



**WORK/STUDY AGENDA  
SPRINGVILLE CITY COUNCIL MEETING  
NOVEMBER 01, 2016 AT 5:15 P.M.**

City Council Chambers  
110 South Main Street  
Springville, Utah 84663

**CALL TO ORDER- 5:15 P.M.  
COUNCIL BUSINESS**

1. Calendar
  - November 11 – Veterans Day
  - November 08 – General Election Day
  - November 08 – Work/Study Meeting 5:15 p.m.
  - November 15 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
  - November 24-25 Thanksgiving Holiday (City Offices Closed)
  
2. **DISCUSSION ON THIS EVENING’S REGULAR MEETING AGENDA ITEMS**
  - a) Invocation – Councilmember Sorensen
  - b) Pledge of Allegiance – Councilmember Conover
  - c) Consent Agenda
    1. Approval of City purchase orders required to be signed per Springville City Purchasing Code.
    2. Approval of the minutes from the June 21, 2016 Regular meeting and September 13, 2016 Work/Study meeting.
  
3. **DISCUSSIONS/PRESENTATIONS**
  - a) Utah Lake/Provo Bay Water Quality Discussion – Brad Stapley and Leland Meyer
  
  - b) General Plan Review – Glen Goins, Community Development Director
  
  - c) Golf Course Clubhouse Remodel – Bruce Riddle, Assistant City Administrator/Finance Director
  
4. **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

**CERTIFICATE OF POSTING**

This meeting was noticed in compliance with Utah Code 52-4-202 on October 28, 2016. Agendas and minutes are accessible through the Springville City website at [www.springville.org/agendasminutes](http://www.springville.org/agendasminutes). Council Meeting agendas are available through the Utah Public Meeting Notice website at <http://www.utah.gov/pmnn/index.html>. Email subscriptions to Utah Public Meeting Notices are available through their website.

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.

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.

s/s – Kim Rayburn CMC City Recorder

**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 Section 52-4-205*

**ADJOURNMENT**

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s/s – Kim Rayburn CMC City Recorder



**REGULAR AGENDA  
SPRINGVILLE CITY COUNCIL MEETING  
NOVEMBER 01, 2016 AT 7:00 P.M.**

City Council Chambers  
110 South Main Street  
Springville, Utah 84663

**AMENDED OCTOBER 31, 2016 AT 4:50 P.M.**

**CALL TO ORDER**

**INVOCATION AND PLEDGE**

**APPROVAL OF THE MEETING'S AGENDA**

**MAYOR'S COMMENTS**

**PUBLIC COMMENT**

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

**CONSENT AGENDA**

*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.*

1. Approval of City purchase orders required to be signed per Springville City Purchasing Code.
2. Approval of the minutes from the June 21, 2016 Regular meeting and September 13, 2016 Work/Study meeting.

**REGULAR AGENDA**

3. [Consideration of a change order agreement for the Spanish Fork/Springville Airport Asphalt Improvement project in the amount of \\$57,775.20 – Bruce Riddle, Assistant City Administrator/Finance Director](#)
4. Consideration and acceptance of the Guaranteed Maximum Price of \$18,262,893 for the Aquatic and Activities Center – Troy Fitzgerald, City Administrator
5. Consideration of entering into a Boundary Line Agreement and purchasing approximately 0.25 acres of property from Nebo School District that is located immediately east of the Aquatic and Activity Center Property. – John Penrod – Assistant City Administrator/City Attorney
6. Consideration of purchasing approximately 1.2 acres of property from Suburban Land Reserve, Inc. that is located immediately west of the Aquatic and Activity Center property – Assistant City Administrator/City Attorney John Penrod

7. Consideration of entering into a donation contract with Suburban Land Reserve, Inc. Wherein SLR will donate approximately 45,267 square feet of property to Springville City for the construction of right-of-way needed for the Aquatic and Activities Center – Assistant City Administrator/City Attorney John Penrod

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

### **CLOSED SESSION**

8. *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 Section 52-4-205*

## **ADJOURNMENT**

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s/s – Jennifer Grigg, Deputy City Recorder



MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON  
TUESDAY, JUNE 21, 2016, AT 7:00 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 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, Buildings and Grounds Director Alex  
Roylance, Public Works Director Brad Stapley, Recreation Director Corey Merideth, Library Director  
Pam Vaughn, Operations Manager Rod Oldroyd, Museum of Art Director Dr. Rita Wright, Power  
Director Leon Fredrickson, and Whitehead Plant Operations Manager/Resource Specialist Coordinator  
Shawn Black. Excused from the meeting: Councilmember Jason Miller, listening in via telephone, no  
vote accepted.

**CALL TO ORDER**

Mayor Clyde welcomed everyone and called the meeting to order at 7:00 p.m.

**INVOCATION AND PLEDGE**

Councilmember Conover offered the invocation, and Councilmember Child led the Pledge of  
Allegiance.

**APPROVAL OF THE MEETING’S AGENDA**

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

**MAYOR’S COMMENTS**

Mayor Clyde welcomed the Council, staff and audience. He observed scouts and students in the  
audience and asked them to stand and introduce themselves. Scouts from Troop #1474; were in  
attendance.

**PUBLIC COMMENT**

Mayor Clyde introduced the Public Comment section of the agenda. He asked if there were any  
requests and asked those that completed a request to speak form to come forward.

Andrew Hjorth; Mr. Hjorth stated there was an issue in Quail Hollow subdivision located just off  
of Highway 89. The intersection from 1600 South and 400 East is very dangerous. He explained there  
are many trucks on the highway, with vehicles coming off at 400 east at high rates of speed and is a big  
hazard. He reported his children’s bus was hit recently and thankfully there were no injuries. He asked if

42 there was something that could be done to change the intersection and stated he understood it was a UDOT road.

44 Jim and Shannon Porter: Mr. and Mrs. Porter currently live next to Bartholomew Park and asked about the urgency for reinstalling the trail along the pond next to their home. They would like to see it postponed as long as possible. Mr. Porter commented he couldn't justify the expense in getting rid of the trees. He has put in many nice things and would like to keep it that way. He explained people are accessing the park in front of their home and the public is not respecting their property. He stated he would like see money spent elsewhere than on replacing the trail and allow him time to sell his property.

48 Mayor Clyde asked about the trail. Attorney Penrod replied a fence is being installed and the trail is done. Mayor Clyde explained the trail was removed from the Porter's property and now a new trail is being installed and believes that was the intent from the beginning.

52 Samantha Gwilliam; Ms. Gwilliam reported she is part of the Springville Playhouse Trustee Board. She explained they did a children's production this year and had over 130 kids' audition. 54 Currently they are at the Merit School and have outgrown the site. She explained the current location is not efficient for plays and would like to ask the City for some help. Ms. Gwilliam asked about the possibility of using a facility as part of the Interlocal Agreement between the City and Nebo School District.

58 Blair Reyes; Mr. Reyes commented he is currently the Treasurer for the Springville Playhouse and serves on the school board for Merit Academy. He commented they would like to offer the community a theater group with better organization, subcommittees with various responsibilities and to keep the liability down while providing quality productions. He explained the last play was profitable and they would like to maintain their budget. He asked the City for support and to provide a venue for them to continue to provide quality productions.

64 Kim Stinson, provided information to the Council about Clearfield City's theater program. She explained she is not suggesting Springville should be the same and provided the information for an example and the Springville Playhouse is not looking for a stipend.

68 Doug McMullen; Mr. McMullen voiced his concern about Highway 89 and the traffic. He has been a resident for four years and asked the Engineering Department to put up signs with handicap children in area; that has been done, but has not decreased speeders. He asked if speed bumps could be put in to slow traffic down.

72 Mayor Clyde commented Highway 89 is a concern and it is a state road and they have control. He asked for staff to discuss a possible resolution.

74 City Administrator Fitzgerald stated there have been discussions in the past about the Playhouse. He can meet with them and talk about what can be done.

76 Mayor Clyde stated to be careful with the Interlocal Agreement and requirements of city events. He stated he feels support for the playhouse is a real plus to the community.

78 **CEREMONIAL AGENDA**

1. Declaration of Independence Week Proclamation

80 Mayor Clyde read a portion of the Independence Week Proclamation and commented on the importance of supporting the constitution.

82 **CONSENT AGENDA**

2. Approval of City purchase orders required to be signed per Springville City Purchasing Code.

3. Approval of the Minutes for the Work/Study and Regular Council meetings for April 19, 2016
- 86 4. Approval of equipment disposal according to the Surplus Property Policy – Brad Stapley, Public Works Director
- 88 5. Approval of the appointments of Camille Hafen, Joe Gonzales and Lisa Willey to the Library Board of Directors
- 90 6. Approval of the appointments of Bryan Boshell and John Clemons and the re-appointments of Nile Hatch and Rollin Hotchkiss to the Water Advisory Board
- 92 7. Approval of the appointment of Darryl Tucker to the Springville Arts Commission
- 94 8. Approval of the appointment of Chief Scott Finlayson to the South Utah Valley Animal Special Services District
- 96 9. Approval of the final plan for the Woodsprings Estates Subdivision located at approximately 700 West Center Street in the R1-10 Single-Family and WF-1 Westfield’s Overlay Zones – Fred Aegerter, Community Development Director
- 98

100 COUNCILMEMBER CONOVER MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN.

102 COUNCILMEMBER CREER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY.

104 **REGULAR AGENDA**

106 **10. Consideration of an Ordinance amending Title 11 regarding automobile stacking for drive-up windows (11-6-113(7)) and non-residential driveway widths (11-114(4)) of the Springville City Development Code – Fred Aegerter, Community Development Director**

108 Community Development Director Aegerter reported recently Reams Grocery Store has been doing some remodeling and plan to open a new pharmacy with a drive up window; this has provided some challenges of drive up stacking. The applicants have indicated they were not aware that the drive-through window for a pharmacy would require site plan review. They submitted their plans and included a sketch of what has now begun to be constructed. Director Aegerter explained Staff has spent numerous hours discussing this issue and trying to find a reasonable solution.

114 Director Aegerter gave examples of two pharmacies in Springville and their maximum stacking and busiest times. He explained Staff reviewed each business on a Monday which they considered their busiest day and referred to another information source the “Drive-Through Queue Generation” report, which was independently prepared as an aid for site designers and reviewers. This report looked at six drive-up pharmacies (which the report identifies as being statistically significant) at 12 different times in the metro-Minneapolis area. Director Aegerter noted Springville standards are about in the middle of the requirements given.

122 Director Aegerter commented if there is not a stacking requirement, then it comes to the Community Development Director for a decision and explained some communities that do not have standards will have a traffic study completed. He explained another option would be to allow existing sites to propose a means of meeting the stacking requirements. Or, the business owner can propose a means such as parking spaces prior to a drive-up and the Planning Commission would give a recommendation.

126 Director Aegerter then reviewed the Planning Commission recommendation.

128 Mayor Clyde asked about the ordinance and if the standard is not listed in the ordinance, does the  
Community Development Director make the decision. Director Aegerter replied the requester will need  
130 to provide a site plan and have it go to the Planning Commission.

