILMEMBER CREER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS: COUNCIL MEMBER CHILD-AYE, COUNCILMEMBER

CONOVER-AYE, COUNCILMEMBER CREER-AYE AND COUNCIL MEMBER OLSEN-AYE. THE MOTION PASSED UNANIMOUSLY.

21. **Consideration of Approving a Settlement Agreement Between East Bay RV, LLC and Springville City that would settle the current litigation between the two parties. – John Penrod, Assistant City Administrator/City Attorney**

Attorney Penrod noted there has been discussion of this item with the Council several times and gave a brief history of events. Prior to 2000 the City Ordinance allowed RV Parks and allowed tenants to stay up to fifteen days. On May 21, 2000 after litigation was filed East Bay RV Park and the City entered into a settlement agreement to allow the East Bay RV Park to allow seven renewals of the fifteen day stay limit totaling 120 days. In 2012 the City amended the Ordinance to be in line with that agreement allowing RV's to stay in the park 120 days within a calendar year. Following that amendment East Bay filed a lawsuit noting East Bay thought patrons could stay in the park as long as wanted and they could have their own RV's stay in the park as long as wanted, cabin units in the park are owned by East Bay RV Park. In 2013 the court ruled in part of the litigation, stating the Ordinance could be upheld however, the cabin units would be considered at a later date. Attorney Penrod explained the litigation is ongoing however; tonight the Council has the option to approve the settlement agreement. Attorney Penrod reviewed the East Bay RV Park settlement agreement with the Council. Mayor Clyde asked for any comments from the Council. There was none.

COUNCILMEMBER CREER MOTIONED TO APPROVE THE SETTLEMENT AGREEMENT AND GENERAL RELEASE OF ALL CLAIMS BETWEEN SPRINGVILLE CITY AND EAST BAY RV, LLC.

COUNCILMEMBER CONOVER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS: COUNCIL MEMBER CHILD-AYE, COUNCILMEMBER CONOVER-AYE, COUNCILMEMBER CREER-AYE, AND COUNCIL MEMBER OLSEN-NAY THE MOTION PASSED 3 TO 1.

22. **Consideration of approving an assignment agreement and an easement that would transfer the ownership of a lift station in the East Bay RV Park to Springville City**. – John Penrod, Assistant City Administrator/City Attorney

City Attorney Penrod informed the Council, as part of the settlement agreement just approved there is a provision in the agreement that the East Bay RV Park lift station would become Springville City's. Documents have been drafted with easements to service the lift station. When the subdivision was developed the lift station was privately owned. Since that time, three more users were added with a possible fourth in addition to the East Bay RV Park. The City would like to see that the Lift Station is maintained. The documents will transfer all of the rights to the lift station to Springville City; the City will accept it "as is" with no warranties. The lift station is approximately fifteen years old. The City has done tests on the lift station and determined there will be some cost to get it up to standard. The costs will be approximately $25,000.00 and the Holiday Inn will participate in the costs. Attorney Penrod described the easements of the lift station to the Council and presented a map of the area. Attorney Penrod presented to the Council what East Bay RV Park would maintain.

Mayor Clyde stated the property will be an easement to the property and not owned by the City.

COUNCILMEMBER CONOVER MOTIONED TO APPROVE THE EXECUTION OF A GENERAL ASSIGNMENT AND BILL OF SALE AGREEMENT AND AN EASEMENT AGREEMENT BETWEEN SPRINGVILLE CITY AND EAST BAY RV, LLC THAT WOULD TRANSFER THE LIFT STATION THAT SERVICES THE NJN SUBDIVISION TO SPRINGVILLE CITY.

COUNCILMEMBER CREER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS: COUNCIL MEMBER CHILD-AYE, COUNCILMEMBER CONOVER-AYE, COUNCILMEMBER CREER-AYE, AND COUNCIL MEMBER OLSEN-AYE. THE MOTION PASSED UNANIMOUSLY

23. **Presentation and Discussion of the Pressurized Irrigation Master Plan** – Brad Stapley, Public Works Director

Jeff Anderson, City Engineer introduced Marty Beaumont with JUB Engineers who assisted with updating the Pressurized Irrigation Master Plan and in helping the City get the grant from CUP for funding of the Bartholomew Pond and enclosed pipeline.

Mr. Beaumont addressed the Council and explained about fifteen months ago the work was started on the Pressurized Irrigation Master Plan. He briefly updated the Council and stated if there were any questions he would be happy to answer them.

