



**AGENDA FOR THE WORK / STUDY MEETING  
OF THE CITY COUNCIL  
OF THE CITY OF SPRINGVILLE, UTAH  
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET  
JULY 07, 2015 – 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

- July 14 – Work/Study Meeting 5:15 p.m.
- July 21 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- July 24 – Pioneer Day (City Offices Closed)
- July 27 – Springville World Folkfest, Street Dance 8:00 p.m. at the Springville Museum of Art, 126 East 400 South

2. Discussion on this evening's Regular Meeting agenda items

- a) Invocation – Councilmember Child
- b) Pledge of Allegiance – Councilmember Creer
- c) Consent Agenda
  1. Approval of City purchase orders required to be signed per Springville City Code §2-10-110(5)
  2. Approval of Minutes – August 22, 2014 Mid-Year Retreat, September 09 and 16, 2014 Work/Study Meeting; October 07,14 and 21, 2014 Work/Study Meetings; December 02, 09 and 16, 2014 Work/Study Meetings
  3. Approval of items from evidence, found or seized property to be officially turned over to the City for use by various departments – Scott Finlayson, Public Safety Director
  4. Appointment of Councilman Rick Child to the Springville Museum of Art Association Board replacing Mayor Wilford Clyde

3. **DISCUSSIONS/PRESENTATIONS**

- a) Training – Cris Child, Manager Spanish Fork/Springville Airport
- b) Community Park Development – Alex Roylance Building and Grounds Director, Corey Merideth Recreation Director
- c) CDA areas and locations – Assistant City Administrator/City Attorney John Penrod
- d) Bond Resolution Discussion – Bruce Riddle, Assistant City Administrator/Finance Director

**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 July 02, 2015 at Springville City Hall, on the City Hall Notice Board, on the Springville City website at [www.springville.org/agendasminutes](http://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

**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**

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**AGENDA FOR THE REGULAR MEETING  
OF THE CITY COUNCIL  
OF THE CITY OF SPRINGVILLE, UTAH  
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET  
JULY 07, 2015 – 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.*

**CONSENT AGENDA\***

1. Approval of City purchase orders required to be signed per Springville City Code §2-10-110(5)
2. Approval of Minutes – August 22, 2014 Mid-Year Retreat, September 09 and 16, 2014 Work/Study Meetings; October 07,14 and 21, 2014 Work/Study Meetings; December 02, 09 and 16, 2014 Work/Study Meetings
3. Approval of items from evidence, found or seized property to be officially turned over to the City for use by various departments – Scott Finlayson, Public Safety Director
4. Appointment of Councilman Rick Child to the Springville Museum of Art Association Board replacing Mayor Wilford Clyde

**PUBLIC HEARING**

5. Consideration of an amendment to the Land Use Map of the General Plan from Medium Density Residential to Commercial for property in the area of 1100 West 400 South – Fred Aegerter, Community Development Director

**REGULAR AGENDA**

6. Consideration for adoption of a resolution providing for a special bond election to be held on November 3, 2015, regarding the issuance of not to exceed \$11,000,000 general obligation bonds to finance the costs of constructing and furnishing an aquatics and activities center; and related matters – John Penrod, Assistant City Administrator/City Attorney

This meeting was noticed in compliance with Utah Code 52-4-202 on July 02, 2015. Agendas and minutes are accessible through the Springville City website at [www.springville.org/agendasminutes](http://www.springville.org/agendasminutes). Council Meeting agendas are available through the Utah Public Meeting Notice website at <http://www.utah.gov/pmn/index.html>. Email subscriptions to Utah Public Meeting Notices are available through their website.

- Kim Rayburn, City Recorder

The next regular Council Meeting will be held on July 21, 2015 at 7:00 p.m. in the Civic Center Council Chambers, 110 South Main Street, Springville, unless otherwise noticed. 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.

## **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**

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**MINUTES OF THE MID-YEAR RETREAT  
OF THE CITY COUNCIL  
OF THE CITY OF SPRINGVILLE, UTAH  
AUGUST 22, 2014 – 12:00 P.M.**

6

The following are the minutes of the Mid-Year Retreat of the Springville City Council. The meeting was held on **Friday, August 22, 2014 at 12:00 p.m.** in the Springville City Civic Center Multipurpose Room, 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.

12

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, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, and City Recorder Kim Rayburn.

18

Also present were: Public Safety Director Scott Finlayson, Administrative Services Manager Rod Oldroyd, Buildings and Grounds Director Alex Roylance, Museum of Art Director Dr. Rita Wright, Public Works Director Brad Stapley, Library Director Pam Vaughn, Power Director Leon Fredrickson, Recreation Director Charles Keeler and Golf Pro Sonny Braun.

22

**LUNCH**

24

*12:45pm*

26

**WELCOME AND INTRODUCTION**

City Administrator Fitzgerald welcomed the Mayor, City Council and Staff. He asked the Mayor and Council to give feedback to City staff on what they would like to have staff accomplish, and to keep in mind the mid-year forecast is the best case scenario, not always the worst case scenario.

30

32

**RECREATION CENTER DISCUSSION – City Administrator, Troy Fitzgerald**

City Administrator Fitzgerald reviewed the available funds for a possible Aquatic Center and requested input from the Council on the type of facility and the budget options. As well as when they would like to move forward. Mayor Clyde stated to start working on land sales, because they can be uncertain.

36

38 Councilmember Sorensen has discussed with the Nebo School District that may have property available. He stated the School District would very much like an aquatic facility.

40 Councilmember Conover stated he has been in discussions with the School District as well and they are more than happy to have a discussion. He mentioned the old Suntana property might be an option, a freeway off ramp has been proposed for that area.

42 Administrator Fitzgerald stated there are other school properties in the area. Councilmember Sorensen replied there was some concern over not having sewer to some of those properties. Administrator Fitzgerald explained the sewer has been installed.

46 Councilmember Conover stated it might be worth having a conversation with other cities to see if there is an interest in sharing a facility. Administrator Fitzgerald replied other cities have been open to a shared facility; Spanish Fork more so, Mapleton not as much.

48 Councilmember Sorensen requested that a meeting be scheduled with other cities and the School District to discuss the possibilities. Administrator Fitzgerald expressed if the facility is regionally located they may be more open to a combined facility.

50 Building and Grounds Director Roylance stated there is City property on 1600 south that could be considered.

52 Councilmember Creer replied he would arrange a meeting with Mayor Clyde, City Administrator Fitzgerald and the other City Councils. Administrator Fitzgerald stated he would notice the meeting. Councilmember Sorensen asked to be included in the meeting. Administrator Fitzgerald noted the time line for November could be difficult. Mayor Clyde stated he would like to start on the path and see what can be done and if a change in direction is needed.

58 Mayor Clyde asked the Council and staff if closing the pool for two years should be an option. Councilmember Creer replied he did not think that was a good idea.

60 After discussing various options for funding the facility the Council resolved to see what it looks like on paper and what the cost would be to citizens. City Administrator Fitzgerald expressed to keep in mind building costs and interest rates could be rising. Mayor Clyde stated the City should build a nice facility even if it is smaller.

64 Councilmember Conover commented the location will need to be decided before going out to a bond. Mayor Clyde asked the Council if there were no restrictions, where would they want to build the facility. Councilmember Conover replied the Arts Park area, but the cost of ground is expensive. Councilmember Child discussed the old Grant Elementary school property. Mayor Clyde replied the problem with the Grant Elementary area, is the noise from the facility. Councilmember Sorensen feels the Parks Board would not endorse the Grant area.

70 Councilmember Sorensen commented to show a committee of the citizens these options and get their feedback of where to locate the facility.

72 Councilmember Creer asked for clarification about a competition pool with a recreation portion. Mayor Clyde replied include an outdoor element. Councilmember Creer agreed it needs

74 to have a recreational element and asked if it would be possible to have branding rights from a  
corporation. City Administrator Fitzgerald agreed this could be looked into.

76 Mayor Clyde noted advantages in zoning; working with private and public groups. City  
Administrator Fitzgerald cautioned these are two paths being discussed; public bonding or  
78 private partnership. Mayor Clyde stated go with public bonding, along with funds from the  
budget towards the facility.

80 For a November 2015 bond election Councilmember Sorensen stated it is important to  
know the exact calendar for a bond election. Councilmember Sorensen asked how soon an  
82 architect would be on board. City Administrator Fitzgerald replied he would look into an  
architect and the deadline to have it ready in a year.

84 Administrator Fitzgerald reported Finance Director Riddle has been notified about bond  
refunding for the Community Park property ball fields. He noted if the City were to refund the  
86 bond there could be approximately a \$250,000 savings to the City to refinance the bond.  
Finance Director Riddle discussed different types of bonding and noted that will determine how  
88 the City moves forward. Administrator Fitzgerald reported he and staff will give a written plan to  
the Council in an upcoming meeting. Mayor Clyde asked the Council to recommend names for a  
90 committee.

92 **GOLF COURSE DISCUSSION – Assistant City Administrator/Finance Director, Bruce  
Riddle**

94 Finance Director Riddle reported there have been challenges at the golf course and they  
are working very hard on promotions and observing the pulse of the industry. Director Riddle  
96 asked for input from the Council going forward. He stated statistically the industry is going  
down, golf courses are closing and players are leaving the sport. Golfers ages 18-34 are down  
98 13% and are moving to other more popular sports. He noted most of the country is experiencing  
challenges.

100 Finance Director Riddle reviewed the national golf rounds played report, showing a  
decrease in rounds played, this year rounds played at Hobble Creek are currently flat. He  
102 reported March 2014 was the biggest in five years; July is down and no different from 2010.

The forecast in revenue has been overly optimistic with historic operating results not  
104 seeing a significant change. Director Riddle reviewed the numbers at Hobble Creek compared to  
others in Utah County, Spanish Oaks broke even, and all others are losing money. Some courses  
106 have spent money on improvements and the debt shows a loss, some are having a hard time  
covering those debts.

108 Director Riddle reviewed the projected revenue and noted some concerns; by doing  
everything budgeted for nonetheless remaining in the negative, FY2016 forecast for golf does  
110 not see a dramatic change.

112 Mayor Clyde asked if other course charge for administrative costs? Director Riddle  
replied other cities charge for hard costs like utilities.

114 Director Riddle stated there are Capital needs, at some point the irrigation on the back  
nine will need to be addressed. Mayor Clyde replied years ago when he was on the City Council  
he voted to increase golf fees to replace the irrigation on the back nine. City Administrator  
116 Fitzgerald and Golf Pro Braun replied the funds were for the front nine.

118 Director Riddle expressed new revenue is needed, traditional and non-traditional uses  
need to be discussed and to keep in mind the demographic is changing.

120 Director Riddle asked the Council about long tenured employees filling the gap if we  
don't follow the budget model. By December there will be a need to take action. The revenue  
from July, August and September is weighted heavy on the front end of the fiscal year and  
122 capital needs. Are we willing to further delay improvement? Are we willing to issue debt?

124 Councilmember Conover asked did we budget for this to happen. Director Riddle replied  
it will happen unless the Council says otherwise; it's a real balancing act.

126 Councilmember Child stated the benefit of the course is they bring in clientele that will  
purchase items in Springville and spend money here.

128 Councilmember Creer stated it is a difficult time, these employees gave their time  
towards the golf course and we pull the rug.

130 Councilmember Conover asked if Sonny really is going to retire, or are we going to  
change and he will stay five more years. Administrator Fitzgerald replied Golf Pro Braun could  
retire now with full retirement. Other employees are not eligible for retirement.

132 Administrator Fitzgerald explained there are five full-time Golf Maintenance employees,  
a golf maintenance employee is approximately \$84,000 annually, and is a full-time benefited  
134 employee at this time. Hobble Creek is overstaffed and the only course with that many full time  
employees, the question is how do we get to the right balance.

136 Mayor Clyde asked for Golf Pro Braun's thoughts. Mr. Braun replied he enjoys the  
continuity and dedication of the employees. The condition of the course is just as good as any in  
138 the state. He went on to say there is a need to be realistic; other courses are cutting. Mayor  
Clyde asked Mr. Braun for his solution. Mr. Braun replied keep the employees on until  
140 retirement and have the City subsidize the golf course, he stated he cannot see any other solution.

142 Councilmember Sorensen commented we have been really lucky and we haven't had to  
subsidize the golf course. He stated, "I don't see us saying times are tough, and other  
departments needing to cut employees." Administrator Fitzgerald replied this has been the case  
144 with other departments and in the last three years they have laid off city employees.

146 Finance Director Riddle explained if personnel were to remain the same at the golf course  
and revenues were to track as we have forecasted, by next June it becomes over \$100,000  
problem.

148 Mayor Clyde stated greens workers are working longer than eight hours during the  
150 summer, maybe during the winter months cut back the number of employees and keep those  
152 needed to maintain the equipment. Administrator Fitzgerald explained, in the past most have  
opted for compensatory time and not over time wherein they use their comp time during the  
winter months.

154 Administrator Fitzgerald acknowledged Mr. Braun has done a good job with the dollars  
he has received. Mayor Clyde replied he thinks the city is well run, and the directors do a great  
156 job and serve citizens well. Administrator Fitzgerald stated the budget has been so tight and the  
demand for services has increased, we have great employees, and just hope for a good budget  
next year.

158 Disc golf was discussed and ways to implement a more organized program.  
Councilmember Creer and Conover expressed using the golf course in the afternoons for nine  
160 holes of disc golf. Administrator Fitzgerald replied he would look into it, and stated there are  
many options to investigate.

162 3:06 pm.

164 **CANYON WATER ISSUES - Assistant City Administrator/City Attorney, John Penrod**

166 Attorney Penrod commented back in the 1980's and 1990's the State Engineer's office  
passed through some applications giving individuals water up Hobble Creek Canyon and ended  
up giving more water than they should have. Springville Irrigation and Springville City didn't  
168 protest much until recently. The State Engineer's office is checking on canyon water rights and  
the Springville Irrigation Company is requesting the State Engineer's office review all water  
170 rights.

172 Attorney Penrod reviewed what water the city has and what is used and discussed valley shares  
and canyon shares. Attorney Penrod explained he wanted the Council to understand where the  
process is, with the State.

174 **Rivers Subdivision:** Attorney Penrod provided information regarding an irrigation canal  
176 by the Rivers Subdivision. The question has come about whether to pipe the canal or leave it  
open. Springville Irrigation Company (SIC) is looking at grant money to complete the project.  
178 A concern is if the canal is left open and there is a breach, some homes in the area could be  
flooded. Citizens have asked to keep the canal open. SIC owns the canal and the City would  
180 have to maintain it and take the liability.

182 Attorney Penrod asked the Council if they want to pipe the canal. Stating it would  
eliminate the greenery and trees because the water will be covered. The flow comes from the  
Bartholomew pond; the flow can be adjusted, and if flooding most of the flow can be reduced.

184 Contractually if anything happens to the canal, the City can be liable. Council stated they would  
186 like to see the canal left open.

### **BOARDS AND COMMISSIONS – City Administrator, Troy Fitzgerald**

188 Administrator Fitzgerald reported on Boards and Commissions. He explained the costs of  
190 boards and commissions and noted the City is spending a lot of resources towards them. He  
192 provided a list of boards and commissions for the Council to review and discuss. He asked the  
194 Council if any have fulfilled their use.

192 In reviewing the different Boards, the Art Association which is not a board of the City, is  
194 using a lot of city staff time. Mayor Clyde noted if city staff is spending too much time on the  
196 Art Association the Director needs to negotiate this with the Art Association.

