



**WORK/STUDY AGENDA
SPRINGVILLE CITY COUNCIL MEETING
JULY 19, 2016 AT 5:15 P.M.**

City Council Chambers
110 South Main Street
Springville, Utah 84663

**NOTICE OF THE
WORK/STUDY
CITY COUNCIL MEETING
CANCELLATION
FOR
JULY 19, 2016**

The City Council will hold their Regular Meeting at 7:00 p.m. on July 19, 2016.

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 15, 2016 at Springville City Hall, on the City Hall Notice Board, on the Springville City website at www.springville.org/agendasminutes on the Utah Public Notice Website at <http://www.utah.gov/pmn/index.html> and provided to at least one newspaper of general circulation within the geographic jurisdiction of the public body
/s/ Kim Rayburn, City Recorder

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



**REGULAR AGENDA
SPRINGVILLE CITY COUNCIL MEETING
JULY 19, 2016 AT 7:00 P.M.**
City Council Chambers
110 South Main Street
Springville, Utah 84663

CALL TO ORDER

INVOCATION – Councilmember Creer

PLEDGE – Councilmember Miller

CALENDAR

- July 25 – Pioneer Day Observed (City Offices Closed)
- July 26-30 – Springville World Folkfest
- August 02 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- August 09 – Work/Study Meeting 5:15 p.m.
- August 16 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- August 27 – City Wide Disaster Drill
- September 5 – Labor Day (City Offices Closed)

**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 Purchasing Code.
2. Approval of the minutes for the November 18, 2014 Work/Study meeting, April 27, 2016, May 10, 2016 and June 14, 2016 Work/Study meetings.
3. Approval of the 2016-2017 Micro-Surfacing Project for various Springville City roads and award to the lowest bidder American Pavement Preservation in the amount of \$526,323.41 – Brad Stapley, Public Works Director

REGULAR AGENDA

4. Consideration of the 1200 West road design – Troy Fitzgerald, City Administrator

This meeting was noticed in compliance with Utah Code 52-4-202 on July 15, 2016. Agendas and minutes are accessible through the Springville City website at 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. s/s - Kim Rayburn, City Recorder

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*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.

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings.

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

5. Consideration of entering into a guarantee with Outlook for future trail installation – John Penrod, Assistant City Administrator/City Attorney

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS

CLOSED SESSION

6. *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

This meeting was noticed in compliance with Utah Code 52-4-202 on July 15, 2016. Agendas and minutes are accessible through the Springville City website at 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. s/s - Kim Rayburn, City Recorder

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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
NOVEMBER 18, 2014 – 5:15 P.M.**

MAYOR AND COUNCIL DINNER – 4:45 P.M.

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

CALL TO ORDER- 5:15 P.M.

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 Deputy City Recorder Jennifer Grigg.

Also present were: Public Safety Director Scott Finlayson, Administrative Services Manager Rod Oldroyd, Buildings and Grounds Director Alex Roylance, Public Works Director Brad Stapley, Museum of Art Director Dr. Rita Wright, Power Director Leon Fredrickson, Recreation Director Charles Keeler, Library Director Pam Vaughn and Community Development Director Fred Aegerter. Excused; City Recorder Kim Rayburn

COUNCIL BUSINESS

1. Calendar

- November 27-28 – Thanksgiving Holiday (City Offices Closed)
- December 2 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- 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 – Library Employee Christmas Dinner 12pm
- December 24 – Christmas Eve
- December 25 – 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.
- January last week –Budget Retreat

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

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

3. Approval of all City purchase orders properly signed (Springville City Code §2-10-110(5))
4. Minutes – October 7, 2014 Regular Council Meeting
5. Approval of an Inter-Local Cooperation Agreement between Utah County and Springville City to receive NAMI funds for substance abuse and suicide prevention services – Assistant City Administrator/City Attorney – John Penrod
6. Approval of entering into a new contract with Springville Youth Football, Inc. to add 5th graders – Assistant City Administrator/City Attorney – John Penrod
7. Consideration of subdivision plat amendment approval for Stonehenge Amended #2 located at approximately 900 West 450 South in the NC-Neighborhood Commercial zone – Fred Aegerter, Community Development Director

The employee lunch is missing from the council calendar. It will be December 18th at noon. The Budget Retreat will be in the last week of January 2015.

Councilmember Creer asked about the NAMI (National Alliance on Mental Illness) and Football contracts. John Penrod answered the football will be a three year contract. With NAMI, funds are expended by the end of this year.

Item #5 on the Consent Agenda should be on the Regular Agenda. Mayor Clyde requested it be removed from the consent agenda.

3. DISCUSSIONS/PRESENTATIONS

a) **Bartholomew Canyon Prescribed Burn – George Garcia, District Ranger for the Spanish Fork District of the U.S. Forest Service**

The Prescribed Burn in Bartholomew Canyon project began in 2009. Bartholomew Canyon is a small canyon with lots of fuel loading that causes hot, intense fires. The purposes of any prescribed burn include reducing fuel loading, restoring the Oak and Maple community; improving wildlife habitat for deer, elk, moose; and diversifying vegetation age and class for wildlife and the watershed. Because of the topography, wind and weather, this is not a typical prescribe fire. Some of the requirements for a prescribed fire are: clearing index above 500 (smoke dispersal), winds less than 16 mph, temperature between 40-80 degrees, relative humidity between 20-59% and one hour fuel moisture between 4-9%. Conditions were monitored for four years and the prescribed burn was attempted, but rained out in 2011. Because of the topography, wind and weather, Bartholomew Canyon is not a typical prescribed burn. Councilmember Sorensen asked why schedule the prescribed burn in the middle of the deer hunt? Mr. Garcia answered that due to public safety, the Forest Service restricted access to the canyon. The Forest Service waited four years for the prescribed burn.

Councilmember Olsen asked about backup plans. Mr. Garcia answered that contingency resources included Springville City, Utah County, Forest and BLM. After the burn, Mr. Garcia reported that 493 acres were treated with a mosaic pattern. Fine root components were not damaged. No hydrophobic soil issues were found. The Forest Service intends to continue work in the canyon including fixing road ruts, control drainage, block off illegally created ATV routes and monitor plots. Mr. Garcia said thank you to Springville City on behalf of the Forest Service for providing water and Jolley's Ranch as a helipad. This successful prescribed burn is unique because of Springville City cooperation. Sportsman organizations in Utah support and partially funded the proper implementation of prescribed burns. Councilmember Creer asked what the reasons are for a prescribed fire in this area. The 2009 planning document determined this prescribed burn was necessary. This creates a place to stop the next wildfire and protect private land with wildfire fuel reduction. Councilmember Child asked how many prescribed burns are scheduled each year. Mr. Garcia answered at least three, but this year was amazing and the Forest Service accomplished seven prescribed burns. Less than 1 % of prescribed burns go awry. Councilmember Sorensen asked about the thistle weeds in Hobble Creek Canyon. Forest Service Staff is focused on this as well as Utah County. Noxious Weeds are a significant issue. Mr. Garcia said that as a resident of Springville, he is very happy with Springville City Mayor, Council, and staff.

b) **Bartholomew Park Update – Alex Roylance**, Building and Grounds Director

The culinary transmission loop pipe through the park is completed and installed. It will be used in the park. Dredging the south side of the existing pond ended when the excavator dug about 2.5 feet of material out, but could not find solid ground. The north side should be more stable. Building up of the Berm, grading and electrical work are continuing. The culinary line tested good. Staff, Mayor Clyde, and the Parks and Recreation Board updated the concept plan to include a larger parking area, restrooms, and concession buildings. The beach/sand is doubled and a plaza for sitting has been added. The amphitheater is smaller, responding to neighbors concerned about noise in the park. Existing house and structures are green space. With these changes, the current budget allows for Phase I completion to the west side of the main parking lot (140 spaces) leaving no landscaping west of the completion line without funding increases. This will include furniture, fixtures, equipment and signage, plus construction management. Additional funding, including corporate sponsorship, a possible DWR grant for fish station and excess funds from the Legacy Park were considered. City Administrator Fitzgerald asked if the current budget includes zero pavilions without corporation sponsorship. Director Roylance answered yes. Councilmember Conover questioned if the bathrooms are included in the Phase I completion. Director Roylance answered yes.