Mr. Beaumont explained in 2006 the City conducted a study on the West Fields area of the City regarding the existing culinary water system and prepared a Drinking and Secondary Water Systems Master Plan. This study included the evaluation of installing a secondary water system in the City to reduce the demand on the culinary water system. From the previous studies this area was the ideal location and a model was done of the area. Mr. Beaumont explained the water sources for the system would come from the Highline Ditch, diversion in Ditch #1and a connection of the Springville Mapleton lateral into the system. The initial system would be the pond currently under construction and also connecting the sources to a main line. Service is scheduled to start in the spring of 2016. Mr. Beaumont discussed the build out system and noted two sources; the Swenson Diversion connection and the High Line Ditch piping will need to be upsized, this would be in a ten year projected outlay. He noted other sources such as Dry Creek and other wells, ditches or ponds will need to be considered in the twenty to twenty five year build out. Mr. Beaumont explained the current pond and pipeline will serve more areas than planned. A second pond would supplement and provide the other upper areas along with more piping.

Mr. Beaumont reviewed the current work being done on the Bartholomew Pond. He explained the clay liner is being installed in the pond and the work on the trails should be completed within the next six weeks. He noted it does not include any landscaping of the park or surrounding area. Mayor Clyde asked about the sand around the pond. Mr. Beaumont responded the sand along the pond, goes all the way to bottom of the pond, over time some maintenance will need to be done in drawing the sand back up to the bank.

Mr. Beaumont stated as part of the master plan there is a capital facilities plan, noting the industrial zone is in need of some improvement. He explained as improvements in roads and development are made this could be accomplished. He noted the Impact Fee Facility Plan as a ten year plan, and as development occurs it will help with the pipeline cost to the City. In closing, Mr. Beaumont noted the nine million dollars in grant funding from CUP, a portion would be going towards existing improvements.

Mayor Clyde asked about funding the remaining cost of the project. Engineer Anderson explained over the years through budgeting the funds have been met.

24. **Consideration of selling a 0.07 acre perpetual easement and a 0.29 acre temporary construction easement to the Bureau of Reclamation for the construction of the Mapleton Springville Pipeline, Phase 2, Utah Lake Drainage Basin Water Delivery System, Central Utah Project Completion Act** – Brad Stapley, Public Works Director

Director Stapley reviewed the project and agreement of the Easement to USA Rivers Subdivision and connection points. He explained the Mapleton Springville Pipeline project, Phase 2 is now under construction. This project is part of the Utah Lake Drainage Basin Water Delivery System managed by the Central Utah Water Conservancy District (CUWCD) under the Central Utah Project (CUP) Completion Act.

Director Stapley noted the easements in question will allow pipeline connections of the Mapleton Springville Lateral to Springville Irrigation Company (SIC) and Springville City (City) facilities in and near 1100 South (River Bottom Road). The purpose of the easements is to allow construction of a diversion vault to allow delivery of Springville Irrigation Company water, and the means for Springville City to receive Central Utah Project (CUP) water via the Mapleton Springville Lateral. He stated, by entering into the proposed agreement granting the U.S. government perpetual and temporary easements, the City will receive $3,100.

COUNCILMEMBER CONOVER MOTIONED TO AUTHORIZE THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE UNITED STATES OF AMERICA (U.S.A.), WHEREIN SPRINGVILLE CITY WILL DEDICATE TO THE U.S.A. A PERPETUAL EASEMENT COMPRISING 0.07 ACRES AND A TEMPORARY CONSTRUCTION EASEMENT COMPRISING APPROXIMATELY 0.29 ACRES WITHIN THE RIVERS SUBDIVISION IN SPRINGVILLE, UTAH, AS DESCRIBED IN EXHIBIT A ATTACHED HEREWITH.

COUNCILMEMBER OLSEN SECONDED THE MOTION; THE VOTE IS RECORDED AS FOLLOWS: COUNCIL MEMBER CHILD-AYE, COUNCILMEMBER CONOVER-AYE, COUNCILMEMBER CREER-AYE, AND COUNCIL MEMBER OLSEN-AYE. THE MOTION PASSED UNANIMOUSLY.

Mayor Clyde asked for any other items of discussion.

Assistant City Administrator/City Attorney, John Penrod mentioned the United States Supreme Court ruled to allow prayer in City Council meetings.

Attorney Penrod explained there have been complaints about motorcycles in Cherrington Heights subdivision and on City property. Staff will be putting up signage of no motorized vehicles in the area and asked Council if they had any concerns or questions. Mayor Clyde discussed enforcement with Public Safety Director Finlayson.

Attorney Penrod summarized back in 2001 Gold Cross Ambulance Service was given an ambulance license to do inter-facility transfers within Utah County. This does not include 911 calls or emergency calls. Recently Gold Cross is claiming they have exclusive rights to do inter-facility transfers. Attorney Penrod reported this is not the case, and Springville along with other cities are involved in hearings to protect Springville and other cities. Attorney Penrod wanted the Council to be aware of these recent events.

