



**MINUTES**  
**Springville City Council Work/Study Meeting – December 15, 2015**

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MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, DECEMBER 15, 2015 AT 5:15 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

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: Public Safety Director Scott Finlayson, Administrative Services Manager Rod Oldroyd, Golf Pro Craig Norman, Public Works Director Brad Stapley, Community Development Director Fred Aegerter, Recreation Director Corey Merideth, CTC Coordinator Shannon Acor, Library Director Pam Vaughn and Museum of Art Director Dr. Rita Wright.

**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**

Mayor Clyde welcomed everyone and called the meeting to order at 5:20 p.m.

**COUNCIL BUSINESS**

**1) Calendar**

- December 17 – City Employee Christmas Luncheon
- December 24 – Christmas Eve (City Offices Close at Noon)
- December 25 – Christmas Holiday (City Offices Closed)
- January 1 – New Year’s Day (City Offices Closed)
- January 5 – Oath of Office Ceremony 5:30 p.m.
- January 5 – Work/Study Meeting 6:00 p.m., City Council Meeting 7:00 p.m.
- January 28 – Budget Retreat 1:00 p.m.

**2) Discussion on this evening’s Regular Meeting agenda items**

- a) Invocation – Councilmember Creer
- b) Pledge of Allegiance – Councilmember Conover
- c) Consent Agenda
  2. Approval of City purchase orders required to be signed per Springville City Purchasing Code.
  3. Approval of Minutes for the April 21, 2015 and September 15, 2015 Work/Study meetings.
  4. Approval of a **Resolution** creating the Aquatics and Activities Center Design Ad Hoc Committee
  5. Approval of the appointment of Mark Brewer, Marcie Harris, Alan Bird, Lorraine Morris, Harold Davis, Marylyne Whitney, Katie Sosa, Shari Eves, Alyssa Oman and Braydon Bird to the Aquatics and Activities Center Design Ad Hoc Committee
  6. Approval of the appointment of Mark Lamoreaux to the Power Advisory Board.

The members of the Ad Hoc Committee were publicly recognized. Committee members were selected based on previous involvement with the Aquatic Committee and Youth City Council. Councilmember Sorensen suggested involving someone from the School District. Assistant City Administrator/City Attorney, John Penrod, will soon begin meeting with a representative from the School District regarding the center on a regular basis. Mayor Clyde asked that the School District be invited to meetings.

### **3) DISCUSSIONS/PRESENTATIONS**

#### **a) SHARP Survey Presentation – Shannon Acor, CTC Coordinator**

CTC Coordinator, Shannon Acor, gave credit to Mike Johnson for helping put together this presentation. Mr. Johnson is a counselor at Springville High School, and helps analyze this data every two years. Ms. Acor explained that the data that will be presented tonight is specific to Springville as of 2015, and noted that SHARP stands for Student Health and Risk Prevention. The survey is distributed to students in the 6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup> and 12<sup>th</sup> grades, and the last survey was conducted in 2013. On average, there are approximately 500 students in each grade in Springville. Ms. Acor stated that participating high schools this year included Payson, Springville and Spanish Fork. The School District received a grant from Utah County for oversampling, which means they were able to collect more data for a more accurate picture.

Ms. Acor explained that when analyzing the data, they seek to identify the areas in which changes occur, and how Springville compares to the State and National averages. The survey breaks down information based on gender, ethnic background and physical demographics. One surveyed area is that of anti-social behaviors, in order to gauge the need for various mental health treatments. Ms. Acor presented a graph which compared Springville data to the State average, and explained that it is concerning anytime Springville students are at or above the State level. This year's survey showed that 14% of Springville's students have considered suicide, which is above the State's average. In relation to the numbers pertaining to suicidal tendencies, Springville is above the State and National average on students having previously carried handguns and/or the perception of handguns being available. This is concerning because if students have easy access to guns, it makes it easier for them to carry out suicidal actions. The School District would like to encourage parents to make sure that they are locking up their guns and ammunition properly and creating a safer environment for youth.

Ms. Acor reviewed drug use in youth within the last 30 days. The survey revealed that the use of E-cigarettes has gone up, because they are very easy to obtain; one student indicated that they were able to purchase E-cigarettes from Amazon.com. Marijuana use is starting to rise, and prescription drugs are also heavily abused substances among youth in Springville. However, overall drug abuse in the community is dropping.