132 Mayor Clyde asked if the window was installed and approved. Director Aegerter replied he has  
not seen anything come through Planning Commission for the window.

134 Attorney Penrod asked about existing sites and if there have been any discussions on limiting a  
certain time frame. Mayor Clyde commented businesses are trying to improve their business and we  
need to encourage improvements and also be safe, we should work with existing businesses and try and  
136 make it work with the ordinance.

138 Councilmember Child commented the Planning Commission did an admirable job and tried to  
make it work for a local business. He would like to give them credit and said it could be the best for both  
parties.

140  
142 COUNCILMEMBER CONOVER MOVED TO APPROVE **ORDINANCE #11-2016**  
AMENDING TITLE 11 REGARDING AUTOMOBILE STACKING FOR DRIVE-UP WINDOWS  
(11-6-113(7)) AND NON-RESIDENTIAL DRIVEWAY WIDTHS (11-114(4)) OF THE  
144 SPRINGVILLE CITY DEVELOPMENT CODE, WITH THE ADDITION ADDING EXISTING  
BUILDINGS.

146 Attorney Penrod stated the motion would need to reflect what is in the Ordinance and be in  
written form before the Council. Attorney Penrod excused himself to go make the changes and bring  
148 them back before the Council.

150 At 7:47 p.m. Attorney Penrod provided the Council with a written copy of the proposed  
ordinance and explained the revision and new language as Motion B in the proposed ordinance

152 **MOTION B**

154 COUNCILMEMBER CONOVER MOVED TO APPROVE ORDINANCE #11-2016  
AMENDING TITLE 11 REGARDING AUTOMOBILE STACKING FOR DRIVE-UP WINDOWS  
(11-6-113(7)) AND NON-RESIDENTIAL DRIVEWAY WIDTHS (11-114(4)) OF THE  
156 SPRINGVILLE CITY DEVELOPMENT CODE.

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

160	COUNCILMEMBER CHILD	AYE
	COUNCILMEMBER CONOVER	AYE
	COUNCILMEMBER CREER	AYE
162	COUNCILMEMBER MILLER	Absent
	COUNCILMEMBER SORENSEN	AYE

164 **ORDINANCE #11-2016 APPROVED**

166 **11. Consideration of a natural gas fuel hedge contract for the Whitehead Power Plant** – Leon  
Fredrickson, Power Director

168 Power Director Fredrickson thanked the Mayor and Council for allowing his department to move  
forward with reliable power rates. He explained the Springville Power Department has identified the  
170 need to secure additional long term natural gas for the power generated at the Whitehead Plant. All

172 market indications support securing a long term gas contract before the forward gas prices increase.  
173 Director Fredrickson turned the time over to Power Department Resource Specialist Shawn Black.

174 Mr. Black explained in order to maintain power and fuel budgets at current levels without  
175 significant increases, Springville Power would like the authority to hedge fuel forward in the market.  
176 The range and volume of this fuel hedge contract will be based on current and future needs for  
intermediate peaking and baseload power generation at the Whitehead Plant.

177 Mr. Black provided a presentation explaining power load curves and showing allocations of  
178 baseload. He explained the new Caterpillar engines will add more diversity in the base load and  
flexibility while also heating the sewer plant. If they run one Caterpillar engine for 24-hours this will  
180 help by saving gas and be conservative with hedges. They are using historical numbers when purchasing  
gas to eliminate over purchase.

181 Administrator Fitzgerald asked if it will be a five or ten year hedge in gas. Mr. Black replied he  
182 recommends a ten year hedge to allow for summer peaking and base load power needs at the Whitehead  
183 Power Plant.

184 Administrator Fitzgerald asked what has changed in the last six years. Mr. Black explained he  
185 recommends price stability for ten year hedge versus five years and believes the price will be higher in  
186 ten years. The overall objective is to maintain a stable power rate. Springville Power's objective has  
187 been to maintain a stable power rate and has been successful in that goal over the past ten years. A  
188 strategy of forward fuel purchase, market energy and resources management has been developed and  
189 utilized to accomplish this objective. Supply and demand is lower now, with the possibility of more  
demand in the future because of a cleaner burn. Renewable energy is still up and they will need to  
192 adjust their costs.

193 Councilmember Child asked how the Staff feels about the proposal. Administrator Fitzgerald  
194 replied the question is what to do in five years, it's a tough decision; a ten year hedge locks it in with the  
pay being more in the short term. If it goes the opposite it would be hard to provide more dollars.  
196 Administrator Fitzgerald explained there shouldn't be a need to raise rates for a few years, as we are  
below average from all competitors, and they are raising their rates. Over the next five to ten years a  
198 nominal increase is expected. Mr. Black commented the Whitehead portion in the summer is the most  
important.

200  
201 COUNCILMEMBER CONOVER MOVED TO APPROVE THE ELECTRIC DEPARTMENT  
202 STAFF THE AUTHORITY TO EXECUTE TWO NATURAL GAS HEDGE FINANCIAL  
CONTRACTS FOR THE WHITEHEAD POWER PLANT INCLUDING FIRST, A 10 YEAR  
204 CONTRACT FROM SEPTEMBER 2016 TO DECEMBER 2016 FOR MONTHLY NATURAL GAS  
NOT TO EXCEED A QUANTITY 8,700 MMBTU (BRITAIN ) AT A COST NOT TO EXCEED \$3.60  
206 PER MMBTU TO OPERATE THE NEW 2,500 KW ENGINES FOR BASELOAD ENERGY AND  
PLANT HEAT AND SECOND, A 10 YEAR CONTRACT FOR THE SUMMER MONTHS OF JUNE,  
208 JULY, AUGUST AND SEPTEMBER ANNUALLY STARTING IN 2017 THROUGH 2026 OF  
NATURAL GAS NOT TO EXCEED A QUANTITY OF 25,000 MMBTU PER MONTH AT A COST  
210 NOT TO EXCEED \$3.60 PER MMBTU TO OPERATE THE LARGE 7,000 KW ENGINES FOR  
SUMMER PEAKING REQUIREMENTS.

211 COUNCILMEMBER SORENSEN SECONDED THE MOTION, AND ALL IN  
212 ATTENDANCE VOTED AYE.

214

216 **12. Consideration of the City of Fun Carnival contract** – John Penrod, Assistant City  
Administrator/City Attorney

218 Attorney Penrod stated there have been previous discussions of cancelling the current carnival  
contract and going with a new provider. The City is required to give notice within 30 days after the  
event. He asked if there were any questions or discussion.

220 Councilmember Sorensen asked to understand why it is being considered and is concerned by  
doing so there is a risk of not being able to book someone.

222 Councilmember Creer asked if staff is sure that the Brown Company is available. Recreation  
Director Merideth replied he had talked with Brown and they are looking at the dates, he confirmed they  
would be interested.

224 Mayor Clyde expressed this should have been looked at sooner.

226 Councilmember Creer stated he would like to wait a year in order to get better information.  
Administrator Fitzgerald added the proposed motion could be altered.

228 Mayor Clyde stated he thought the City of Fun Carnival has done a good job.

230 Councilmember Sorensen asked about the contract for parking between Magelby's and the City.  
Attorney Penrod replied it goes beyond the contract with City of Fun.

232 COUNCILMEMBER CONOVER MOVED TO HAVE STAFF GO OUT AND DO AN RFP  
FOR THE CARNIVAL.

234 COUNCILMEMBER CREER SECONDED THE MOTION, AND ALL VOTED AYE.

236 **13. Consideration of approving a Resolution that encourages the strengthening and promoting  
of child-appropriate standards in Springville City** – John Penrod, Assistant City  
238 Administrator/City Attorney

240 COUNCILMEMBER CONOVER MOVED TO POSTPONE THE ITEM UNTIL JULY 5, 2016  
REGARDING THE RESOLUTION THAT ENCOURAGES THE STRENGTHENING AND  
242 PROMOTING OF CHILD-APPROPRIATE STANDARDS IN SPRINGVILLE CITY

COUNCILMEMBER CREER SECONDED THE MOTION, AND ALL VOTED AYE.

244 **PUBLIC HEARING**

246 **14. Public Hearing to consider an amendment to the General Plan Land Use Map and the  
Official Zone Map from Medium Low Density Residential and Commercial to Medium  
248 Density Residential and from the R1-8 Single-Family Residential and HC-Highway  
Commercial Zones to the R2-Single/Two-Family Residential Zone for properties in the  
250 area of 1250 South 400 East** – Fred Aegerter, Community Development Director

252 Director Aegerter explained the proposed amendment and noted the Planning Commission has  
reviewed and approved the rezoning and the recommendation was unanimous

254 Mayor Clyde opened the public hearing:

256 COUNCILMEMBER CREER MOVED TO CLOSE THE PUBLIC HEARING.  
COUNCILMEMBER CONOVER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR  
258 OF THE MOTION. THE MOTION PASSED UNANIMOUSLY.

260 Councilmember Sorensen asked if the neighbors in the area were notified. Director Aegerter  
replied they were notified and no comments were received.

262

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

264 COUNCILMEMBER CREER MOVED TO APPROVE **ORDINANCE #12-2016** AMENDING  
THE LAND USE MAP ELEMENT OF THE GENERAL PLAN FROM MEDIUM LOW DENSITY  
266 RESIDENTIAL AND COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL FOR THE  
PROPERTY AT 1250 SOUTH 400 EAST.

268 COUNCILMEMBER CONOVER SECONDED THE MOTION. THE VOTE IS RECORDED  
AS FOLLOWS:

270	COUNCILMEMBER CHILD	AYE
	COUNCILMEMBER CONOVER	AYE
272	COUNCILMEMBER CREER	AYE
	COUNCILMEMBER MILLER	Absent
274	COUNCILMEMBER SORENSEN	AYE

**ORDINANCE #12-2016 APPROVED**

276

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

278 COUNCILMEMBER CREER MOVED TO APPROVE **ORDINANCE #13-2016** AMENDING  
THE OFFICIAL ZONE MAP FROM THE R1-8 SINGLE-FAMILY RESIDENTIAL ZONE AND HC-  
280 HIGHWAY COMMERCIAL ZONE TO THE R2-SINGLE/TWO-FAMILY RESIDENTIAL ZONE  
FOR THE PROPERTY AT 1250 SOUTH 400 EAST.

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

284	COUNCILMEMBER CHILD	AYE
	COUNCILMEMBER CONOVER	AYE
286	COUNCILMEMBER CREER	AYE
	COUNCILMEMBER MILLER	Absent
288	COUNCILMEMBER SORENSEN	AYE

**ORDINANCE #13-2016 APPROVED**

290

**15. Public Hearing to consider adopting the Final Budget for FY 2016/2017** for Springville City

292 – Bruce Riddle, Assistant City Administrator/Finance Director

Finance Director Riddle reviewed the proposed Final Budget for Fiscal Year 2016-2017.  
294 Director Riddle explained the proposed budget includes a tax increase to service the general obligation  
bonds associated with the Aquatic and Activities Center, but no tax increase for operating purposes.  
296 There are inflationary rate increases proposed in the Water, Storm Water, and Solid Waste utilities.  
There were a number of new or modified fees included in the Comprehensive Fee Schedule. The  
298 General Fund budget includes the utilization of approximately \$300,000 in general fund reserves and  
\$870,000 of C-Road reserves to balance the budget. Utilization of reserves is also proposed in the CIP  
300 Fund, Special Revenue Fund, Water Fund, Electric Fund, Storm Water Fund, Solid Waste Fund and  
Golf Fund.