Attorney Penrod, expressed there has been concern about electronic meetings, he is not aware of any problems in Springville and asserted to the Council, to not send emails amongst the entire Council or the discussion could be considered an electronic meeting. He noted if all Councilmembers are copied on an email and form a discussion it could be considered a meeting.

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS

CLOSED SESSION

25. *The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205*

There was none.

ADJOURNMENT

COUNCILMEMBER CHILD MOTIONED TO ADJOURN THE REGULAR MEETING AT 8:50 P.M.; COUNCILMEMBER CONOVER SECONDED THE MOTION THE MOTION PASSED UNANIMOUSLY

S T A F F R E P O R T

DATE: October 15, 2014

TO: Honorable Mayor and City Council

FROM: J. Fred Aegerter, Community Development Director

SUBJECT: **STEVE MARTIN SEEKING APPROVAL TO VACATE A PORTION OF A RECORDED DRAINAGE EASEMENT ON LOT 3, EAST SUNSET RIDGE SUBDIVISION, PURSUANT SECTION 11-6-125(2) OF SPRINGVILLE DEVELOPMENT CODE.**

RECOMMENDED MOTION

Move to grant approval to vacate a portion of the drainage easement shown as Exhibit 'A' on Lot 3 of East Sunset Ridge Subdivision located at 697 North 880 East.

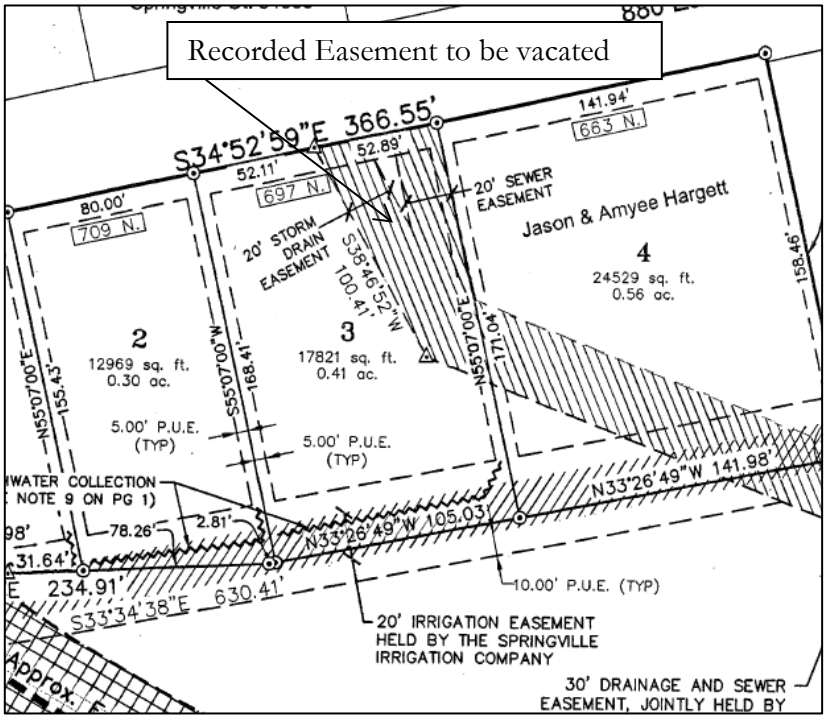
SUMMARY OF ISSUES/FOCUS OF ACTION

Is it in the best interest to vacate the above easement pursuant Section 11-6-125(2)?

BACKGROUND

East Sunset Ridge Subdivision was approved by the City Council on April 15, 2014 and recorded on July 14, 2014. Lot 3 of the subdivision contains two 20-foot wide easements. One is for the storm drain and the other for sewer.

In the construction of the improvements, the developer was able to combine the utilities into one 20-foot easement along the south property line, freeing up additional building area, if the storm drain easement is vacated.



