



MINUTES

Springville City Council Work/Study Meeting –February 09, 2016

Minutes of the Work/Study Meeting of the Springville City Council. The meeting was held on **Tuesday, February 09, 2016 at 5:15 p.m.** in the Springville City Civic Center Multipurpose Room, 110 South Main Street, Springville, Utah.

Mayor Clyde presided. In addition to Mayor Clyde, the following were present: Councilmember Richard Child, Councilmember Craig Conover, Councilmember Christopher Creer, Councilmember Jason Miller, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, City Recorder Kim Rayburn and Deputy City Recorder Jennifer Grigg.

Also present were: Administrative Services Manager Rod Oldroyd, Community Development Director Fred Aegerter, Buildings and Grounds Director Alex Roylance, Public Works Director Brad Stapley, Senior Librarian Elizabeth Westenburg, Power Director Leon Fredrickson, Public Safety Director Scott Finlayson, Recreation Director Corey Meredith and Museum of Art Director Dr. Rita Wright. Assistant City Administrator/Finance Director Bruce Riddle was excused from the meeting.

CALL TO ORDER

Mayor Clyde called the meeting to order at 5:15 P.M.

COUNCIL BUSINESS

1) Calendar

- February 15 – President’s Day (City Offices Closed)
- February 16 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- March 01 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- March 09 – Work/Study Meeting 5:15 p.m.
- March 13 – Daylight Savings (spring forward one hour)
- March 15 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.

2) DISCUSSION/PRESENTATIONS

- a) ~~Public Safety Fire Truck replacement~~ — Scott Finlayson, ~~Public Safety Director~~ postponed several months
- b) Aquatics and Activity Center Update – Troy Fitzgerald, City Administrator

Administrator Fitzgerald stated the Committee met Thursday and discussed the items suggested by Council. Both staff and citizen committees met with Brent Tippetts, architect from VCBO, who presented photographs of concepts with recreation ideas. The citizen committee offered feedback on a water slide and other recreation equipment. A concept will be presented to the citizen committee a week from Thursday and Council will receive a presentation on March 2, 2016. Administrator Fitzgerald and Assistant Administrator Penrod have a meeting determining the requirements for the \$2 million contribution from Nebo

School District. Geotechnical work and road improvements preparing for the Aquatic Center construction are continuing. The General Contractor contract is out to bid. Interviews are later this month. Mayor Clyde clarified implementation of the CM/GC (Construction Manager/General Contractor) approach as suggested by Council, and asked if the architect received the Council ideas. Administrator Fitzgerald confirmed yes. Mayor Clyde asked if the committee had new issues. Administrator Fitzgerald noted the only debate was to include retractable bleachers on the 2nd floor for programming space. Assistant Administrator Penrod noted glass would limit the humidity, but there was one main voice against part of the audience at swim meets being behind glass. He reiterated there are also bleachers at pool level. The discussion remains unsolved.

Administrator Fitzgerald stated Architect Tippetts will create a concept including a deep end as well as glassed in bleachers to present to the committee.

Mayor Clyde and Councilmember Sorensen both reemphasized that the basic elements decided on by the original committee should be included. Mayor Clyde cited a visit to Sage Creek Elementary where the students requested a slide. Administrator Fitzgerald noted a lap-swimming element is also included. Councilmember Sorensen confirmed the sliding doors opening to the outdoor element are still under consideration for the sunbathing moms. Assistant Administrator Penrod noted the architect wants to make the sliding doors work efficiently in the winter. Director Frederickson asked about the Nebo Interlocal agreement allowing the City to use school gyms for recreation and sharing the pool expense.

- c) Lakeshore Community Plan – Fred Aegerter, Community Development Director started at 6:05 pm, when the Planning Commission arrived.

