



WORK/STUDY AND REGULAR AGENDA
SPRINGVILLE CITY COUNCIL MEETING
JANUARY 08, 2019 AT 5:30 P.M.
City Council Chambers
110 South Main Street
Springville, Utah 84663

CALL TO ORDER- 5:30 P.M.

COUNCIL BUSINESS

1. Calendar

- Jan 15 - Work/Study Meeting 5:30 p.m., City Council meeting 7:00 p.m.
- Jan 21 - Martin Luther King Day Observed (City Offices Closed)
- Jan 29 - Budget Planning Meeting
- Jan 30 - ULCT Local Officials Day at the Legislature
- Feb 05 - Work/Study Meeting 5:30 p.m., City Council meeting 7:00 p.m.

CEREMONIAL

2. Oath of Office for City Treasurer, Heather Penni

PUBLIC HEARING

3. Public Hearing for consideration of the proposed street vacation and plat amendment for the Spring Terrace Subdivision, Lots 7, 8 and 9 located in the area of 600 South 1325 East, Springville, Utah in the R1-10 Single-Family Residential Zone **(Continued from December 18, 2018)** - Glen Goins, Community Development Director
4. Public Hearing to amend the FY 2018/2019 Springville City Budget - Bruce Riddle, Assistant City Administrator/Finance Director

CONSENT AGENDA

5. Approval of minutes from the Work/Study meetings held on September 04 and 18, 2018 and the Regular Meeting held on November 06, 2018.
6. Approval of a Class A Beer License for Fast Gas, 2009 West 400 South - Heather Bakker, Business License Official
7. Approval of the Final Spring Pointe Warehouse Condominium Plat located at 2090 West 500 North in the HC-Highway Commercial Zone - Glen Goins, Community Development Director

REGULAR AGENDA

8. Consideration of a property deed along 620 South, Springville, Utah to the owners of Lot 7 in the Spring Terrace Subdivision **(Continued from December 18, 2018)** - John Penrod, Assistant City Administrator/City Attorney
9. Consideration of a Resolution and property purchase agreement for 1.85 acres at approximately 1200 West, Springville, Utah for the amount of \$300,000 from 92057 LLC **(Continued from December 18, 2018)** - John Penrod, Assistant City Administrator/City Attorney

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE - POSTED 01/04/2019

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 Crane, CMC, City Recorder



10. MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS

11. CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by UCA 52-4-205.

12. ADJOURNMENT

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE - POSTED 01/04/2019

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.

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STAFF REPORT

DATE: December 11, 2018

TO: Honorable Mayor and City Council

FROM: Laura Thompson, City Planner II

SUBJECT: **STREET VACATION AND PLAT AMENDMENT APPROVAL FOR THE SPRING TERRACE SUBDIVISION, LOTS 7, 8 AND 9 LOCATED IN THE AREA OF 600 SOUTH 1350 EAST IN THE R1-10 SINGLE-FAMILY RESIDENTIAL ZONE.**

RECOMMENDED MOTION

Motion #1

Motion to approve Ordinance No. ____-2018, vacating a portion of Spring Terrace Avenue, located in the area of 600 South 1350 East.

Motion #2

Motion to grant approval of Spring Terrace Subdivision, Plat B, which is an amendment to Lots 7, 8 and 9 of Spring Terrace Subdivision, Plat A, and includes a portion of the vacated Spring Terrace Avenue.

SUMMARY OF ISSUES/FOCUS OF ACTION

1. Does the proposed road vacation meet the requirements of Title 10-9a-609.5, Utah Code Annotated, 1953, as amended; "Vacating or altering a street or alley?"
2. Does the proposed vacation and plat amendment meet the general requirements of Springville Municipal Code section 14-7-101: Plat Amendments, Alterations and Vacations? and;
3. Is there good cause for the road vacation and abandonment?
4. Will neither the public interest nor any person will be materially injured by the proposed vacation.



BACKGROUND

The Spring Terrace Subdivision was approved in 1958 and included a roadway that was never

improved along with all but one lot (that fronts on Canyon Road.) Later, at some point, “Red Devil Drive” or 620 South, was developed through the center of the recorded subdivision. Springville City owns the majority of the undeveloped lots.