DISCUSSION

Section 11-6-125(2) of Springville City Development Code states:

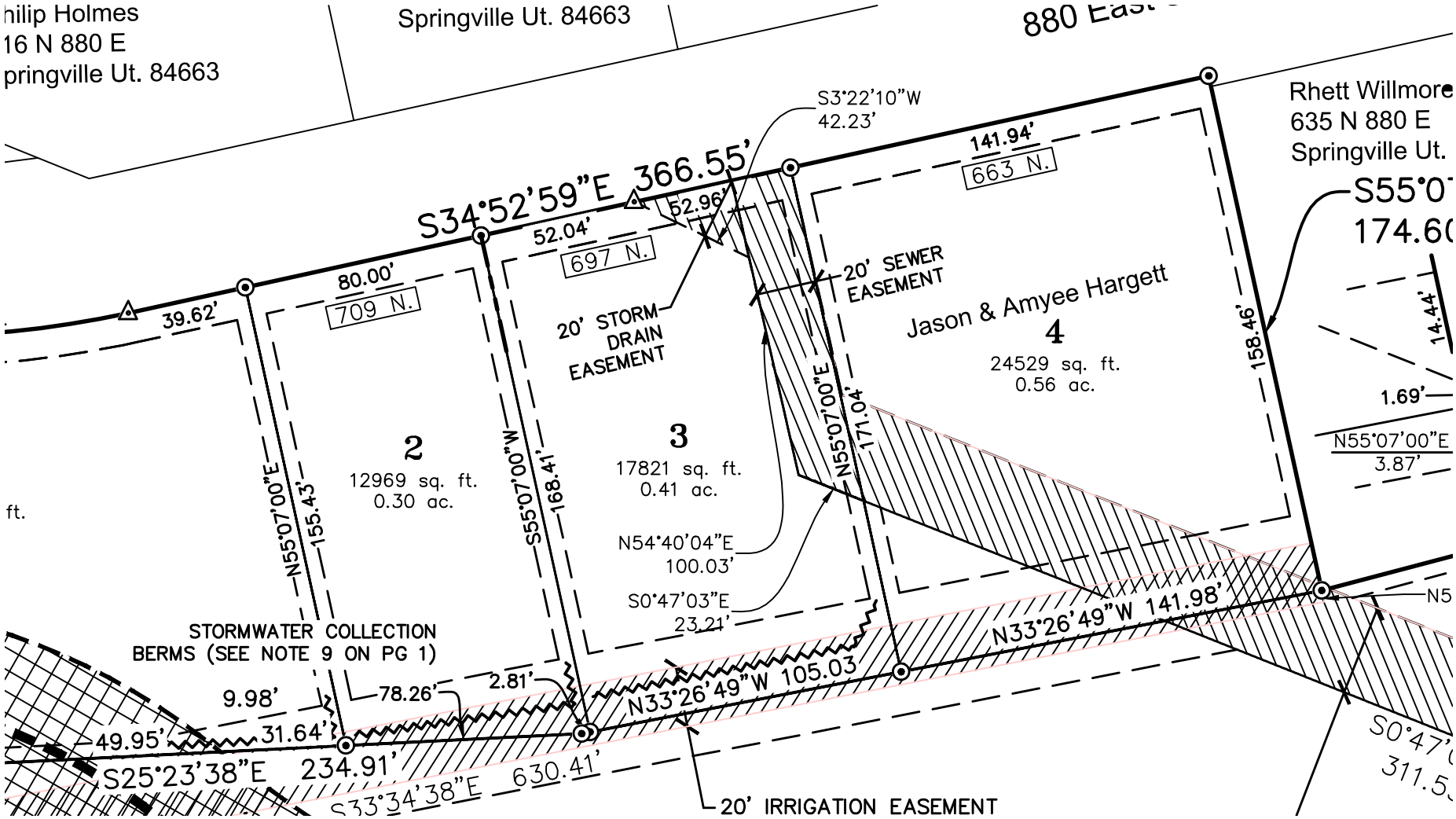
> Vacating Utility Easements. Any person owning property within the City of Springville may apply to the City Council to vacate a utility easement located on his property. The property owner shall do so by submitting the request in writing to the Community Development Director. The request shall be accompanied by written permission from all interested utilities agreeing to the vacation of the easement. The Community Development Director shall submit the request along with his recommendation to the City Council as soon as practical. The City Council may approve the vacation when it appears to be in the best interest of all concerned parties.

Due to the easement only being for a storm drain utility, there are no other utilities involved with the request. City staff has reviewed the relocation and recommends approval of the vacation.

Laura Thompson
City Planner

cc: Steve Martin

EXHIBIT 'A'


hilip Holmes
16 N 880 E
pringville Ut. 84663
Springville Ut. 84663
880 East
Rhett Willmore
635 N 880 E
Springville Ut.
S3°22'10"W
42.23'
141.94'
663 N.
S34°52'59"E 366.55'
52.96'
52.04'
697 N.
80.00'
709 N.
39.62'
20' SEWER EASEMENT
20' STORM DRAIN EASEMENT
Jason & Amyee Hargett
4
24529 sq. ft.
0.56 ac.
158.46'
14.44'
1.69'
N55°07'00"E
3.87'
2
12969 sq. ft.
0.30 ac.
3
17821 sq. ft.
0.41 ac.
N55°07'00"E
155.43'
S55°07'00"W
168.41'
N55°07'00"E
171.04'
N54°40'04"E
100.03'
S0°47'03"E
23.21'
STORMWATER COLLECTION
BERMS (SEE NOTE 9 ON PG 1)
9.98'
78.26'
2.81'
N33°26'49"W 105.03'
N33°26'49"W 141.98'
49.95'
31.64'
S25°23'38"E 234.91'
S33°34'38"E 630.41'
20' IRRIGATION EASEMENT
S0°47'
311.5