Herriman City has a similarly sized community and pond. The recommendations from them will help compile our policy. Discussions on boats, fishing, hours, security, and playground design will continue in the next six months. The opportunity to work in the park is right now. Bids from a contractor to demolish all buildings came in at \$56,000. Director Roylance reported that the possible barn, playground, fish cleaning station, full landscaping, parking lots and pavilions will bring the total Bartholomew budget to \$2.616 million. If that budget is approved, impact fees, in balance and in the future, could be used. Administrator Fitzgerald and Councilmember Conover suggested a Phase I line that makes sense, if the Council approves use of impact fees. Director Stapley stated the northeast parking lot is also a collection area for Burt Springs that would require a pervious parking lot. Divers will search up a 36-inch line to determine the collection zone for drinking water. That parking lot is quite a hike to the pond. It also serves as trailhead parking for Hobble Creek Trail. Mayor Clyde suggested leaving the lot vacant. Councilmember Sorensen suggested the barn playground is too far for moms to watch the beach, the pond and the playground. Assistant Administrator Penrod stated if we charge, we need a lifeguard staff. Impact fees and park event rental could produce revenue. Director Roylance stated the gate at the front will close at night and winter. The policy still needs refinement.

c) 900 South Sewer Project Update – Brad Stapley, Public Works Director

In order to place a 36 inch pressurized irrigation line in the roadway on 900 south, the sewer lines were replaced and routed down the south side of the road. Combining/replacing the existing sewer lines updates the sewer and leaves room for the 20,000 feet PI (Pressurized Irrigation) line from Bartholomew Pond to the West Fields. Several troubled sewer lines were combined providing room for the PI line. High Density Polyethylene Pipe gives a smoother coalition of friction and is excellent for bursting. Bursting kept the road open and caused minimal road damage. Councilmember Rick Child asked if HDP pipe will be breakable in 20 years. Brad Stapley, Public Works Director answered, yes with a cutter. The PI line project starts in spring of 2015. Bids go out for three separate phases.

d) 900 W Railroad Crossing in Jessie’s Brook Update - Brad Stapley

By closing an undocumented crossing and private crossing UPRR (Union Pacific Railroad) will allow the crossing at 950 west. A consultant will submit the crossing design in March with projected completion in the summer of 2015 without UPRR delays. It will cost \$600,000 with \$400,000 in railroad equipment. The speed limit for trains is 10 miles an hour, with only two trains per week. The goal is to open the railroad crossing by the time Meadow Brook Elementary opens in the fall of 2016. Two 1600 South railroad crossings need repair and UPRR will only fix up to the concrete panels. The City would need to fix the rest. Mayor Clyde asked if the City

plans to micro surface after the culinary pipe goes in. Director Stapley stated the preliminary estimates to complete the project are short \$250,000, not including road rehabilitation. However, a \$5 change in pipe prices gives us \$10,000. The City does not specify Pacific States Ductile Iron Pipe because of the higher cost. PVC is the alternative. Competitively, the bid went to lowest price.

Mayor Clyde acknowledged former Councilman Gordon in the audience.

e) Training – John Penrod, Assistant City Administrator/City Attorney

Springville City currently has 175 full-time and 300 part-time employees in 11 departments. The Wage and Personnel Committee and the City Council must approve any new position. Vacancies are posted for at least seven days, sometimes only internally. Administrator Penrod continues to review aspects of personnel policy found in the personnel handbook.

4. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

5. CLOSED SESSION

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ADJOURNMENT

COUNCILMEMBER OLSEN MOVED TO ADJOURN THE CITY COUNCIL MEETING AT 6:54 P.M. COUNCILMEMBER CHILD SECONDED THE MOTION, AND ALL VOTED AYE.



1 THE FOLLOWING ARE THE MINUTES OF THE BUDGET RETREAT MEETING OF THE
2 SPRINGVILLE CITY COUNCIL HELD ON WEDNESDAY, APRIL 27, 2016 AT 1:00 P.M. AT THE
3 SPRINGVILLE COMMUNITY SERVICES BUILDING, 443 SOUTH 200 EAST, SPRINGVILLE,
4 UTAH.

6 Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were present:
7 Councilmember Rick Child, Councilmember Craig Conover, Councilmember Christopher Creer,
8 Councilmember Jason Miller, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald,
9 Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director
10 Bruce Riddle and City Recorder Kim Rayburn.

11 Also present were: Public Safety Director Scott Finlayson, Administrative Services Manager
12 Rod Oldroyd, Buildings and Grounds Director Alex Roylance, Power Director Leon Fredrickson, Golf
13 Pro Craig Norman, Public Works Director Brad Stapley, Recreation Director Corey Merideth, Library
14 Director Pam Vaughn, Museum of Art Director Dr. Rita Wright and Fred Aegerter Community
15 Development Director

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17 **1:03 P.M. OVERVIEW OF BUDGET PROCESS – City Administrator Troy Fitzgerald**

18 Administrator Fitzgerald welcomed everyone and asked the Mayor and Council for input and
19 questions. He explained not much has changed with the budget, services are being maintained and the
20 design and build of the Aquatic Center is moving forward. He then turned the time over to Assistant
21 City Administrator/Finance Director Bruce Riddle.

22
23 **1:06 P.M. REVENUE DISCUSSION – Assistant City Administrator/Finance Director Bruce**
24 **Riddle**

25 Director Riddle provided information on the General Fund Revenues and explained the fund
26 provides for general city services and anything not in an enterprise fund. He noted the General Fund is
27 funded by taxes, transfers, grants and some user fees.

28 Director Riddle reported the Enterprise Fund provides for five different utilities and the golf
29 course. He explained it is funded by user fees and grants on occasion.

30 Director Riddle reported revenues are projected to be \$20.8 million up \$1.33 million from
31 FY2016, most of that being \$743,000 from the General Obligation (GO) bond levy to property tax for
32 the Aquatic Center. Director Riddle commented citizens will receive property tax notices in the fall and
33 there may be questions because this is when the increase from the bond will start. He went on to explain
34 the Enterprise Fund transfer rate is at 5% excluding Golf and minor fee change recommendations with
35 minimal impact. C-Road reserves will be used for street projects and will be drawing down those
36 reserves for upcoming projects.

37 Director Riddle gave a breakdown of taxes the biggest being sales tax revenue. In 2016 with
38 projections, only up about a half percent in sales tax revenues for next year. He explained property tax is
39 up 21% because of the GO bond and new growth.

40 Administrator Fitzgerald discussed property tax and how it may affect citizens with new growth.
Director Riddle gave a brief history of annual sales tax for the City and the ups and downs over the last
42 ten years. He stated he is forecasting a 20% reduction for Walmart and reviewed a comparison of
property tax rates of Springville compared to neighboring cities. Director Riddle commented the budget
44 feels constrained with “asks” from departments and inflation increases. He asked the Council for their
input on policy and if a RAP tax should be considered for future budget cycles.

46 Councilmember Conover expressed a RAP tax can help with activities, the Art Museum and
others. He asked do we want to do this during a council election year or wait. Councilmember Sorensen
48 stated we should have the conversation on a RAP tax for 2018. Mayor Clyde commented a RAP tax
would help with funding to finish existing parks. Staff and council discussed RAP tax pros and cons.