196 Mayor Clyde reviewed each commission and board and requested input from the  
198 Council.

198 Economic Development Advisory Commission – Mayor Clyde feels this board needs to  
200 find a direction. Councilmember Conover stated he would like to give it a little more time, and  
202 keep it going.

200 Emergency Preparedness – Chief Finlayson stated it is a value to the community.

202 Arts Commission – Council and staff discussed funds received and distributed back out  
204 to the community.

204 Heritage Days – Mayor Clyde asked for Recreation Director Keeler’s thoughts. Director  
206 Keeler replied it is growing and good for the community.

206 Communities that Care – Mayor Clyde asked how the Council feels. The Council was in  
208 agreement to keep the program. Attorney Penrod explained the County is working to understand  
210 the program. Going forward the City is working with the County to get a better understanding  
212 and plans to get more people involved. Mayor Clyde stated the county is funding a large amount,  
214 the more we can do to prevent substance abuse and suicide the better.

210 Water Board – Councilmember Child stated the current Water Board has some very  
212 knowledgeable members and believes they are doing a good job.

212 Mayor Clyde commented the Boards need to be in tune with the City Council. If there is  
214 some issue, they need to run it by the City Council.

### **ECONOMIC DEVELOPMENT DISCUSSION**

216 Administrator Fitzgerald asked the Council for direction on economic development. He  
218 explained there is a new generation, moving away from traditional store models and will be  
changing overtime. Business is moving from a point of sale to a space to experiment and try  
products.

220 Mayor Clyde commented sometimes we chase the businesses to get the sales tax, when  
222 maybe we should spend money on businesses that don't always provide sales tax. A satellite site  
for a University may be an option worth looking into.

224 Councilmember Sorensen stated the City needs to engineer an area for economic  
development, which has been in pieces. We need to be proactive in creating a retail space. For  
example the industrial park the city created.

226 Councilmember Creer commented bring in companies and businesses that others are  
finding elsewhere, to Springville.

228 Mayor Clyde commented try and make downtown more vibrant, walkable, and revitalize  
houses. Look at options to change the look and feel and stated he is not proposing multi family.

230 Administrator Fitzgerald brought about discussion on whether to focus on infrastructure  
and buy properties from developers to create development. He noted the Economic Development  
232 Advisory Board would like to see an Americana lifestyle.

Administrator Fitzgerald asked the City Council what they would like to do, that would  
234 engage the staff, Council and community.

Councilmember Olsen remarked develop a small incentive program for businesses.

236 Mayor Clyde stated in his experience with his business they have someone devote time to  
finding ideas and projects; find out what properties are available and talk to businesses, etc.

238 Administrator Fitzgerald explained to have a full time person they would need to bring in  
20-30 ideas a year to pay for the position.

240 Councilmember Conover stated the need to have someone focused.

242 Mayor Clyde commented if you want to be aggressive you need to spend the funds and  
have a person responsible. Need to be proactive in order to make something happen.

Councilmember Sorensen stated the Economic Development Advisory Commission is a  
244 good step in the right direction. We need to give them some time to come back to the Council  
with ideas. Get someone on board; we need the funds and need the right person. As a City we  
246 have been spinning our wheels.

248 Administrator Fitzgerald asked the Council what they want to see happen and what  
should be our focus. Councilmember Conover replied, one is out by the freeway and two is  
downtown. Councilmember Child expressed if we had the infrastructure they will come.

250 Councilmember Sorensen stated to continue working with the Economic Development  
Commission, and plan a model for the corridor along 400 South, with examples or concepts of  
252 restaurants, theaters, businesses. Something to give to people and show them a plan, gives you a  
vision.

254  
**ADJOURN**

256 Councilmember Conover moved to adjourn the Mid-Year Retreat meeting of the  
Springville City Council at 5:32 p.m. Councilmember Creer seconded the motion, all voted aye.  
258



**MINUTES FOR THE WORK/STUDY MEETING  
OF THE CITY COUNCIL  
OF THE CITY OF SPRINGVILLE, UTAH  
MULTIPURPOSE ROOM, 110 SOUTH MAIN STREET  
SEPTEMBER 09, 2014 – 5:15 PM**

6

The following are the minutes of the Regular and Work/Study Meeting of the Springville City Council. The meeting was held on **Tuesday, September 09, 2014 at 5:15 p.m.** in the Springville City Civic Center Multipurpose Room, 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 Richard Child, Councilmember Craig Conover, Councilmember Chris Creer, Councilmember Dean Olsen, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle and City Recorder Kim Rayburn. Also present were: Administrative Services Manager Rod Oldroyd, Art Museum Director Dr. Rita Wright, Building and Grounds Director Alex Roylance, Golf Director Raymond “Sonny” Braun, Library Director Pamela Vaughn, Public Safety Director Scott Finlayson, Public Works Director Brad Stapley and Recreation Director Charles Keeler

**CALL TO ORDER**

Mayor Wilford Clyde called the work meeting to order at 5:15p.m.

**COUNCIL BUSINESS**

**1. Calendar**

- September 10-12 – ULCT Annual Conference – Salt Lake City
- September 11 – Patriot Day
- September 13 – Planes, Trains and Automobiles, Spanish Fork/Springville Airport 10:00 a.m. – 4:00 p.m.
- September 16 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- September 20 – Heritage Day
- September 20 – Dedication of Contactors Legacy Monument, Library Park 10:00 a.m.
- September 22-30 – Public Power Week, Springville City Electric Department

Mayor Clyde added on September 16, 2014 at 9:30 a.m. the Spanish Fork/Springville Airport will be hosting the Utah Airport Operators Association (UAOA). He is one of the speakers and invited the City Council to attend. On Wednesday, September 10, 2014 at

7:00p.m. Dick Sumsion will present a history of Springville City contractors at the Museum of  
42 Art. At one time Springville had the most per capita road contractors in the country.

44 **2. DISCUSSIONS/PRESENTATIONS**

**a) Library – Dan Sullivan, Spanish Program Librarian**

46 Library Director Pam Vaughn introduced Dan Sullivan the Spanish and technology  
librarian. Mr. Sullivan reviewed the Library mission statement and gave an analogy of someone  
48 being in a different country not able to speak the language and only having a seven year old as  
their way of communicating.

50 Mr. Sullivan explained the different programming the Library offers to Spanish citizens.  
He noted the Library is working with schools and increasing materials for English as a Second  
52 Language (ESL) section along with a specific shelf for those learning the English language. Mr.  
Sullivan acknowledged the focus of the program is to make transitioning into another language  
54 easier.

Mr. Sullivan reviewed the tech side of the Library. The Library had just over 300,000  
56 visitors last year, compared to other city libraries with under 50,000 visitors. Individual logins  
have been over 60,000 in the past year, patrons using the computers usually use the full two  
58 hours. Program attendance is over 35,000 compared to other Libraries this is considerably  
better. The Library has done some computer improvements on twelve computers and the Clyde  
60 Creative Studio has six state of the art i-Mac computers with Adobe Creative Suite and more.  
Mr. Sullivan stated all of the computers are being put to good use. He also noted the family night  
62 programs are well attended.

Mayor Clyde commented he attended a recent Library function and there were many kids  
64 participating, and noted a lot of good things are happening at the library.

66 **b) Roundabout Landscape Plan – Alex Roylance, Building and Grounds Director**

Mayor Clyde commented he recently had a tour of the City parks with Building and  
68 Grounds Director Roylance and stated many of the parks he didn't know existed.

Director Roylance reviewed the goals of the landscaping for the new roundabout at 1300  
70 East 400 South. He commented they would like to create a place for art and for a neighbor snow  
sculpture artist.

72 Director Roylance expressed the roundabout will be a main entrance to Hobble Creek  
Canyon and the canyon parks. He stated they have been asked to reflect the canyon landscapes  
74 and native plants that are low maintenance within the design.

Director Roylance displayed estimates for landscaping and noted the funds are not in the  
76 budget. He asked the City Council to decide on a funding source in order to finish the  
landscaping.

78 Councilmember Sorensen asked about using an American flag with a light. Director  
Roylance replied up-lighting for statues and possible Christmas decorations is a possibility.  
80

82 Director Roylance reported on the Hobble Creek project along the Community Park  
property and displayed design drawings of the creek. He stated they are looking to keep the same  
number of soccer fields.

84  
86 **c) Training – John Penrod, Assistant City Administrator/City Attorney**

Attorney Penrod provided training to the Mayor and Council regarding Exactions.

88 **3. MAYOR, COUNCIL, ADMINISTRATIVE REPORTS**

89 **a) Discussion with Department Directors**

90 City Recorder Kim Rayburn reported feedback on the new design of the City Source  
newsletter has been positive.

92 Finance Director Riddle commented they are in the audit process, ratings have been  
affirmed and the budgeting processes have been good.

94 Community Development Director Aegerter stated they are getting ready to update the  
General Plan and will bring information back to the Council. Mayor Clyde asked if there is  
96 anyone interested in sitting on the committee to review the General Plan, if so please let Director  
Aegerter or the Mayor know.

98 Councilmember Sorensen asked about the response from Mapleton and Spanish Fork  
regarding the recreation/aquatic center. Administrator Fitzgerald replied he is working on setting  
100 up a time. Mayor Clyde commented he has talked with both mayors and they are interested to get  
together.

102 Golf Director Braun reported the college invitational tournament is finishing up. They  
were delayed for rain on the first day and the second day they were only able to get in nine holes  
104 because of heavy rains. He also stated the last two weekends are the first time since 2008 every  
cart was out on the course.

106 Public Works Director Stapley stated because of heavy rains, there have been some  
problem spots, overall they are functioning. He reported the Public Works Department will be  
108 hosting an employee lunch and everyone is invited out to the compound to see the equipment.

110 Councilmember Child reported the Water Board, had Central Utah Water attend there  
meeting and they discussed Hobble Creek.

112 Recreation Director Keeler reported soccer is going well.

114 Power Director Fredrickson stated they have maintained good reliability with recent  
lightening and rain. He also reported meters have been installed at the new Outlook  
development.

116 Library Director Vaughn reported their yearly state certification has been done and they  
are good for another year.

118 Museum of Art Director Dr. Wright reported on the opening of the fall show where local  
students will be playing in a jazz band.

120 Attorney Penrod reported the Communities That Care (CTC) has been doing meetings  
regarding suicide prevention and they have had successful attendance. He reminded the Council  
of the upcoming “take back” event for prescription drugs at the Library.

122 Councilmember Olsen asked about figures from the recent mountain fire. Administrator  
Fitzgerald replied in October they will have discussions with Utah County, the State and City to  
124 see how the costs will be absorbed. Generally the City provided normal action as with any fire  
call and the bulk of the cost was to County and State resources.

126

**b) Commission, Board, and Committee Minutes**

128 i. Economic Dev. Commission minutes for May 13, 2014 and June 10, 2014

ii. Parks and Recreation Board minutes for June 26, 2014 and July 31, 2014

130 iii. Spanish Fork/Springville Airport Board minutes for August 07, 2014

iv. Water Board minutes for August 12, 2014

132 No comments.

134 **c) Mayor and Council Reports**

136 **4. CLOSED SESSION, IF NEEDED – TO BE ANNOUNCED IN MOTION**

138 *The Springville City Council may temporarily recess this 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 State Code Annotated §52-4-205*

140 No Closed Session.

142 **ADJOURNMENT**

144 COUNCIL MEMBER OLSEN MOVED TO ADJOURN THE CITY COUNCIL  
WORK/STUDY MEETING AT 6:27 P.M. COUNCIL MEMBER CREER SECONDED THE  
MOTION, AND ALL PRESENT VOTED AYE. THE MOTION PASSED UNANIMOUSLY

146



**MINUTES FOR THE WORK/STUDY MEETING  
OF THE CITY COUNCIL  
OF THE CITY OF SPRINGVILLE, UTAH  
MULTIPURPOSE ROOM, 110 SOUTH MAIN STREET  
SEPTEMBER 16, 2014 – 5:15 PM**

6

The following are the minutes of the Regular and Work/Study Meeting of the Springville City Council. The meeting was held on **Tuesday, September 16, 2014 at 5:15 p.m.** in the Springville City Civic Center Multipurpose Room, 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, Councilmember Chris Sorensen City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle and City Recorder Kim Rayburn. Also present were: Administrative Services Manager Rod Oldroyd, Power Superintendent Brandon Graham, Public Safety Director Scott Finlayson and Public Works Director Brad Stapley.

**CALL TO ORDER**

Mayor Wilford Clyde called the work meeting to order at 5:15p.m.

**COUNCIL BUSINESS**

**1. Calendar**

- September 17 – Historical Society Lecture, Dick Sumsion, Art Museum 7:00 p.m.
- September 20 – Heritage Day
- September 20 – Dedication of Contractors Legacy Monument, Library Park 10 a.m.
- September 22-30 – Public Power Week, Springville City Power Department
- October 7 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- October 14 – Work/Study Meeting 5:15 p.m.

It was noted a meeting with Spanish Fork City, Mapleton City and Nebo School District staff is scheduled for October 02, 2014 at 11:00 a.m. regarding the Aquatic Center.

**2. Discussion on this evening's Regular Meeting agenda items**

- a) Invocation – Councilmember Child
- b) Pledge of Allegiance – Councilmember Creer
- c) Consent Agenda

- 42 1. Approval of all City purchase orders properly signed (Springville City Code §2-  
10-110(5))
- 44 2. Approval of Minutes – September 02, 2014 City Council Regular Meeting

46 3. **DISCUSSIONS/PRESENTATIONS**

48 **a) Airport Event Update; Aeroplanes, Trains and Automobiles – Cris Child,  
Airport Manager**

48 Mayor Clyde introduced Cris Child Airport Manager of the Spanish Fork/Springville  
Airport. Mr. Child reported every other year the Airport holds the Aeroplanes, Trains and  
50 Automobiles event; this year's attendance was approximately 4000. Activities included  
skydivers, vintage aircraft, car and motorcycle show, live music and a 5k fun run. The kids train  
52 ride and free plane rides were some of the more popular activities, there were seven airplanes for  
six hours and 370 kids participated. Mr. Child stated overall the event was well organized and  
54 safely done. The next scheduled event will be held on September 10, 2016. Councilmember  
Conover stated he would like to see the event held yearly. Councilmember Olsen thanked Mr.  
56 Child for his hard work and the Police Department for their participation.

58 Mr. Child commented both Cities stepped up and made the event a great success. Mayor  
Clyde stated it would be fun to have some of the hangar owners participate and display their  
planes.

60 **b) Food Trucks – John Penrod, Assistant City Administrator/City Attorney.**

62 City Attorney Penrod reported this item is for discussion and Council input. He explained  
tax consequences regarding food trucks, currently taxes go where the inventory is located or with  
64 a special event location and special events are required to apply for a permit in Springville.  
Currently the Springville Itinerant Merchant ordinance is being followed and food trucks could  
66 be included in the definitions.

68 Attorney Penrod reviewed the allowable streets and those not allowed for parking of food  
trucks. Chief Finlayson asked about parking in a park or parking lot. Attorney Penrod replied  
they would need to be invited by the property owner.

70 Attorney Penrod explained some of the issues that need to be addressed are; locations  
allowed, private vs public property, special zones, competition with brick and mortar restaurants.  
72 Also, hours of operations, time of day, restrooms, health and safety, maintaining a log of food  
supply, health permit and inspections.

74 Attorney Penrod noted Provo City is very specific on their requirements for a license  
including signs on the vehicle and they are subject to Provo City sales tax. He also reviewed  
76 Spanish Forks requirements.

78 The Council discussed various different options of these businesses coming to a home.  
City Administrator Fitzgerald commented the ordinance language is very important to express  
what the City requires.