Ms. Acor provided a broad summary of percentages from the survey results. There has been a 4% increase in students needing mental health treatments, 3% increase in students who are considering suicide, and 6% increase in E-cigarette use. The most commonly abused drugs in Springville are tobacco based, which includes E-cigarettes. Alcohol, marijuana and prescription drugs are the second most abused drugs in Springville. According to the survey, the lowest protective factors in the community are rewards for pro-social involvement in the family, and lack of social extracurricular activities. Risk factors include academic failure, low neighborhood attachment to the community, low commitment to school, depressive symptoms on the rise, and favorable attitudes towards destructive behaviors.

Springville does well in areas of parents rewarding kids for being involved socially. According to the survey, 74% of youth report that their parents reward them for being positively involved in the community. Ms. Acor then presented a list of other areas in which Springville is above the State average, namely various protective factors.

Councilmember Sorensen commented that he thought heroin would have been a bigger issue. Ms. Acor stated that heroin use is starting to decrease; however, prescription drug abuse is worse among

youth. Staff commented that heroin is harder for youth to obtain. Ms. Acor added that the State Suicide Coalition has received a large grant to purchase 20,000 gun locks for the State of Utah. Springville will be receiving 1,500 locks, and the Coalition is working with Public Safety Director, Scott Finlayson, to distribute those locks once they are received. The Council inquired as to the number of suicides that have actually happened in the community in comparison to the number of youth who have contemplated such actions, which generated further discussion.

Public Safety Director, Scott Finlayson, stated that the police have indicated that they are dealing more regularly with people who suffer from mental illnesses. According to research conducted by the County, suicide is one of the top causes of death in the area. Ms. Acor read some of the survey questions that related to mental health issues. Mayor Clyde asked why kids feel disconnected, to which Ms. Acor replied that some theories speculate that a lot of youth's realm of social activity is on their phones and computers; they aren't interacting by way of actual communication. Mayor Clyde asked what the City Council can do to address these concerns. Ms. Acor answered that a new mental health coalition was recently formed in the community, in an effort to make mental health treatment more accessible to students. Mayor Clyde suggested that more activities be incorporated into the community, namely through programs offered at the public library. Library Director, Pam Vaughn, commented that some of the library's programs are multi-generational activities.

Councilmember Olsen asked what the recovery percentage is for those who have sought treatment for drug abuse, particularly with meth and/or heroin. Staff replied that substance abuse is treated as a disease and is therefore a lifelong process.

**b) Preliminary Design Information on the Hobble Creek Golf Course Club House – Bruce Riddle Assistant City Administrator/Finance Director**

Assistant City Administrator/Finance Director, Bruce Riddle, updated the Council on the progress that has been made with the remodel work at the golf course clubhouse. The roof contract was awarded, and the contractor has been working through the permitting process with the County. Director Riddle reported that staff met with the architect last week, at which point the architect made some recommendations to improve the functionality of the clubhouse. He also made proposals for long term additions that are perhaps outside of the current available budget. The architect pointed out that in order to meet ADA standards, restrooms will need to be installed on the main floor. Some of the revenue generating areas will include the kitchen and dining areas, as well as the banquet facility. Another recommendation was made to relocate the Golf Professionals' Office to a location off of the lobby area.

Director Riddle explained that with regards to renovation, the architect mentioned several exterior components including windows and the façade. Interior items include carpet, paint, and furnishings in the dining and banquet areas. He suggested making changes to the pro shop which would make it more clean and functional. As a long term addition, the architect suggested that the Council consider an expansion to the deck space because of the fantastic view from that part of the building. Expansion of the deck could also potentially open up cart storage. The basement could be repurposed to include more meeting space, which would also generate revenue. Director Riddle spoke about providing an access for caterers, and Councilmember Conover suggested that this type of entrance would also be beneficial for special events. The architect suggested other possible locations for additional storage space, as well as updates that could be made to provide an overall more modernized look and feel.

Director Riddle reviewed projected pricing, and requested feedback from the Council. Total costs for the functionality components are around \$95,000; exterior and interior renovation costs are estimated at around \$444,000. The long term plan of adding a deck, cart storage and rearranging some space in the basement for a conference room would cost an additional \$273,000. Staff recommends proceeding with basic functionality components, such as relocating the Pros Office, adding the restrooms and redoing the kitchen layout, which will cost around \$50,000. After these items are addressed, the City can then use the remaining budget to do as many other improvements as possible.

Director Riddle discussed which remaining items would be more of a priority, and asked for feedback from the Council on the matter.