50 Administrator Fitzgerald asked if there were any other revenue sources the Council would like to
discuss. Director Stapley asked if it was possible for a fuel tax on truck stops. Administrator Fitzgerald
52 replied he would look into it and commented, a utility on streets has been passed by some other cities,
however, it could be challenged, because they are charging citizens for roads, to build, maintain and
54 upgrade them. Councilman Sorensen suggested looking into more options.

Councilmember Child asked if there was a maximum amount that can be held in different funds.
56 Director Riddle explained the requirements for each different fund.

Director Riddle reported on economic considerations explaining unemployment is down at 3.4%
58 while the U.S. unemployment rate is 5% and the employment growth rate is second in the nation. He
stated Utah personal income is approximately 5.5% and noted the Utah economy is diversified and
60 generally stronger than the U.S; also development in the City is increasing.

62 **1:45 P.M. BUDGET REVIEW – ENTERPRISE FUNDS** – Assistant City Administrator/Finance
Director Bruce Riddle

64 Director Riddle explained he would review the Enterprise Funds and requested that the Council
ask questions and provide direction. He asked regarding the Enterprise Fund what needs are changing
66 more rapidly and what will they be in five years. Are there services the Council would like to see that
are important or are there some that are not as important?

68 Councilmember Conover stated solar power needs to be looked into and how it will affect the
City and recreation is important to citizens. Administrator Fitzgerald replied Power Director Fredrickson
70 has been working on this subject and will report to the Council in an upcoming meeting.

Director Riddle commented the Southern Utah Valley Solid Waste District (SUVSWD) has been
72 able to sell what they recycle and now they are paying for recycling. He asked the Council if they would
like to relook at the recycling service and the cost. Councilmember Sorensen expressed, citizens are
74 sensitive to recycling. Mayor Clyde commented citizens are more conscious of recycling and some are
willing to pay more to do it.

76 Director Riddle gave an overview of the Enterprise Fund revenues. He explained some rate
increases have been done for the pressurized irrigation water and noted irrigation rates have increased
78 and a 20% increase is being proposed; also impact fee growth is up 40%. Councilmember Sorensen
asked how the calculation is done for impact fee growth. Director Riddle explained this year’s budget is
80 higher than last year’s budget.

Director Riddle reported water operation lines are flat, while approximately \$1.9Million in
82 capital projects is budgeted. He explained the Sewer Fund is not proposing a rate increase and there is a

84 new revenue line regarding composting. Funds that went out to the SUVSWD are now going to the City,
86 who will pay to use the SUVSWD grinder. Director Stapley commented they are working to cut back
on grinding by asking for proof of residency at the gate of the compost yard. Director Riddle reported
the capital projects budget has increased due to master plan projects.

88 Director Riddle reported the Electric Fund has no rate increase proposed and the operations line
is flat with no personnel changes proposed. Councilmember Sorensen asked the status of changing
lights within the city to LED street lighting. Director Fredrickson replied 50-60% is complete.
90 Administrator Fitzgerald reported \$275K in power reserves will be transferring to the Aquatic Center
budget. Director Fredrickson asked about having fiber installed up the canyon. Options were discussed
92 and the Council asked Director Fredrickson to provide them with numbers.

94 Director Riddle reported the Storm Water Fund revenue has a proposed rate increase of 10%. He
explained with continued State and Federal regulations it has strained the budget and because of this
they need to hire a storm water inspector as well as update the master plan at a cost of \$50K.

96 Director Riddle reviewed the Solid Waste Revenue and explained a rate increase of \$0.50 a can
has been proposed and there is continued pressure from both growth and increasing fees from
98 SUVSWD. He conveyed the solid waste collection routes will be expanding and eventually will need a
new truck. Council and Staff discussed the need for a truck in solid waste to pick up and deliver cans.

100 Director Riddle asked the Council what is important to them; low rates or high levels of service.
Council in the affirmative stated they would like to see both. Councilmember Creer commented some
102 services are more because of the type of service. Administrator Fitzgerald stated on average the City is
lower on rates and fees.

104 Director Riddle reported on the Golf Revenues explaining no rate increase is proposed, sales
revenue is flat and no impact fees. Councilmember Sorensen commented some cities have moved golf
106 courses into their General Fund. Director Riddle responded it doesn't change the economics and would
lose transparency. Director Riddle reported they are looking at options for a golf restaurant. Mayor
108 Clyde proposed Clyde Company could take it on and share the profit 50/50. They could open from early
morning to after lunch, with a small menu and use vendors from the gas station owned by Clyde Co.
110 Councilmember Conover stated something needs to be done with the snack bar. Director Riddle replied
there are some other offers on May 10, 2016 there will be more conversation. Councilmember Sorensen
112 expressed there seems to be some disparity, on the funding of the Golf Course. Mayor Clyde commented
we need to add money or cut services. Administrator Fitzgerald reported the golf course is currently
114 overstaffed. Mayor Clyde commented Springville is a better golf course and is maintained better.
Administrator Fitzgerald remarked golf should bring in enough to break even. Councilmember Child
116 commented there are other areas of the City that do not bring in money and things are not looking good
up at the golf course. Mayor Clyde expressed we need to have ideas and ways for it to pay its way, for
118 now we need to subsidize. Councilmember Sorensen stated the pro needs more help. Administrator
Fitzgerald expressed there are a number of hours that are covered with help. Councilmember Child
120 stated the greens need to be maintained and something is not working. Administrator Fitzgerald
explained by subsidizing golf the funds would need to come from somewhere else in the City. Mayor
122 Clyde stated we need to maintain service. Last year it was discussed about having improvements done
and now we are into the golf season and it's not done. Administrator Fitzgerald suggested coming back
124 and discussing this in a work session. Councilmember Sorensen commented maybe we need to
understand it better and discuss.

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2:50 P.M. BREAK

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3:00 P.M. RIBBON CUTTING (Stonehenge Rehabilitation Facility)

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3:48 pm ENTERPRISE FUNDS (Continued)

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Councilmember Sorensen commented we understand and are concerned about the golf course and a further discussion would be beneficial. Mayor Clyde expressed outside the city we are recognized for the Museum, Golf Course and canyon parks. The golf course is special and we need to keep it looking good and have good service. Councilmember Child stated in the last three weeks he received comments that when Springville does something they do it right and we need to keep it that way.

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Director Riddle reported on the Airport. He explained operations are generally flat, with a potential of shift in management and a major break from capital expenses for the next year or two. He commented the IMSAR improvements have been delayed while there will be a \$400K loan for those improvements in the future and the asphalt maintenance program will continue. Administrator Fitzgerald reported discussions with Spanish Fork about the airport are set within the next few weeks.

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Director Riddle mentioned regarding the water fund, a lead man position is set for later in the year.

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3:55 P.M. WAGES AND BENEFITS – City Administrator Troy Fitzgerald

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Administrator Fitzgerald opened up the discussion and asked the Council what they would like to see “before they leave office”. Mayor Clyde stated the Aquatic Center open. Administrator Fitzgerald replied they have a recommendation from a contractor on bid timing and will review with the Council in August. Councilmembers Creer and Conover both stated lights for Memorial Park. Mayor Clyde commented the railroad crossing at 950 West. Councilmember Sorensen mentioned a street crossing light at 100 South Main Street during Art City days. Mayor Clyde agreed and recommended UDOT should be asked to help with this. Councilmember Conover requested an electronic sign with an information reader.

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Administrator Fitzgerald moved on to Wages and Benefits discussion. He explained the forecast for 2016; wages and benefit costs are up 6.2% and pay is up 3%. In the state of Utah the average employee will pay 29% for insurance and municipalities will pay more. In the marketplace insurance is increasing 11%, dental is increasing 1% and pension has a 0% increase. Administrator Fitzgerald commented actual health costs are showing an upward trend as well as plan changes over the last ten years.