80 Councilmember Conover asked with a business license would the City receive sales tax.  
Attorney Penrod replied it is not likely if the point of inventory is in another city.

82 Attorney Penrod asked the Council for input on going forward with an ordinance for food  
trucks.

84 Councilmember Conover stated Spanish Fork has a good example, however cleanup  
should be added.

86 Mayor Clyde commented to use something similar to Spanish Fork and add the necessary  
information for Springville, such as setup with permission and times that they could be on a  
88 street. Attorney Penrod explained Provo has a restricted area to protect established businesses;  
Springville could also designate an area for food trucks.

90 Councilmember Sorensen stated to simplify the ordinance and not make it too restrictive  
to other itinerant businesses; include food trucks without writing a whole new ordinance.  
92 Attorney Penrod stated it would need to include information specific to food trucks.

94 Mayor Clyde commented existing businesses have to get a business license, have some  
kind of a business license for food trucks. Councilmember Child stated he agreed.

96 Attorney Penrod noted he would work on amending the ordinance to be friendly to food  
trucks and bring it back to the Council. Mayor Clyde commented it could have a date, time and  
place for food trucks to have a regular event.

98

**c) Training – John Penrod, Assistant City Administrator/City Attorney**

100 City Attorney Penrod provided training to the Mayor and Council on initiatives and  
referendums. He reviewed recent initiatives and referendums of other cities in the state and  
102 explained the 2014 statutory changes to local referendum powers.

104 **4. MAYOR, COUNCIL, ADMINISTRATIVE REPORTS**

106 **5. CLOSED SESSION, IF NEEDED – TO BE ANNOUNCED IN MOTION**

108 *The Springville City Council may temporarily recess this 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 State Code Annotated §52-4-205*

110

COUNCIL MEMBER CHILD MOVED TO TEMPORARILY ADJOURN TO A  
112 CLOSED SESSION AT 6:20 P.M. AS PROVIDED BY U.C.A. §52-4-205 IN ORDER TO  
DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION AND THE  
114 PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY.

116 COUNCIL MEMBER OLSEN SECONDED THE MOTION. THE VOTE IS  
RECORDED AS FOLLOWS:

- 118 COUNCILMEMBER CHILD – AYE
- COUNCILMEMBER CONOVER – AYE
- COUNCILMEMBER CREER – AYE

120 COUNCILMEMBER OLSEN – AYE  
COUNCILMEMBER SORENSEN – AYE  
122 THE MOTION CARRIED UNANIMOUSLY.  
THE WORK/STUDY MEETING OF THE CITY COUNCIL WAS RECONVENED BY  
124 CONSENSUS AT 6:28 P.M.

126 **ADJOURNMENT**

COUNCIL MEMBER CONOVER MOVED TO ADJOURN THE CITY COUNCIL  
128 WORK/STUDY MEETING AT 6:30 P.M. COUNCIL MEMBER CREER SECONDED THE  
MOTION, AND ALL PRESENT VOTED AYE. THE MOTION PASSED UNANIMOUSLY

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**MINUTES FOR THE WORK/STUDY MEETING  
OF THE CITY COUNCIL  
OF THE CITY OF SPRINGVILLE, UTAH  
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET  
OCTOBER 07, 2014 – 5:15 P.M.**

6

8 The following are the minutes of the Work/Study Meeting of the Springville City  
10 Council. The meeting was held on **Tuesday, October 07, 2014 at 5:15 p.m.** in the Springville  
12 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.

12

14 Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were  
present: Councilmember Richard Child, Councilmember Craig Conover, Councilmember Dean  
16 Olsen, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City  
Administrator/Finance Director Bruce Riddle, Assistant City Administrator/City Attorney John  
Penrod, and City Recorder Kim Rayburn. Also present were:

18 Public Safety Director Scott Finlayson, Public Works Director Brad Stapley, Power  
Director Leon Fredrickson, Building and Grounds Director Alex Roylance, Recreation Director  
20 Charles Keeler and Administrative Services Manager Rod Oldroyd. The following were excused  
from the meeting; Councilmember Christopher Creer and Museum of Art Director Dr. Rita  
22 Wright

24 **MAYOR AND COUNCIL DINNER – 4:45 P.M.**

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

28 **CALL TO ORDER**

30 Mayor Clyde welcomed the Council, Staff, and audience as he called the meeting to order  
at 5:16 p.m.

32 **COUNCIL BUSINESS**

34 1. Calendar

- 34 • October 13 – Columbus Day (Library Closed for Annual Training)
- 36 • October 14 – Work/Study Meeting 5:15 p.m.
- October 21 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- 38 • October 31 – Halloween (City Downtown Trick-or-Treat) 3:00 p.m. – 5:00 p.m.
- November 4 – Election Day
- 40 • November 4 - Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- November 11 – Veterans Day (No City Council Work/Study Meeting Scheduled)

42 2. Discussion on this evening's Regular Meeting agenda items

- a) Invocation – Councilmember Sorensen
- b) Pledge of Allegiance – Councilmember Conover
- c) Consent Agenda

1. Approval of all City purchase orders properly signed (Springville City Code §2-10-110(5))
2. Approval of Minutes – April 29, 2014 Budget Retreat
3. Approval of Grant Funding for the Arts Organizations total Grants not to exceed \$23,000 – Charles Keeler, Recreation Director
4. Approval of Preliminary Plan for Duck Creek Estates, Phase II located at 225 South 950 West in the R2 and WF-1 Zones – Fred Aegerter, Community Development Director
5. Authorize the Mayor to execute an addendum to Task Order 1, the Engineering Agreement with Armstrong Consultants who is under contract to perform Engineering Services for the Airport – Bruce Riddle, Assistant City Administrator/Finance Director

Mayor Clyde recognized; Councilmember Olsen, Councilmember Sorensen, City Administrator Fitzgerald and Finance Director Riddle who participated in and won the Chamber of Commerce golf tournament. The event was a good day and raised funds towards Chamber events and scholarships.

### 3. DISCUSSIONS/PRESENTATIONS

- a) **Heritage Days Update** – Charles Keeler, Recreation Director

Director Keeler reported on the Heritage Days event. He acknowledged the Legacy of Builders Lecture by Dick Sumsion held at the Museum of Art with fifty in attendance. The Library event had over 186 kids participate and the Saturday morning dedication of the Contractor’s Park had 250 in attendance. Director Keeler recognized Dick Sumsion for spearheading the idea and working with Building and Grounds Director Roylance and his staff.

There were over 40 boat races at the Splash Pad within one hour, plenty of musical entertainment and 35 vendor booths. The Youth City Council was an incredible help and did an excellent job. Overall there were approximately 2500 that participated in Heritage Days this year.

Director Riddle asked for suggestions on a theme for next year. Councilmember Olsen suggested the Youth City Council come up with a theme. Suggestions for next year’s Heritage Days were; food trucks and having the Springville FFA move their Farmers Market to a booth during Heritage Days.

- b) **Hershey Track and Field Program** – Charles Keeler, Recreation Director

Director Keeler reported on the Hershey Track and Field program. He explained Springville holds five meets in April and May. This includes 90 staff and volunteers and 3500 kids participating in three different events. The program is noticed as a model for the State on how the city runs the program. Hershey would cover the costs for sending finalist to the National Tournament.

Director Keeler explained the Hershey Track Program is changing and will no longer have authorized competitive events. Their learning model will be a run, jump and throw program with no activities beyond the community level.

Director Keeler reported Nebo School District approached the Recreation Department about the change and a one question survey was conducted. Principals and Teachers, the Central Utah Recreation and Parks Association, Utah Recreation and Parks Association, along with the City Parks and Recreation Board and City Recreation staff voted 100% to continue with a similar program.

Director Keeler stated the US Track and Field program is a sanctioned event, requiring membership for the season.

Councilmember Olsen asked what the cost was to send a child back to nationals. Director Keeler replied Hershey had not disclosed the amount.

Director Keeler stated he is working with the State Association (URPA) Springville is also a member. Councilmember Sorensen commented kids like to have an active participating competition. See what happens with the State program.

**c) Roundabout Landscaping Update** – Alex Roylance, Building and Grounds Director

Director Roylance provided feedback from the architects and they have designed a concept for the roundabout landscaping. The design has a flag pole in the middle, landscaping with trees and three pads for future sculptures. Installation with everything will be about \$30,000 and it is not a budgeted item.

City Administrator Fitzgerald commented contingency money may be available. He would like to see what the Council recommendation is before going forward.

Councilmember Conover asked about the “snow sculpture guy”. Director Roylance replied he could use the statue pads until they are occupied.

Councilmember Sorensen stated he likes the simplicity of the design.

Director Roylance stated this is an estimate and it will go out to bid.

Councilmember Conover asked if City staff could build the landscaping. Mayor Clyde replied the parks department is very busy working on parks and we have added more parks. Administrator Fitzgerald replied they can look at staff, although most of the cost is in materials. Staff was directed to move forward with design.

**d) Training** – Troy Fitzgerald, City Administrator

Mayor, Council and staff had a discussion on emails and electronic forum and the possibilities of video recording meetings.

**5. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

**6. 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*

NO CLOSED SESSION

**ADJOURNMENT**

COUNCILMEMBER CONOVER MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:55 P.M. COUNCILMEMBER SORENSEN SECONDED THE MOTION, ALL VOTED AYE.



**MINUTES FOR THE WORK/STUDY MEETING  
OF THE CITY COUNCIL  
OF THE CITY OF SPRINGVILLE, UTAH  
MULTIPURPOSE ROOM, 110 SOUTH MAIN STREET  
OCTOBER 14, 2014 – 5:15 PM**

6

The following are the minutes of the Work/Study Meeting of the Springville City Council. The meeting was held on **Tuesday, October 14, 2014 at 5:15 p.m.** in the Springville City Civic Center Multipurpose Room, 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.

COUNCILMEMBER CONOVER MOVED TO APPROVE COUNCILMEMBER RICK CHILD AS MAYOR PRO TEM FOR THIS EVENINGS MEETING. COUNCILMEMBER CREER SECONDED THE MOTION, ALL VOTED AYE.

Mayor Pro Tem Rick Child presided. In addition to Mayor Pro Tem Child, the following were present: Councilmember Craig Conover, Councilmember Chris Creer, Councilmember Dean Olsen, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle and City Recorder Kim Rayburn.

Also present were: Administrative Services Manager Rod Oldroyd, Art Museum Director Dr. Rita Wright, Building and Grounds Director Alex Royslance, Golf Director Raymond "Sonny" Braun, Library Director Pamela Vaughn, Public Safety Director Scott Finlayson, Public Works Director Brad Stapley and Recreation Director Charles Keeler. Excused from the meeting; Mayor Wilford W. Clyde.

**CALL TO ORDER**

Mayor Pro Tem Child called the work meeting to order at 5:15 p.m.

**APPROVAL OF THE MEETING'S AGENDA**

COUNCILMEMBER CREER MOVED TO APPROVE THE MEETING'S AGENDA AS WRITTEN. COUNCILMEMBER CONOVER SECONDED THE MOTION, AND ALL VOTED AYE.

**COUNCIL BUSINESS**

**1. Calendar**

- October 21 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- 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.

- 42           • November 11 – Veterans Day – City Offices Closed (No City Council Work/Study Meeting Scheduled)
- 44           • November 18 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- November 27-28 – Thanksgiving Holiday (City Offices Closed)

46

## 2. DISCUSSIONS/PRESENTATIONS

### 48           a) **Solid Waste District** – Terry Ficklin, General Manager

              City Administrator Fitzgerald announced at the City Council’s request they have invited  
50 Terry Ficklin, General Manager of the South Utah Valley Solid Waste District (SUVSWD) to discuss the district and where they are headed and answer questions.

52           Mr. Ficklin asked if the Council had a specific area where they would like him to start, noting there have been some questions about the relocation. He said he brought staff members to  
54 help answer questions as well.

              Mr. Ficklin stated, we want to do what our member cities want us to do. The Board  
56 started looking at relocating around June and did an evaluation of properties. Some of the areas they have looked at are; the Santana property, the Condie property at the north Springville exit  
58 on the Westside of the freeway, Spanish Fork City east of the Utah county jail, a 40 acre parcel by Spanish fork/Springville Airport. Mr. Ficklin commented one of the properties the Owner  
60 was willing to owner finance the property. He said, they have not purchased the property but have put money down on the property.

62           Mr. Ficklin described they are looking at going from a 15000 square foot facility to a 150,000 to 200,000 square foot facility. The trend is to have everything in doors and nothing  
64 done on the outside of building this is also the goal of the Board. Due diligence will end in January.

66           He said they went around the country to see what an enclosed building would look like. He noted problems with the current location are rule and ordinance changes over the years, state  
68 regulations and compliance issues such as refrigerant disposal and some green waste along with household hazardous waste.

70           Power Director Fredrickson asked how much electronic waste is received. Mr. Ficklin replied they pull about 32 ton of electronics per week. A new facility would give them ample  
72 space to separate, recycle, handle green waste and the ability to pick and sort.

              Councilmember Child asked how much property is needed, why are they moving and not  
74 modernizing the current facility. Mr. Ficklin replied economics. The current property is extremely valuable. They would be able to sell the land to Loves Truck Stop and make a profit  
76 and this would allow them to build a larger transfer station.

              Councilmember Conover asked about the property further back from the current  
78 property; why not use it for the new facility. Mr. Ficklin replied it is the same issue.

              Councilmember Child commented the upkeep of the current facility has not been done.  
80 What will be done to reclaim the current property? Mr. Ficklin stated studies are being done and

82 the State has a closure process. Councilmember Child replied he is concerned about what will be done.

84 Councilmember Conover asked if there would be an increase to Springville if the transfer station moves. Mr. Ficklin stated they will do a preliminary assessment and may have separate buildings to handle different types of waste, until the preliminary is done they will not have an answer.

86 Bob Fisher, City Councilmember for Woodland Hills and a member of the SUVSWD Tech Committee stated they are looking for ways to save money and looking at an alliance.

88 Mr. Ficklin commented there are many options now; landfills are close enough to drive to such as Payson City and they provide other services.

90 A staff member from SUVSWD asked if the Council would be open to an enclosed facility at the current site.

92 Councilmember Sorensen commented information was not given to the City until a week ago. City Administrator Fitzgerald stated the Council last year was waiting on information from SUVSWD about properties within the City. He noted things have changed; some councilmembers are waiting for information and are trying to get up to speed. This meeting is to bring people together to discuss the issue.

94 Councilmember Sorensen stated the Council has not been given information until after the fact and does not have a feel for the Technical Committee. He asked if decisions are being made without the Board. Mr. Ficklin replied the Technical Committee reports to the Board and discussions are being handled by the Technical Committee and then brought to the Board where there is not as much discussion.

98 Councilmember Child expressed there is not enough information, is it cheaper to stay or sell property.

100 Councilmember Conover stated we need to know the figures and numbers to give to residents. That should be a part of due diligence to provide that information.

102 Mr. Ficklin stated the current facility is not sufficient, if the Spanish Fork location does not work out, they would look at another site, not the current site. Councilmember Sorensen asked for clarification, if the location in Spanish Fork doesn't work out, is Springville still an option. Mr. Ficklin replied it is a more appealing landscape now than five years ago and we have tried to improve.

104 Mr. Fisher commented they had an engineering firm conduct a study of other properties because of the negative feedback from Springville. Councilmember Child stated he didn't believe they asked about staying in Springville. He stated there have been concerns with the upkeep of the current facility and do not want to see it continue.