The proposed plat amendment includes the vacation of a portion of the unimproved street and amends Lots 7, 8 and 9. Lots 8 and 9 will be combined into one flag lot.



DISCUSSION

The street portion being vacated is 50-feet wide and a little over 350 feet long. The three property owners involved will each receive a portion of the unimproved street, which will be incorporated into the amended lots.

The three lots being amended are currently 80-feet deep, with a good portion along the east falling within the hillside area, making development of the lots difficult. If the City Council approves the street vacation,



a portion of the roadway will be included in the lots. Lots 8 and 9 will be combined into one flag lot and Lot 7 will face 620 South.

PLANNING COMMISSION REVIEW

The Planning Commission considered the street vacation and plat amendment on November 13, 2018 as part of the consent agenda.

COMMISSION ACTION: Commissioner Baker moved to approve. Commissioner Farrer seconded the motion. Approval was unanimous.

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Genevieve Baker	X	
Michael Clay	Excused	
Carl Clyde	Excused	
Karen Ellingson	X	
Michael Farrer	X	
Brad Mertz	X	
Frank Young	Excused	

ALTERNATIVES

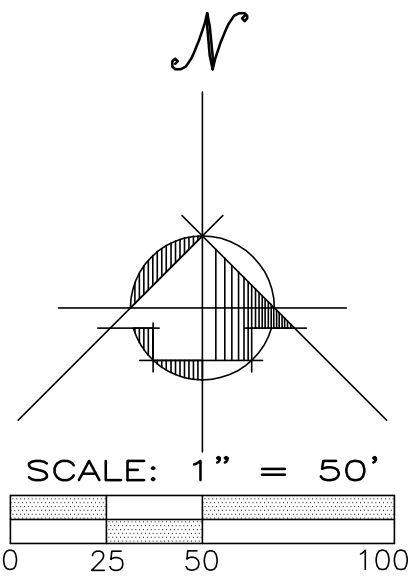
1. Approve the proposed street vacation;
2. Deny the proposed street vacation.

Laura Thompson
City Planner


Attachments

cc: Nathan Chapall / Aspen Construction & Development
Brooke Lee / Fountainhead Consulting, Inc.
John Scott Gammell Lifetime Trust





CHAIRMAN

SURVYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
			

This form approved by Utah County and the municipalities therein. D-6400F-FIN
(11-13-18)

ORDINANCE #XX-2019

AN ORDINANCE VACATING A PORTION OF SPRING TERRACE AVENUE, LOCATED SOUTH OF 1350 EAST.

WHEREAS, the Spring Terrace Subdivision (the "Subdivision") was recorded in the Utah County Recorder's Office in 1959; and

WHEREAS, Spring Terrace Avenue is a public street within the Subdivision that has never been constructed or installed south of 1350 East, which unimproved portion of Spring Terrace Avenue is more particularly described on the Street Vacation Plat attached as Exhibit A ("Spring Terrace Ave"); and

WHEREAS, in accordance with Section 10-7-101 of the Springville City Code, the owners of lots 7, 8, and 9 of the Subdivision have petitioned Springville's City Council to vacate the described undeveloped portion of Spring Terrace Ave because the property owners of lots 7, 8, and 9 of the Subdivision desire to develop their lots, using 1350 East as the frontage for the lots; and

WHEREAS, no underground facilities or utilities exist within the portion of Spring Terrace Ave described above; and

WHEREAS, in compliance with Section 10-9a-208 of the Utah Code, Springville City has posted the required notice for the date and time of the public hearing on this ordinance at least 10 days before the public hearing by publishing the notice in a newspaper of general circulation and on the Utah Public Notice Website, mailing written notice to each record owner of each parcel that is accessed by the Spring Terrace Ave and each affected entity, and posting notice on or near Spring Terrace Ave; and

WHEREAS, a public hearing was held on December 18, 2018, to consider public input concerning the proposed vacation of the above described portion of Spring Terrace Ave; and

WHEREAS, in accordance with Section 10-9a-609.5 of the Utah Code and Section 14-7-101 of the Springville City Code, the City Council finds that good cause exists for vacating the above described portion of Spring Terrace Ave and neither the public interest nor any person will be materially injured by the vacation.