STAFF REPORT

DATE: October 21, 2014

TO: Honorable Mayor and City Council

FROM: Bruce Riddle, Finance Director

SUBJECT: Declaration of Surplus Property

RECOMMENDED MOTION:
Approve a motion declaring the equipment listed in the attached Exhibit A to be surplus property and authorizing its disposal according to the Surplus Property Policy.

SUMMARY OF ISSUES/FOCUS OF ACTION:
From time to time as vehicles, equipment and other personal property of the city reach the end of their useful lives, the property is removed from service and disposed of according to the Surplus Property Policy, which requires Council approval for items with an estimated salvage value of over $5,000.

BACKGROUND:
The items in the attached Exhibit A were scheduled for replacement during the current budget year. Funding for replacement equipment was appropriated by the Council with the adoption of the FY 2015 budget.

DISCUSSION
The equipment proposed for surplus has been evaluated by the Central Shop and recommended for replacement according to replacement policies and as approved in the budget. The equipment has been removed from service and is recommended to be disposed of through public auction.

ALTERNATIVES
Continue to market the equipment for a better price.

FISCAL IMPACT
Proceeds from the trade in of the surplus equipment will be credited to the Department's revenue.

Springville City
Surplus Property Form

This form is to be used to notify the City Administrator whenever there is a permanent change in the location of City-owned personal property or whenever an item is lost, stolen, or proposed to be placed on the surplus property list for disposal.

Date 10/16/14	Department Central Shop	Contact Steven Healey	Phone 491-2762

Items to be Transferred to Surplus Property List

	Qty.	Description	Condition	Tag #	Location	Estimated Value	Proposed Method of Disposal (e.g. auction, scrap, etc.
1	1	1996 International 4x6 dump truck	poor	344	power	$13,000	auction
2	1	2006 Pontiac Grand Prix	poor	06B	power	$1,500	auction
3							
4							
1							
6							
7							
8							

Authorizations

Department Director Signature		City Administrator Signature	
Leon Fredrickson			
Printed Name Leon Fredrickson	Date 10-16-14	Printed Name	Date

STAFF REPORT

DATE: October 16, 2014

TO: The Honorable Mayor and City Council

FROM: John Penrod, City Attorney

SUBJECT: **CONSIDERATION OF A DEVELOPMENT AGREEMENT BETWEEN SPRINGVILLE CITY AND QUESTAR**

RECOMMENDATION

Motion to Approve a development agreement between Springville City and Questar that will require Questar to pay for public improvements necessary for it to build a regulation station at the approximate location of 950 West 1600 South in Springville.

GOALS, OBJECTIVES AND STRATEGIES AT ISSUE

Goal – To ensure that developers install the necessary public improvements for their developments.

BACKGROUND:

Questar is in the process of subdividing and developing property for a regulation station at the approximate location of 950 West 1600 South in Springville. (The map on page 3 of this report shows the location of the new regulation station.) The lot Questar wants to construct its regulation station on will have approximately 100 feet of frontage along 1600 South and is surrounded on both sides by significantly larger parcels that have no improvements. Given the small frontage of the Questar lot and lack of improvements on each side of the lot, the City's engineers are recommending that it is in the best interest of the City to (1) have Questar pay the City the cost for the improvements at this time and (2) have the City install the improvements at the time that 1600 South is further developed. This matter is coming before the City Council because Springville's ordinances require a developer to fully improve a lot prior to a building permit being issued unless the developer and the City enter into an development agreement that states how the improvements will be installed.

The City ordinances that allow a developer and the City to enter into a development agreement in lieu of the developer installing the improvements prior to being issued a building permit are as follows:

1. When a developer is subdividing a property, Section 14-5-101 states that:

   … building permits may be issued prior to the completion of those improvements listed under subsection (2)(a) of this Section when:
   (A) The entire project is being developed by a single owner;
   (B) All water line systems and hydrants necessary for fire suppression have been installed and tested prior to the beginning of combustible construction;
   (C) Appropriate bonds and guarantees are in place to cover said required improvements; and

(D) The City Council has approved a development agreement that establishes an acceptable timeline to install and protect said improvements and fully addresses all public safety access requirements.