106 Mr. Ficklin commented there have been discussions with Northpointe and Bayview landfill about other options such as combining districts or privatization, although there has not been a definite decision.

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**b) Sales Tax – Troy Fitzgerald, City Administrator**

Administrator Fitzgerald reviewed how the City receives sales tax and discussed the previous sales tax receipts. He stated a number of businesses report quarterly and spikes will show during those quarters reported. In 2014 sales tax peaked for the first time since the recession.

Administrator Fitzgerald explained the State reports their calculations to the City, however, when a new business starts the City only receives about half. He noted the State is in discussions about changing the formula.

**c) Training – John Penrod, Assistant City Administrator/City Attorney**

No Training

**3. MAYOR, COUNCIL, ADMINISTRATIVE REPORTS**

**a) Discussion with Department Directors**

Mayor Pro Tem Child asked for reports from Department Directors.

Power Director Fredrickson stated repairs are being done on the lower Bartholomew hydro plant.

Library Director Vaughn reported it is the third year since the opening of the new Library and she appreciates all of the support from the Mayor, Council, and City staff. She commented the biggest activity they have had so far is the Star Wars Reads program with 1664 attending.

Councilmember Child serves on the SUVMWA (South Utah Valley Municipal Water Association) Board and asked if the Council would like someone from the SUVMWA Board to come to a council meeting and discuss what they do. He also stated if there are any water issues to let him know and he will take it back to the SUVMWA Board.

Chief Finlayson reported the Police Department has had a busy month. This past month there have been ten death investigations that include five family members in one home. His department is also seeing resurgence in DUI arrests. He commented the police department participates in the Utah County Major Crimes Task Force and so far this year they have been very successful and are on track to beat their record in seizures of drugs and weapons. They have done some of their work out of state and work closely with other jurisdictions.

**Commission, Board, and Committee Minutes**

- i. Golf Committee minutes for June 05, 2014
- ii. Library Advisory Board minutes for August 08, 2014
- iii. Parks and Recreation Board minutes for August 28, 2014
- iv. Spanish Fork/Springville Airport Board minutes for September 04, 2014

c) **Mayor and Council Reports**

162 There was none.

164 4. **CLOSED SESSION, IF NEEDED – TO BE ANNOUNCED IN MOTION**

166 *The Springville City Council may temporarily recess this 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 State Code Annotated §52-4-205*

168 There was none.

170 **ADJOURNMENT**

172 COUNCIL MEMBER CREER MOVED TO ADJOURN THE CITY COUNCIL  
174 WORK/STUDY MEETING AT 6:52 P.M. COUNCIL MEMBER CONOVER SECONDED  
THE MOTION, AND ALL PRESENT VOTED AYE. THE MOTION PASSED  
UNANIMOUSLY



**MINUTES 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.**

6

8 The following are the minutes of the Work/Study Meeting of the Springville City  
10 Council. The meeting was held on **Tuesday, October 07, 2014 at 5:15 p.m.** in the Springville  
12 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.

12

14 Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were  
present: Councilmember Richard Child, Councilmember Craig Conover, Councilmember  
16 Christopher Creer, Councilmember Dean Olsen, Councilmember Chris Sorensen, City  
Administrator Troy Fitzgerald, Assistant City Administrator/Finance Director Bruce Riddle,  
Assistant City Administrator/City Attorney John Penrod, and City Recorder Kim Rayburn.

18 Also present were: Public Safety Director Scott Finlayson, Community Development  
Director Fred Aegerter, Public Works Director Brad Stapley, Power Director Leon Fredrickson,  
20 Recreation Director Charles Keeler, Administrative Services Manager Rod Oldroyd and  
Museum of Art Director Dr. Rita Wright

22

**MAYOR AND COUNCIL DINNER – 4:45 P.M.**

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

26

**CALL TO ORDER**

28 Mayor Clyde welcomed the Council, Staff and audience as he called the meeting to order  
at 5:16 p.m.

30

**COUNCIL BUSINESS**

32

1. Calendar

- 34 • October 31 – Halloween (City Downtown Trick-or-Treat) 3:00 p.m. – 5:00 p.m.
- November 4 – Election Day
- 36 • 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)
- 38 • November 18 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- November 27-28 – Thanksgiving Holiday (City Offices Closed)
- 40 • December 2 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.

- 42 2. Discussion on this evening's Regular Meeting agenda items  
a) Invocation – Councilmember Conover  
44 b) Pledge of Allegiance – Councilmember Sorensen  
c) Consent Agenda  
46 2. Approval of all City purchase orders properly signed (Springville City Code  
§2-10-110(5))  
48 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  
50 Sunset Ridge Subdivision, pursuant Section 11-6-125(2) of Springville  
Development Code – Fred Aegerter, Community Development Director  
52 5. Approval of declaration of surplus property and authorizing its disposal  
according to the Surplus Property Policy – Bruce Riddle, Assistant City  
54 Administrator/Finance Director  
56 6. Approval of the General Plan Update Ad Hoc Committee – Fred Aegerter,  
Community Development Director

58 3. **DISCUSSIONS/PRESENTATIONS**

59 a) **Discussion on the Vision Framework of Economic Development from the**  
60 **Economic Advisory Commission** – Troy Fitzgerald, City Administrator

61 Administrator Fitzgerald gave an update on the Economic Development Advisory  
62 Commission and reviewed the Core Value statement. He stated the group has been working for  
about a year and is getting ready to draft a discussion of the economic plan for the City Council.

64 Councilmember Sorensen asked if the group created the statement. He stated there is no  
mention about parks, golf course or trails. Administrator Fitzgerald replied there was discussion  
66 of these areas and developers have stated it could make development difficult by having core  
values stating specifics. The decision is up to the City Council and if they want the core value to  
68 change. Councilmember Sorensen stated healthy should go before Americana lifestyle. Mayor  
Clyde suggested adding Canyon Parks. Administrator Fitzgerald stated eight or nine concepts  
70 develop into a core value. Mayor Clyde replied it is more of a statement of Springville, not so  
much economic development and how the values cause economic development. Administrator  
72 Fitzgerald replied he would take the comments back to the Commission and ask for more  
specificity.

74

**Facilities Review** – Troy Fitzgerald, City Administrator

76 Administrator Fitzgerald commented on discussions about the Aquatic Center, explaining  
the architects would like input from the Mayor, Council and staff.

78 Administrator Fitzgerald reported Staff would like to talk with the City Council and make  
sure all are on the same page.

80 Mayor Clyde commented he had a review meeting with Mapleton, Spanish Fork and  
Nebo School District and there was a good mix in attendance. Administrator Fitzgerald noted  
82 there was some interest in having a regional facility, however there were unanswered questions

84 on how to proceed. Springville will develop a concept plan, come January they will report back  
to the Council if they plan to proceed with a regional facility.

86 Councilmember Sorensen stated Spanish Fork said they need a city office and library and  
have an outdoor pool, but would like to consider the option. Mapleton had commented funding is  
not available, but would like to explore the idea.

88 Administrator Fitzgerald commented there is a lot going on at staff level and asked if we  
are moving too fast, do we know where we are going and the potential construction costs. He  
90 explained the review of daily admissions of the Springville Pool are down 20% and  
programming money from the UV Rays, Nebo School District, swimming lessons and the pools  
92 own programing is down 15%.

Administrator Fitzgerald reviewed the Wasatch Aquatic Center proposal in Heber City  
94 for \$19 million that includes all real estate and parking. They did an operational analysis and  
planned numbers. Springville's numbers do not include power, overhead and janitorial.

96 Administrator Fitzgerald reviewed bond interest, construction inflation, outside issues,  
such as Bartholomew Park, 900 south construction and secondary water. He stated two options  
98 have been debated by staff. Rebuild what we have versus building an aquatic center and  
discussed the difference in costs. One of the concerns is the cost in the long term; a citizen will  
100 pay as much for a pool as they would have three years ago for a recreation center. He requested  
the Councils input on what to do. He reviewed options of rebuilding on the current site and has  
102 talked with staff about improving some of the current City amenities.

104 Mayor Clyde commented it may be challenging asking for a bond election for a  
swimming pool with the Splash Pad and the Bartholomew Park Pond up and running.  
Administrator Fitzgerald replied we need a good feel for what the community wants.

106 Councilmember Sorensen questioned, what we want and what we need, Springville  
doesn't need a recreation center it does need a pool.

108 Councilmember Conover stated the City has amenities like the Splash Pad and beach that  
others don't have.

110 Mayor Clyde stated the pool is in bad shape, the boiler, piping and dressing rooms. It's  
been around for over 40 years. Recreation Director Keeler commented they are having rust  
112 issues and piping issues, most of the pipes are in the concrete under the pool and are  
inaccessible.

114 Administrator Fitzgerald asked how the Staff can help the Council decide.  
Councilmember Olsen commented we need to know what people want. Administrator Fitzgerald  
116 stated the cost of operations now versus how much a new facility will cost, there needs to be  
consideration for more staffing, such as life guards and more janitorial staff. He expressed an  
118 option to do some surveying and ask the citizens what they want. Councilmember Olsen stated  
the Splash Pad involves smaller children. Administrator Fitzgerald replied kids under 8 years old  
120 make most use of the Splash Pad.

122 Councilmember Child stated to see how the Bartholomew Pond works, it's a great  
facility, and to extend out the Aquatic Center for one more year.

124 Mayor Clyde commented to give citizens the option to rebuild what we currently have or  
bond for an aquatic center and citizens can make the choice.

126 Councilmember Sorensen commented to bring a definite plan to the public. Give them  
the choice. They could have a bond election in 2015 and save on interest rates and construction  
costs.

128 Councilmember Creer commented he liked the idea of presenting a choice to the public.  
The pool needs to be replaced it has gone on for three years. Also, see how the pond figures in to  
everything. Councilmember Child stated he agreed.

132 Administrator Fitzgerald stated he would have an architect present something to the  
Council. He also asked if there was any interest in learning more about a RAP tax. Mayor Clyde  
responded to do one bond.

134 Administrator Fitzgerald notified the Mayor and Council, the Forest Service will be  
136 doing a prescribed burn in the area of Bartholomew canyon starting today. He displayed a map to  
the Council and explained they will be starting the burn by the water tank, where spring water  
138 collection is done. The Forest Service assured Administrator Fitzgerald it will not affect spring  
water collection. He expressed they usually give more notice, however the City was notified  
140 today.

142 **b) Training – John Penrod, Assistant City Administrator/City Attorney**  
Attorney Penrod reviewed with the Mayor and City Council non-conforming uses.

144 **4. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

146 There was none.

148 **5. CLOSED SESSION**

150 *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*

152 There was none.

154 **ADJOURNMENT**

156 COUNCILMEMBER CHILD MOVED TO ADJOURN THE WORK/STUDY  
MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:53 P.M. COUNCILMEMBER  
158 CREER SECONDED THE MOTION, ALL VOTED AYE.



**AGENDA FOR THE WORK / STUDY MEETING  
OF THE CITY COUNCIL  
OF THE CITY OF SPRINGVILLE, UTAH  
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET  
DECEMBER 02, 2014 – 5:15 P.M.**

6

The following are the minutes of the Work/Study Meeting of the Springville City Council. The meeting was held on **Tuesday, December 02, 2014 at 5:15 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.

COUNCILMEMBER CHILD MOVED TO APPROVE COUNCILMEMBER CHRIS CREER AS MAYOR PRO TEM FOR THIS EVENINGS MEETING. COUNCILMEMBER OLSEN SECONDED THE MOTION, ALL VOTED AYE.

Mayor Pro Tem Creer presided. In addition to Mayor Pro Tem Creer, the following were present: Councilmember Richard Child, Councilmember Craig Conover, Councilmember Chris Creer, Councilmember Dean Olsen, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City Administrator/Finance Director Bruce Riddle, Assistant City Administrator/City Attorney John Penrod, and City Recorder Kim Rayburn.

Also present were: Public Works Director Brad Stapley, Power Department Director Leon Fredrickson, Public Safety Director Scott Finlayson, Building and Grounds Director Alex Roylance, Recreation Director Charles Keeler, Administrative Services Manager Rod Oldroyd, and Museum of Art Director Dr. Rita Wright. Excused from the meeting; Mayor Wilford W. Clyde.

**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.**

Mayor Pro Tem Creer welcomed the Council, staff, and audience as he called the meeting to order at 5:16 p.m.

**COUNCIL BUSINESS**

1) Calendar

- December 9 – Work/Study Meeting 5:15 p.m.
- December 16 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- December 18 – Springville City Employees' Christmas Luncheon, Library, 12 noon
- December 24 – Christmas Eve

- 42 • December 25 – Christmas Holiday (City Offices Closed)
- December 26 – Christmas Holiday (City Offices Closed)
- 44 • December 31 – New Year’s Eve
- January 1, 2015 – New Year’s Day (City Offices Closed)
- 46 • January 6 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.

48 Mayor Pro Tem Creer asked if there were any questions or additions to the calendar.  
There was none.

- 50
- 2) Discussion on this evening’s Regular Meeting agenda items
    - 52 a) Invocation – Councilmember Child
    - b) Pledge of Allegiance – Councilmember Creer
    - 54 c) Consent Agenda
      - 56 1. Approval of all City purchase orders properly signed (Springville City Code §2-10-110(5))
      - 2. Approval of Minutes – November 18, 2014 Regular City Council Meeting
      - 58 3. Final plan approval for Duck Creek Estates, Phase II, a density bonus development located in the R2/Westfield’s Overlay Zones at about 225 South 950 West – Fred Aegerter, Community Development Director
      - 60 4. Final plat re-approval for the remaining phases of the Brookline Condominiums located at 2600 west 500 south in the RMF-2, Residential Multi-Family Zone – Fred Aegerter, Community Development Director
      - 62 5. 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 – Bruce Riddle, Assistant City Administrator/Finance Director
      - 64
      - 66

68 Mayor Pro Tem Creer asked if there were any questions regarding the regular agenda.  
There was none.

70 Mayor Pro Tem Creer noted, when adding an item to the Consent Agenda if there are any contingencies to note them in the staff report and the recommended motion.

- 72
- 3) **DISCUSSIONS/PRESENTATIONS**
    - 74 a) **Communities That Care** – John Penrod, Assistant City Administrator/City Attorney Attorney Penrod presented
    - 76 Attorney Penrod reported he was approached by Utah County to have the City run the Communities That Care (CTC) program by fidelity and to follow the program model. He stated
    - 78 the CTC program has been running for five years, half in and half out of the model, explaining there have been limited resources and knowledge. He commented the State would like to put
    - 80 more money into the program and have a full time coordinator. Another option would be to cut back and not run to fidelity, losing the Utah County funding.

82 Attorney Penrod gave a brief history of the program that was started in 2009 and at that  
84 time drugs were the biggest concern. He explained the CTC program is a science/evidence based  
86 program. The Community Board completes the training and someone from State level is needed  
to conduct the training. Attorney Penrod explained the programs need grant funding and they are  
receiving push back from the school district for constantly requesting them to have programs.

88 Attorney Penrod asked the Council for input. Option one would be to continue as usual.  
Option two would be to increase the CTC program and basically start over. Or, option three,  
90 cutback the CTC program, lose funding from Utah County and develop our own program. He  
stated Coordinator Acor would not like to give up funding, but believes they can do programs on  
92 their own that are beneficial and will narrow the training time. It was noted volunteers have  
fallen off because of the amount of time needed for the trainings with no beneficial information  
to take back and contribute.

94 Councilmember Olsen asked that Pat Bird with Utah County be invited to a Work/Study  
meeting to explain the program.

96 Attorney Penrod explained Utah County and City funding provide a coordinator position,  
while acquiring volunteers for the board has proven difficult.