NOW, THEREFORE, be it ordained by the Springville City Council of the City of Springville, Utah, as follows:

SECTION 1. The portion of Spring Terrace Avenue located south of 1350 East, more particularly described in Exhibit A attached hereto, is hereby vacated.

SECTION 2. The Mayor and any required staff will execute the Street Vacation Plat which attached as Exhibit A.

SECTION 3. This ordinance shall take effect immediately after being posted or published as required by law.

SECTION 4. The vacation of the portion of Spring Terrace Avenue approved in this Ordinance shall take effect upon the effective date of the recorded Street Vacation Plat, as a revocation of the acceptance of and the relinquishment of Springville City's fee in the vacated portion of Spring Terrace Avenue.

PASSED AND APPROVED this 08TH day of January 2019.

SPRINGVILLE CITY

Mayor Richard J. Child

ATTEST:

Kim Crane City Recorder

Exhibit "A"

Ordinance #xx-2019

**SPRINGVILLE CITY SPRING TERRACE AVENUE
ROAD VACATION AND ABANDONMENT**

Street Vacation Plat



STAFF REPORT

DATE: January 8, 2019
TO: Honorable Mayor and City Council
FROM: Bruce Riddle, Finance Director
SUBJECT: FY 2019 BUDGET AMENDMENT

RECOMMENDED MOTION

The Finance Department recommends adopting Resolution _____ to open and amend the General CIP Fund and Vehicle and Equipment Replacement Fund budgets for capital expenses applying to the Fiscal Year ending June 30, 2019 as outlined in Exhibit A (attached).

SUMMARY OF ISSUES/FOCUS OF ACTION

The Uniform Fiscal Procedures Act for Utah Cities sets forth the procedures for the governing body to review and increase or decrease the appropriations in operating and capital budgets of the city. The resolution will provide the budget authority for the city to proceed with the projects detailed in the report.

BACKGROUND

Unexpected revenues and expenses have emerged since the beginning of the budget year. In order to proceed with addressing the variations from the original budget, The Council will need to take action through amending the budget.

DISCUSSION

In response to new developments and after reviewing the various fund budgets the Finance Department recommends a number of budget appropriations. Requests for appropriation as well as the funding sources are summarized in Exhibit A (attached). Brief descriptions of the recommended actions are as follows:

- *General CIP Fund (Streets).* The Streets Department requires one immediate and several potential property purchase agreements for corridor preservation along 1200 West. Funding for these property purchases comes from Mountainland Association of Governments (MAG) grants.
- *Vehicle and Equipment Replacement Fund (Engineering).* Springville participates in an Interlocal Agreement with Spanish Fork City for GPS Base Station Services that support surveying operations for various departments of

each of the cities. The base station is on the replacement schedule and is past its scheduled replacement date, but remained in service in an effort to use as much of its useful life as possible. The base station finally failed and needs to be replaced. The amount of the budget amendment is Springville's share of the base station replacement cost with the remainder coming from the other participants in the Interlocal Agreement.

ALTERNATIVES

The Council has the alternative of considering different funding sources than those recommended by staff in Exhibit A. However, taking no action at all on the resolution will leave the staff without the budget authority to proceed with these projects and services.

FISCAL IMPACT

The fiscal impacts of the proposed appropriations are included in Exhibit A.



**Exhibit A
City of Springville
Budget Amendment Form**

Fiscal Year Ending June 30, 2019

<i>Item</i>	<i>Fund</i>	<i>Dept.</i>	<i>Acct.</i>	<i>Description</i>	<i>Beginning Budget</i>	<i>Increase</i>	<i>Decrease</i>	<i>Amended Budget</i>	<i>Purpose and Funding Source</i>
Revenues									
	45	3600	360	Grants	310,000	2,000,000		2,310,000	Grant funding for corridor preservation property purchases
	Utilize Reserves					7,500			
	Total Revenue Amendments					2,007,500			
Expenditures									
	45	4410	200	Property Acquisition	390,000	2,000,000		2,390,000	Purchase of 1.85 acres on 1200 W plus potential future property purchases for corridor preservation utilizing MAG grant funding
	48	4185	002	Replacement Equipment	4,500	7,500		12,000	Share of GPS Base Station replacement from reserves
	Total Expenditure Amendments					2,007,500			



RESOLUTION #2019-XX

A RESOLUTION OPENING AND AMENDING THE GENERAL CIP FUND AND VEHICLE AND EQUIPMENT FUND BUDGETS FOR CAPITAL EXPENSES APPLYING TO THE FISCAL YEAR ENDING JUNE 30, 2019 AS OUTLINED IN EXHIBIT A.