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Administrator Fitzgerald reported some of the goals and concerns of staff is to increase morale, insulate the City from rising benefit costs, insulate the City from rapidly rising wages and attract better job candidates to the City. A benefits task force comprised of employees was established earlier this year to review benefits. Administrator Fitzgerald explained some of what was put into the budget. All employees would receive a \$0.30 raise; full time merit eligible employees would receive \$0.70 raise, benefit increases would be funded, an early retirement program funded and two different benefit plans introduced. A traditional plan and the new Vanguard plan that is PTO based, zero cost to payroll when balanced and a transition incentive. Current employees can choose which plan and all new employees will be on the Vanguard Plan. He explained the interest is highly dependent on the usage patterns of the

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170 employee. These options should give the City lower risk and be competitive in the marketplace. Also,
172 comments from employees have been positive. Administrator Fitzgerald asked the Council if they had
174 any concerns about offering these two plans. Councilman Child asked if they were balanced.
176 Administrator Fitzgerald replied there will be a little wavering until all is in place. Mayor Clyde
commented PTO should be split up for new employees and not given the entire amount at hire date.

174 Administrator Fitzgerald reviewed Health Insurance rates compared from 2016 to 2017 and gave
examples of an HSA Plan, as it moves into traditional and vanguard plans. He stated he believes the new
176 plan will increase morale and benefit the City in the long term.

178 Administrator Fitzgerald gave a review of grade scale updates; explaining the P1 to P3 will be
eliminated and the scale will increase by 30 cents. An increase of \$1500 for grades 7 to 30 with the goal
to get grade scales up to be more competitive in the marketplace.

180 Administrator Fitzgerald reported the early retirement program currently has seven signed up and
others are exploring the option. The budget for the retirement plan will be spread among the funds and
182 the deadline for signups will be May 15, 2016. He explained the City will benefit and it will provide
advancement opportunities to employees.

184 Administrator Fitzgerald asked the Council what one service could be added that would benefit
the largest amount of citizens. High speed internet, public transportation and economic development
186 were the top three.

188 **4:54 P.M. BREAK (dinner)**

5:10 P.M. BUDGET REVIEW – GENERAL FUNDS – City Administrator Troy Fitzgerald
190 Council Review, Questions and Direction

192 Administrator Fitzgerald commended the Directors for having done a very good job at holding
the line with the budget and explained there are many recommendations for capital purchases.

194 Administrator Fitzgerald reviewed the legislative training dollars and explained any training the
Council attends that is paid for by the City will come out of the legislative budget with a \$1500 per
councilmember budget. He advised there are funds available for contributions and listed areas
196 contributed to in the past.

198 Administrator Fitzgerald gave a review of various departments and line items. In reviewing the
Administrative and Legal budget it was noted the Public Defender will now be under the Administration
Budget instead of the Court Budget. The Finance and Treasury Departments show credit card costs went
200 up and they are seeing more of a need from customers for using credit cards for payments. Community
Development has \$35,000 inserted for growth. Currently the Department is at half the staffing as in 2006
202 and now the growth rate is higher and the Public Works and Engineering Departments have added
railroad projects.

204 Administrator Fitzgerald detailed the Justice Court budget explaining the Public Defender was
moved to the Administration budget, while the Court Security has been cheaper than anticipated, part
206 time hours have been reduced by 2080 hours. With this change the Court hours will reduce and review
hearings will need to be reduced.

208 Administrator Fitzgerald provided information on the Parks Department, noting shade tree
expenditures are up due to the installation of trees in completed subdivisions. The holiday decorations
210 expense has increased in order to start replacing aging decorations. The Camp Host will now be covered
by employee hours instead of contract hours. Canyon Parks have recovered about 40% of their costs.

212 Administrator Fitzgerald asked the Council if this was too high, too low or about right. Mayor Clyde
asked about pavilion rentals, if non-residents are charged more. Director Roylance replied there is no
214 higher rate to use pavilions. Mayor Clyde commented there should be consideration of a higher rate for
non-residents and asked to discuss this further in a work session.

216 Administrator Fitzgerald reported the Museum of Art will recover about 10% of their costs and
asked the Council if they see this as too high, too low, or about right. He explained they will be looking
218 at rental rates.

Administrator Fitzgerald stated Recreation is seeing a reduction in the Art City Days budget due
220 to more efficient budgeting. Staff is trying to keep the current pool open for another 18 months and the
Recreation budget should recover 40% of their costs. They are also working to keep activities affordable
222 for all kids to participate.

Administrator Fitzgerald explained the Library is seeing an inflationary book budget due to
224 increases. Staff is working to spread out the computer impact, but 26 are scheduled to be replaced. The
Library will recover 10% of their costs.

226 Administrator Fitzgerald reported the Senior Citizens have seen an increase in part time hours
due to the purchase of a bus with grant funding and some program dollars have moved to part time labor
228 programs.

Administrator Fitzgerald asked the Council what is the biggest hassle about interacting with the
230 City for a citizen. The Council responded the fence ordinance, customer service, communication,
knowledge of city employees, and to have a helpful attitude. Most agreed the “touch point” is the front
232 lobby; important to be professional. Administrator Fitzgerald stated staff is looking at more interaction
with social media. Council agreed any positive public relations would be helpful. Administrator
234 Fitzgerald suggested neighborhood meetings. Councilmember Miller asked about having a section on
the City website for “how to do this”. Mayor Clyde commented he has noticed the Planning Department
236 and Recreation Department have been receiving positive feedback. Councilmember Conover stated
timing in Community Development for approvals and employee’s time off coverage should be
238 coordinated.

240 **5:50 P.M. BUDGET REVIEW – GENERAL FUNDS (Continued) – City Administrator Troy
Fitzgerald**

242 City Administrator Fitzgerald reviewed the Capital Improvement Fund and new program
requests. He explained a new scoring process was done this year by Department Directors. The Council
244 then reviewed the list of capital items recommended by the Department Directors.

Mayor Clyde asked the Council for feedback on the items suggested or to express any changes
246 they would like. Councilmember Conover stated he would like to see the Memorial Field lighting
completed; Councilmember Creer stated he agreed they are important. Councilmember Miller asked if
248 some items would pay for themselves. Councilmember Sorensen suggested a Police Traffic Officer
could be added. Councilmember Child expressed the Memorial Park lights would increase the field
250 usage.

At 6:13 p.m. Councilmember Sorensen was excused from the meeting.

252 Mayor Clyde asked about the 950 west railroad crossing and if it could be funded in a different
way. Director Stapley replied yes.

254 Mayor Clyde asked about body cameras for Police Officers. Chief Finlayson replied the request
is for half of what would be needed. He stated currently four are being used and they do help in court
256 cases.

257 Mayor Clyde discussed possibilities of doing something different and adding a part time
258 Museum Curator, maybe an Association employee and stated they are a key player with the Museum.
Administrator Fitzgerald replied currently the Museum of Art is over staffed for the incoming revenue
260 streams. He explained there would need to be an increase in funding or cut back on services. The grant
funding involved is restrictive and for specific purposes.

261 Mayor Clyde stated he thought the part time Economic Developer position was agreed upon. He
explained the City is spending funds trying to plan the community and get additional revenue for the
264 City. He commented what types of businesses do we want to bring to the City; and more effort needs to
be put into economic development. Councilmember Miller expressed finding the right person may
266 difficult to find on a part time basis.

Administrator Fitzgerald reported on the Aquatic Center and reviewed the budget funding
268 needed for road improvements. He stated he would give more detail at the council meeting on May 3,
2016.

270 Administrator Fitzgerald reviewed C-Road Funds and noted some adjustment will be made with
this budget over the next few days. Projects include building the 700 south road for the Aquatic Center
272 and 800 South from 200 east to 2750 east will be micro-surfaced and some overlay, also 1600 south will
be crack and chip sealed.

274 Administrator Fitzgerald commented the Central Shop is in need of an Administrative Assistant
for 20 hours per week, to allow mechanics the ability to work on vehicles instead of paperwork or
276 collecting parts.