98

b) **Training** – Kim Rayburn, City Recorder

100 City Recorder Rayburn provided training on GRAMA law.

#### 102 4) **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

104 Councilmember Sorensen commented on the Cedar View Housing groundbreaking event  
that he and other councilmembers attended located on south Main Street. Discussion of the use  
for families in crisis at the site was questioned, staff will follow-up.

106 Finance Director Riddle reported the resolution on the refunding bonds passed in October  
and the bid process is complete. Five very competitive bids were received and Central Bank was  
108 awarded the bid.

#### 110 5) **CLOSED SESSION**

112 *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*

114 There was none.

#### 116 **ADJOURNMENT**

118 COUNCILMEMBER CONOVER MOVED TO ADJOURN THE WORK/STUDY  
MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:28 P.M. COUNCILMEMBER  
CHILD SECONDED THE MOTION, ALL VOTED AYE.

120



**MINUTES FOR THE WORK/STUDY MEETING  
OF THE CITY COUNCIL  
OF THE CITY OF SPRINGVILLE, UTAH  
MULTIPURPOSE ROOM, 110 SOUTH MAIN STREET  
DECEMBER 09, 2014 – 5:15 PM**

6

The following are the minutes of the Regular and Work/Study Meeting of the Springville City Council. The meeting was held on **Tuesday, December 09, 2014 at 5:15 p.m.** in the Springville City Civic Center Multipurpose Room, 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 Pro Tem Sorensen presided. In addition to Mayor Pro Tem Sorensen, the following were present: Councilmember Richard Child, Councilmember Craig Conover, Councilmember Chris Creer, Councilmember Dean Olsen, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle and City Recorder Kim Rayburn.

Also present were: Administrative Services Manager Rod Oldroyd, Art Museum Director Dr. Rita Wright, Building and Grounds Director Alex Roylance, Golf Pro Craig Norman, Library Director Pamela Vaughn, Public Safety Director Scott Finlayson, Public Works Director Brad Stapley and Recreation Director Charles Keeler, Pool Manager, Meredith Jones. Excused from the meeting; Mayor Wilford W. Clyde.

**CALL TO ORDER**

Mayor Pro Tem Sorensen called the work meeting to order at 5:15

**COUNCIL BUSINESS**

**1. Calendar**

- December 16 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- December 18 – Springville City Employees' Christmas Luncheon, Library, 12 noon
- December 24 – Christmas Eve
- December 25 – Christmas Holiday (City Offices Closed)
- December 26 – Christmas Holiday (City Offices Closed)
- December 31 – New Year's Eve
- January 1, 2015 – New Year's Day (City Offices Closed)
- January 6 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.

**2. DISCUSSIONS/PRESENTATIONS**

a) **Architect for the Aquatic Center** – Charles Keeler, Recreation Director

Director Keeler introduced Brent Tippetts, Architect with VCBO. Mr. Tippetts presented to the Council the process for developing the Aquatic Center. He stated site selection will be

42 done in the next couple of months. He explained decisions will need to be made about how big  
of a project it should be, the cost estimate and operational analysis. He stated he would like to  
44 hear the City Council's thoughts or concerns.

Mayor Pro Tem Sorensen asked for a recap of the architect company selection process.  
46 Recreation Director Keeler explained bids were received from eight firms, a majority of them  
from the Wasatch front and a committee reviewed the bids.

48 Mr. Tippetts went on to explain site selection is very important and how they recommend  
a site based off of information that is measured. He explained there are four sites they have been  
50 looking into; a vacant property on the north side of the Springville High School, the existing  
swimming pool site, the old Westside school on south main and property on the west side that  
52 the Nebo School District owns.

Mr. Tippetts explained they developed a site selection matrix, by looking at the location,  
54 access, site features and public transportation to provide the best solution for the community.

Mayor Pro Tem Sorensen asked about the high school property, if there would be issues  
56 with a possible bird refuge in the area. Mr. Tippetts replied the current plan is for a pool only,  
they will consider the site that would include future expansion possibilities. Mayor Pro Tem  
58 Sorensen asked if property by the new junior high could be considered, and stated there are five  
acres owned by the school district in this area. Administrator Fitzgerald commented there is  
60 property near the Community Park that the City owns and may be an option. Mr. Tippetts replied  
the additional two sites could be of consideration.

62 Mr. Tippetts stated the information will be transferred into a design with anticipated costs.  
Administrator Fitzgerald explained the process that will need to take place. Mayor Pro Tem  
64 Sorensen stated options to have other cities participate in the Aquatic Center will be known  
sometime in January.

66 Mayor Pro Tem Sorensen asked that the information be discussed with the Mayor and  
City Council at the next Work/Study meeting on December 16, 2014.

68  
b) **Training** – John Penrod, Assistant City Administrator/City Attorney  
70 Attorney Penrod reviewed information with the Council regarding State Law in regards  
to bond elections and public funds.

72  
3. **MAYOR, COUNCIL, ADMINISTRATIVE REPORTS**

74 a) **Discussion with Department Directors**  
Mayor Pro Tem Sorensen asked for updates from Directors regarding their departments.  
76 Recreation Director Keeler explained youth basketball has over 900 kids participating  
and the Recreation Office Staff are assisting with Santa letters from local elementary schools and  
78 younger citizens.

Museum of Art Director Wright reported the Museum had a successful "\$100" art sale.  
80 She explained over 400 attended, fifteen artists each provided ten pieces of art for the event and  
upcoming is the interfaith panel with 150 plus broad representations of faiths.

82 Golf Pro Norman stated they are selling season passes and punch card passes for next  
year and the course has been winterized.

84 Building and Grounds Director Roylance reported the main street Christmas lights have  
received many compliments. Landscaping is underway at the 1300 east round about and will be  
86 planted in the spring. Also, the Bartholomew pond area is also progressing.

88 Councilmember Child acknowledged the Chamber of Commerce helped with donating  
Christmas lights this year.

90 Library Director Vaughn stated she has received many compliments about the downtown  
Christmas lights. She reported the Timpanogos Story Telling Festival received a national grant  
and they have selected the Springville Library as one of the host a story teller locations.

92 Operations Manager Oldroyd reminded everyone about the upcoming employee  
Christmas party.

94 Finance Director Riddle explained the budget process has started and the audit has been  
completed and will be reviewed at the next City Council meeting.

96 Power Director Fredrickson stated electricity is driven by the weather; with the warm  
weather recently they are not generating as much power as in past years at this time. Also, crews  
98 are getting work done on the 46Kv project.

100 **b) Commission, Board, and Committee Minutes**

- 102 i. Emergency Preparedness minutes for November 20, 2014
- ii. Spanish Fork/Springville Airport Board minutes for November 06, 2014
- 104 iii. Water Board minutes for November 04, 2014

106 **c) Mayor and Council Reports**

108 **4. CLOSED SESSION, IF NEEDED – TO BE ANNOUNCED IN MOTION**

110 *The Springville City Council may temporarily recess this 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 State Code Annotated §52-4-205*

112 COUNCILMEMBER CREER MOVED TO TEMPORARILY RECESS THE  
WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AND CONVENE IN A  
114 CLOSED SESSION AT 6:05 P.M. TO DISCUSS PENDING OR REASONABLY IMMINENT  
LITIGATION

116 COUNCILMEMBER CHILD SECONDED THE MOTION. THE VOTE IS  
RECORDED AS FOLLOWS:

- 118 COUNCILMEMBER CHILD AYE
- COUNCILMEMBER CONOVER AYE
- 120 COULCILMEMBER CREER AYE
- COUNCILLMEMBER OLSEN AYE

122 COUNCILMEMBER SORENSEN AYE  
THE MOTION PASSED UNANIMOUSLY.

124

**ADJOURNMENT**

126 COUNCIL MEMBER CONOVER MOVED TO ADJOURN THE CITY COUNCIL  
WORK/STUDY MEETING AT 6:23 P.M. COUNCIL MEMBER CHILD SECONDED THE  
128 MOTION, AND ALL PRESENT VOTED AYE. THE MOTION PASSED UNANIMOUSLY



**MINUTES FOR THE WORK/STUDY MEETING  
OF THE CITY COUNCIL  
OF THE CITY OF SPRINGVILLE, UTAH  
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET  
DECEMBER 16, 2014 – 5:15 P.M.**

6

8 The following are the minutes of the Work/Study Meeting of the Springville City  
10 Council. The meeting was held on **Tuesday, December 16, 2014 at 5:15 p.m.** in the Springville  
12 City Civic Center Council Chambers, 110 South Main Street, Springville, Utah. Adequate notice  
14 of this meeting, as required by law, was posted in the Civic Center and on the City's website, and  
16 delivered to members of the Council, media, and interested citizens.

12

14 Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were  
16 present: Councilmember Richard Child, Councilmember Craig Conover, Councilmember Chris  
18 Creer, Councilmember Dean Olsen, Councilmember Chris Sorensen, City Administrator Troy  
20 Fitzgerald, Assistant City Administrator/Finance Director Bruce Riddle, Assistant City  
22 Administrator/City Attorney John Penrod, and City Recorder Kim Rayburn.

18 Also present were: Public Works Director Brad Stapley, Public Safety Director Scott  
20 Finlayson, Recreation Director Charles Keeler, Library Director Pam Vaughn, Administrative  
22 Services Manager Rod Oldroyd and Museum of Art Director Dr. Rita Wright.

22 **MAYOR AND COUNCIL DINNER – 4:45 P.M.**

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

26 **CALL TO ORDER- 5:15 P.M.**

28 Mayor Clyde welcomed the Council, staff, and audience as he called the meeting to order  
30 at 5:17 p.m.

30 **COUNCIL BUSINESS**

32 1) Calendar

- 32 • December 18 – Springville City Employees' Christmas Luncheon, Library, 12 noon
- 34 • December 24 – Christmas Eve
- 34 • December 25 – Christmas Holiday (City Offices Closed)
- 36 • December 26 – Christmas Holiday (City Offices Closed)
- 36 • December 31 – New Year's Eve
- 38 • January 1, 2015 – New Year's Day (City Offices Closed)
- 38 • January 6 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- 40 • January 13 – Work/Study Meeting 5:15 p.m.

42 Mayor Clyde asked if there were any questions or additions to the calendar. The date for  
the City Council Retreat was set for Thursday, February 5, 2015 the time to be decided.

44 2) Discussion on this evening's Regular Meeting agenda items

a) Invocation – Councilmember Creer

46 b) Pledge of Allegiance – Councilmember Conover

c) Consent Agenda

48 2. Approval of all City purchase orders properly signed (Springville City Code §2-  
10-110(5))

50 3. Approval of Minutes – June 17, 2014 and July 1, 2014 Regular City Council  
meeting.

52 4. Approval of Hangar #79 Lease Agreement with new Owner Ken Murdock/KAM  
Properties, LLC and the termination of the existing Lease Agreement with Blue  
54 Diamond Capital – Bruce Riddle, Assistant City Administrator/Finance Director

56 5. HWP Properties, LLC, seeking subdivision plat amendment approval for Lot 1 of  
the Spring Pointe Retail Center Subdivision, Plat A located at 2103 West 500  
North in the HC-Highway Commercial Zone – Fred Aegerter, Community  
58 Development Director

60 Mayor Clyde asked if there were any questions regarding the regular agenda. There was  
none.

62 3) **DISCUSSIONS/PRESENTATIONS**

a) **Utah County Division of Substance Abuse** – Pat Bird, Prevention Program  
64 Manager

66 Pat Bird, Prevention Program Manager with Utah County came before the Mayor and  
City Council to discuss the CTC (Communities That Care) program and stated he was open to  
questions.

68 Councilmember Olsen asked what is the most pressing issue regarding addiction. Mr.  
Bird responded you need to look at the risk factors; anxiety and depression are high within Utah  
70 County including Springville, substance abuse is also high. Mr. Bird stated local risk needs local  
protection.

72 Mayor Clyde commented the perception is that Springville has a high substance abuse  
problem however; he feels lately it's not as bad.

74 Mayor Clyde asked Chief Finlayson what the Police Department has seen in the  
community over last four or five years. Chief Finlayson responded over the last 4-5 years we  
76 have made inroads, unfortunately others take their place. He explained there have been  
recommendations to reduce penalties for substance abuse crimes and he does not think it is the  
78 best route to take; substance abuse is an insidious disease in all communities. He stated they  
have seen an increase in DUI arrests this year and 60% have been substances other than alcohol.

80 Councilmember Sorensen commented the problem needs to be recognized and the  
process should not be taking place of the action, training has been an over burden with the CTC

82 program. Mr. Bird replied the goal of the model is to put a plan together to meet local risk. The  
process does take time and commitment. They are moving forward to make it more efficient.  
84 Councilmember Conover commented two or three weeks of eight hours a day training for  
volunteers and they lose interest. Mr. Bird stated the manual outlines steps that need to be done.  
86 Going straight to implementation skips the needed steps.

Councilmember Olsen asked are the school resource officers effective. Mr. Bird  
88 responded he is not sure it has been measured, does it reduce substance abuse, not always, it does  
provide for more communication. Councilmember Sorensen commented there is a deterrent  
90 factor having law enforcement in the schools. Chief Finlayson replied officers have built good  
relationships within the school with students and it has accomplished a lot of good.

92 Mayor Clyde stated he appreciates the support from Utah County. Mr. Bird replied the  
contract with Utah County is up to each city and what they want to do. He stated more money is  
94 coming for the model and will go to the communities with a model in place.

96 b) **Aquatic Center** – Charles Keeler, Recreation Director

Director Keeler reported VCBO has made some adjustments to the Aquatic Center plan  
98 and turned the time over to Architect Brent Tippets.

Mr. Tippets stated the other sites discussed at the last meeting have been added and  
100 increasing the number to seven properties up for review for the Aquatic Center. Elements  
identified for the facility are a minimum of 4-5 acres for a swim facility only. He stated there  
102 needs to be discussion about the type of building needed. Mr. Tippets asked the Council if they  
want to replace what is there or build more with the school district contributing and a bond. The  
104 real estate cost will not be included.

Mr. Tippets outlined seven possible properties to choose from and asked if the Council is  
106 agreeable on the sites and is there an eighth site to combine the current site with Bird Park.

Mayor Clyde asked Mr. Tippets to show the sites that have been considered and list why  
108 they would or would not work for citizens to review.

Councilmember Sorensen stated another option to consider would be the Crandall site  
110 near 1600 south and west of highway 51, the school district also owns property near there.  
Mayor Clyde stated Memorial Park and the Grant School area should be considered or the old  
112 Junior High building.

Director Keeler stated an appointment of a committee will be needed such as an Advisory  
114 Committee, Citizen Committee (Pro), Citizen Committee (against); review of program schedule  
and timeline.

116 Mayor Clyde asked the Council to give him names of citizens in the community willing  
to serve on a committee and be ready to go first Tuesday in January.

118  
Director Riddle reported on another matter. He stated he has a person interested in  
120 donating a sculpture located in Aspen Colorado by Frank Riggs to the City. He commented the  
Art Association has declined the offer and the owner is willing to sell to the City. The location

122 suggested was at the Library. He stated if the Council approves, it will become part of the City  
124 art collection. Council asked staff to proceed with acquiring the sculpture.

c) **Discussion of Golf organization** – City Administrator, Troy Fitzgerald

126 Administrator Fitzgerald reported staff is working internally to update and modernize the  
128 golf organization. Discussions have been to move the Pro position to a Superintendent position  
130 from a Director position. Councilmember Sorensen questioned the supervisory of golf  
132 personnel. Administrator Fitzgerald replied the Pro Shop will be under the Golf Pro and the  
134 Council will be made aware of golf promotions.