302

Mayor Clyde opened the public hearing:

304

COUNCILMEMBER CONOVER MOVED TO CLOSE THE PUBLIC HEARING.  
COUNCILMEMBER SORESEN SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY.

308

COUNCILMEMBER CONOVER MOVED TO APPROVE **RESOLUTION #2016-12** AND ADOPTING A BUDGET FOR SPRINGVILLE CITY CORPORATION IN THE AMOUNT OF \$76,615,431 FOR EXPENDITURES IN THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017.

310

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

314

COUNCILMEMBER CHILD	AYE
COUNCILMEMBER CONOVER	AYE
COUNCILMEMBER CREER	AYE
COUNCILMEMBER MILLER	Absent
COUNCILMEMBER SORESEN	AYE

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320

**RESOLUTION #2016-12 APPROVED**

322

**16. Public Hearing to consider adopting Final Budget for FY 2016/2017 for the Spanish Fork/Springville Airport**– Bruce Riddle, Assistant City Administrator/Finance Director

324

Finance Director Riddle reviewed the Airport Budget and explained the operating revenues continue to cover operating expenses, while the FAA sponsored capital projects are down from last year and the asphalt maintenance program has been requested to continue. Since the adoption of the Tentative Budget, an expense of \$3,000 was added to the professional services line item at the request of the Spanish Fork Public Works Director to cover the cost of a SWPPP (Storm Water Pollution Prevention Plan) plan and inspection. No other changes to the Tentative Budget were made.

326

328

330

Mayor Clyde opened the public hearing:

332

COUNCILMEMBER CHILD MOVED TO CLOSE THE PUBLIC HEARING.  
COUNCILMEMBER CONOVER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY.

334

336

COUNCILMEMBER CREER MOVED TO APPROVE **RESOLUTION #2016-13** AND ADOPTING THE SPRINGVILLE / SPANISH FORK AIRPORT \$676,155 BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2017 AS PRESENTED.

338

340

COUNCILMEMBER CONOVER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

342

COUNCILMEMBER CHILD	AYE
COUNCILMEMBER CONOVER	AYE
COUNCILMEMBER CREER	AYE
COUNCILMEMBER MILLER	Absent
COUNCILMEMBER SORESEN	AYE

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**RESOLUTION #2016-13 APPROVED**

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17. **Public Hearing to consider an amendment of the 2015/2016 Budget** – Bruce Riddle, Assistant City Administrator/Finance Director

Director Riddle provided information to the Council for the proposed Budget Amendment to amend the 2015-2016 Budget. Mayor Clyde asked about the Spanish Fork/Springville Airport item and if it was in the correct line item of the budget. Director Riddle reported the dollars were in reserve but not budgeted, the funds are not FAA funded and come from State grants and is in the correct budget.

Mayor Clyde opened the public hearing:

COUNCILMEMBER CREER MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER CONOVER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY.

COUNCILMEMBER CONOVER MOVED TO APPROVE ADOPTING **RESOLUTION #2016-14** TO OPEN AND AMEND THE GENERAL FUND, CAPITAL IMPROVEMENT FUND, VEHICLE FUND, ELECTRIC FUND, AND AIRPORT FUND, FOR OPERATIONAL AND CAPITAL EXPENSES AND APPLYING TO THE FISCAL YEAR ENDING JUNE 30, 2016 AS OUTLINED IN EXHIBIT A.

COUNCILMEMBER SORENSEN SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

COUNCILMEMBER CHILD	AYE
COUNCILMEMBER CONOVER	AYE
COUNCILMEMBER CREER	AYE
COUNCILMEMBER MILLER	Absent
COUNCILMEMBER SORENSEN	AYE

**RESOLUTION #2016-14**

**CLOSED SESSION**

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

There was no closed session.

**ADJOURNMENT**

COUNCILMEMBER SORENSEN MOVED TO ADJOURN THE CITY COUNCIL MEETING AT 09:10 P.M. COUNCILMEMBER CONOVER SECONDED THE MOTION, AND ALL VOTED AYE.

392 *This document constitutes the official minutes for the Springville City Council Regular meeting*  
held on Tuesday, June 21, 2016.

394 *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  
396 *minutes represent a true and accurate, and complete record of this meeting held on Tuesday, June 21,*  
2016.

398

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Kim Rayburn, CMC  
City Recorder

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Springville City Council Work/Study Meeting – September 13, 2016

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Minutes of the Work/Study Meeting of the Springville City Council held on Tuesday, September 13, 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/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, Deputy City Recorder Jennifer Grigg and City Recorder Kim Rayburn.

Also present were: Administrative Services Manager Rod Oldroyd, Recreation Director Corey Merideth, Library Director Pam Vaughn, Golf Pro Craig Norman, Power Director Leon Fredrickson, Public Works Director Brad Stapley, Public Safety Director Scott Finlayson, Museum of Art Director Dr. Rita Wright, City Engineer Noah Gordon, City Engineer Jeff Anderson, Facilities Superintendent Joel Bree, Police Officer Lindsay Halladay, Police Officer Eric LeBaron, Police Officer Edward “EJ” Lewis, and Police Officer Kenesha Warner.

**CALL TO ORDER- 5:14 P.M.**

**REGULAR AGENDA**

1. Approval of a fireworks show at the Springville High School football game Friday, September 16, 2016 – Scott Finlayson, Public Safety Director

Chief Finlayson presented information and asked for Council approval of a fireworks show sponsored by Trapnell Orthodontics after the Homecoming Game. He stated they will light the fireworks at the same location as Art City Days Fire Chief Clinton is coordinating with the fireworks company

COUNCILMEMBER CREER MOTIONED TO APPROVE A FIREWORKS SHOW AT THE SPRINGVILLE HIGH SCHOOL FOOTBALL GAME FRIDAY, SEPTEMBER 16, 2016. COUNCILMEMBER CONOVER SECONDED THE MOTION. ALL VOTED AYE.

**COUNCIL BUSINESS**

2. Calendar
  - September 14-16 – ULCT Annual Conference, Salt Lake City

- 36 • September 15 – Museum of Art VIP Reception for dignitaries from the Republic  
of Georgia 4:30 p.m. – 6:30 p.m.
- 38 • September 20 – Aquatic Activity Center groundbreaking 4:00 p.m.
- September 20 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.

40

Springville/Spanish Fork Homecoming game is this week. Dave Caron’s retirement is  
42 on Sept 15 11:30 am -1:30 pm. Councilman Creer and Councilman Conover will be  
there to say a few words.

44

#### **DISCUSSION/PRESENTATIONS**

46 a) Presentation of the Springville City Transportation Master Plan – Horrocks  
Engineering Steven Lord,

48 Mr. Lord presented an hour-long report on the future of Springville roads. Horrocks  
Engineering believes the existing roadway network boiled down to two things:

50

1. Access, how much do we allow
- 52 2. Width, the more lanes the higher the classifications

54 He said since he lives at 400 South and 200 East, he experiences the congestion at his  
home. The firm took measurements to determine the volume of traffic at peak times of day. The  
56 chart describes the level of service from each road, with the optimum level being D, meaning  
free flow of traffic with slight stopping at peak times. Administrator Fitzgerald asked about level  
58 D at the busiest time of day. Mr. Lord answered free flow at that time of day would indicate an  
overbuilt expensive road. He reported that 400 South currently receives a failing grade.

60 Mayor Clyde interrupted the transportation report to allow Chief Finlayson to introduce  
newly hired police officers: Lindsay Halladay, Eric LeBaron, Edward “EJ” Lewis, and Kenesha  
62 Warner. He also reported the internal promotions of Lieutenant Warren Foster, Sergeant Jeremy  
Leonard, Sergeant Vince Mendez, and Corporal Cory Waters.

64 He returned the time to Mr. Lord, who reported a respectful experience with a Springville  
Police Officer. Mr. Lord continued by stating most of the predicted/recommended projects are  
66 Regional Mountainland Association of Governments (MAG) improvements that will not affect  
Springville City money. The plan runs through 2040 and is broken into 10-year increments. It  
68 includes major changes for 1400 North and 1600 South, a new interchange which should relieve  
pressure on the 400 South/Main Street intersection congestion and 1200 West, which is already  
70 in the design process. The report lists intersections that will be unacceptable by 2040. The next  
question is, “what do we do as a City to supplement what MAG is planning?” The City can  
72 expect spot intersection improvements to fill in the gaps and keep up with new development. To  
maintain service level D, the City will need to plan these types of improvements in the next 25  
74 years.

- 76 1. Intersection improvements
2. New roads

## 3. Capacity improvements

80 Councilmember Conover asked about Center Street and 400 East. Director Stapley  
answered the intersection had 15 cars at rush hour. He listed a roundabout and a traffic signal as  
82 possible improvements. Mr. Lord continued by stating adding a left turn lane could be a simple  
intersection improvement. Intersection failure is based on volume at the intersection.  
84 Administrator Fitzgerald stated most intersection failures seem near schools, but peak  
traffic/commuter is causing the intersection failures.

86 Mr. Lord continued by showing Capital Facilities Projects. Councilmember Sorensen  
asked about the 800 South 800 East roundabout being a five way. Chief Finlayson noted there  
88 are only three new signals in 20 years. Mr. Lord noted an intersection improvement could be a  
light or a stop sign depending on the design decisions in the future. Mr. Lord continued by  
90 showing the Capital Facility Plan Costs that are divided between UDOT, MAG and Springville's  
portion, which is \$27.5 million over the next \$25 years. Director Stapley reminded that the City  
92 maintains streets with \$1,000,000 in C road funds. Mayor Clyde interjected the legislature  
proposed an idea, but voters in the county rejected. Administrator Fitzgerald stated Springville  
94 City is not receiving 100% of the funding. Some funding is going to rural counties. Legislature is  
holding a special session to fix that. While legislature is deciding, no money is coming in until  
96 November.

Administrator Fitzgerald noted that finalizing the numbers and planning to pass an impact  
98 fee adds to sustainability. Councilman Sorensen commended long term planning instead of pay  
as you go. Mayor Clyde mentioned \$27 million can be collected \$1 million at a time, not all at  
100 once. Administrator Fitzgerald noted 10 years ago, roads larger than collector roads were built  
with impact fees and developers were responsible for minor collectors and local roads. This new  
102 model is more traditional where impact fees are collected for roads near developer property and  
the city will improve major collector roads. Councilman Sorensen asked about connector fees.  
104 Assistant Administrator Penrod answered, those fees are collected for sewer and water, but not  
roads currently. Administrator Fitzgerald stated developing a road this way will be challenging  
106 when development happens intermittently along a road. Councilmember Sorensen noted  
collector fee agreements developers will pay for part of 1600 South. Administrator Fitzgerald  
108 noted Center Street is an example of a road that may vary big and small as development  
continues. Mr. Lord noted \$9 million will come from Springville City, which will be 85-90%  
110 impact fee eligible. Eligibility requirements include system improvement and not fixing  
deficiency or overbuilding. Councilmember Sorensen confirmed we can be reimbursed in the  
112 future

Councilmember Sorensen asked why 400 South and Main Street are not receiving  
114 a failing grade. Mr. Lord answered there is enough road; the signal is failing. Congestion that can  
be solved by fixing the intersection is not a failing grade for the road. He stated one additional  
116 southbound turning lane will solve the problem.