Administrator Fitzgerald provided the Council with a list of the many Facility projects and the
278 estimated costs.

Administrator Fitzgerald reviewed what is happening with vehicles and equipment. He explained
280 they are keeping pickup trucks longer and are able to build up funding. All light vehicles will not
receiving funding this year. However, funds are going in to help with heavy vehicle funding. Mayor
282 Clyde commented by pushing a vehicle out to a 15 year mark they tend to break down and have more
wear and tear. He suggested looking more at the miles than number of years.

284 Mayor Clyde thanked the Directors, Administrator Fitzgerald and Director Riddle for the time
that has been put into the budget process. Chief Finlayson thanked Administrator Fitzgerald for
286 providing the vehicle funding program, and said it has made a big difference with budgeting.

288 **6:40 P.M. PARK IMPACT FEE PROJECTS** – Assistant City Administrator/City Attorney John
Penrod

290 Assistant City Administrator Penrod explained more detail is being worked on for the
Community Park proposal. He explained they are looking at next year regarding Community Park and
292 Bartholomew Park.

Director Roylance provided information on the various proposals. Council asked that Director
294 Roylance send them copies of the proposals for them to review.

296

6:50 P.M. WRAP-UP/QUESTIONS AND CONCERNS

298 Mayor Clyde asked if there was further discussion. There was none.

300 **ADJOURNMENT**

The meeting was adjourned at 6:55 p.m.

302

304

306

308 *This document constitutes the official minutes for the Springville City Council Budget Retreat Meeting held on Wednesday, April 27, 2016.*

310 *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*
312 *minutes represent a true and accurate, and complete record of this meeting held on Wednesday, April*
314 *27, 2016.*

316

Kim Rayburn
City Recorder

318



1 MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD
2 ON TUESDAY, MAY 10, 2016, AT 5:15 P.M. IN THE MULTIPURPOSE ROOM AT THE CIVIC
3 CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

4
5 Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were present:
6 Councilmember Rick Child, Councilmember Craig Conover, Councilmember Christopher Creer,
7 Councilmember Jason Miller, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald,
8 Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director
9 Bruce Riddle, City Recorder Kim Rayburn and Deputy City Recorder Jennifer Grigg.

10 Also present were: Administrative Services Manager Rod Oldroyd, Buildings and Grounds
11 Director Alex Roylance Recreation Director Corey Merideth, Library Director Pam Vaughn, Golf Pro
12 Craig Norman, Water Superintendent Shaun Barker, Fire Chief Hank Clinton, Public Works Director
13 Brad Stapley, Public Safety Director Scott Finlayson and Museum of Art Director Dr. Rita Wright.

14
15 **CALL TO ORDER**

16 Mayor Clyde welcomed everyone and called the meeting to order at 5:16 p.m.

17
18 **COUNCIL BUSINESS**

19 1) Calendar

- 20
- May 14 – 2016 Art Ball at the Springville Museum of Art 6:00 p.m.
 - May 17 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
 - 22 • May 20 – employees bike to work 8:00 a.m.
 - May 21 – Bike with the Mayor 10:00 a.m. gather at 9:30 a.m.
 - 24 • May 30 – Memorial Day (City Offices Closed)
 - June 7 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
 - 26 • June 4-11 – Art City Days, Library Book Sale
 - June 11 – Grand Parade 10:00 a.m.

27
28 Administrator Fitzgerald finalized plans for the city vs. city golf tournament at Fox Hollow in
29 Pleasant Grove May 20, 2016. He reminded the Council of the Regional MAG transportation meeting
30 on May 17, 2016. It will be a posted public meeting if three council members attend.

31 Mayor Clyde noted there will be a meeting about pickle ball courts with possible investment to
32 change the junior high courts.

33
34 **2) DISCUSSION/PRESENTATIONS**

35 **a) City Trees – Alex Roylance, Building and Grounds Director**

36 Council and directors walked around the park with Director Roylance. He explained the trees
37 planted around the fountain to honor soldiers need to be replaced. One had severe wind damage last
38 week, and the remaining have reached their life span and will be replaced.

b) Golf Course – Bruce Riddle, Assistant City Administrator/Finance Director

42 Assistant City Administrator Riddle stated the effort to preserve the golf course legacy continues.
The remodel of the restaurant plans include an improved kitchen and banquet area with a new kiosk area
44 for vending machines. A contract for running the restaurant is still in the works. Opening on Sunday is
discouraging most restaurant vendors. There are tournaments already booked that will use the banquet
46 facilities with outsourced food services. The cost of the upgrades is \$275,000, which includes \$100,000
for the roof. The entry area needs a change to the 1968 décor. A comparison with other golf course
48 revenues and operating costs for fiscal year 2015 show that expenses will even out. Overall, Hobble
Creek Golf costs a little more and spends a little more.

50 Mr. Norman stated the sprinkler system has a shelf life of 20 years and was installed 15 years
ago. Discussion continued about labor costs and outside revenue comparisons between Hobble Creek
52 Golf Course and other courses in Utah County. Mr. Norman stated a self-sustaining golf course is a
possibility with the best use of tee-time system. Corporate events are the best way to go after more
54 revenue. A long-term strategic plan includes providing recreation or improving revenue to become self-
sufficient. A survey will tell us how we are doing. Volunteer course marshals would improve efficiency.
56 Maintenance can be learned online. Sunday play needs to include an all-day restaurant and is an
important revenue day. We are recognized Best of Utah Valley, seven years running. Hobble Creek Golf
58 Course is considered great in the state of Utah and the western United States.

Assistant City Administrator Riddle noted that Mr. Norman is working hard. Assistant City
60 Administrator Riddle quoted a podcast that stated, “Constraint breeds creativity.”

Councilman Conover reported that according to Spanish Fork Mayor Liefson, Spanish Fork’s
62 Golf Course is making money.

Assistant City Administrator Riddle noted their golf course revenue is reported in the general
64 fund. Cedar Hills has a property tax levy to pay debt service when the city bonded to take over the golf
course, plus the infusion of \$150,000. In addition, Cedar Hills receives revenue from rentals of the
66 clubhouse.

Councilman Child asked about Sonny Braun’s retirement. Where did all that money go? Not
68 much has changed, so revenue and expense have not changed, except Mr. Braun’s expense is gone.

Administrator Fitzgerald noted the golf course lost money for two calendar years. With great
70 weather in the spring, revenue increased. Additionally, the profit transfer ended. The hours of operation
remain the same, but at a lower rate. The Pro Shop still requires the same number of hours to operate.
72 Once employee shifts are finalized, net savings will improve.

Mayor Clyde summarized keeping a top-notch golf course is a priority of the Council. He asked
74 staff to present a plan.

Councilman Miller requested an estimate on pursuing revenue from more tournaments and
76 rentals.

Councilman Sorensen stated the golf course still needs an assistant pro. Mr. Norman is over
78 worked. Mr. Braun shared the load, 7 days a week 16 hours a day. Lessons and classes can be shared
between Mr. Norman and a new assistant pro.

80 Councilman Creer asked for an update every month through the summer. He wondered why the
council is just finding out in April that there is no restaurant.

82 Administrator Fitzgerald noted the goals and reports will help with planning.

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

a) Discussion with Department Directors

86 Recreation Director Meredith reported track and field days are completed. Six schools and club
88 teams are hosting a South Utah County invitational track meet. Spring soccer is finishing and Recreation
is preparing for Art City Days.

Director Roylance noted rain is keeping staff busy. Buildings and Grounds is prepping for the
90 Mayor's bike ride and Memorial Day.

Chief Finlayson stated that with three open positions and two new hires in training, Art City
92 Days will be tight as far as officer hours are concerned. Chief Finlayson will also be working carnival
night shifts. He thanked the Mayor for the newsletter article on lower crime rate trend in Springville.