WHEREAS, the City Council has received a recommendation from the Administration that the Springville City General CIP Fund and Vehicle and Equipment Fund budgets be opened and amended for capital expenses; and,

WHEREAS, on January 8, 2019 the City Council held a duly noticed regular meeting and ascertained the facts regarding this matter, which facts and comments are found in the hearing record; and,

WHEREAS, after considering the Administration's recommendation and facts and comments presented to the City Council, the Council finds the proposed appropriations reasonably further the health, safety, and general welfare of the citizens of Springville City.

NOW, THEREFORE, be it resolved by the City Council of Springville, Utah as follows:

PART I:

The Budget Officer is hereby authorized and directed to amend the budgets of the General CIP Fund and Vehicle and Equipment Replacement Fund for capital expenses as outlined in Exhibit A.

PART II:

This resolution shall take effect immediately.

END OF RESOLUTION.

PASSED AND APPROVED this 8th day of January 2019.

Richard J. Child, Mayor

ATTEST:

Kim Rayburn, City Recorder

RESOLUTION #2019-XX

Exhibit A City of Springville Budget Amendment Form

Fiscal Year Ending June 30, 2019

<i>Item</i>	<i>Fund</i>	<i>Dept.</i>	<i>Acct.</i>	<i>Description</i>	<i>Beginning Budget</i>	<i>Increase</i>	<i>Decrease</i>	<i>Amended Budget</i>	<i>Purpose and Funding Source</i>
Revenues									
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	Utilize Reserves					7,500			
	Total Revenue Amendments					2,007,500			
Expenditures									
	45	4410	200	Property Acquisition	390,000	2,000,000		2,390,000	Purchase of 1.85 acres on 1200 W plus potential future property purchases for corridor preservation utilizing MAG grant funding
	48	4185	002	Replacement Equipment	4,500	7,500		12,000	Share of GPS Base Station replacement from reserves
	Total Expenditure Amendments					2,007,500			



MINUTES
Springville City Council Work/Study Meeting - SEPTEMBER 04, 2018

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 04, 2018 AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Mayor Richard J. Child presided. In addition to Mayor Child, the following were present: Councilmember Craig Jensen, Councilmember Brett Nelson, 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, Power Director Leon Fredrickson, Golf Pro Craig Norman, Public Works Director Brad Stapley, Building and Grounds Director Brad Neel, Community Development Director Glen Goins, Library Director Dan Mickelson, and Assistant Museum of Art Director Janessa Van Buren. Excused from the meeting Councilmember Michael Snelson, Councilmember Jason Miller, Councilmember Christopher Creer

THERE WAS NOT A QUORUM PRESENT

CALL TO ORDER

Mayor Child welcomed everyone and called the Work/Study meeting to order at 5:30 p.m.

COUNCIL BUSINESS

1) Calendar

- Sep 08 - Springville Public Safety City-Wide Disaster Drill 7:30 a.m.
- Sep 11 - Work/Study Meeting 5:30 p.m.
- Sep 12-14 - ULCT Annual Conference in Salt Lake City
- Sep 15 - Ribbon Cutting - Contractors Park New Pavilion 10:00 a.m.
- Sep 18 - Work/Study Meeting 5:30 p.m., City Council meeting 7:00 p.m.
- Sep 27-28 - City Council Retreat

Mayor Child asked if there were any questions or additions to the calendar. There was none.

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

- a) Invocation - Councilmember Snelson
- b) Pledge of Allegiance - Councilmember Jensen
- c) Consent Agenda
 2. Approval of City purchase orders required to be signed per Springville City Purchasing Code.
 3. Approval of the minutes for the July 03 and 17, 2018 Work/Study meeting.