136 Administrator Fitzgerald announced Golf Pro Sonny Braun will be retiring and an open  
138 house is schedule for January 08, 2015 at Noon at the Library.

d) **Training** – John Penrod, Assistant City Administrator/City Attorney

There was none.

4) **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

No reports given.

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*

There was none.

**ADJOURNMENT**

COUNCILMEMBER CONOVER MOVED TO ADJOURN THE WORK/STUDY  
MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:56 P.M. COUNCILMEMBER  
SORENSEN SECONDED THE MOTION, ALL VOTED AYE.



## STAFF REPORT

**DATE:** July 7, 2015  
**TO:** Honorable Mayor and City Council  
**FROM:** Chief Scott Finlayson  
**SUBJECT:** Evidence, Found or Seized Property Converted to City Use

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### RECOMMENDATION

Approve and accept this list of items to officially turned over to the City for various departments to use.

### DISCUSSION

Over the past year Springville City has come into possession of property by way of criminal cases, found property or property seized in connection with a case that cannot be returned to it's owner. We cannot return the items to the original owner because for one of several reasons.

1. They may not legally possess the item.
2. The person we seized the property from was not the rightful owner and we cannot find the rightful owner.
3. The property was found and the rightful owner cannot be located.

All property on this list, if it was involved in a criminal case, was released for the department to dispose of. Of the hundreds of items we obtain and dispose of these items are the only ones that have value or being used by the City.

Converting these items to City use will save the City money and is permitted by law. Items not converted to City use are disposed of by public auction through PropertyRoom.com and the City receives about 45% of the sale proceeds.

The following items are presented for conversion to City use:

- |                          |  |
|--------------------------|--|
| 1. Dust Remover Can      | Confiscated from suspect abusing propellant.                 |
| 2. Barska Binoculars     | Stolen and recovered. Could not locate owner.                |
| 3. Bushnell Binoculars   | Stolen and recovered. Could not locate owner.                |
| 4. 6 boxes of Ammunition | Confiscated in search warrant. Owner cannot legally possess. |
| 5. Box of Paintballs     | Confiscated in Criminal Mischief Case.                       |
| 6. 14 Assorted USB Drive | Found property. Owner cannot be located.                     |
| 7. Millermatic Welder    | Fraud case. Owner cannot be located.                         |

### ALTERNATIVES

Do not convert this items for City use and sell them at auction.

**FISCAL IMPACT**

There is no direct fiscal cost to converting these items to City use. The proceeds for the sale of these items is estimated at less than \$1000.00 in revenue to the City.

Name: J. Scott Finlayson

Title: Director of Public Safety/Chief of Police



## STAFF REPORT

**DATE:** June 29, 2015

**TO:** Honorable Mayor and City Council

**FROM:** J. Fred Aegerter, Community Development Director

**SUBJECT:** **CONSIDERATION TO AMEND THE GENERAL PLAN LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL DESIGNATION TO A COMMERCIAL DESIGNATION AND AMEND THE OFFICIAL ZONE MAP FROM R-2 RESIDENTIAL DESIGNATION AND NC – NEIGHBORHOOD COMMERCIAL DESIGNATION TO CC-COMMUNITY COMMERCIAL DESIGNATION ON THE PROPERTY LOCATED AT APPROXIMATELY 1101 WEST 400 SOUTH.**

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### **RECOMMENDED MOTION**

#### Motion #1 – General Plan Land Use Map Amendment

Move to approve Ordinance No \_\_\_\_-2015 amending the General Land Use Map of the General Plan from Medium Density Residential to Commercial on property located at approximately 1101 West 400 South.

#### Motion #2 – Official Zone Map Amendment

Move to approve Ordinance No \_\_\_\_-2015 amending the Official Zone Map from R-2 (Single-Family/Two-Family Residential) and NC (Neighborhood Commercial) to CC-Community Commercial on property located at approximately 1101 West 400 South.

### **SUMMARY OF ISSUES/FOCUS OF ACTION**

1. Does the proposed request meet the requirements of Springville City Code, regarding amendments to the General Plan?
2. Does the proposed request to rezone this property meet the requirements of the Springville City Code, particularly 11-7-1, Amendments to the Title and Zone Map?
3. Does the request maintain the intent of the General Plan?
4. Is the request in the best interest of Springville City?

## Background

The proposed amendments are for a parcel of property currently owned by Suburban Lands, located on the south side of 400 South between 950 West and what will be constructed as 1200 West. The City has been contacted by an entity interested in retail commercial development at this location. There are approximately 26+ acres on the site. The south boundary of the property is irregularly shaped and depths from off of 400 South vary from approximately 700 to approximately 1000 feet. The



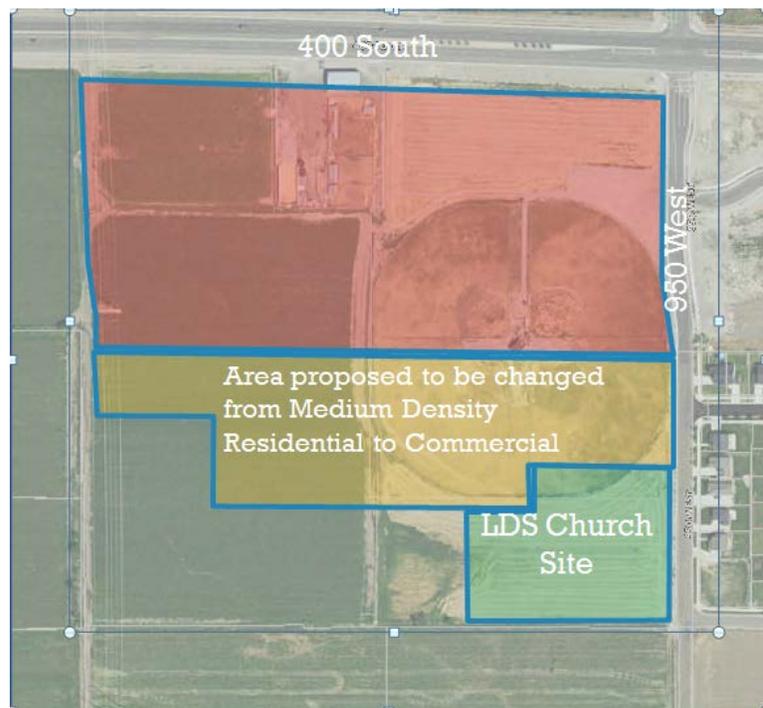
parcel is located in the Westfields Community. The property is also located at what will become the busiest vehicular intersection in the Westfields Community, 400 South and 1200 West.

## Analysis

### General Land Use Map Amendment

The proposed amendment to the General Land Use Map would designate the southern portion of the properties from a Medium Density Residential to a Commercial. This southern portion includes just under eight acres.

The current General Land Use Map for this area was adopted in 2003 as a part of the Westfields Community Plan. Most areas along both sides of 400 South were designated for commercial uses to a depth of 600 feet. This was largely based on property lines and discussion about types of commercial development that might be appropriate for this corridor.



### Overview

The subject properties are bordered on the north, west, and east by streets and abut vacant property to the south which is zoned R-2. The only development in the surrounding area is on the east side of 950 West, which is the eastern border of the subject properties. An assisted living facility is being constructed along 500 South in the Neighborhood Commercial Zone and there are a several houses along 950 West in the R-2 zone. The house farthest north faces 600 South and the houses further south face the subject properties included in the proposed General Land Use Map amendment and a site proposed for an LDS Church, which would be on the northwest corner of 700 South and 950 West.

To the west of the parcels would be 1200 West, with the area on the west side of that street being designated as a mixed-use village center.

### General Plan

In Section 1.5 of the General Plan, several questions are listed which should be considered in amending the plan. These include:

1. Was there a mistake made in the development of the General Plan which needs to be corrected?
2. If a mistake was not made, what specific changes have occurred that would justify amending the General Plan?
3. How does the proposed change affect the community's understanding or perception of the General Plan? (This question is important due to the trust and expectations that have been developed with the community through the General Plan process.)
4. Is the proposal in the best interest of the community overall and who does it benefit?
5. Are those most affected by the proposed change aware of the proposal and given an opportunity to share their concerns and interests?

At the time the Westfields Community Plan was adopted, most properties abutting 400 South were identified for commercial use. Exceptions to this were properties on the west and east end of 400 South where there were changes in grade resulting from railroad overpasses. Those two areas were identified for the mixed use village center near the west viaduct (1500 West) and medium density residential and industrial/manufacturing near the eastern viaduct (400 West). Those areas identified as commercial were anticipated to include both commercial retail sales and services. To date, the majority of uses in this area have been professional services.

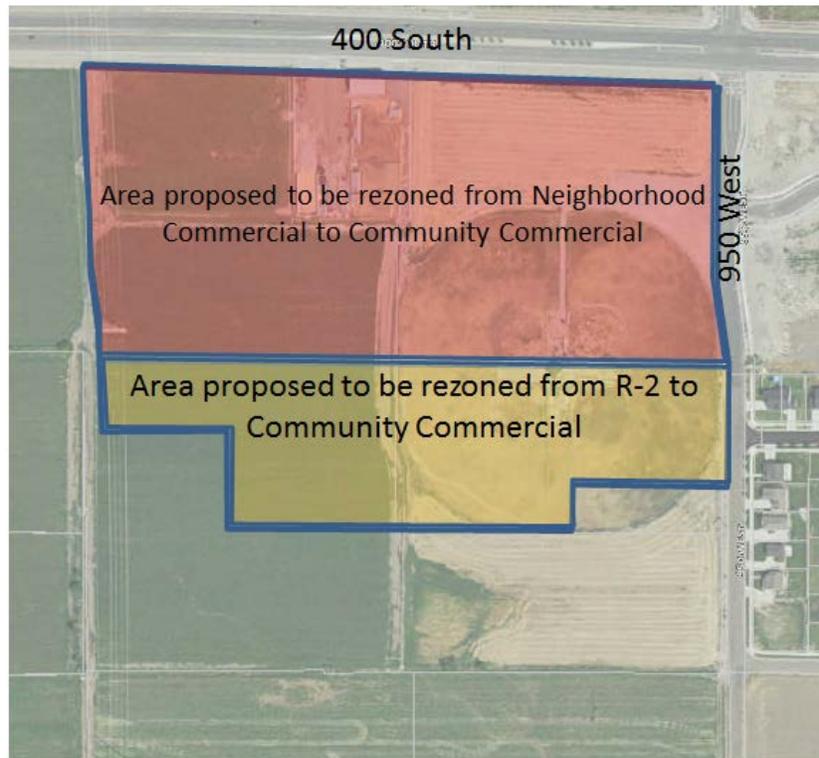
As discussed above, the subject property is located at what will ultimately become the busiest vehicular intersection in the Westfields Community. On 400 South, traffic models indicate volumes of over 49,000 Average Annual Daily Traffic (AADT) by 2040 and almost 16,000 AADT for 1200 West in 2040. The General Plan includes a strategy to encourage commercial centers rather than strip commercial development (Land Use, Strategy 4B). There are several advantages to a commercial center or node. These include better access between uses and better traffic flow along the major streets on which they are located because of primary access being provided at cross

streets. The depth of commercial nodes varies, based on the type of uses identified for the area. The Westfields Community Plan identified a Neighborhood Commercial Zone for the 400 South Corridor, but the majority of uses that have developed to date tend to accommodate a larger service area and the Community Commercial zoning designation may be more appropriate for the intersection of 400 South 1200 West, given traffic numbers and market trends.

Objective 4 of the Land Use and Population Element of the General Plan recognizes the importance of conveniently located commercial uses. Retail sales opportunities are important to all citizens in a community. It is important to recognize that any type of commercial use will have impacts in any area, but the impact of such uses on adjacent residences is also an important consideration. Ways to lessen these impacts need to be considered at the time of General Plan amendment considerations, zoning ordinance amendment considerations and site plan review.

### Zone Map Amendment

The property is currently zoned Neighborhood Commercial (NC) on the front portion of the properties nearest 400 South and Single-family/Two-family (R-2) attached on the rear portion. The proposal is to rezone all properties to a Community Commercial (CC) designation. The CC zone is intended to provide a range of commercial goods and services greater than those found in the NC zone but on a more limited basis and intensity than those found in the regional and highway commercial districts. The basic market for this district is vehicle-oriented and the primary market area is



Springville City. This type of district should be located on an arterial street, at or near a major intersection. Parking is provided on site and landscaping is included for all areas not required for buildings, storage, parking and traffic circulation, with parking and storage areas being screened and an appropriate landscaped buffer and fencing adjacent less intense uses.

In looking at the criteria for the CC zoning designation, it appears to ideally fit the current location based on street classification, traffic counts, and vehicular orientation.

## **PLANNING COMMISSION MEETING OVERVIEW**

The Planning Commission considered the proposed amendments on June 23, 2015 during which a public hearing was held. A summary of the comments/discussion follows.

Planning Staff reviewed the location of the property and the surrounding area. The intersection at 1200 West and 400 South was discussed as the major intersection in the Westfields Community and how this is an appropriate place for a commercial node. The depth of the proposed map amendments off of 400 South was also presented, along with the need to consider how residents might be affected.

The Commission discussed the depth of the property off of 400 South and asked what other uses had such a great depth. Staff explained that Walmart is almost 1,000 feet deep off of 1750 West. The traffic impacts of zoning such a large area for commercial use was also discussed by the Commission. The impact of having such a large auto-oriented commercial use near the village center was raised and discussed. The extension of 1200 West into Spanish Fork and Provo was also considered by the Commission. The amount of commercially-zoned property was mentioned. Planning Staff explained that question becomes the location of that property and having appropriate access and visibility. Staff explained that most of the commercially-zoned property is adjacent the freeway and that area will need to be looked at by the Commission. The concern for the houses to the east of the development was raised. Staff explained that this was a conditional use and the concerns of those residents would need to be addressed.

At the public hearing, Karen Ifediba expressed her support for the project and appreciated the foresight of the Commission.

Cody Rowland explained that he lives to the east of the area and wondered what impact the amendments would have on living in his home and his property values. He indicated that he was concerned about traffic and trucks, noise and lights.

Jake Harward indicated that he operated Harward Farms and he leases the land from Suburban Lands. He felt there was enough commercial space in Springville and said he felt the open space is what made Springville great. He recommended denying the proposal because more lights and concrete would take away from what makes Springville great.

### **COMMISSION ACTION:**

#### **Motion #1 – General Plan Land Use Map Amendment**

Commissioner Mertz moved to recommend approval of the proposed General Plan Land Use Map amendment from Medium Density Residential to Commercial on the rear portion of the properties located between 950 and 1200 West at approximately 600 South, containing approximately eight acres.

Commission Huff seconded the motion after clarifying the boundary.

**Commission Vote**

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Genevieve Baker	X	
Carl Clyde	X	
Craig Huff	X	
Brad Mertz	X	
Joyce Nolte	X	
Frank Young	X	

Motion #2 – Official Zone Map Amendment

Commissioner Huff moved to recommend approval of the proposed amendment to the Official Zone Map from the R-2 Residential zone to the CC-Community Commercial for the rear portion of properties located between 950 and 1200 West at approximately 600 South, containing approximately eight acres, along with rezoning property located along 400 South between 950 and 1200 West Streets from NC-Neighborhood Commercial to CC-Community Commercial.

Commissioner Mertz seconded the motion.