94 Museum Director Wright stated staff is recuperating from hanging the Spring Salon. Deciding
who gets complimentary tickets to the Art Ball is an ongoing discussion.

96 Administrator Fitzgerald clarified that legally state legislators can accept the \$60 tickets, but they
might chose not to.

98 Director Vaughn reported Summer Reading is gearing up for the last week of May.

Director Stapley reported over 1500 hits on the pressurized irrigation post on Facebook with 18
100 connections in the first week and 600 looks on the City's pressurized irrigation webpage.

Assistant Administrator Riddle explained the Airport Board sponsors the Aeroplane, Trains &
102 Automobile event every other year. They are considering racing cars with a cash prize from entry fees.
They are investigating the price of insurance. Councilmember Sorensen stated that because of the risk, a
104 racing event is more bad than good.

Administrator Fitzgerald commented there are new developers of the pad sites at the Smith's
106 construction site. Administration is creating a new benefits plan.

Administrative Services Manager Oldroyd reported Rick Salisbury's restaurant plans to have a
108 soft opening May 20, 2016 with a grand opening during Art City Days. Administrator Fitzgerald noted
the restaurant is unbelievable inside and out.

110 Recorder Rayburn reported hosting the Utah Municipal Clerks Association, which included
recorders from Highland to Levan for a presentation from Burt Harvey, the Tax Administration
112 Supervisor at Utah County.

Councilman Miller registered concern with the racing idea. He thanked directors for improved
114 one-page reports. They are great for comparing between periods.

Councilman Creer reported a citizen complained that there was grass on the gravestones on
116 Mother's Day at the Cemetery.

Councilman Child noted the Water Board needs more members.
118

d) Commission, Board, and Committee Minutes

120 i. Aquatic Activity Center Design Ad Hoc minutes for March 03, 2016 and April 14, 2016

122 ii. Emergency Preparedness Committee minutes for March 17, 2016

124 iii. Library Board minutes for February 11, 2016 and March 10, 2016

126 iv. Spanish Fork/Springville Airport Board minutes for April 07, 2016

v. Water Board minutes for April 12, 2016

e) Mayor and Council Reports

4) CLOSED SESSION, IF NEEDED – TO BE ANNOUNCED IN MOTION

128 *The Springville City Council may temporarily recess this meeting and convene in a closed*
130 *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

There was no closed session.

132

ADJOURNMENT

134 COUNCILMEMBER CHILD MOVED TO ADJOURN THE CITY COUNCIL MEETING AT
 6:45 P.M. COUNCILMEMBER CREER SECONDED THE MOTION, AND ALL PRESENT VOTED
136 AYE.



Minutes of the Work/Study Meeting of the Springville City Council held on Tuesday, June 14, 2016, at 5:15 p.m. in the Multipurpose Room 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 Jason Miller, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Rayburn and Deputy City Recorder Jennifer Grigg.

Also present were: Administrative Services Manager Rod Oldroyd, Buildings and Grounds Director Alex Roylance, Recreation Director Corey Merideth, Library Reference Librarian Elizabeth Westenburg, Golf Pro Craig Norman, Power Director Leon Fredrickson, Public Works Director Brad Stapley, Public Safety Director Scott Finlayson and Museum of Art Director Dr. Rita Wright.

CALL TO ORDER- 5:13 P.M.

COUNCIL BUSINESS

1) Calendar

- June 19 – Father’s Day
- June 21 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- June 28 – Utah County Primary Election – Polls Open 7:00 a.m. – 8:00 p.m.
- July 04 – Independence Day (City Offices Closed)
- July 05 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- July 12 – Work/Study Meeting 5:15 p.m.

2) DISCUSSION/PRESENTATIONS

a) Golf Course Update – Craig Norman, Golf Pro

Mr. Norman noted the kitchen is clean and updated including cloth tablecloths with paper on top. The new catering company has scheduled a tasting party. Councilmember Sorensen stated his golf friends report Hobbles Creek Golf Course is amazing for a municipal course. Mr. Norman stated the back tee on the 9th hole is settling and needs refurbishing. The *Youth on Course* initiative brought in 262 rounds of junior golf to Hobbles Creek Golf Course. Kids are traveling from as far away as Ogden and Fairview. The project produced \$2,000 of additional revenue in the first two months of the summer. Mayor Clyde asked about the roof repair project. Director Roylance noted the discovery of a pocket of structural decay on the carport roof. Mayor Clyde asked about flowers in the planter boxes and by the golf carts. Golf Course grass conditions improved in the last two weeks. Chris Jensen and the grounds keeper crew have cut the grass four times already. The staff is working to reduce water usage by 35-50% to comply with state levels of compliance. Director Stapley confirmed a spring nearby is running at half the usual water output. Councilmember Child asked about comparing the revenue in February 2015 and February 2016. Mr. Norman stated green fees are down \$20,000 this year because the weather prevented opening in February. About 10 less golf passes have sold. The month of May had 25 rain days out of 31 possible golf days. The golf course seems busier this year when the weather is good. Magleby’s will cater a large corporate event on Sunday.

b) Art City Days Carnival Contract – John Penrod, Assistant City Administrator/City Attorney; Corey Merideth, Recreation Director

46 Councilmember Conover requested a new RFP (Request for Proposal) for carnival services
before the current contract ends. He proposed opting out of the current contract before this month's
48 deadline. He reported there is a higher-class carnival company out of Arizona that sequesters the
employees and has all the lightbulbs replaced and updated rides. Administrator Fitzgerald noted there
50 are 3 other carnival options available that staff will look into. Mayor Clyde asked if employees have
been a problem in the past. Administrator Fitzgerald answered they are doing better on background
52 checks and no employee problems in recent years. Chief Finlayson reported there were no major
incidents this year. Councilmember Child asked to send a thank you note to the downtown businesses
54 for having patience with the carnival. Councilmember Conover asked about the final numbers. Director
Riddle reported final numbers will be ready soon. Mayor Clyde and Council noted the parade route
56 looked much more crowded this year. Administrative Manager Oldroyd noted regular use of the new
crosswalk light. Director Stapley asked for more enforcement to prevent inside lane cars from
58 endangering pedestrians who have started to cross the outside lane. Chief Finlayson asked for a second
light in the median for the inside lane. Councilmember Child noted the risk of a sign being hit in the
60 middle is better than a kid getting hit by a car. Councilmember Sorensen complimented the whole city
staff for Art City Days. He continued by stating the free concert was really successful. More people will
62 attend each year. Councilmember Creer complimented the quality of the firework show. Museum
Director Wright reported over 5000 people attended the Children's Art Festival with 3100 people
64 actually coming into the museum. Councilmember Conover reported the Balloon Fest had tons of
people. Chief Finlayson said the Children's Bike Parade had lower numbers. Director Wright reported
66 Big Budah, from Fox13, attended the Balloon Fest and then the Children's Art Festival on Friday.
Councilmember Conover reported over 1000 people attended the free movie night. The teen movie will
68 be reevaluated for next year. Mayor Clyde thanked everybody for doing their job. Councilmember
Conover requested that Council send out a thank you note to all City employees for pitching in. Mayor
70 Clyde made sure to thank the Rotary members at the parade. He also requested that Sandy Harward
explore the idea of moving the Balloon Festival to the Memorial Park because the wind and tight space
72 is a problem at Cherry Creek.

74 **c) Discussion of a Resolution that encourages the strengthening and promoting of child-**
appropriate standards in Springville City – John Penrod, Assistant City
76 **Administrator/City Attorney; Corey Merideth, Recreation Director**

78 Administrator Fitzgerald confirmed the Council would consider the resolution formally on the
upcoming agenda. The Council agreed the resolution is valuable. It follows the example of resolutions in
80 other towns. It promotes good standards in the community and is much lengthier than the State's
resolution. He stated pornography is a public health crisis.