Councilmember Sorensen requested the City plan the money with untouchable accounts  
118 for the future. Administrator Fitzgerald confirmed this impact fee, if passed will collect funds as  
we go over the next 10 years. Other towns are collecting transportation utility fees. Councilman

120 Sorensen added that politically a council wants to pass on fees and bonds to the next elected  
officials.

122 Director Stapley interjected a current spreadsheet shows looking ahead, we cannot keep  
going the way we are. Director Stapley noted Road Utility fees might be necessary soon.

124 Mayor Clyde mentioned young people are priced out of the housing market. Society is  
squeezing out the middle class. Lots are too expensive for starter homes. Downtown Salt Lake  
126 has 3700 apartments with an additional 3500 being built. Rent is \$1000 for a studio apartment.  
Administrator Fitzgerald brought up service level and sustainability. Property taxes collected per  
128 property owner are currently only enough to maintain the road, not police or other services. We  
can lower impact fees and raise taxes, but what level of service can we sustain on the money  
130 collected. Councilman Sorensen noted Springville City is lucky the plan is as simple as it is.  
Mayor Clyde noted Main Street is close to failing today at rush hour. The new interchange will  
132 not solve Highway 89 congestion Administrator Fitzgerald noted north south connectors at 1200  
West and 400 East will relieve some of that. Mayor Clyde doubts Mapleton residents will take  
134 either of those roads. Councilman Sorensen confirmed Frontrunner is included in the model.  
Mayor Clyde asked for extended UTA service

136 Mr. Lord stated extended UTA/ Frontrunner services are in the model, but not additional  
bus service, according to UTA.

138 Mayor suggested South Utah County needs its own bus service.

## 140 **MAYOR, COUNCIL, ADMINISTRATIVE REPORTS**

### 142 b) Discussion with Department Directors

144 Finance Director Riddle reported the utility bills are high and his department received  
lots of calls from customers. Analytical information place on the website helped  
146 inform the public. Equal pay customers will be recalculated in two months. In  
addition, he received an inquiry from a bank asking to win our business. He finds  
148 little benefit, from a cost/service standpoint, to switch banks unless Council sees a  
political reason to entertain an RFP. Council agreed. Councilman Sorensen noted  
150 changing banks after 20 years of wonderful service is not justified.

152 Mr. Norman, from the Golf Course, reported the fall leaves at the golf course are at  
their peak. The 14-college team tournament sponsored by UVU is complete with a  
154 BYU golfer finishing with a 67. There were seven scores under par with the average  
team score under 75. Sam Houston State and Cal Poly teams tied. Most golfers used  
156 the blue tees. The college golfers were impressed with the golf course.

158 Library Director Vaughn reported the Brandon Sanderson book signing was  
successful. The Monday night event with large City trucks and W.W. Clyde  
160 construction trucks was well attended.

162 Museum Director Wright invited staff and Council to come to the Republic of  
164 Georgia reception on Thursday.

166 Public Works Director Stapley gave an update on the railroad crossing at 950 West. A  
168 UTA policeman changed requirements affecting our paving contractor. Railroad  
170 headquarters in Omaha held a permit then mailed it. Councilman Conover asked  
172 when it would be completed. Director Stapley answered next week. Spanish Fork  
174 received letters concerning their railroad crossing. In addition, the Pressurized  
176 Irrigation connections reached a total of 550 in September. The deadline for the \$250  
178 credit is September 30<sup>th</sup>. The Water Board decided not to extend the discount.  
Council agreed. Administrator Fitzgerald mentioned increased bills because users are  
using much more water, possibly because of higher water pressure. Some customers  
are not happy because bills went up even though they on secondary system. Some are  
using more water. Councilman Child asked if one user cut usage. Director Stapley  
reported the Camelot neighborhood has large common areas and they cut their timers  
from 20 to 10 minutes with good results. Mayor Clyde stated to let it go and return to  
the discussion next year.

180 Administrator Fitzgerald reported a new Community Development Director started  
182 September 26<sup>th</sup>. Glen Goins was a senior planner at Cottonwood Heights.

184 Assistant Administrator Penrod announced Brad Neal, the new Buildings and  
186 Grounds Director started yesterday.

188 Recorder Rayburn announced she received approval from the State Department to  
190 start receiving passport applications. The passport staff plans a soft opening October  
192 3<sup>rd</sup> with an article in the newsletter in November.

194 Mayor Clyde explained that Bartholomew Park is over run, the grass is beat down to  
196 nothing. Crowds park on Canyon Road. Administrator Fitzgerald noted he received  
198 90% of the plans for completion of that park. Parks people need to have engineering  
200 look over the design next time. Administrator Fitzgerald stated the plan met the code.  
The plan was approved by engineering. Mayor Clyde asked should the City charge  
money. We need to sit down and control that. There is not an obligation to entertain  
people from outside our City. Councilmember Sorensen suggested an attendant, just  
like yard waste, and charge \$1 a head that would mean one entrance only.  
Councilmember Child noted he visited a park in Denver where the parked closed two  
days during the week. Administrator Fitzgerald said staff will bring recommendations  
to Council on this.

202 Mayor Clyde stated people in town will not go to park because it is a mad house. Our  
community will not go because it is too crowded.

- i. Spanish Fork/Springville Airport Board minutes for August 04, 2016
- d) Mayor and Council Reports

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

*The Springville City Council may temporarily recess this meeting and convene in a closed session to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah State Code Annotated Section 52-4-20*

There was no closed session.

**ADJOURNMENT  
COUNCILMEMBER CHILD MOVED TO ADJOURN THE CITY COUNCIL MEETING  
AT 6:40 P.M. COUNCILMEMBER CONOVER SECONDED THE MOTION, AND ALL  
VOTED AYE.**

*This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, September 13, 2016.*

*I, Jennifer Grigg, do hereby certify that I am the duly appointed, qualified, and acting Deputy City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Tuesday, September 13, 2016.*

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Jennifer Grigg  
Deputy City Recorder

# Staff Report

**Change Order to:**

## **Airport Asphalt Improvements 2016**

October 31, 2016

Gentlemen,

This project was designed by the Spanish Fork Engineering Department in July 2016 at my request in conjunction with our ongoing plan to maintain the asphalt at the Airport. The project was awarded to Black Forest Paving in mid-August at a bid price of **\$114, 835**. As work progressed it became clear that due to the unstable sub-surface conditions additional steps would need to be taken in order to be able to successfully grade and pave the area. Black Forest Paving was instructed to halt construction until we could obtain a geotechnical report from Terracon as to their recommended steps to be taken to insure a structurally sound pavement. (Report Attached). Upon receiving said report, Spanish Fork's Engineering Department prepared the following estimate of the costs which will likely be incurred:

Tensar TX5 \$0.48/sf	9,145.60
Miriafi 140 n or ACF 315 \$0.18/sf	3,429.60
Additional Engineering Fill \$27/ton with a recommendation of increasing this line item an additional 1000 tons	27,000.00
HMA \$65/ton	18,200.00
<b>Total</b>	<b>57,775.20</b>

The total change order = \$57,775.20

The change order reflects us having to place fabric on 2/3 of the area we are rebuilding and install 2" of asphalt this fall and another 2.5" in warmer temperatures.

We are in a very difficult position as a result of having the asphalt removed in the work area. Each storm potentially increases the amount of additional excavation, fill and fabric which could be required to stabilize the area. After meeting today with the Spanish Fork Engineering Department it is our recommendation that the above described change order be executed as early as possible to ultimately minimize our exposure to the additional expense that could occur due to additional areas being compromised as a result of not having a water shedding surface over the exposed area. In addition we have a few Hangar Owners who currently cannot access the Taxiway and cannot move their Aircraft to or from their Hangars.

As a result of this change order I anticipate that future scheduled asphalt maintenance projects will be delayed in order to allow our Capital Improvement Budget to recover from this unexpected overage.

Thus far I have been successful in contacting 3 of our 6 Airport Board Members by telephone and all 3 support moving forward with this change Order.

Respectfully,

Cris Child  
Airport Manager

# SPANISH FORK CITY

## Airport Asphalt Improvements 2016

August 4, 2016

### Bid Tabulation

Note: Bids shall include sales tax and all other applicable taxes and fees.

NO.	DESCRIPTION	QTY	UNIT	AVG UNIT PRICE	Engineers Estimate UNIT PRICE	Black Forrest UNIT PRICE	Geneva UNIT PRICE	Kilgore UNIT PRICE	Staker UNIT PRICE	Bennett UNIT PRICE	
1	Mobilization/ Demolition, Clearing and Grubbint	1	LS	\$31,680	\$8,500	\$26,000	\$28,000	\$35,400	\$36,500	\$32,500	
2	3" HMA (PG 64-22)	555	Ton	\$65	\$85.00	\$65.00	\$66.60	\$61.61	\$62.50	\$70.55	
					\$47,175.00	\$36,075.00	\$36,963.00	\$34,193.55	\$34,687.50	\$39,155.25	
3	Roadbase	1450	Ton	\$19	\$22.00	\$17.80	\$18.00	\$18.45	\$21.25	\$21.50	
					\$31,900.00	\$25,810.00	\$26,100.00	\$26,752.50	\$30,812.50	\$31,175.00	
4	Engineering Fill	250	Ton	\$37	\$22.00	\$27.00	\$28.00	\$40.30	\$29.00	\$60.00	
					\$5,500.00	\$6,750.00	\$7,000.00	\$10,075.00	\$7,250.00	\$15,000.00	
5	4'x 4' Inlet Box	4	EA	\$3,694	\$2,800.00	\$2,900.00	\$3,900.00	\$3,995.00	\$2,000.00	\$5,675.00	
					\$11,200.00	\$11,600.00	\$15,600.00	\$15,980.00	\$8,000.00	\$22,700.00	
6	R-Tanks	40	EA	\$280	\$55.00	\$215.00	\$200.00	\$192.92	\$450.00	\$340.00	
					\$2,200.00	\$8,600.00	\$8,000.00	\$7,716.80	\$18,000.00	\$13,600.00	
<b>GRAND TOTAL:</b>						\$106,475.00	\$114,835.00	\$121,663.00	\$130,117.85	\$135,250.00	\$154,130.25
<b>Total w/ 15% Contingency</b>						\$122,446.25					
						Difference of	\$6,828				

October 24, 2016



Spanish Fork City  
40 South Main Street  
Spanish Fork, UT 84660

Attn: Mr. Lua Saluone  
P: [801] 804-4543  
E: lsaluone@spanishfork.com

Re: Hangar Subgrade Observation Summary  
Spanish Fork – Springville Airport  
Spanish Fork, Utah  
Terracon Project Number: 61155091

Mr. Saluone:

As requested, Terracon Consultants, Inc. (Terracon) visited the Spanish Fork – Springville Airport on October 21, 2016 to observe subgrade condition below a recently removed pavement at the location shown on the attached site plan. This letter summarizes the results of our site visit.