**Commission Vote**

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Genevieve Baker	X	
Carl Clyde	X	
Craig Huff	X	
Brad Mertz	X	
Joyce Nolte	X	
Frank Young	X	

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**ALTERNATIVES**

1. Adopt the general plan/zoning amendment/ordinances as proposed;
2. Amend and adopt the proposed general plan/zoning amendment/ordinances;
3. Reject the proposed general plan/zoning amendment/ordinances.

ORDINANCE NO. \_\_\_\_-2015

**AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN THAT RECLASSIFIES A PORTION OF SEVERAL PARCELS OF LAND LOCATED AT APPROXIMATELY 1101 WEST 600 SOUTH FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL.**

Be it ordained by the City Council of Springville, Utah:

Section 1: The following described area, as shown on the Generalized Future Land Use Map of the Springville City General Plan and shown on the attached Exhibit A, shall be changed to the following respective land use classifications as shown on Exhibit A (attached) from Medium Density Residential to Commercial.

Section 2: The Zoning Administrator shall cause the Generalized Future Land Use Map of the General Plan to be amended to show the change made by Section 1 above.

Section 3: The foregoing amendment was submitted to and considered by the Planning Commission after which a public hearing was held by the Planning Commission on June 23, 2015 which was noticed as required by law and which gave all interested parties an opportunity to be heard. The Planning Commission thereafter submitted the same to the City Council with its recommendation that the amendment be made. The City Council held a public hearing on July 7, 2015, notice of which was given as required by law. At said hearing all interested parties were given an opportunity to be heard.

Section 4: This amendment shall become effective with the signature of the Mayor.

**PASSED, ADOPTED AND ORDERED POSTED** by the Council of Springville City, Utah this 07<sup>th</sup> day of July, 2015.

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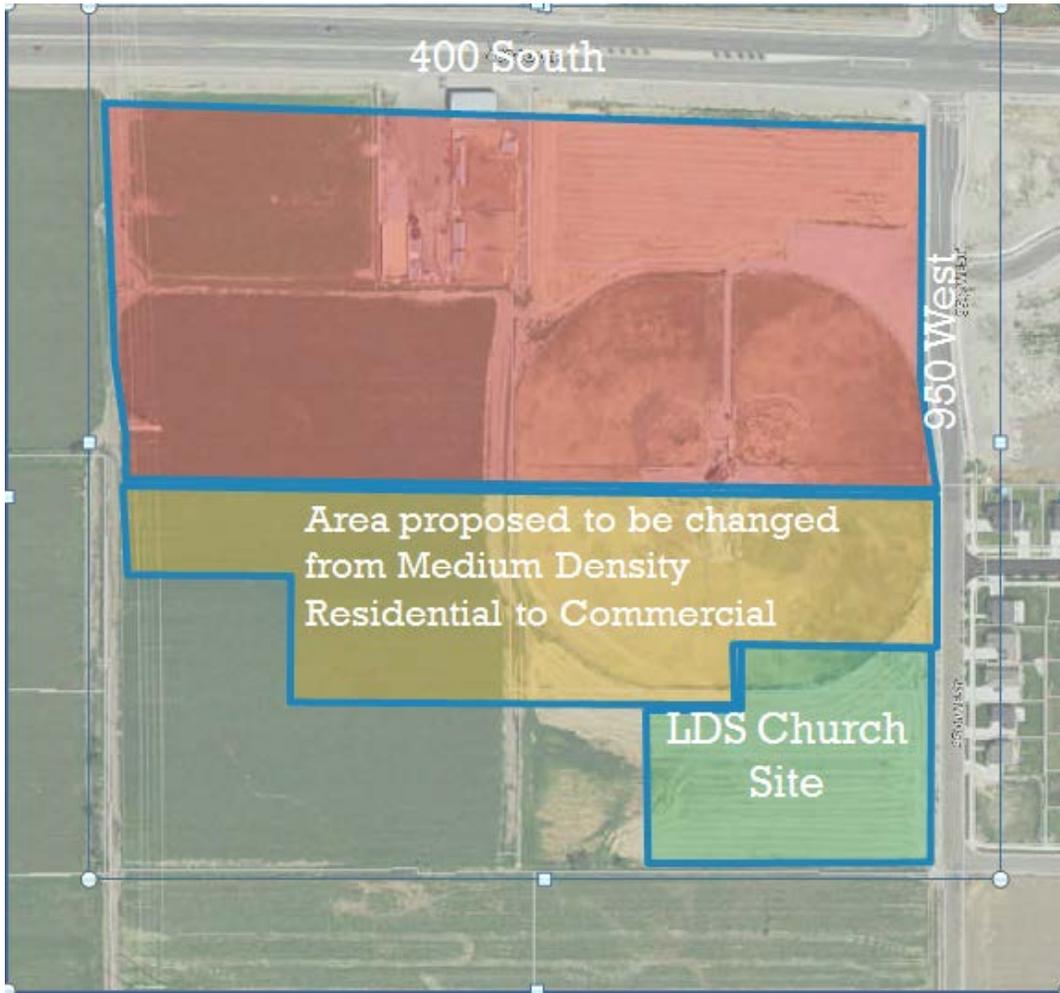
Wilford W. Clyde, Mayor

ATTEST:

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City Recorder

EXHIBIT "A"



ORDINANCE NO. \_\_\_\_-2015

**AN ORDINANCE REZONING THE PROPERTY AT 363 SOUTH 200 EAST FROM THE R-2 SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL ZONE AND THE NC-NEIGHBORHOOD COMMERCIAL ZONE TO THE CC-COMMUNITY COMMERCIAL ZONE AND AMENDING THE OFFICIAL ZONING MAP.**

Be it ordained by the City Council of Springville, Utah:

Section 1: To the extent that the following area, as shown on Exhibit "A" is in any zone other than the R-2 Single-Family or Two-Family Residential Zone or the NC Neighborhood Commercial Zone, the following described area is hereby rezoned from its existing zones to the CC-Community Commercial Zone, and hereafter all rules and regulations applicable to the CC-Community Commercial Zone shall apply within said area.

Section 2: The Community Development Director shall cause the Official Zoning Map of the City to be amended to show the rezoning made by Section 1 above.

Section 3: The foregoing zone change was submitted to and considered by the Planning Commission on June 23, 2015, after a public hearing notice of which was given as required by law. The Planning Commission thereafter submitted the same to the City Council with its recommendation that the zone change be made. The City Council held a public hearing on the matter on July 7, 2015, notice of which was given as required by law. At said hearings, all interested parties were given an opportunity to be heard.

Section 4: All ordinances, resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 5: This ordinance shall become effective one day after publication hereof in the manner required by law.

Section 6: The City Recorder shall cause this ordinance or a short summary hereof, to be published in the *Daily Herald*, a newspaper published and of general circulation in the City.

**PASSED, ADOPTED AND ORDERED POSTED** by the Council of Springville City, Utah this 07<sup>th</sup> day of July, 2015.

\_\_\_\_\_  
Wilford W. Clyde, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

EXHIBIT "A"





## STAFF REPORT

**DATE:** July 2, 2015

**TO:** The Honorable Mayor and City Council

**FROM:** John Penrod, City Attorney

**SUBJECT: CONSIDERATION OF A RESOLUTION PROVIDING FOR A SPECIAL BOND ELECTION TO BE HELD ON NOVEMBER 3, 2015, REGARDING THE ISSUANCE OF \$11,000,000 GENERAL OBLIGATION BONDS TO FINANCE THE COSTS OF CONSTRUCTING AND FURNISHING AN AQUATICS AND ACTIVITIES CENTER.**

### RECOMMENDED ACTION

Motion to Approve Resolution No. \_\_\_\_\_ that provides a special bond election to be held on November 3, 2015, regarding the issuance of \$11,000,000 general obligation bonds to finance the construction and furnishing costs of an aquatic and activities center.

### GOALS, OBJECTIVES AND STRATEGIES AT ISSUE

General Plan Goal - To provide functionally effective community facilities and services to support a safe, healthy, and vibrant community life.

### BACKGROUND

Earlier this year, the City Council formed the Aquatic Activities Center Exploratory Committee to provide recommendations to the City Council concerning a new Springville Aquatic and Activities Center. The Committee recommended to the City Council that the City should move towards constructing an aquatic and activities center in the approximate amount of \$18,200,000. Of that total amount, the Committee recommended that the City should hold a bond election in November 2015 for the issuance of \$11,000,000 general obligation bonds, with the remaining amount being paid through City reserve funds and money contributed by the Nebo School District. As a result of the Committee's recommendations, the City Council directed staff to move forward with a November 2015 bond election.

In accordance with State law, the proposed resolution sets forth the parameters for the special bond election and the requirements the City needs to follow to hold the November 2015 bond election. The following is a brief description of the language included in the proposed proposition:

- Question concerning whether the City Council should be authorized:

- to issue general obligation bonds in an amount not to exceed \$11,000,000 to be due and payable in not to exceed 21 years,
  - for the construction of an Aquatic and Activities Center, and
  - to allow the City Council to accept a market premium on the bonds so long as such acceptance results in the lowest interest cost.
- Depending on the structure of the bonds, the estimated cost per month for the average home value (\$207,695) will be between \$4.83 and \$5.62 and a business of the same value will be between \$ 8.77 and \$10.22. The final numbers will be determined and presented to the Council in the Council Meeting.

The Resolution and State law require the City to hold a public hearing on the bond proposition, which hearing will be held October 20, 2015. The City must also provide notice that the bond will be on the election ballot.

In accordance with State law, the resolution must be approved and provided to the Lt. Governor's Office 75 days prior to the bond election.

#### **FISCAL IMPACT**

If the bond passes, property taxes will be increased to pay \$11,000,000 towards a new aquatic recreation center. The City will pay approximately \$6 to \$8 million out of reserves and funds donated towards the project by the Nebo School District. Furthermore, the City will incur an estimated \$335,000 in ongoing annual operating costs.

Attachments: Proposed Resolution

Springville, Utah

July 7, 2015

The City Council of Springville City, Utah (the "Council"), met in regular public session at the regular meeting place of the Council in Springville, Utah, on July 7, 2015, at the hour of 7:00 p.m., with the following members of the Council being present:

Wilford W. Clyde	Mayor
Richard J. Child	Councilmember
Craig Conover	Councilmember
Chris Creer	Councilmember
Dean F. Olsen	Councilmember
Chris Sorensen	Councilmember

Also present:

Troy Fitzgerald	City Administrator
Bruce Riddle	Finance Director
Kim Rayburn	City Recorder

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this July 7, 2015, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in writing, was fully discussed, and pursuant to motion duly made by Councilmember \_\_\_\_\_ and seconded by Councilmember \_\_\_\_\_, was adopted by the following vote:

AYE:

NAY:

The resolution was then signed by the Mayor and recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION NO. \_\_\_\_

A RESOLUTION PROVIDING FOR A SPECIAL BOND ELECTION TO BE HELD ON NOVEMBER 3, 2015, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED ELECTORS OF SPRINGVILLE CITY, UTAH, A PROPOSITION REGARDING THE ISSUANCE OF NOT TO EXCEED \$11,000,000 GENERAL OBLIGATION BONDS TO FINANCE THE COSTS OF CONSTRUCTING AND FURNISHING AN AQUATICS AND ACTIVITIES CENTER AND ALL RELATED IMPROVEMENTS (THE “PROJECT”); PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING; APPROVING THE FORM OF AND DIRECTING THE PUBLICATION OF A NOTICE OF ELECTION AND THE BALLOT PROPOSITION; AND RELATED MATTERS.

WHEREAS, the City Council (the “Council”) of Springville City, Utah (the “City”) desires to finance all or a portion of the costs of (i) a new aquatics and activities center and all related improvements (the “Project”) and (ii) the authorization and issuance of the Bonds;; and

WHEREAS, the City does not have on hand money to pay for all of the costs of the Project and the Council has determined to defray the cost thereof through the issuance of up to \$11,000,000 of its General Obligation Bonds (the “Bonds”); and

WHEREAS, the Council desires to submit a proposition concerning the issuance of the Bonds to the vote of the qualified electors of the City pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, and applicable provisions of the Utah Election Code, Title 20A, Utah Code Annotated 1953, as amended (collectively, the “Act”);

NOW, THEREFORE, It Is Hereby Resolved by the City Council of Springville City, Utah, as follows:

Section 1. Definition of Terms. The terms defined or described in the recitals hereto shall have the same meaning when used in the body of this Resolution.

Section 2. Election Call. On November 3, 2015, there shall be held in the City a special bond election (the “Bond Election”), in conjunction with the general election to be held that day in Utah County, Utah (the “County”), between the hours of 7:00 a.m. and 8:00 p.m., at which there shall be submitted to the qualified electors of the City a proposition appearing in the ballot proposition portion of the Notice of Election as substantially set out in Section 5 hereof (as may be appropriately updated, modified, corrected or completed).

Section 3. Voting Places and Election Judges. For purposes of the Bond Election, the voting precincts, the voting places, the election judges, alternate judges and poll workers to serve at said voting places shall be the same as those established by the City for the municipal general election. The voting precincts and polling places shall be as specified in the Notice of Election when published.

Section 4. Authorization and Reimbursement of Expenses. The Bond Election shall be conducted and the registration therefor shall be governed in conformity with the laws of the State of Utah, including particularly the Act, and the officials of the City or the County, as applicable shall and are hereby authorized and directed to perform and do all things necessary to the proper calling and conduct of the Bond Election and the canvass of the results thereof.

In the event the proposition for the Bonds is approved at the Election, the City reasonably expects to reimburse from proceeds of debt to be incurred by the City, capital expenditures advanced by the City for the acquisition and construction of the improvements herein described in a principal amount of not more than \$11,000,000.

Section 5. Public Hearing. The City Council shall hold a public hearing on \_\_\_\_\_, 2015, to receive input from the public with respect to (a) the issuance of the Bonds and (b) the potential economic impact that the improvements, facilities, or properties to be financed in whole or in part with proceeds of the Bonds will have on the private sector, which hearing date shall not be less than fourteen (14) days after notice of the public hearing is first published and shall not be sooner than thirty (30) days or later than five (5) business days before the first publication of the Notice of Election as described in this Resolution, such notice to be published (i) once a week for two consecutive weeks in The Daily Herald, a newspaper of general circulation within the City, (ii) on the Utah Public Meeting Notice Website created under Section 63F-1-701, Utah Code Annotated 1953, as amended, and (iii) on the Utah Legal Notices website ([www.utahlegals.com](http://www.utahlegals.com)) created under Section 45-1-101, Utah Code Annotated 1953, as amended, and shall cause a copy of this Resolution to be kept on file in the office of the City Recorder in Springville, Utah, for public examination during the regular business hours of the City until at least thirty (30) days from and after the date of publication thereof. The “Notice of Public Hearing” shall be in substantially the following form:

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, that on July 7, 2015, the City Council (the "Council") of Springville City, Utah (the "City"), adopted a resolution (the "Resolution") in which it authorized the calling of an election (the "Election") concerning a proposition for the issuance of the City's General Obligation Bonds (the "Bonds") and called a public hearing to receive input from the public with respect to (a) the issuance of the Bonds and (b) any potential economic impact that the improvements, facilities or properties financed in whole or in part with the proceeds of the Bonds (see below) may have on the private sector.

### TIME, PLACE, AND LOCATION OF PUBLIC HEARING

The Council shall hold a public hearing on \_\_\_\_\_, \_\_\_\_\_, at the hour of 7:00 p.m. in the City Council Chambers, located at 110 S. Main, Springville, Utah. The purpose of the hearing is to receive input from the public with respect to (a) the issuance of the Bonds and (b) any potential economic impact that the improvements, facilities, or properties financed in whole or in part with the proceeds of the Bonds may have on the private sector. All members of the public are invited to attend and participate.