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

84 **d) Discussion with Department Directors**

86 Chief Finlayson reported some police officers worked 40 hours over time for Art City Days.
Mayor Clyde complimented a good police presence and the Fireman's breakfast was just a little better
88 than last year.

Director Wright reported that the Children's Art Festival was great. She requested the Mayor and
90 Council save the date for the President of Georgia and his delegation who will visit the Museum with
local dignitaries on September 15, 2016. A formal invitation will follow.

92 Director Roylance reported staff completed putting away Art City Days. The Canyon Parks are
busy and the campground is full most weekends. Mayor Clyde stated the parks look great.

94 Director Meredith thanked the Mayor, Council and staff for help with Art City Days. Summer
sports continue and hosting post-season tournaments begins soon.

96 Director Fredrickson reported new engines will be ready on August 15, 2016. Power drawn from
the system reached 54 megawatts last Thursday when temperatures reached 98 degrees.

98 Director Aegerter noted staff is researching the possibility of basements in the west fields,
allowing beekeeping in the city limits and the ordinance language for the Lakeside Community. Jason
100 Van Ausdal, Chief Building Official is researching modern technology for basements in high water
areas. Mr. Van Ausdal thinks it is a good concept, but would require constant inspection. A 10-year
102 guarantee from the manufacturer is not enough. Mayor Clyde asked how deep the water table is.
Director Aegerter noted it is four to six feet near the Aquatic Center future location.

104 Councilmember Sorensen received an email from a developer, Ryan Anderson, who is
developing east of I-15. Councilmember Sorensen questioned if emailing each councilmember is a
106 backdoor tactic to influence the Council. Director Aegerter noted commercial zoning is recommended in
that area in the current plan adopted by the City Council. The concern would be in creating a residential
108 development that is isolated in the middle of commercial development. Councilmember Conover
questioned whether waiting 20 years for property owners is wise when commercial development is
110 waiting for residential development before they build. Director Aegerter noted the City Council can
change policy in terms of park acreage, requirements and zoning. Administrator Fitzgerald interjected
112 by stating the original master plan aimed for a self-supportive residential neighborhood. He added the
Economic Master Plan stipulated that acreage may be a good area for residential development if we had
114 too much commercial development there in the future.

116 Mayor Clyde pointed out that talking to citizens and developers one on one is permitted, just not
as a quorum. Administrator Fitzgerald reminded everyone that staff actively discourages citizens from
polling the council without information from developers or the staff. Councilmember Conover stated it
118 is a fine line to tread as representatives of the people. Councilmember Child agreed by stating
councilmembers are representing the City, but have no authority to make promises, just express an
120 opinion. Mayor Clyde reported that people ask his opinion even though he does not have a vote. Citizens
deserve an audience.

122 Director Stapley reported that 268 ERCs (Equivalent Residential Connection) of pressurized
irrigation occurred this month out of 1500 total. The 400 East Roundabout has a new speed bump
124 installed. Councilmember Child reported a neighbor says it is nice to see cars going 10 mph instead of
50 mph. Mayor Clyde retorted drivers coming down the canyon are complaining. Administrator
126 Fitzgerald stated engineering staff is collecting good data. It will be removed in the winter for the
snowplows. Director Stapley stated it will be replaced with a dip. Right now staff is researching
128 placement of the speedbump. Chief Finlayson observed it for 15 minutes and stated the speedbump is
causing traffic to actually approach the roundabout at the correct speed. He requested an electronic
130 message board by the church.

132 Mayor Clyde asked about the 950 West Railroad crossing. Director Stapley noted the agreement
needs to be countersigned by the railroad company. Jeff Anderson is creating a purchasing list and
working with contractors. Mayor Clyde reminded everyone that the railroad crossing was promised
134 before school starts.

136 Councilmember Sorensen asked to send a request to UDOT to speed up the traffic light in front
of Love's Truck Stop.

138 Librarian Westenburg reported the summer reading is going strong with 500 adults signed up
who have reported 146,000 minutes of reading so far. \$3600 in revenue from this year's Friends of the
Library Book Sale is the most ever.

140 Recorder Rayburn reported Springville City is now a Passport Acceptance Agency. Staff is going
through training. This will bring revenue into the City. Mayor Clyde asked about Global Entry Card
142 from TSA. Recorder Rayburn will check on it.

144 Councilmember Sorensen asked approval of the three new Library Board members. Recorder
Rayburn answered the names were submitted.

146 Mayor Clyde listed the current boards and commissions needing new members. Suggested names were added to the updated list.

148 Assistant City Administrator Riddle reported the final budget and museum rental rate changes will follow in next week's packet. He added that the South Utah Valley Solid Waste District has entered an interlocal agreement with the Northern Utah Environmental Resources Agency (NUERA) along with other interlocal solid waste districts. Mayor Clyde confirmed with Councilmember Sorensen that the committee entered into this agreement a while ago. The new consortium is considering purchasing the Bayview landfill. It could be beneficial for SUVSWD to divest itself of the landfill. Because of high fixed costs and limited tonnage, this increases the tipping fee for SUVSWD. 150 years of capacity at the Bayview landfill is more than SUVSWD needs. One proposal to increase tonnage at the landfill and drive fixed costs down is to approach NUERA and other districts to start using Bayview. NUERA also made an offer to purchase the landfill. Councilmember Sorensen stated the SUVSWD committee meets next Wednesday. SUVSWD still owns the transfer station. Mayor Clyde asked about combining north and south districts instead of allowing so many more districts into the Bayview Landfill. Assistant City Administrator Riddle agreed.

160 Administrator Fitzgerald reported that Assistant City Administrator Penrod is working on the 1200 West cost differential with Property Reserve, Inc. (PRI) who will provide information on the issues. He also reported finalization of the details for the Aquatic Center continues as do solutions for soil issues. Nebo School District is considering adding funds. The construction documents are closer to completion. Soil preparations could start in several weeks. Mayor Clyde reported timelines are increasing because of a labor shortage. Material prices are up as are labor wages. Bidding is scheduled for October, which projects opening in 2017. If bidding pushes back to February, the Aquatic Center will open in 2018. Mayor Clyde suggested using Kalwall instead of glass and examples are in his office building.

170 **Commission, Board, and Committee Minutes**

- 172 i. Emergency Preparedness Committee minutes for April 21, 2016
- 174 ii. Golf Course Committee minutes for April 21, 2016
- 176 iii. Parks and Recreation Board minutes for March 24, 2016
- iv. Power Advisory Board minutes for March 09, 2016
- v. Spanish Fork/Springville Airport Board minutes for May 05, 2016
- vi. Water Advisory Board minutes for May 10, 2016

178 **f) Mayor and Council Reports**

180 Mayor Clyde reported a prospective developer for a movie theater has proposed a development. Councilmember Sorensen suggested offering incentives. Councilmember Conover noted the visibility from I-15 would be important. Mayor Clyde noted building pads would make it work economically. Councilmember Miller noted a theatre is the best option for development. Administrator Fitzgerald reported on incentives to prospective buyers and current property owners. Incentives can be adjusted by future city councils. Councilmember Conover agreed that incentives should be fluid. All parties of any transaction will be aware of the incentives. The Community Development Agency (CDA) will affect the transaction. Councilmember Miller also spoke with Suburban Land Reserve (SLR). Springville residents will be excited to have a theatre. More businesses like restaurants will come to the area. Councilmember Miller asked if there is an anchor store interested in the property. Administrator Fitzgerald listed the anchor stores that have been pursued in the past. Mayor Clyde commented that internet sales are changing retail brick and mortar building. Even Walmart is investigating delivery only stores. Councilmember Miller proposed adding to the incentives to get a theatre. He reported citizen's approach him daily complaining about leaving town to eat at restaurants. Mayor Clyde reported on future development near Smith's Marketplace and discussed some restaurants that may be interested.