Councilmember Sorensen asked Golf Pro, Craig Norman, how high of a priority additional cart storage is at this time. Mr. Norman answered that currently they have 70 carts, and they need at least 80 carts. Mayor Clyde suggested building another shed down by maintenance for storage needs, and Mr. Norman mentioned that space is limited in that particular area. Mayor Clyde asked how critical it is to relocate the Pros Office, to which Administrator Fitzgerald replied that this change would increase the retail floor space. The Mayor and Council raised concerns with the proposed configuration of the restrooms and the Pros Office. Mayor Clyde commented that the current location of the Pros Office has been conveniently located near the store. Councilmember Conover commented that they should do as much as possible, because the clubhouse is a gem that should be preserved.

Director Riddle reiterated that he is seeking the Council's feedback on what they feel will be the best "bang for the buck". Some of the feedback that was received from the Utah Mining Association after a tournament that was hosted earlier this year was that more banquet space was needed. Councilmembers agreed that a large banquet space is a priority and would greatly enhance the clubhouse. Councilmember Child asked what the outlook is for having a concessionaire for the snack bar next year. Director Riddle replied that the current company has expressed an interest in coming back next year; however, staff is debating whether or not their services will continue to work for the City. Mayor Clyde reported that everyone with whom he has spoken regarding the current concessionaire has said that the food is horrible. One request that came from the concessionaire was to have restaurants on the main level, as well as increased visibility from the kitchen to the serving area. After continued discussion on many of the aforementioned items, Administrator Fitzgerald explained that most of the construction work can take place during winter months. Councilmember Sorensen stated that he values Mr. Norman's input because he spends the most time at the golf course. Councilmember Olsen commended the committee for all of the work that they have put into this project.

**c) Discussion of possible land exchange with Suburban Land Reserve (SLR) and Property Reserve Inc. (PRI) – Troy Fitzgerald, City Administrator**

Administrator Fitzgerald stated that there have been several meetings with a variety of stakeholders in the area, primarily with Suburban Land Reserve (SLR), Property Reserve Inc. (PRI) and the Church of Jesus Christ of Latter-day Saints (LDS Church), several school districts and internal meetings. Discussions have taken place regarding the possibility of moving the site to the west side of 1200 West, and the stakeholders have expressed a continued interest in pursuing this option and a willingness to participate in that process. However, they will also be seeking to get their value out of the property, and timeline will also need to be clearly defined before moving forward.

Administrator Fitzgerald presented a rendering of the subject property, which showed the current property line adjoining the Nebo School District. The current site is eight acres in size, five of which are usable for the aquatic center. Administrator Fitzgerald discussed various concepts for roads at the site. He mentioned that the City approached the school district about obtaining additional property eastward, if it is needed for the development of the aquatic center. Administrator Fitzgerald reported that the school district was willing to discuss this possibility at the staff level. This is one of the first schools that they have moved to a 12 acre elementary site, and they are starting to realize just how much space this entails. There has been a lot of money that has gone into purchasing and maintaining the property. The school district requested a more formal proposal from the City so that they can take the matter to the School Board.

City staff also approached the LDS Church about acquiring up to three acres of property which is located south of the City's property. Administrator Fitzgerald reviewed the communications that have taken place with PRI. They would like to be a part of the project, but would prefer that the aquatic center be as far northwest as possible. The architect has indicated that this would work very well in

terms of size and configuration of the center. Administrator Fitzgerald stated that if the Council is comfortable with taking the west side parcel off the table, staff can get started immediately on the concept and geotechnical work. A contractor has already been selected, and formal proposals can be submitted to PRI and the Nebo School District for them to begin their consideration processes as well.

Councilmember Sorensen expressed concerns with the split road, and wondered if it would create a problem with access. Administrator Fitzgerald clarified the proposed orientation of the building, as well as the proposed access points. Assistant City Administrator/City Attorney, John Penrod, added that the developers will be putting in roads on each side. Administrator Fitzgerald commented that they are only reviewing concepts at this point, and that changes can be made along the way if certain options prove to not be feasible. After continued deliberation, the Council came to an agreement on the site, and Mayor Clyde concluded that the outdoor portion of the aquatic center needs to be on the southwest corner.

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

Mayor Clyde asked for any other comments. There were none.

#### **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 no Closed Session

#### **6) ADJOURNMENT**

**COUNCILMEMBER CHILD MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:57 PM. 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, December 15, 2015.*

*I, Kim Rayburn, do hereby certify that I am the duly appointed, qualified, and acting 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, December 15, 2015.*

  
Kim Rayburn  
City Recorder