### PURPOSE FOR ISSUING THE BONDS, MAXIMUM AMOUNT AND SECURITY

The Bonds are to be issued in the aggregate principal amount of not to exceed \$11,000,000 for the purpose of financing all or a portion of the costs of constructing and furnishing a new aquatics and activities center and all related improvements (the "Project"), and paying costs of issuance of the Bonds. The Bonds shall be secured by ad valorem property taxes of the City to the extent authorized by law.

The Bonds may be issued in one or more series and be sold from time to time, all as the Council may determine.

DATED this July 7, 2015.

/s/ \_\_\_\_\_  
Kim Rayburn  
City Recorder

Section 6. Notice of Election. In accordance with Section 11-14-202 of the Act, a Notice of the Bond Election shall be (i) published in The Daily Herald three (3) times, once a week for three (3) consecutive weeks, with the first publication being not less than twenty-one (21) nor more than thirty-five (35) days before the Bond Election, (ii) posted on the Utah Legal Notices website ([www.utahlegals.com](http://www.utahlegals.com)) and (iii) posted on the Utah Public Meeting Notice website (<http://pmn.utah.gov>).

In addition, the Election Officer (defined herein) is to (i) publish the sample ballot immediately before the election in The Daily Herald, as required in Section 20A-5-405 of the Act and (ii) publish notice of and perform the election voting device and tabulation equipment test procedures as required by Section 20A-3-201 and Section 20A-4-104 of the Act.

All such election notices shall be given in substantially the following form (with such completion, amendments, updates, changes, additions or alterations as may be required to conform such notices to the Act (including amendments thereto prior to such publication) and actual election information or calendar items to be confirmed prior to the first publication of such notice):

## ELECTION NOTICE

To all qualified electors of Springville City, Utah:

Take notice that on November 3, 2015, a special bond election (the “Bond Election”) will be held in Springville City, Utah (the “City”), in conjunction with the general election to be held that day at the places set out below for the purpose of submitting to the qualified electors of the City the proposition contained in the following ballot proposition:

OFFICIAL BALLOT PROPOSITION FOR SPRINGVILLE CITY, UTAH  
SPECIAL BOND ELECTION

NOVEMBER 3, 2015

/s/ Kim Rayburn  
City Recorder

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PROPOSITION

Shall the City Council of Springville City, Utah (the “City”), be authorized to issue General Obligation Bonds in an amount not to exceed Eleven Million Dollars (\$11,000,000) (the “Bonds”) for the purpose of paying all or a portion of the costs of constructing and furnishing of a new aquatics and activities center and all related improvements, and for payment of expenses reasonably incurred with the construction of said facilities (the “Project”) and the authorization and issuance of the Bonds; said Bonds to be due and payable in not to exceed twenty-one (21) years from the date of issuance of the Bonds? The City reserves the right to accept market premium on the Bonds (without a corresponding reduction of the election authorization of \$11,000,000) so long as such acceptance results in the lowest interest cost.

Property Tax Cost of Bonds. If the Bonds are issued as planned, an annual property tax to pay debt service on the Bonds will be required over a period of twenty (20) years in the estimated amount of \$\_\_\_\_\_ per year (approximately \$\_\_\_\_\_ per month) on a \$\_\_\_\_\_ (average home value in Springville) primary residence and in the estimated amount of \$\_\_\_\_\_ per year on a business property having the same value.

The foregoing information is only an estimate (based upon current taxable values without consideration of any increase/decrease over the twenty (20) year period) and is not a limit on the amount of taxes that the City may be required to levy in order to pay debt service on the Bonds. The City is obligated to levy taxes to the extent provided by law in order to pay the Bonds.

FOR THE ISSUANCE OF BONDS

AGAINST THE ISSUANCE OF BONDS

Voting at the special bond election shall be by electronic ballots and other ballot forms.

For purposes of this special bond election, the polling places for the Bond Election are as follows

<u>Voting Precinct</u>	<u>Polling Location</u>
SP05, SP10, SP14	Brookside Elementary 750 E. 400 S.
SP01, SP08	Cherry Creek Elementary 484 S. 200 E.
SP04, SP12	(old) Springville Jr. High – Summit Center 165 S. 700 E.
SP09	Sage Creek Elementary 1050 S. 700 E.
SP03,SP13,SP15, SP18	Springville Civic Center 110 S. Main St.
SP06, SP07	Springville High School 1205 E. 900 S.
SP02, SP11, SP16, SP17	Westside Elementary 740 W. Center St.

The polls will be open from 7:00 a.m. to 8:00 p.m.

There will be no special registration of voters for the Bond Election and the official register last made or revised shall constitute the register for the Bond Election. The Utah County Clerk will make available at the above-described polling places, a registration list or copy thereof listing all registered electors entitled to use such polling places.

Voting will be allowed to take place at the times, places, and manner as provided by the Utah Election Code, Title 20A, Utah Code Annotated 1953, as amended. For information about alternate times and forms of voting (including by absentee ballot and early voting) and information on registering to vote, voters may contact the office of the Utah County Elections Office at the Utah County Offices at 100 East Center Street, Provo, Utah, phone number (801) 851-8109. Pursuant to Section 20A-3-604, Utah Code Annotated 1953, as amended, the schedule for early voting including dates, times and locations, shall be noticed and published by the Utah County Clerk.

NOTICE is given that on Tuesday, November 17, 2015, that being a day no sooner than seven (7) days and no later than fourteen (14) days after the Bond Election,

the City Council of the City will meet at its regular meeting place at 7:00 p.m. to canvass the returns and declare the results of the Bond Election.

NOTICE is given that on \_\_\_\_\_, at \_\_\_\_\_ [a][p].m. in the County Elections Office, located at 100 East Center Street, Provo, Utah, the County Clerk will conduct a test of the voting and/or counting devices, as applicable, to be used for the general election. Any interested person may witness the testing procedure.

Pursuant to applicable provisions of Utah State law, the period allowed for any contest of the Bond Election shall end forty (40) days after November 17, 2015 (the date on which the returns of the Bond Election are to be canvassed and the results thereof declared). No such contest shall be maintained unless a complaint meeting the requirements of applicable law is filed with the Clerk of the District Court of Utah County within the prescribed forty (40) day period.

GIVEN by order of the City Council of Springville City, Utah, this \_\_\_\_\_, 2015.

By: \_\_\_\_\_ /s/ Wilford W. Clyde  
Mayor

ATTEST:

By: \_\_\_\_\_ /s/ Kim Rayburn  
City Recorder

To be published on or about: \_\_\_\_\_, \_\_\_\_, and \_\_\_\_, 2015 - The Daily Herald.

Section 7. Mailing of Voter Information Pamphlet. The Council hereby authorizes the City Recorder of the City (the "City Recorder") to mail at least fifteen (15) but not more than forty-five (45) days before the scheduled Bond Election, a voter information pamphlet to each household with a registered voter who is eligible to vote on the Bonds. Said voter information pamphlet shall include: (a) the date and place of the Bond Election, (b) the hours during which the polls will be open, (c) the title and text of the ballot proposition, and (d) an explanation of the property tax impact, if any, on the issuance of the Bonds including (i) expected debt service on the Bonds to be issued, (ii) a description of the purpose, remaining principal balance, and maturity date on any outstanding general obligation bonds of the City, (iii) funds other than property taxes available to pay debt service on general obligation bonds, (iv) timing and expenditure of Bond proceeds, (v) property values and (vi) any additional information the Council determines may be useful to explain the property tax impact of issuance of the Bonds.

Section 8. Compliance with the Transparency of Ballot Propositions Act, Title 59, Chapter 1, Part 16, Utah Code Annotated 1953, as amended. The City shall post all arguments and rebuttal arguments as set forth in Utah law on the Statewide Electronic Voter Information Website as described in Section 20A-7-801, Utah Code Annotated 1953, as amended, for thirty (30) consecutive days before the Bond Election. The City shall further post all arguments and rebuttal arguments in a prominent place on the City's website for thirty (30) consecutive days before the Bond Election. The City shall further post all arguments and rebuttal arguments in the City's next scheduled newsletter before the Bond Election. The City shall conduct a public meeting on \_\_\_\_\_, 2015, a date which is no more than fourteen (14), but at least four (4), days before the Bond Election, beginning at the hour of 6 p.m. at 110 S. Main, Springville, Utah. The purpose of the meeting is to hear arguments for and against the issuance of the Bonds. Information regarding the public meeting required by Section 59-1-1605, Utah Code Annotated 1953, as amended, shall follow immediately after the posted arguments set forth on the Statewide Electronic Voter Information Website and the City's website described herein.

Section 9. Election Supplies and Ballots. The ballots to be used at the Bond Election shall comply in all respects with the requirements of the Act at the time of the Bond Election, including, but not limited to, Title 20A, Chapter 6 and Section 11-14-206 of the Act, and the proposition and election instructions with respect to the Bond Election shall be in substantially the form contained in the Election Notice set forth in Section 6 hereof.

Section 10. Qualified Electors. Only registered, qualified electors of the City eighteen (18) years of age or older shall be permitted to vote at the Bond Election.

Section 11. Challenged Electors. Any person seeking to vote at any polling place designated for the conduct of the Bond Election whose qualifications to vote are challenged for reasons indicated by Section 20A-3-202 or Section 20A-3-202.5 of the Act by a poll worker or by any other person, shall be allowed to vote with a

provisional ballot and the counting of that person's vote shall be determined in accordance with applicable law.

When a person's right to vote is challenged as provided in the paragraph above, the poll worker shall follow the procedures set forth in Section 20A-3-105.5 of the Act.

Section 12. Appointment of Election Officials and an Election Officer. The election officials shall each be a qualified elector of the City. Pursuant to Sections 20A-1-102 and 20A-5-400.5 of the Act, the City Recorder will act as the election officer (the "Election Officer"). The other officials of the City and the County are hereby directed and authorized to coordinate with the Election Officer as required for the Bond Election. The Election Officer shall be authorized and directed to give appropriate notices as required by the Act.

Section 13. Absentee Ballots/Early Voting. Any qualified elector of the City may vote by absentee ballot in accordance with Section 20A-3-301, et. seq. and, if applicable, Section 20A-3-601 et seq. of the Act. In addition, early voting in connection with the Bond Election shall be permitted as designated by the Election Officer in conformance with the Act.

Section 14. Canvass. The ballots shall be counted and the results delivered to the City in accordance with the procedures of Title 20A, Chapter 4, Part 1 and Part 2, of the Act. The Council shall meet as a Board of Canvassers no sooner than seven (7) nor later than fourteen (14) days after the date of said election, currently set for Tuesday, November 17, 2015, at 7:00 p.m., at the regular meeting place of the Council in Springville, Utah, and if the majority of the votes cast at the Bond Election are in favor of the proposition submitted, then the City Recorder shall cause an entry of that fact to be made upon its minutes. Thereupon the Council shall be authorized and directed to issue such Bonds.

Section 15. Registration of Electors. The Election Officer shall prepare such official registers and/or posting lists of voters as required by Section 20A-5-401 of the Act, for each respective polling place that will participate in the Bond Election. The Election Officer shall also make available at each polling place herein established for the conduct of said election, registration lists, or copies thereof, listing all registered electors entitled to use such voting place.

Section 16. Severability. It is hereby declared that all parts of this resolution are severable, and if any section, clause, or provision of this resolution shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, clause, or provision shall not affect the remaining sections, clauses, or provisions of this resolution.

Section 17. Conflict. All resolutions, orders, and regulations or parts thereof heretofore adopted or passed which are in conflict herewith are, to the extent of such conflict, hereby repealed. This repealer shall not be construed so as to revive any resolution, order, regulation, or part thereof heretofore repealed.

Section 18. Captions. The headings herein are for convenience of reference only and in no way define, limit, or describe the scope or intent of any provisions or sections of this resolution.

Section 19. Recording of Resolution; Effective Date; Notice to Lieutenant Governor and Election Officer. Immediately after its adoption, this Resolution shall be signed by the Mayor and City Recorder, shall be recorded in a book for that purpose, and shall take immediate effect. The City Recorder shall immediately furnish a certified copy of this Resolution to the Lieutenant Governor and the Utah County Clerk in accordance with Section 11-14-201 of the Act by no later than August 20, 2015, a date at least 75 days before the Bond Election.

Section 20. Further Authority. The Council hereby authorizes the Mayor or the City Recorder to make changes to any notice or the ballot proposition described herein to cure any ambiguity or defect therein or to make any other changes to such notice or ballot proposition as may be required or allowed by the laws of the State of Utah.

PASSED AND APPROVED this July 7, 2015.

(SEAL)

By: \_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_  
City Recorder

Pursuant to motion duly made and seconded, the meeting was adjourned.

(SEAL)

By: \_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_  
City Recorder

STATE OF UTAH                    )  
  : ss.  
COUNTY OF UTAH                )

I, Kim Rayburn, hereby certify that

(a) I am the duly qualified and acting City Recorder of Springville City, Utah;

(b) the above and foregoing constitutes a true and correct copy of a portion of the minutes of a regular meeting of the City Council of Springville City, Utah, including a resolution adopted at said meeting held on July 7, 2015, as said minutes and resolution are officially of record in my possession;

(c) a certified copy of the within Resolution was filed with the Lt. Governor and the Utah County Clerk, as Election Officer, as described herein;

(d) the Resolution, with all exhibits attached, was deposited in my office on July 7, 2015;

(e) pursuant to the Resolution, a Notice of Public Hearing will be (i) published once each week for two consecutive weeks in The Daily Herald, a newspaper having general circulation in the City, with the affidavit of such publication being attached upon availability, (ii) posted on the Utah Public Notice website (<http://pmn.utah.gov>); and (iii) posted on the Utah Legal Notices website ([www.utahlegals.com](http://www.utahlegals.com)); and

(f) pursuant to the Resolution, an Election Notice will be (i) published once each week for three consecutive weeks in The Daily Herald, a newspaper having general circulation in the City, with the affidavit of such publication being attached upon availability, (ii) posted on the Utah Legal Notices website ([www.utahlegals.com](http://www.utahlegals.com)) and (iii) posted on the Utah Public Notice website (<http://pmn.utah.gov>).

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the seal of Springville City, Utah, this July 7, 2015.

(SEAL)

By: \_\_\_\_\_  
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Kim Rayburn, the undersigned City Recorder of Springville City, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the public meeting, held on July 7, 2015, by the City as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices on \_\_\_\_\_, 2015, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to The Daily Herald on \_\_\_\_\_, 2015, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice to be posted on the Utah Public Meeting Notice website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2015 Annual Meeting Schedule for the City (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the City Council to be held during the year, by causing said Notice to be (i) posted on \_\_\_\_\_, at the principal office of the City Council, (ii) provided to at least one newspaper of general circulation within the City on \_\_\_\_\_, and (iii) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this July 7, 2015.

(SEAL)

By: \_\_\_\_\_  
City Recorder

SCHEDULE 1  
NOTICE OF MEETING

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

## PROOF OF PUBLICATION OF NOTICE OF PUBLIC HEARING

Attached to this page is the Proof of Publication, indicating by the affidavit of the publisher that the Notice of Public Hearing which was contained in the Resolution adopted by the City Council on July 7, 2015, was published once a week for two (2) weeks in The Daily Herald.

## PROOF OF PUBLICATION OF ELECTION NOTICE

Attached to this page is the Proof of Publication, indicating by the affidavit of the publisher that the Election Notice which was contained in the Resolution adopted by the City Council on July 7, 2015, was published once a week for three (3) consecutive weeks in The Daily Herald.