2. Section 11-6-120(1), states:

No building permit shall be issued for the construction of a dwelling or commercial or industrial structure which is to be located on a lot or parcel outside of an approved subdivision, unless said lot or parcel shall be fully improved. If the lot or parcel abuts on either side with a lot or parcel for which, curb, gutter, or sidewalk has not been installed, an applicant for a building permit may, in lieu of installing the improvements required by this paragraph prior to obtaining a building permit, include such improvements in his construction plans and sign an agreement with the City that such improvements will be installed.

(emphasis added). The development agreement attached to this staff report meets the above requirements. The development agreement requires Questar to pay for the public improvements prior to the issuance of a building permit. The City will then use that money to install the improvements when 1600 South is further developed. After the public improvements are installed, Questar will install its required landscaping.

ALTERNATIVES:

The Council could elect to disapprove the agreement and require Questar to install the improvements at this time. The City's engineers are recommending against this alternative because they want to make sure that when the improvements are installed they properly align with the remaining 1600 South improvements.

FISCAL IMPACT:

If the City approves the Ordinance, the City will incur the soft costs associated with the City Attorney participating as a commission member for complaints filed against other cities' elected and appointed officials.

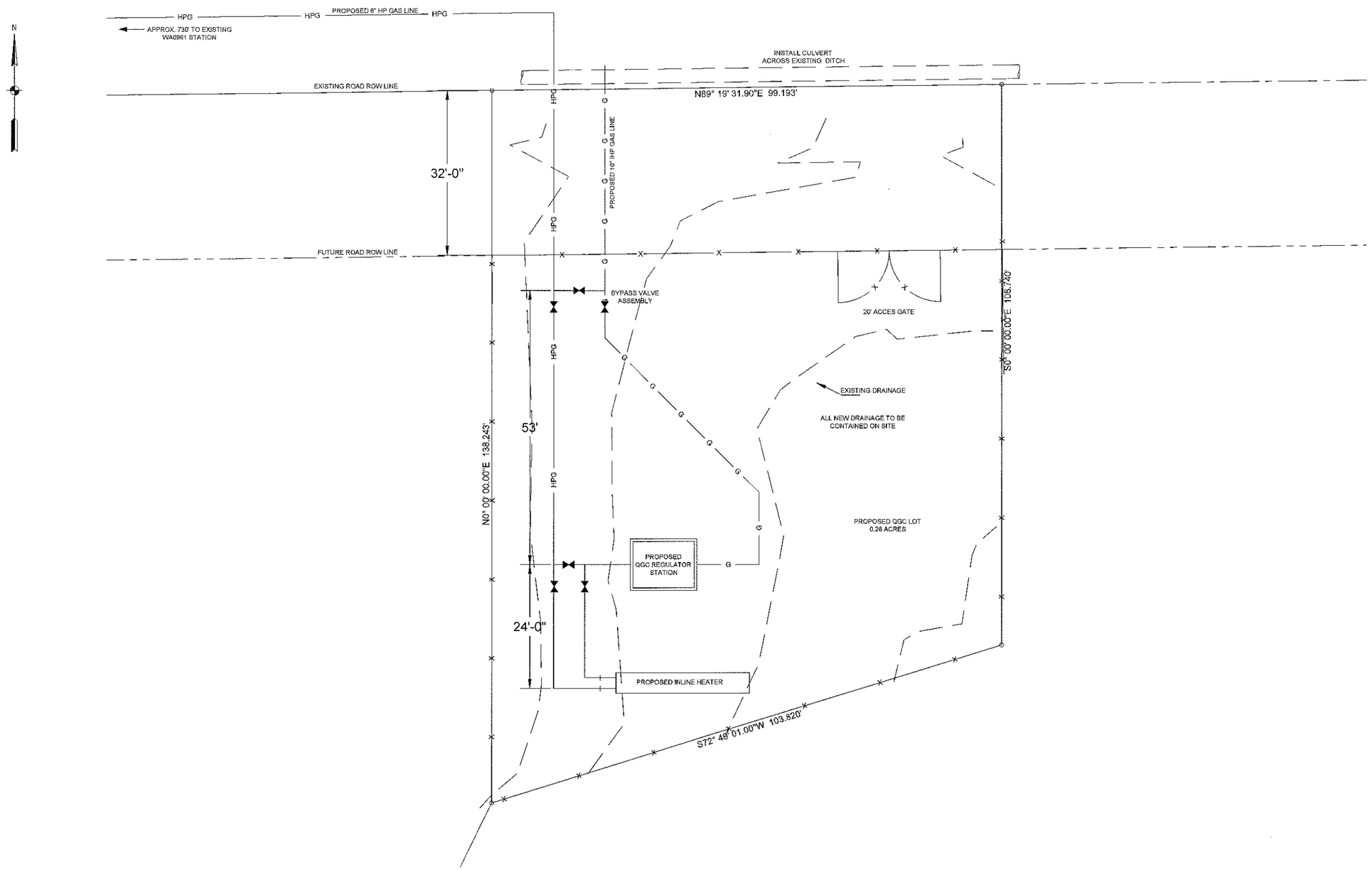
Attachments: Proposed Ordinance

1600 SOUTH
Questar
RODEO GROUNDS

WA0961 Regulation Station