Mayor Child asked if there was any discussion on tonight's consent agenda. There were none.

DISCUSSIONS/PRESENTATIONS

- a) **Salt Lake Chamber's Housing Gap Coalition Presentation - Brynn Mortensen, Public Policy Salt Lake Chamber of Commerce**

Brynn Mortensen handles Public Policy with the Salt Lake Chamber of Commerce, she explained they are the state chamber organization and represents all businesses in the twenty nine counties in Utah where they have

over 12,000 members. She introduced Utah County Housing Authority Director Lynell Smith and Robert Vernon who were in attendance.

Ms. Mortensen explained businesses have reported their employees were having a hard time finding housing or moving up into the next level of housing. A year and half ago the Chamber conducted what they called a "Landmark Study" considered the first of its kind. The study looked back a generation (twenty six years), and the current generation and forward a generation before a housing crisis hit. Feedback from the study showed a housing crisis in Utah with more households than actual housing units. Utah was the fourth highest price increase change in the nation since 1991; a concern it could be one of Utah's biggest economic threats. They project in twenty-six years the average home in Utah would cost more than \$700,000 and would likely price out professions needed in the community such as firefighters, school teachers, nurses, etc. there hope is to educate the public. In the last ten years Utah has had swift job growth and economic growth as well as population growth. Most of the growth has been internal; children and grandchildren growing up in Utah and wanting to stay in the community with the high quality of life. Ms. Mortensen reported the Housing Gap Coalition was launched by the Salt Lake Chamber and other sponsors in an effort to get ahead of the housing gap.

Lynell Smith, Director of Utah County Housing reported she has worked with Springville City in the past and the Housing Authority has apartments located in Springville. She provided information on the various programs they provide along with the yearly housing report detailing the number of families assisted in the community.

Robert Vernon, CEO of the Provo City Housing Authority, reported they work closely with the Utah County Housing Authority through an Interlocal Agreement. They are actively looking to develop outside of the county and provided information about a community land trust they are developing.

Councilmember Nelson stated one of the past most controversial meetings was regarding a private complex up for approval and the public comments regarding problems with the Housing Authority apartments on Main Street, needles over the area, dirty diapers and trash lying around. It seemed to hurt the progress of development for others. How do we prevent citizens from being scared to walk around the area? He expressed he was working to better understand the Housing Authority responsibilities.

Ms. Smith explained once a concern was brought to them they would address the issue and would be happy to speak with City personnel further.

Mayor Child voiced concerns about the Housing Authority Apartments on Main Street and stated the City was presented with something entirely different than what is currently there.

Ms. Mortensen expressed she was thankful for the local authorities and working with them. They are working to build a successful program by getting into the high schools and build awareness for the trades profession. Density is not the only concern it is the growth and they will be launching a public awareness campaign. She will visit every city until the end of the year to create a partnership with cities. She encouraged cities to be smart with the land they have remaining to develop and asked the council for their concerns.

Administrator Fitzgerald expressed when done correctly density is not something to be afraid of, the challenge is the development community wanting profitability, when cities have zoning requirements and standards. The City is progressive and would like smart development.

b) Review Deer Abatement Program - Scott Finlayson, Public Safety Director

Chief Finlayson and Lieutenant Warren Foster presented on the Deer Abatement Program. Lieutenant Foster the Program Manager reviewed the program with the council to give them a better understanding and asked for their input.

Lieutenant Foster stated there was a concern regarding the number of deer in the community. The urban deer have established a home in the city and have taken over. Mountain deer are distinctive in size and migrate to the mountains. Humphries Archery was contracted with the City to help abate the urban deer problem with a controlled lethal hunt where the deer could be harvested by individuals in community. Citizens are able to have their names entered on a list for harvesting the deer and if there was no interest a company would harvest the deer privately. An open house for the public was scheduled for Thursday, September 6, 2018 to provide more information and answer questions.

Chief Finlayson explained the deer abatement was budgeted for this year and they would monitor the program for the first year and see what impact it has.