Director Aegerter stated this proposed neighborhood is at 2600 W between Center Street and 200 South, or west of the transfer station. Anderson Development is interested in building multi-family/apartments. Currently most of the land sits vacant, with the exception of 21 acres zoned RMF2 where Brookline and 5 Star are located in the southeast corner. Outlook Apartments at 664 South 2600 West is nearby, but the land under consideration is north of that. The policy declaration annexes north of 400 South. There are environmental issues, namely half of it is in the flood plain according to the county map. The proposal is primarily zoned for agriculture for the land west of 2600 West. When the General Plan was completed, but not officially adopted, the Planning Commission preferred option two. Landowners, like Calvin Crandall were consulted. Mayor Clyde clarified the current zoning is for agriculture. Director Aegerter stated as the development moves away from commercial, the residential density would go down. The Planning Commission has met five times on this proposal. The housing mix on 2600 West is based on option two, multi-family, but should be similar to the West Fields, which is 65% single, 35% multi. Milt Christensen proposed apartments at Spring Point, but commercial zoning attracts businesses like storage yards to the west. This water year could be like 1983, so it would be good to observe the flood plain. The flood plain line is 4495 feet elevation. Questions remained about the future of the waste facility, mosquitoes and if this land is appropriate for housing. The Planning Commission questioned whether the area is appropriate for housing. They decided there were no good

options and a new plan needed to be developed. Councilman Sorensen asked if this was the group that submitted plans to redo the transfer station. Director Aegerter did not know.

As these developers looked at this property, they decided that offering quality product addressed density differently than east of I-15 need rooftops. The Planning Commission directed Staff to develop a plan similar to the West Fields Plan. Letters were sent to 16 property owners, including the Crandall family. Of the five that answered, one wanted to keep their property in greenbelt. Another property owner wanted to keep a construction yard on his property. Other concerns were community values and continued adjacent agriculture. An open house and second letter are needed. The future street pattern includes connecting 2600 West to the back of Spring Point at the 100-year flood plain line and back to 400 South. One concern is for commercially zoned property to maintain the option to rezone. The frontage road is well utilized. Allowing the property owners the option to rezone commercial property to residential along with the owner to the west is important. The area that is zoned as agriculture allows residential on five-acre lots. The density limits indicated on the zoning map were reviewed. The planning commission asked questions. The representative from Anderson Developers was in attendance.

Mayor Clyde asked if cities are required to provide different types of housing. Director Aegerter noted Spanish Fork is looking to Springville because they have no multifamily. The State Law requires low-income housing in each town available to those who make 80% of the median income in your community. When we count basement rentals, we do really well.

Councilman Sorensen asked about the urgency. Director Aegerter predicted the timeframe of about a year/6 months for Staff to develop an acceptable General Plan. His main concern is that current property owners are aware of possible changes.

Mayor Clyde stated the Planning Commission will have a discussion on flag lots that are about 20,000 sq. ft. He requested that similar size lots be allowed as long as roadway requirements and offsets are fair. Councilman Sorensen asked which is worse: a weed patch in the middle of town, or an ugly house. Councilman Child noted deer herds live in flag lots.

3) **MAYOR, COUNCIL, ADMINISTRATIVE REPORTS**

d) Discussion with Department Directors

Mayor Clyde asked for an update on Art City Days. Director Meredith stated the Business of the year/Citizen of the Year/Artist in Residence have been decided. He clarified that Patrick and Heidi are the chairs. The theme is “Explore the Possibilities.” Councilman Conover stated there will be no Friday night concert or movie on the pond. The Duct Tape Armada, the Concert before Fireworks with an Eagles or Billy Joel cover band will continue. Mayor Clyde stated the Battle of the Bands is good. Councilman Sorensen expressed concern with traffic on Main Street during Art City Days and stated we need better lighting at the crosswalk between the Civic Center and the Library.

Mayor Clyde noted when one car stops, kids start running and the car in the other lane plows right through. Director Stapley stated stripes are the only possibility. Mayor Clyde noted light up stripes in the pavement is a great option. Councilman Sorensen noted there were volunteers at the Provo City Center Temple Open House to help people cross with

flags. Mayor Clyde assigned Brad and Chief Finlayson to this task. Springville Youth Council helps at crosswalks during the Halloween Main Street Trick or Treat.

Director Fredrickson announced the breaking news that the Supreme Court blocked President Obama's restrictions on Coal Plants concerning the lawsuits against the EPA.

Construction at the new engine locations continues, with pipes and engine arriving in May and testing in the end of July. Crew is working with Contractors to modify concrete dust control. Department Capital projects include the Compound Substation construction of a new structure/ 46,000 volt breaker to protect transformer when it is offline for short time periods. The staff will redesign it for a bypass switch.

Director Wright noted the High School Art Show opening brings school buses from all over the state to Springville. She offered special thanks to the Councilmembers who attended the opening. State Representative Francis Gibson and Congress members Love and Chafetz visited. Becky Edwards of the Utah State legislature promoted the idea of having the State of Utah declare the Spiral Jetty as Utah's Official State Work of Art. The University of Utah holds its copyright and none of the Art Agencies were consulted.