## OBSERVATIONS

Terracon met with representatives from Spanish Fork City onsite and observed subgrade condition below a recently removed pavement between existing hangar buildings at the location shown on the attached site plan. At the time of our visit portions of the subgrade appeared to have rutted and deflected. These areas were soft and deflecting under foot pressure. Spanish Fork City personnel indicated that a piece of excavation equipment sank up to its axels at one location. Other portions of the subgrade appeared to be firm and non-yielding.

## CONCLUSIONS AND RECOMMENDATIONS

Based on our observations the portions of the subgrade observed to deflect or rut should be stabilized using crushed stone or angular engineered fill in combination with geotextiles. Stabilization fill should meet the requirements presented in the following table.

Fill Type <sup>1</sup>	Application	Requirements		
		Gradation		Plasticity
		Size	Percent finer by weight	
Stabilization Fill	Fill in areas of soft, potentially pumping subgrade	4 to 6 inch No. 200 Sieve	100 5 max	--

Terracon Consultants, Inc. 6949 South High Tech Drive Midvale, UT 84047  
P (801) 545-8500 F (801) 545-8600 terracon.com

## Hangar Subgrade Observation Summary

Spanish Fork – Springville Airport ■ Spanish Fork, UT  
October 24, 2016 ■ Terracon Project No. 61155091



- 
1. All fill should consist of approved materials that are free of organic matter and debris. Frozen material should not be used, and fill should not be placed on a frozen subgrade. A sample of each material type should be submitted to the geotechnical engineer for evaluation.
- 

A separation fabric, such as Mirafi® X or N series products, should be placed directly on top of native subgrade to reduce fines migration. A geogrid product such as Tensar® TriAX® TX5 should be placed under the stabilization fill for stabilization support. A second layer of separation fabric, such as Mirafi® X or N series products, should be placed directly on top of the stabilization fill if voids between rocks are present to prevent migration of road base fines into the stabilization fill. Based on our observations, a minimum of 18 inches of stabilization fill is anticipated to be required to stabilize the soft deflecting subgrade areas. If a stable, non-yielding surface is not achieved using 18 inches of stabilization fill additional thickness may be required. Terracon can observe exposed subgrade upon request.

Placement of the first lift of Stabilization Fill should be done by dumping approved fill material and then pushing it out onto the subgrade ahead of the equipment. The first lift (12 inches) should be statically compacted by rolling to seat the rock in place; excessive rolling or dynamic compaction should not be used in the first lift. Once a firm and stable surface has been created, pavement section materials may be placed and compacted to report requirements.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this report, or if we may be of further service, please contact us.

Sincerely,  
**Terracon Consultants, Inc.**

A handwritten signature in black ink, appearing to read "Rick L. Chesnut". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rick L. Chesnut, P.E., P.G.  
Principal



## STAFF REPORT

**DATE:** October 28, 2016  
**TO:** Honorable Mayor and City Council  
**FROM:** Troy K. Fitzgerald, City Administrator  
**SUBJECT:** AQUATIC CENTER GUARANTEED MAXIMUM PRICE

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### RECOMMENDATION:

A Motion to Authorize Hogan Construction to complete the Aquatic Center for a Guaranteed Maximum Price not to exceed \$\_\_\_\_\_ (\$18,262,893 on October 27, 2016.)

A Motion to deny approval of the Guaranteed Maximum Price for construction of the Aquatic Center.

### BACKGROUND:

Earlier this year, Hogan & Associates Construction was awarded a contract to be the Construction Manager and General Contractor on the Springville Aquatic Center. Part of this agreement requires Hogan to take the plans and specifications provided by the architect, bid the various sub-contract work and provide the City with a Guaranteed Maximum Price (GMP) to provide the building as designed. Bids for the facility were opened in mid-October. Hogan has been going through these bids in detail and has provided a GMP to the City.

The City has been given seven days from October 27, 2016 to accept the GMP in order for Hogan to provide a substantial completion date of December 8, 2017. The City plans to use the days between the due date for this staff report and the Council Meeting to continue to make inquiries and modifications to the GMP. Thus the Council will receive a final document regarding the GMP on the day of its next Council Meeting.

### DISCUSSION:

The GMP provided for the Aquatic Center is above estimates shared with the Council as recently as August. If the Council approves the GMP, the City will be responsible for a maximum additional amount of \$1,209,000. Of this amount \$500,000 remains in contingency and another

\$600,000 remains in allowances that the City controls. In a project of this size, some of the contingency and much of the allowance will be spent. Thus, the Council should anticipate that, if the GMP is approved, somewhere between \$500,000 and \$1,209,000 of additional dollars will be spent on Aquatic Center project. Options for where this money would come from are discussed in the fiscal impact section below.

The total construction budget for the facility currently looks like this:

**Construction Budget**

Misc Upfront	\$	25,000
Land	\$	450,000
FF&E	\$	400,000
Architect	\$	1,100,000
Off Site Infrastructure	\$	920,000
Building/Site	\$	18,262,893
Contingency/Changes	\$	500,000
Commissioning	\$	20,000
		<hr/>
Total Construction	\$	21,677,893

This is a \$1,588,000 increase from the budget shared in August. Approximately \$1,500,000 of this is in building costs. The remainder is in land acquisition costs for about 1.2 acres to the south of our current site.

We have carefully reviewed specifications and design with both the architect and contractor to see if there was a design error, expensive materials or other reason for the discrepancy between planning and actual bidding. We have been unable to find significant reasons other than market price changes. Value engineering inquiries of both engineering firms and sub-contractor have resulted in positive changes to the GMP, but these positive changes have general been small in size.

On the other hand, inquiries into market conditions have been clear. Utah construction prices have increased 9% in the past year. Construction prices increased 6% the previous year. Thus since the original budget was created for this project, pricing has inflated at least 16%. Moreover, much of this work will not be completed for yet another year and contractors need to be prepared for the market conditions of next summer.

Original budgets did have building inflation in the estimates. Many national recommendations placed the inflation around 4%. In short, none of us anticipated incredible gains in construction costs seen over the course of the past year. 9% of the current building cost is \$1,644,000. Thus, the increased costs we are seeing is right in line with the unusual building inflation we have been seeing this year.

As we look at the budgets of the City, here is what we have in the fiscal year 2017 (and earlier) budgets for the project:

<b>Revenue</b>	<b><u>Funded</u></b>
Bond Proceeds	\$ 11,359,000
School District	\$ 2,000,000
Land Purchase	\$ 350,000
City Reserves	\$ 1,500,000
Land Sales	\$ 950,000
C Road Fund	\$ 200,000
General Fund	\$ 300,000
Interest	\$ -
Impact Fees	\$ 450,000
Oversizing	\$ 110,000
Total Revenue	\$ 17,219,000

The numbers highlighted in yellow are not in the bank, but they are in the budget. Other items are funded with cash. Nebo School District has committed an additional \$600,000 to the project. This is to come next budget year. We also anticipate significant interest amounts totaling between \$100,000 and \$200,000 to benefit the project. The remaining amounts of \$3,200,000 and \$3,700,000 will need to be placed in next year's budget. Of this, \$2,500,000 was already planned to be inserted into the budget.

#### ALTERNATIVES:

Several alternatives have been discussed with regard to this situation:

1. Significantly alter the project. The project can be delivered within previously discussed budget amounts by significantly altering the project. \$2,000,000+ can be saved by eliminating the gym and track and by adding a small outdoor water feature.
2. Go out to bid at a later date. The project could be bid again in the winter or spring. It could also be bid out again at a future date following a financial correction. It is hard to know when it would be best. If work slows down, contractors may be more aggressive in their pricing. While pricing may come down, it may also go up. Broad inflation numbers are starting to stir and this is a significant concern to waiting and rebidding.
3. Cancel the contract with the CMGC and issue a hard bid to a new contractor. This alternative also carries risk. Sub-contractors do not like to rebid the same project in close proximity of time to a previous bid. Again, pricing may be higher.
4. Shrink the aquatic side of the facility. Significant savings can be had by shrinking the recreational pool. This will require a re-design of the facility and a rebidding of much of

the facility as well. This will cause a loss of the current schedule and potentially may not return as many savings to the project due to time delays and and increase in architectural and engineering services.

5. Cancel the project.

FISCAL IMPACT:

The primary question on fiscal impact is where the remaining additional funds will come from to pay for the facility. This question will be answered, if the GMP is approved, during budget discussions in coming months.

The Council has previously determined that an additional \$2,500,000 will come from existing city reserves. This leaves a maximum of \$1,208,893 still to be paid from City Sources assuming the project comes in within the current budget that incorporates a GMP of less than \$18,262,893.

No decision is required on this item during the Council Meeting of November 1.

The current recommendation on this amount would be to borrow the amount from internal reserves and pay back whichever funds provide the internal loan at public treasurer rates over ten years. Thus, the funds will be made whole over time. While we still need to compile the budget, we should be able to accomplish this while maintaining council-recommended reserve rates within the City.

*Troy K. Fitzgerald*

Troy K. Fitzgerald  
City Administrator



## STAFF REPORT

**DATE:** October 27, 2016

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

**FROM:** John Penrod, City Attorney

**SUBJECT: CONSIDERATION OF PURCHASING APPROXIMATELY 0.25 ACRES OF PROPERTY FROM NEBO SCHOOL DISTRICT THAT IS LOCATED IMMEDIATELY EAST OF THE AQUATIC CENTER PROPERTY.**

### RECOMMENDED ACTION

Motion to approve/deny the purchase of approximately 0.25 acres of property from Nebo School District for the amount of \$7,500 and grant the Mayor authority to sign a boundary line agreement with Nebo School District.

It is staff's recommendation to purchase the property from Nebo School District because the additional purchase of the property will allow the City to shift the aquatic center parking lot to the east, which will give more room for the aquatic center's future expansion area.

### BACKGROUND

When Nebo School District constructed the Meadow Brook Elementary School, the survey for the school's fence line on the west side of the school's property was off by 17 feet. Accordingly, the current fence is 17 feet into the school's property, leaving a gap between the fence and the City's aquatic center property.

Instead of leaving a strip of property between the school's fence and the aquatic center property, the District and the City have negotiated to allow the City to purchase the approximate 0.25 acres for \$7,500. The purchase will allow the City to expand the City's facility in the future by the 17 feet and will help the District by alleviating the District's need to maintain the property on the other side of the school fence.

The boundary line agreement to transfer the property is attached.

### FISCAL IMPACT

The City will pay \$7,500 for the property.