Future Improvement Cost Estimate

#	Description	Qty	Unit	Cost/Unit	Total	
1	Standard 2'-0" Curb and Gutter	99.2	Feet	$ 30.00	$ 2,976.00	
2	Roadbase (8" Thick) - Road	175	Ton	$ 19.00	$ 3,325.00	3041.75 cf and assuming ρ = 115 lb/cf
3	Imported Granular Material - Road	274	Ton	$ 21.50	$ 5,891.00	4562.63 cf and assuming ρ = 120 lb/cf
4	4" Thick Asphalt	4365	SF	$ 4.75	$ 20,733.75	
5	Roadbase (4" Thick) - Sidewalk	9.5	Ton	$ 19.00	$ 180.50	165.31 cf and assuming ρ = 115 lb/cf
6	4" Thick x 5' Wide Concrete Sidewalk	167	CF	$ 5.75	$ 960.25	
7	8' Wide Park Strip Landscape	1	LS	$ 6,000.00	$ 6,000.00	
	Contigency			15.00%	$ 6,009.98	
	Total				**$ 46,076.48**	



SITE PLAN

1" = 10'

REFERENCE DRAWINGS		
DRAWING NUMBER	REV	DRAWING DESCRIPTION

WORK ORDERS		
WO NUMBER	DESCRIPTION	DATE
01043055	DR STA WA0945 - REPLACE WITH FULL-SIZE STATION	7-28-14

REVISIONS				
NO	DESCRIPTION	DATE	BY	CHECK
A	ISSUE FOR PERMITTING APPROVAL	7-28-14	JKB	

ENGINEERING RECORD	
DRAWN BY:	J. BERG
DATE CREATED:	7-28-14
CHECKED BY:	
PROJECT ENGINEER:	K. FREDERICKS
SURVEYOR:	B. WELLS
ENGINEERING MNGR:	M. GILL
CONSTR MNGR:	R. WONG
APVD FOR CONSTR:	

QUESTAR Gas

SECTION: 8 T8 S R 3 E
ELEVATION: 4400'
LAT: 40.1446 LONG: -111.6239
SCALE: AS NOTED

LINE NUMBER:
FACILITY:
TITLE:
DESCRIPTION:
ADDRESS:

FL- 26
DISTRICT REGULATOR STATION WA0961
UPGRADE TO FULL-SIZE STATION
SITE PLAN
950 WEST 1600 SOUTH

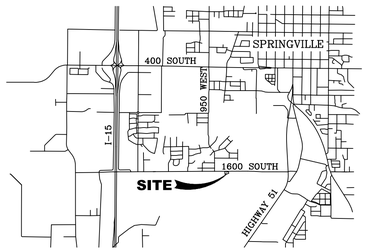
CITY	COUNTY	STATE
SPRINGVILLE	UTAH	UTAH

DRAWING NUMBER	SHEET	REVISION
QGC-R-WA0961-CCS-001	1 OF 1	A

THE INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL AND THE PROPERTY OF QUESTAR AND/OR THE CLIENT IDENTIFIED. DUPLICATION OR USE OF THIS INFORMATION AND/OR CONSTRUCTION OF SYSTEMS BASED ON THIS DOCUMENT ARE STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM QUESTAR.