Councilmember Nelson asked how hiring was going with the Police Department. Chief Finlayson reported they are working on hiring and have two openings. Administrator Fitzgerald expressed currently there is a real issue with no solutions. Other areas have positions open and are finding it difficult to fill them. The market was moving and no bodies to fill the positions.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Child asked for any other comments.

4) CLOSED SESSION

The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated Section 52-4-205

There was none.

ADJOURNMENT

DUE TO LACK OF A QUORUM, THE MEETING ADJOURNED BY CONSENSUS AT 6:40 P.M.

This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, September 04, 2018.

I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Tuesday, September 04, 2018.

Kim Crane, CMC
City Recorder



MINUTES
Springville City Council Work/Study Meeting - SEPTEMBER 18, 2018

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 18, 2018 AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Mayor Richard J. Child presided. In addition to Mayor Child, the following were present: Councilmember Christopher Creer, Councilmember Craig Jensen, Councilmember Jason Miller, Councilmember Brett Nelson, Councilmember Michael Snelson, 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, Power Director Leon Fredrickson, Golf Pro Craig Norman, Public Works Director Brad Stapley, Building and Grounds Director Bradley Neel, Community Development Director Glen Goins, Recreation Director Corey Merideth, Library Director Dan Mickelson, and Museum of Art Director Rita Wright.

CALL TO ORDER

Mayor Child welcomed everyone and called the Work/Study meeting to order at 5:30 p.m.

COUNCIL BUSINESS

1) Calendar

- Sep 18 - Work/Study Meeting 5:30 p.m., City Council meeting 7:00 p.m.
- Sep 27-28 - City Council Retreat
- Oct 02 - Work/Study Meeting 5:30 p.m., City Council meeting 7:00 p.m.
- Oct 09 - Work/Study Meeting 5:30 p.m.
- Oct 16 - Work/Study Meeting 5:30 p.m., City Council meeting 7:00 p.m.

Mayor Child asked if there were any questions or additions to the calendar.

City Administrator Fitzgerald gave an update on the Pole Creek Fire. The fire was currently in Diamond Fork Canyon and behind Maple Mountain. Chief Finlayson reported on the recent briefing from the Fire Command Center.

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

- a) Invocation - Councilmember Creer
- b) Pledge of Allegiance - Councilmember Miller
- c) Consent Agenda
 1. Approval of City purchase orders required to be signed per Springville City Purchasing Code.
 2. Approval of the minutes for the May 08, 2018 Work/Study meeting.
 3. Approval of the final 1250 West Street Church Subdivision located in the area of 350 North 1250 West.- Glen Goins, Community Development Director
 4. Approval of the Preliminary Plans for the Sumsion West Subdivision located in the area of 1250 West 1200 South in the Westfield's Overlay - Glen Goins, Community Development Director

Mayor Child asked if there was any discussion on tonight's consent agenda. There were none.

DISCUSSIONS/PRESENTATIONS

- a) **Overview of City and Canyon Parks - Brad Neel, Building and Grounds Director**

Director Neel reviewed the General Plan regarding city parks and canyon parks. Attorney Penrod reported the information before the Council was to prepare them for discussions regarding parks in the upcoming council retreat. Attorney Penrod asked the council to consider the size of parks, according to the General Plan and to contemplate various pieces of the General Plan for upcoming discussions.

b) Discussion of the Springville Sharp/Tintic Railroad Connection - Brad Stapley, Public Works Director

Director Stapley, reviewed the proposed Tintic Railway realignment, he explained the line has one or two trains a week that travel 10 miles per hour on the line. Currently it was expected to have UTA take on the local agency designation, noting the City got involved when the 950 west railroad crossing project started.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Child asked for any other comments. There was none.

4) CLOSED SESSION

The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated Section 52-4-205

COUNCILMEMBER MILLER MOVED TO ADJOURN THE CITY COUNCIL WORK SESSION AT 6:15 P.M. AND CONVEIN IN CLOSED SESSION TO DISCUSS PROPERTY AND LITIGATION.

COUNCILMEMBER CREER SECONDED THE MOTION.