Attachments: Agreement

### CITY COUNCIL AGENDA

## **BOUNDARY LINE AGREEMENT AND QUIT CLAIM DEED**

THIS BOUNDARY LINE AGREEMENT AND QUIT CLAIM DEED (the "Agreement"), made effective this \_\_\_\_ day of \_\_\_\_\_, 2016, by and between the **BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT**, body corporate and politic of the State of Utah, of 350 South Main, Spanish Fork, Utah, 84660 (hereinafter referred to as "NEBO"); and **SPRINGVILLE CITY**, a municipal corporation of the State of Utah, whose address is 110 South Main Street, Springville, Utah, 84663 (hereinafter referred to as "CITY"); for the purpose of establishing a legal boundary line between the parties' adjoining parcels of land.

### **RECITALS**

A. The parties own adjacent parcels of land located in Utah County, State of Utah. NEBO's property is located to the east of CITY's property; and CITY's property is located to the west of NEBO's property.

B. The parties acknowledge and agree that their deeded legal boundary lines which divide their respective properties do not correspond with: (a) the other party's respective deeded legal boundary line; (b) the existing fence line; and (c) the present use and possession of the land by each of the parties.

C. To reconcile these discrepancies, the parties desire to enter into this Agreement to establish a common boundary line between their adjoining parcels of land, which shall be the true and correct boundary and division line.

NOW, THEREFORE, in consideration of the foregoing Recitals, which are deemed contractual, the mutual covenants contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which are acknowledged, the parties hereby agree as follows:

1. The parties hereby acknowledge the discrepancies in the deeded legal boundary line and the existing fence line between their adjoining parcels of land, and the need to designate a mutually agreeable legal boundary and division line between NEBO's property, and CITY's property which is consistent with the present use and possession of the land.

2. NEBO, on behalf of itself and its respective heirs, successors, and assigns, hereby REMISES, RELEASES, and QUIT-CLAIMS to CITY all of NEBO's right, title, and interest in and to all of the property lying within the boundary of CITY's property described in Exhibit "A" attached hereto.

3. CITY, on behalf of itself and its respective heirs, successors, and assigns, hereby REMISES, RELEASES, and QUIT-CLAIMS to NEBO all of CITY's right, title, and interest in and to all of the property lying within the boundary of NEBO's property described in Exhibit "B" attached hereto.

4. The boundary descriptions have been surveyed by Cory I. Squire of CIS Professional Land Surveying, Licensed Surveyor, Certificate No. 5561206 (see Exhibit "C" attached hereto).

5. The terms of this Agreement shall apply to and be binding upon the parties hereto, and their respective heirs, successors, and assigns.

6. The rights and remedies of any of the parties hereto shall not be exclusive. In general, the respective rights and obligations hereunder shall be enforceable by specific performance, injunction, or other equitable remedy, but nothing herein contained is intended to or shall limit or affect any rights at law or by statute or otherwise of any party aggrieved as against the other party for a breach or threatened breach of any provision hereof, it being the intention of this paragraph to make clear the agreement of the parties that the respective rights and obligations of the parties hereunder shall be enforceable in equity as well as at law or otherwise.

7. In the event that any party fails to carry out its obligations hereunder, the party in default shall pay all costs and expenses, including attorney's fees (including any incurred in connection with any

appeal), incurred by the other parties in enforcing its rights or in obtaining redress for the breach, whether by filing suit or otherwise.

8. This Agreement is governed by the laws of the State of Utah in all respects, and the parties hereto consent to jurisdiction and venue in the courts of Utah County, State of Utah.

9. The singular number includes the plural whenever the context so indicates. The neuter gender includes the feminine and the masculine, the masculine includes the feminine and neuter, and the feminine includes the masculine and neuter, and each includes corporation, limited liability company, partnership, trust, or other legal entity when the context so requires.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective on the date and year first above written.

**"NEBO"**

**BOARD OF EDUCATION OF  
NEBO SCHOOL DISTRICT  
A body Corporate and Politic of the  
State of Utah**

\_\_\_\_\_  
**KRISTEN C. BETTS, Board President**

\_\_\_\_\_  
**TRACY D OLSEN, Business Administrator**

**"CITY"**

**SPRINGVILLE CITY  
A Utah Municipal Corporation**

\_\_\_\_\_  
**WILFORD W. CLYDE, Mayor**

\_\_\_\_\_  
**KIM RAYBURN, City Recorder**

STATE OF UTAH     )  
                                  :ss.  
COUNTY OF UTAH    )

On the \_\_\_\_ day of \_\_\_\_\_, 2016, personally appeared before me, a Notary Public in and for the State of Utah, KRISTEN C. BETTS and TRACY D OLSEN, who being by me duly sworn did say that they are the President and Business Administrator, respectively, of the BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT, a body corporate and politic of the State of Utah, the signers of the above instrument, who duly acknowledged to me that they executed the same on behalf of said School District.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF UTAH     )  
                                  :ss.  
COUNTY OF UTAH    )

On the \_\_\_\_ day of \_\_\_\_\_, 2016, personally appeared before me, a Notary Public in and for the State of Utah, WILFORD W. CLYDE and KIM RAYBURN, who being by me duly sworn did say that they are the Mayor and City Recorder, respectively, of Springville City, a municipal corporation of the State of Utah, the signers of the above instrument, who duly acknowledged to me that they executed the same on behalf of said City.

\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT "A"**

**CITY BOUNDARY DESCRIPTION**

The following parcel of property located in Utah County, State of Utah:

Beginning S. 88°34'56" W. 1157.87 feet along the section line and South 599.30 feet from the North ¼ Corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 654.02 feet, thence S. 89°50'10" W. 540.31 feet along a fence line, thence N. 00°43'00" W. 660.79 feet to a fence line, thence N. 89°50'32" E. 499.97 feet along a fence line, thence S. 13°41'15" E. 7.71 feet to the remnants of an old fence line, thence N. 88°50'39" E. 46.79 feet along the remnants of an old fence line to the point of beginning.

The above described parcel of land contains 359,393 square feet in area or 8.25 acres more or less.

**EXHIBIT "B"**

**NSD BOUNDARY DESCRIPTION**

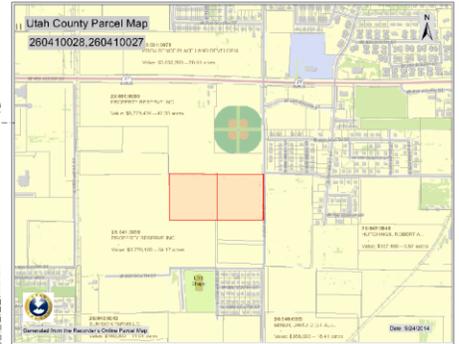
The following parcel of property located in Utah County, State of Utah:

Beginning S. 88°34'56" W..1157.87 feet along the section line and South 599.30 feet from the North ¼ Corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 654.02 feet, thence N. 89°50'10" E. 132.29 feet, thence N. 89°39'48" E. 9.82 feet, thence N. 89°41'35" E. 668.03 feet, thence N. 00°08'30" W. 648.18 feet, thence N. 89°38'18" W. 668.05 feet, thence N. 89°38'26" W. 16.93 feet, thence S. 88°50'39" W. 123.58 feet to the point of beginning.

The above described parcel of land contains 528,181 square feet in area or 12.125 acres more or less.

# EXHIBIT "C"

## BOUNDARY SURVEY MAP



### Parcel 1A (Surveyed Boundary Description)

Portion of parcel with no ID 26-041-0048 and 26-041-0049  
 Beginning 5 89°34'55" W 2645.58' feet along the western line and South 399.30' feet from the North N. Corner of Section 5, Township 4 North, Range 3 East, Salt Lake Base and Meridian; thence South 694.02' feet, thence S 89°34'55" W 540.31' feet along a fence line, thence N 0°41'10" W 540.79' feet to a fence line, thence N 89°34'55" W 499.97' feet along a fence line, thence E 174°15'18.77" feet to the remainder of an old fence line, thence N 89°34'55" E 46.79' feet along the remainder of an old fence line to the point of beginning.

### Parcel 2A (Surveyed Boundary Description)

Portion of parcel with no ID 26-041-0048  
 Beginning 5 89°34'55" W 1174.58' feet along the western line and South 399.30' feet from the North N. Corner of Section 5, Township 4 North, Range 3 East, Salt Lake Base and Meridian; thence South 694.02' feet, thence S 89°34'55" W 540.31' feet along a fence line, thence N 0°41'10" W 540.79' feet to a fence line, thence N 89°34'55" W 499.97' feet along a fence line, thence E 174°15'18.77" feet to the remainder of an old fence line, thence N 89°34'55" E 46.79' feet along the remainder of an old fence line to the point of beginning.

SCALE  
1" = 100'

LINE	BEARING	DISTANCE
L1	S 12°41'10" E	177.71'
L2	N 89°34'55" E	449.97'
L3	S 89°34'55" W	709.94'
L4	S 89°50'10" W	1732.29'
L5	S 89°34'55" W	1150.71'
L6	S 89°38'59" E	116.63'

### General Notes

This survey shows boundary lines only. Other lines shown on this plan, as shown, have been made a part of this survey to show the location of any building, structure, fence, well, utility, etc., existing on any part thereof. The survey shows the location of any building, structure, fence, well, utility, etc., existing on any part thereof. The survey shows the location of any building, structure, fence, well, utility, etc., existing on any part thereof.

### Surveyor's Certificate

I, Cory L. Smith, do hereby certify that I am a Professional Land Surveyor, holding certificate number 4861294, as prescribed by the laws of Utah. I further certify that I have directly supervised a survey of the parcel(s) of land represented herein, and that I had staked on the ground the boundary corners as shown on this plan.



<b>Boundary Survey</b> LOCATED WITHIN: TOWNSHIP 4 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN SPRINGVILLE CITY, UTAH COUNTY, UTAH		Surveyed For: <b>NEBO SCHOOL DISTRICT</b> 330 South High Springville, UT 84060 (801)354-7413		<b>CIS</b> Professional Land Surveying 300 North 900 East SUITE 107, SALT LAKE CITY PHONE 343-6434 EMAIL: CIS@CISLANDIA.COM		DRAWN: CHJ CHECKED: CHJ DATE: Oct 19, 2016	REVIEWED: CHJ CHECKED: CHJ DATE: Oct 19, 2016	COMP. FILE: CB18-17.DWG PROJECT NO. CB18-17	SHEET NO. <b>1</b> OF 1
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## STAFF REPORT

**DATE:** October 27, 2016

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

**FROM:** John Penrod, City Attorney

**SUBJECT: CONSIDERATION OF PURCHASING APPROXIMATELY 1.2 ACRES OF PROPERTY FROM SUBURBAN LAND RESERVE, INC. THAT IS LOCATED IMMEDIATELY WEST OF THE AQUATIC CENTER PROPERTY.**

### RECOMMENDED ACTION

Motion to approve/deny the purchase of approximately 1.206 acres of property from Suburban Land Reserve, Inc. for the amount of \$96,340 and grant the Mayor authority on behalf of the City to sign a property purchase agreement with SLR.

It is staff's recommendation to purchase the property from SLR because the additional purchase of the property will allow the City to shift the aquatic center parking lot to the south to give more room for the facility's outside water component and provide space for additional parking.