194 Councilmember Sorensen noted any restaurant that thought they could make money would already be
here.

196

3) **CLOSED SESSION, IF NEEDED – TO BE ANNOUNCED IN MOTION**

198 *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
200 *lease of real property, as provided by Utah State Code Annotated §52-4-205*

There was none.

202

ADJOURNMENT

204 COUNCILMEMBER CHILD MOVED TO ADJOURN THE CITY COUNCIL MEETING AT
6:44 P.M. COUNCILMEMBER CONOVER SECONDED THE MOTION, AND ALL PRESENT
206 VOTED AYE.



STAFF REPORT

DATE: July 15, 2016
TO: Mayor and City Council
FROM: Bradley D. Stapley, Director of Public Works
SUBJECT: **MICRO SURFACING 2016-17 PROJECT**

RECOMMENDED ACTION

Motion to approve American Pavement Preservation as the low bidder for the Micro Surfacing Type II & III 2016 Project for various Springville City roads (see attached map) in the amount of \$526,323.41 and authorize the Director of Public Works to issue a Notice to Proceed for the project.

SUMMARY OF ISSUES/FOCUS OF ACTION

The Streets Division of Public Works has developed a comprehensive 7-year Roadway Maintenance Plan for Springville City. The plan utilizes various methods of roadway maintenance to assure the best use of funds given the specific roadway condition.

The plan uses crack sealing, slurry seals, chip seals, and asphalt overlays as methods of minor roadway surface rehabilitation. More costly maintenance techniques for severely dilapidated roadway surfaces involve asphalt overlays, asphalt grinding with asphalt replacement, and full depth reclamation with asphalt overlays.

DISCUSSION

Micro Surfacing is a mixture of aggregate (small rock), asphalt emulsion, cement, and water. The asphalt emulsion serves as a binder, holding the crushed aggregate together and adhering the surface. Mixing and spreading are accomplished in one continuous operation, with the applied surface being ready for traffic within a few hours.

Micro Surfacing has been effective in extending pavement life. Its most notable features are:

- It seals out moisture over the entire pavement.
- It stops the oxidation process on the original pavement.
- It fills minor voids and depressions.
- Its comparatively low cost makes it an effective alternative in street maintenance today.

CITY COUNCIL AGENDA

July 19, 2015

ALTERNATIVES

Springville City solicited bids for this project through BidSync.com, receiving the following:

American Pavement Preservation - \$526,323.41

Geneva Rock Products - \$535,784.35

Intermountain Slurry Seal, Inc. - \$548,812.48

FISCAL IMPACT

Funding for this project will come from the 2016-17 budget



STAFF REPORT

DATE: July 14, 2016

TO: The Honorable Mayor and City Council

FROM: John Penrod, City Attorney

**SUBJECT: CONSIDERATION OF ENTERING INTO A GUARANTEE WITH
OUTLOOK FOR FUTURE TRAIL INSTALLATION.**

RECOMMENDED ACTION

Motion to Approve entering into a Guarantee of Future Trail Installation with Outlook Associated Apartments, LLC, JMMS Enterprises, LLC and General Construction & Development, Inc.

BACKGROUND

As part of the Outlook's 260 apartment unit development, Outlook was required to install 1500 feet of recreation trail as part of the project's density bonus requirements. In the development agreement, the City and the developer agreed to allow a portion of the trail to be installed with a future phase because the current phase only has 622 feet of frontage. In order to install only a portion of the trail with Phase 1, with the balance being installed with a future phase, Outlook must provide a guarantee that is acceptable to the City. In October 2015, the City Council approved a guarantee that was proposed by the developer. After approving the guarantee, the developer refused to sign the agreement because the developer did not want to have to install the trail if the location of the trail was not going to be part of the next phase. The proposed revised guarantee gives the option to the developer to install the trail with the next phase or provide a cash bond for the trail.

The proposed guarantee will be recorded against the property and does not allow any future development of the property along the frontage of 2600 West until the total 1500 trail is installed. However, if the developer's next phase is along 400 South, the developer will have the option to install the trail or provide the City with a cash bond to guarantee the installation of the trail. The reason for allowing the developer to wait to install the trail is that the future phases may have road entrances that would cut across the trail if the trail were installed today. Waiting for the installation of the trail allows for better planning of entrances and ensures that all 1500 feet of trail is installed.

FISCAL IMPACT

None.

CITY COUNCIL AGENDA

NOTICE OF INTEREST

GUARANTEE OF FUTURE TRAIL INSTALLATION

This Guarantee is entered into this ___ day of _____, 2016 by and between Outlook Apartment Associates, LLC, a Utah corporation; JMMS Enterprises, LLC, a Utah limited liability company; General Construction & Development, Inc, a Utah corporation; and Springville City, a Utah municipal corporation. The parties to this Guarantee acknowledge and agree that each party has received good and valuable consideration, the receipt and legal sufficiency of which are acknowledged for the covenants, obligations, and requirements in this Guarantee.

Pursuant to the provisions of Section 10.3 of a Master Development Agreement for the Outlook Mixed Use Development (“Outlook”) executed as of January 21, 2014 between Springville City (“City”), JMMS Enterprises, LLC and Outlook Apartment Associates, LLC, (JMMS and Outlook Apartment Associates, collectively, “Developers”) Developers are required to guarantee in a form acceptable to the City that the remaining 980 feet of public trail will be installed and dedicated, in accordance with City ordinance, rules, regulations and policies, in a future phase of Outlook.

This Notice of Interest acknowledges that requirement and the fact that City will not approve future phases of Outlook or issue building permits for future phases of Outlook to any person or entity unless the plans for such future phases submitted by Developers show the installation of the required additional trail. The required trail must be installed with the next approved phase of Outlook or issued building permit in Outlook. The additional 980 feet of public trail required to be installed and dedicated to the City pursuant to this Notice is for the density bonus granted Developers for Phase 1 of Outlook. Accordingly, the requirement to install the 980 feet of public trail shall not count towards any density bonus for any future phase of Outlook.

Notwithstanding the previous paragraph, in the event that the next phase(s) of Outlook do not include any frontage along 2600 West, Developers may elect to postpone the installation and dedication of the 980 feet of public trail by providing an improvement completion assurance in an amount that covers the costs of installing the trail improvements as determined by City and in a form that is acceptable to City. In the event that Developers elect to provide the completion improvement assurance pursuant to this paragraph, Developers will be required to install and dedicate the trail improvements at such time that any portion of the project is developed along 2600 West. Developers’ election to provide the improvement completion assurance shall not waive Developers’ requirement to install and dedicate the 980 feet of public trail.

This Guarantee shall be recorded, run with the land, and inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

The real property subject to this Notice of Interest is described in Exhibit “A” which is attached hereto and incorporated by reference.

Outlook Associate, LLC,

By: _____
Its: _____

JMMS Enterprises, LLC

By: _____
Its: _____

General Construction & Development, Inc.

By: _____
Its: _____

Springville City

By: _____
Its: Mayor Wilford W. Clyde

Attest: _____
City Recorder Kim Rayburn

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH))

:ss.

COUNTY OF UTAH)

On the ____ day of _____, 2016, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of Outlook Associate, LLC, a Utah corporation, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

OWNER ACKNOWLEDGMENT

STATE OF UTAH)

:ss.

COUNTY OF UTAH)

On the ____ day of _____, 2016, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of JMMS Enterprises, LLC , a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

OWNER ACKNOWLEDGMENT

STATE OF UTAH)

:ss.

COUNTY OF UTAH)

On the ____ day of _____, 2016, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of General Construction and Development, Inc., a Utah incorporation, and that the foregoing instrument was duly authorized by the corporation at a lawful meeting held by authority of its operating agreement and signed in behalf of said corporation.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

CITY ACKNOWLEDGMENT

STATE OF UTAH)

:ss.

COUNTY OF UTAH)

On the ____ day of _____, 2016, personally appeared before me _____ who being by me duly sworn, did say that he is the Mayor of Springville, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____