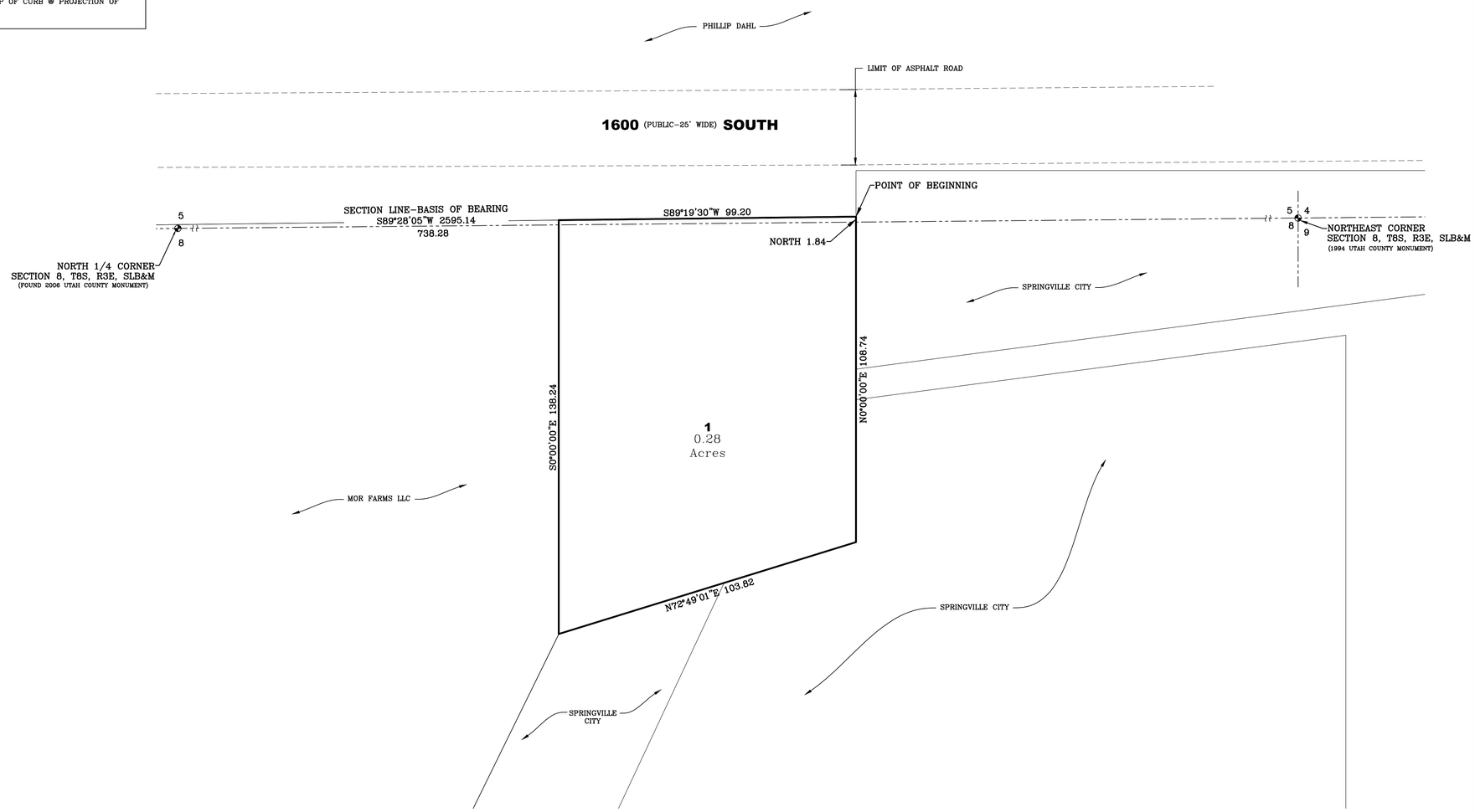
QUESTAR ANSI D

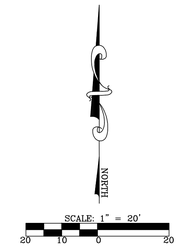
VICINITY MAP



NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
2. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.





SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 88325:2012 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID REAL PROPERTY SAID POINT BEING LOCATED N89°28'05"E ALONG THE SECTION LINE 738.28 FEET AND NORTH 1.84 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, T8S, R3E, S.L.B. & M.; THENCE S89°19'30"W ALONG THE NORTH LINE OF SAID REAL PROPERTY 99.20 FEET; THENCE SOUTH 138.24 FEET TO THE SOUTH LINE OF SAID REAL PROPERTY; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: N72°49'01"E 103.82 FEET; THENCE NORTH 108.74 FEET TO THE POINT OF BEGINNING.

CONTAINING ±0.28 ACRES

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF _____, A.D. 20 ____

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE_____ DAY OF_____, A.D. 20____ PERSONALLY APPEARED BEFORE ME_____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES_____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE_____ OF_____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____ DAY OF_____ , A.D. 20____

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED_____
ENGINEER
(See Seal Below)

ATTEST_____
CLERK-RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS_____ DAY OF _____ , A.D. 20____, BY THE _____ PLANNING COMMISSION

CITY PLANNER

CHAIRMAN, PLANNING COMMISSION

PLAT "A"

QUESTAR WA0961

SUBDIVISION

SPRINGVILLE UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI
- An Utah S Corporation -
ENGINEERS
SURVEYORS
PLANNERS
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