### BACKGROUND

The City's property on which Springville's future aquatic center is going to be constructed is approximately eight acres. Rocky Mountain's power lines are currently located on the western portion of the aquatic center property and a portion of 1200 West will be constructed on the property, greatly reducing the amount of space available for the aquatic center and parking lot. In looking at options to expand the site to make sure that it contains enough property for the aquatic center, staff has been in discussions with SLR to purchase approximately 100 additional feet along the south boarder of aquatic center property. The additional property that would be purchased by the City is shown on the attached map.

The additional property will allow the City to expand the outside area of the aquatic center and allow for adding future parking. The outside aquatic area will be expanded from 11,737 sq. ft. to 16,004 sq. ft. The space for parking will allow an increase in parking stalls from 259 stalls to 302 stalls. A site plan that shows the expansion of the outside area and how the future parking will be situated on the site is attached.

The purchase price of \$96,340 is based on \$80,000 per acre. Around six months ago, SLR had the 1.02 acres and surrounding property appraised. The appraised value of the property at that time was for a less than \$80,000 an acre. Given the value of other property sales near the subject property and overall increased property values since the appraisal was completed, SLR has offered the purchase price of \$80,000 per acre.

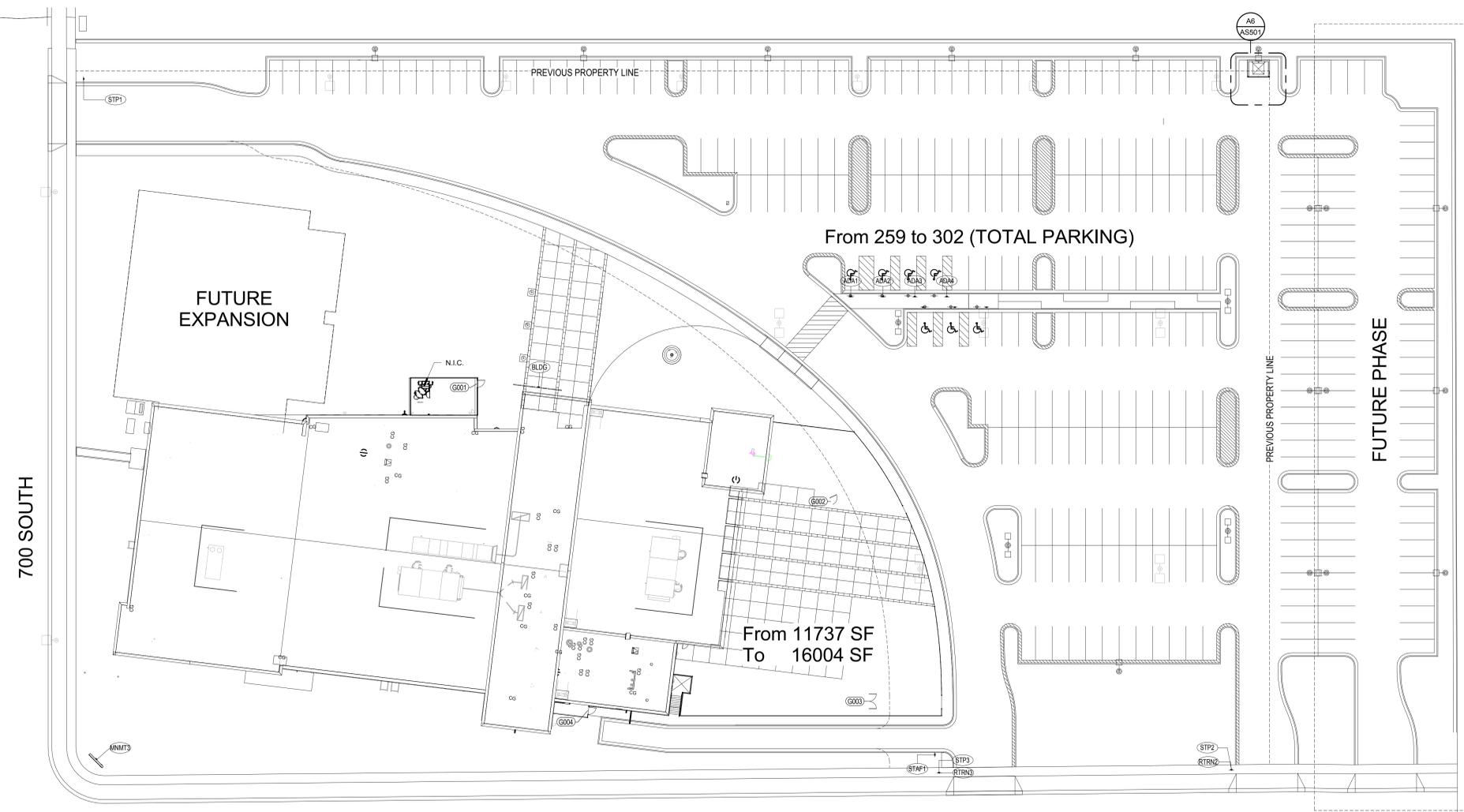
### CITY COUNCIL AGENDA

The City and SLR are in the process of negotiating terms for the purchase of the property. A purchase agreement will be presented to the City Council prior to and/or at the City Council meeting.

**FISCAL IMPACT**

The City will pay \$96,340 for the property.

Attachments: Map and Site Plan



700 SOUTH

1200 WEST

FUTURE EXPANSION

From 259 to 302 (TOTAL PARKING)

From 11737 SF To 16004 SF

FUTURE PHASE

**B1 SITE PLAN OVERALL(1)**  
SCALE: 1" = 30'-0"

**GENERAL SITE PLAN NOTES**

1. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0" UNCL. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING. (IBC 2012 SECTION 1804.3)
2. FOUNDATION TO BE 6" ABOVE FINISHED GRADE UNCL. (8" FOR DFCM PROJECT, ALSO REVIEW IBC 2012 SECTION 1808)
3. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
4. ALL EXTERIOR SIDEWALKS, STAIRS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL STAIRS AND RAMPS TO HAVE A LANDING OF 48 INCHES LONG AT THE TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 1/4" PER FOOT. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
5. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNCL. AND ALL SIDEWALKS SHALL BE NO LESS THAN 5'-0" WIDE.
6. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
7. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
8. 12" X 4" X CONTINUOUS MINIMUM CONCRETE MOW STRIP, TO BE PROVIDED AROUND ENTIRE BUILDING EXCEPT WHERE CONCRETE SIDEWALKS OR PLANTERS OCCUR. TYP, SEE DETAIL A4A/A4/B.
9. LIGHT POLE BASE IN ALL LANDSCAPE LOCATIONS TO BE 6" ABOVE FINISHED GRADE. BE LOCATED AT LEAST 36" FROM FACE OF POLE BASE TO BACK OF CURB AND HAVE A CONCRETE MOW STRIP PER DETAIL B3/A0.02. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
10. LIGHT POLE BASE IN ALL PAVED LOCATIONS TO BE 36" ABOVE FINISHED GRADE. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
11. REMOTE FDC TO HAVE VAULT FOR DRAINAGE. SEE DETAIL XX/ASXX.
12. COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHAL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.

**TREE PRESERVATION GUIDELINES AND NOTES**

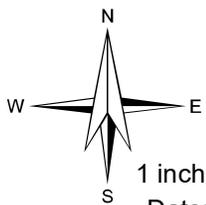
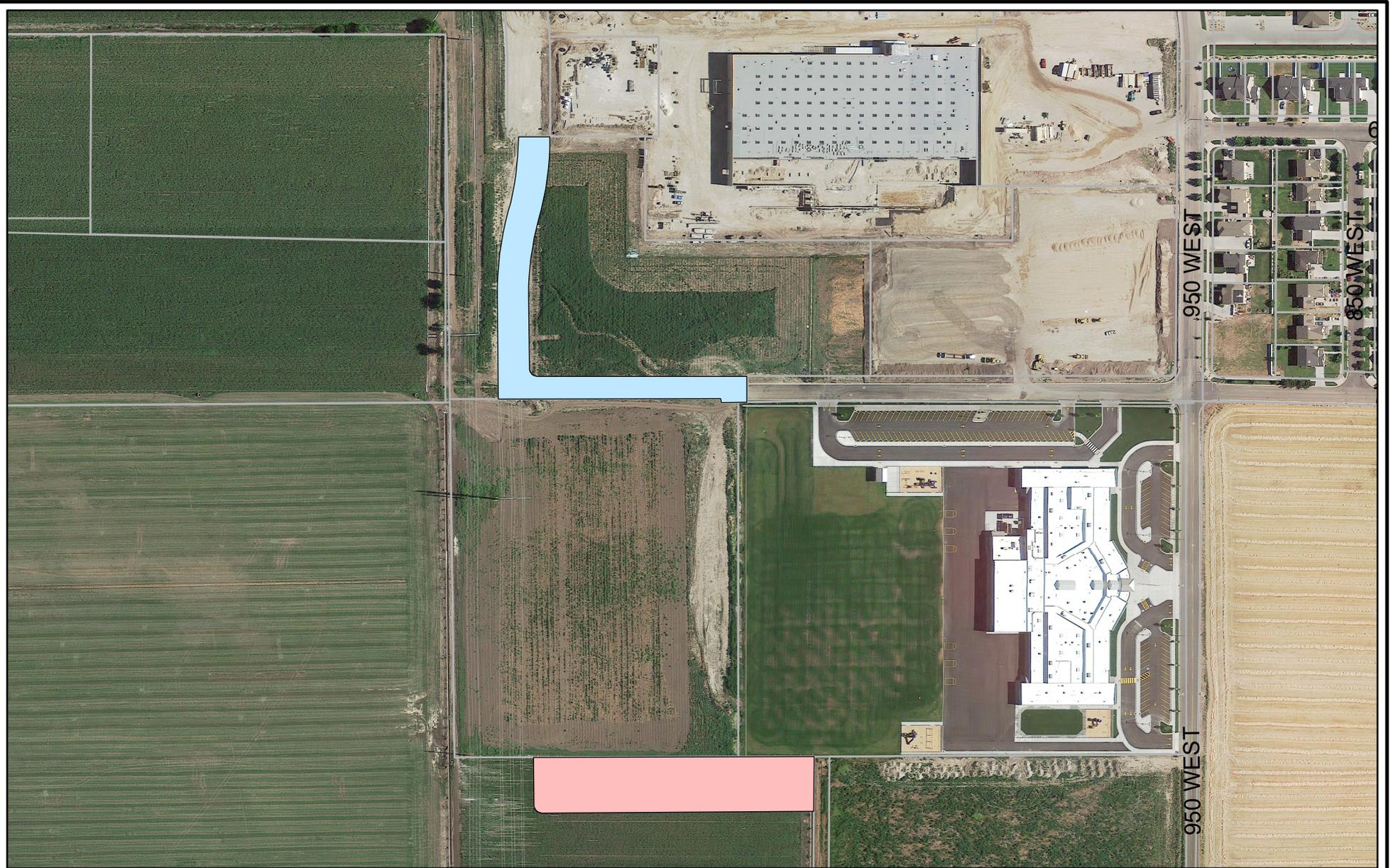
1. FENCES WILL BE ERECTED TO PROTECT TREES TO BE PRESERVED. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCE TO BE AT A MINIMUM OF 20' FROM TRUNK OR AT DRIP LINE OF TREE, WHICHEVER IS GREATER. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTING ARBORIST OR THE ARCHITECT.
2. INSIDE ALL PROTECTED TREE FENCE AREAS, CONTRACTOR TO PROVIDE WOOD CHIPS, MINIMUM 4" DEEP.
3. CONSTRUCTION TRAILERS AND TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS AT ALL TIMES.
4. ALL UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE(S).
5. NO MATERIALS, EQUIPMENT, SPOIL OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
6. ADDITIONAL TREE PRUNING REQUIRED FOR CLEARANCE OR TREE HEALTH DURING CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
7. ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE. ANY PESTICIDES USED ON SITE MUST BE TREE-SAFE AND NOT EASILY WASHED OFF SITE, CAUSING POLLUTION.
8. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE CONSULTING ARBORIST OR LANDSCAPE ARCHITECT SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
9. ANY GRADING, CONSTRUCTION, DEMOLITION, OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS MUST BE MONITORED BY THE CONSULTING ARBORIST/LANDSCAPE ARCHITECT. ALL TREES NOT BEING REMOVED AS INDICATED ON LANDSCAPE DEMOLITION PLAN SHALL BE PROTECTED / MONITORED.
10. IRRIGATION WATER TO THE TREES AND SHRUBS TO REMAIN SHOULD BE AT LEAST 1 INCH A WEEK DURING GROWING SEASON UNTIL PROJECT COMPLETION (MAY - OCT) THIS WILL BE APPLIED WITH SPRINKLERS EVENLY OVER THE WHOLE ROOT SYSTEM TWICE A WEEK TWO DAYS APART WITH 1/2 INCH OF WATER DELIVERED EACH WATERING CYCLE. NEWLY PLANTED PLANTS THAT HAVE NOT BECOME ESTABLISHED (2 YEARS OR LESS) WILL ALSO NEED IRRIGATION TO ENSURE THEIR SURVIVAL. IT IS RECOMMENDED THAT A TEMPORARY IRRIGATION SYSTEM BE DESIGNED ACCORDING TO THE VOLUME AND FLOW OF THE WATER SOURCE TO WATER THE PLANT MATERIAL.
11. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
12. ANY ROOTS DAMAGED DURING GRADING, TRENCHING OR CONSTRUCTION SHALL BE EXPOSED TO SOIL TISSUE AND CUT CLEANLY WITH A SAW. CONTRACTOR SHALL HAVE A QUALIFIED ARBORIST OR LANDSCAPE ARCHITECT OBSERVE THIS WORK.
13. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROADBED OF 6 INCHES OF COURSE WOOD CHIP MULCH SHALL BE CREATED TO PROTECT THE SOIL AND ROOTS. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 6-INCH DEPTH. UNDER NO CIRCUMSTANCES SHALL SUCH ACCESS ROADS BE USED ON A FREQUENT BASIS.
14. SPOIL OR SUBSOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
15. MONITORING ONCE A MONTH SHALL OCCUR NOW AND FOR AT LEAST ONE YEAR AFTER CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL HAVE A QUALIFIED ARBORIST PERFORM THIS TASK.
16. A SOIL SAMPLE SHALL BE SENT TO USU SOILS LAB TO DETERMINE IF ANY NUTRIENTS CAN BE ADDED TO HELP RELIEVE SOME STRESS TO THE TREES.