Director Meredith stated the monthly Arts Commission meeting is tonight. Basketball tournaments end of this month. Spring sports registration is going as is Swim Lessons and Water Polo. The Nebo Men's Basketball league includes Spanish Fork, Payson and Salem with 7-12 teams included and 18 flights instead of a/b teams. Councilman Sorensen asked if teams are seeded. Merideth stated yes and Springville will host certain flights. There are eight divisions of teams. 70-80 teams total.

Director Finlayson stated dispatch training in St George and Fort Duchene for two days will discuss a hosted 911-phone system shared by Provo, Pleasant Grove, Springville and Valley dispatch; meaning they will all be on the same system. The *Text to 911* component is included when that goes live. Mayor Clyde asked about hiring. Chief Finlayson reported the department is down two officers. Mayor Clyde asked about the volunteer group. Chief Finlayson stated it is hard to recruit long time Springville residents; students are not going to stay long term. Mayor Clyde suggested to advertise for volunteers by offering scholarships to Fire Academy/EMT school.

Director Roylance stated Park Reservations are higher so far this year than in the past years including pavilions at Bartholomew Pond. Soccer clubs want to lease our fields. Director Meredith and Director Roylance are waiting to see the response for City Soccer. The Church Wards and Stakes filled the available dates for the Church Pavilions this year. The pavilions were 40% booked in two days. More campground reservations are from out of town. Administrator Fitzgerald clarified the Church asks for certain dates for their pavilions. Councilman Sorensen reserves pavilions for BYU wards.

Director Stapley reported that so far this winter is a normal winter as far as snowfall. The snowpack is 7% and Public Works has spent \$76,000 on snow removal so far. That is \$280 per lane mile. Councilman Conover complimented Director Stapley on a good job keeping the roads clear. Director Stapley continued by reporting the 950 West railroad crossing/Tintic line realignment research project continues with a consultant designing it. Director Fredrickson asked about UDOT progress on the new traffic light in front of Loves. Director

Stapley answered construction should begin in early spring with traffic lights, but no change to curb and gutter. Mayor Clyde asked about semi parking in front of Loves and InstaCare. Chief Finlayson answered parking on 400 South is unrestricted. Administrator Fitzgerald noted when no parking signs go up, the semis just move around town and park somewhere else. Mayor Clyde attended a Transportation meeting and Spanish Fork Mayor Layson brought a drawing of 1200 West asking to attach it across 1600 South. Director Stapley answered it makes sense, but it is too expensive for this current project.

Councilman Child asked about the 400 South restriping. Director Stapley stated delays are because UDOT is doing environmental and historical studies this spring.

Mayor Clyde noted the City must meet with each business. Director Stapley sent letters to each business, with only one response, which was the dentist with the parking issues.

Senior Librarian Westenburg stated the library has started summer reading sign ups as well as planning the Summer Concert Series. There were 500 people at the Valentine's dance with a live band.

Administrator Fitzgerald gave a legislative update noting there are 150 bills affecting local government including one that requires justice courts judges to have law training. Medical marijuana, pension adjustments, public safety and body worn cameras will also be discussed this legislative session. A weekly policy meeting will be streamed online. Councilman Conover noted Representative Gibson is presenting a bill concerning net metering for solar customers of Rocky Mountain Power.

Director Fredrickson stated it will treat solar customers as a true generator and charge them for connecting to the infrastructure.

- e) Commission, Board, and Committee Minutes
 - i. Economic Advisory Committee minutes for September 08, 2015
 - ii. Emergency Preparedness Committee minutes for November 19, 2015
 - iii. Library Board minutes for January 14, 2016
 - iv. Parks and Recreation Board minutes from November 05, 2015
 - v. Springville Arts Commission minutes for January 12, 2016.

4) **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 no Closed Session.

ADJOURNMENT

COUNCILMEMBER CHILD MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:36 P.M. COUNCILMEMBER CONOVER SECONDED THE MOTION, ALL VOTED AYE.

This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, February 09, 2016.

I, Jennifer Grigg, do hereby certify that I am the duly appointed, qualified, and acting Deputy City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Tuesday, February 09, 2016.


Jennifer Grigg
Deputy City Recorder