**SCHEDULE - SIGNAGE EXTERIOR**

Mark	Sign Type	Sign Text	Type Comments	Sign Notes
BLDG	FAB	SPRINGVILLE AQUATIC & RECREATION CENTER	SITE SIGN	INCL. 40 LTRS. CANOPY BAR MOUNT, REF. A201/E2 & A700
MNMT3	MNMT	NAME TBD	SITE SIGN	S/S INCL. 40 LTRS/SIDE, REF. A5501/D2, LOCATION APPROVED BY ARCHITECT

**SCHEDULE - TRAFFIC CONTROL DEVICES**

Mark	Sign Type	Sign Text	Type Comments	Sign Notes
ADA1	ADA	RESERVED PARKING, VAN ACCESSIBLE	TRAFFIC CONTROL	
ADA2	ADA	RESERVED PARKING, VAN ACCESSIBLE	TRAFFIC CONTROL	
ADA3	ADA	RESERVED PARKING, VAN ACCESSIBLE	TRAFFIC CONTROL	
ADA4	ADA	RESERVED PARKING, VAN ACCESSIBLE	TRAFFIC CONTROL	
RTRN2	RTRN	NO LEFT TURN	TRAFFIC CONTROL	MOUNT UNDER STOP SIGN
RTRN3	RTRN	NO LEFT TURN	TRAFFIC CONTROL	MOUNT UNDER STOP SIGN
STP1	STOP	STOP	TRAFFIC CONTROL	
STP2	STOP	STOP	TRAFFIC CONTROL	
STP3	STOP	STOP	TRAFFIC CONTROL	



1 inch = 250 feet  
Date: 10/24/2016

## SUBURBAN LAND RESERVE PROPERTY TO SPRINGVILLE CITY

### Legend

-  Aquatic Center South Parking Expansion
-  1200W 700S Property



## STAFF REPORT

**DATE:** October 27, 2016

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

**FROM:** John Penrod, City Attorney

**SUBJECT: CONSIDERATION OF ENTERING INTO A DONATION CONTRACT WITH SUBURBAN LAND RESERVE, INC. WHEREIN SLR WILL DONATE APPROXIMATELY 45,267 SQUARE FEET OF PROPERTY TO SPRINGVILLE CITY FOR THE CONSTRUCTION OF RIGHT-OF-WAY NEEDED FOR THE AQUATIC CENTER.**

### RECOMMENDED ACTION

Motion to approve/deny the acceptance of approximately 45,267 square feet of right-of-way property needed for the aquatic center and grant the Mayor authority to sign a donation contract with Suburban Land Reserve, Inc.

It is staff's recommendation to enter into the donation contract with SLR because the donated property is needed for portions of 700 South and 1200 West that are needed for construction of the aquatic center.

### BACKGROUND

Springville City needs to construct 700 South from the northeast corner of the aquatic center property to the northwest corner of the aquatic center property. In addition to the 700 South street improvements, the City needs to construct 1200 West from where that street ends on the west side of the new Smith's Marketplace to the aquatic center property. The City currently does not own the property needed to construct the 700 South and 1200 West improvements.

The City and SLR have negotiated SLR donating to the City the property for the 700 South and 1200 West improvements. The City will be required to install curb and gutter along SLR's property that is adjacent to the subject streets, which is a requirement of development. SLR will construct the remaining ROW improvements when SLR develops its property.

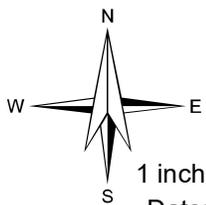
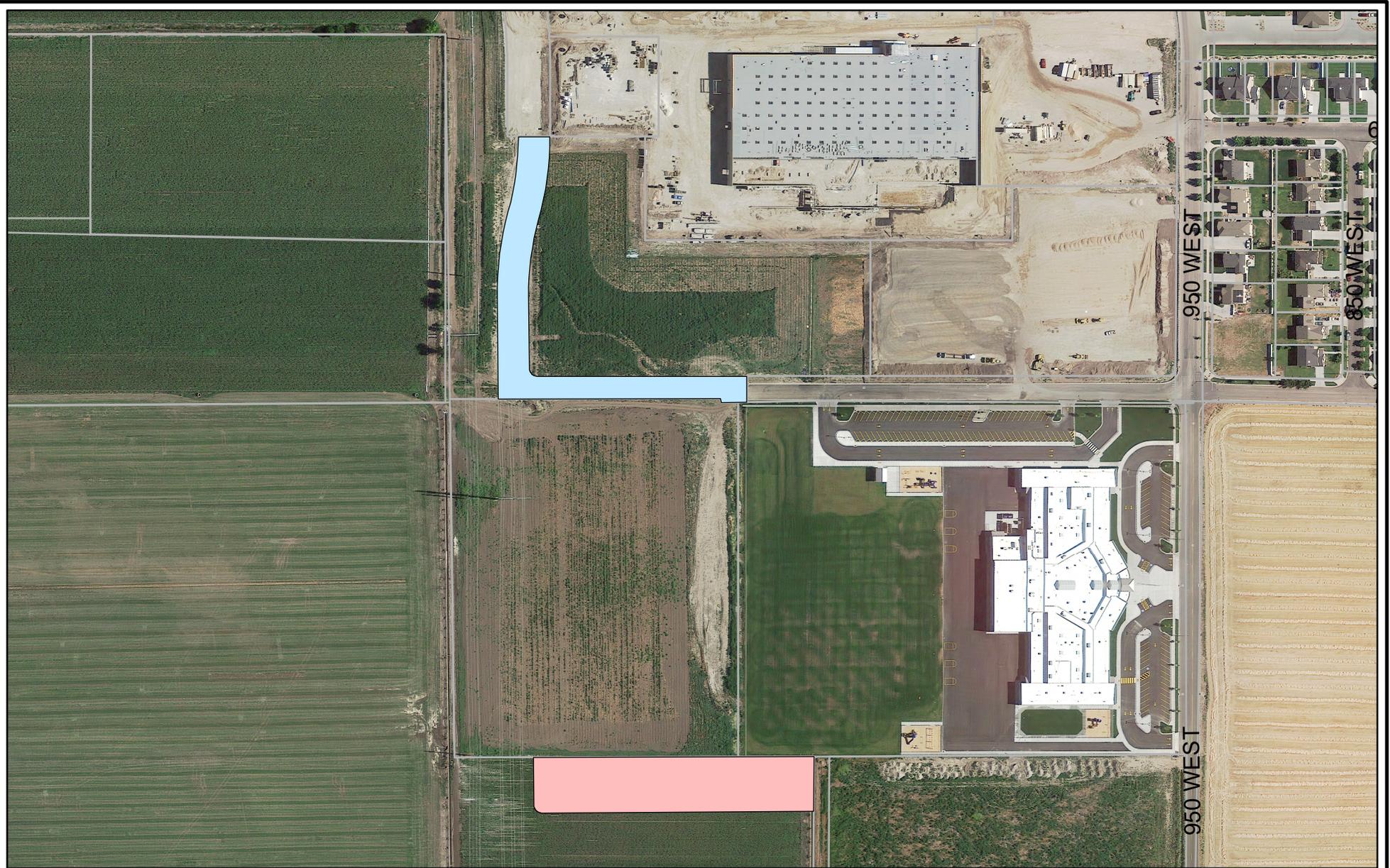
The City and SLR are in the process of negotiating the terms of the donation contract. A copy of the contract will be presented to the City Council prior to and/or at the City Council meeting.

### FISCAL IMPACT

The City will not pay anything for the ROW property.

Attachments: Map

**CITY COUNCIL AGENDA**



1 inch = 250 feet  
Date: 10/24/2016

## SUBURBAN LAND RESERVE PROPERTY TO SPRINGVILLE CITY

### Legend

-  Aquatic Center South Parking Expansion
-  1200W 700S Property