THE VOTE IS RECORDED AS FOLLOWS:

COUNCILMEMBER CREER	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER MILLER	AYE
COUNCILMEMBER NELSON	AYE
COUNCILMEMBER S NELSON	AYE

ADJOURNMENT

COUNCILMEMBER MILLER MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AT 7:01 P.M.

COUNCILMEMBER CREER SECONDED THE MOTION, ALL VOTED AYE.

This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, September 04, 2018.

I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Tuesday, September 04, 2018.

Kim Crane, CMC
City Recorder



MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY,
NOVEMBER 06, 2018, 2017 AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE,
UTAH.

Mayor Richard J. Child presided. In addition to Mayor Child, the following were present: Councilmember Christopher Creer, Councilmember Jason Miller, Councilmember Michael Snelson, 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, Public Works Director Brad Stapley, Recreation Director Corey Merideth, Power Director Leon Fredrickson, Building and Grounds Director Bradley Neel, Operations Manager Rod Oldroyd, Community Development Director Glen Goins, Library Director Dan Mickelson, and Museum of Art Director Rita Wright. Excused from the meeting Councilmember Craig Jensen and Councilmember Brett Nelson,

CALL TO ORDER

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

INVOCATION AND PLEDGE

Councilmember Snelson offered the invocation, and Councilmember Miller led the Pledge of Allegiance.

APPROVAL OF THE MEETING'S AGENDA

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

MAYOR'S COMMENTS

Mayor Child welcomed the Council, staff and audience. He asked for any scouts or students on assignment to please stand and be recognized.

PUBLIC COMMENT

Mayor Child introduced the Public Comment section of the agenda. He asked if there were any requests.

Clare Taylor, resident; stated she was happy to see councilmembers over to her home and the response from the City on October 05, 2018 at 4:00 a.m. when she woke up to a basement full of water. 1700 east was full of water and flowed into her basement and several neighbors. At the time several employees stated they thought it had been fixed, clearly it had not.

Janice Nelson, resident; stated she has lived in her home 17 years, almost from day one, if it rains more than 15 minutes, the drain clogs. They have unclogged it many times. She explained there was a retention basin and then it was changed to a bladder system. They asked what would happen when it gets full, or their basement gets full of water. They have not received a denial letter from the insurance, and wondered if the City could appeal. Clearly it was not functioning, and they would like to see logs on how it was maintained.

Jeff Hardy resident and Chris Quinlan resident; they recently formed the Hobble Creek Bicycle Association where they discuss bicycle safety and were inspired by Governor Gary Herbert's goal to build 1000 miles of new trail. They wanted to give input to Springville City about constructing bike lanes. Currently the bike lanes are disjointed; they would like citizen input on the matter and discuss some of the issues.

48 **CONSENT AGENDA**

- 50 1. Approval of the minutes for the Regular Council meetings held on June 19, July 03, July 17, and August
52 07, 2018.
54 2. Approval of the Arts Commission grant recipients - Rita Wright, Museum of Art Director
56 3. Approval of **Resolution #2018-40** and Interlocal Agreement with the State of Utah regarding dispatch
58 services - Scott Finlayson, Public Safety Director

56 COUNCILMEMBER CREER MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN AND
58 APPROVING **RESOLUTION #2018-40** AND AN INTERLOCAL AGREEMENT WITH THE STATE OF UTAH
REGARDING DISPATCH SERVICES.

58 COUNCILMEMBER MILLER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

60 COUNCILMEMBER CREER AYE
62 COUNCILMEMBER JENSEN ABSENT
64 COUNCILMEMBER MILLER AYE
COUNCILMEMBER NELSON ABSENT
COUNCILMEMBER SNELSON AYE

64 **RESOLUTION #2018-40 APPROVED**

66 **REGULAR AGENDA**

- 68 4. **Consideration of a Resolution opening and amending the Storm Water Fund budget for capital expenses
70 applying to the Fiscal Year ending June 30, 2019 - Bruce Riddle, Assistant City Administrator/Finance
72 Director**

74 Director Riddle reported unexpected revenues and expenses have emerged since the beginning of the
budget year. In order to proceed with addressing the variations from the original budget, The Council would need
76 to take action through amending the budget. The proposed amendment would reduce a project budget and
rearrange another into four separate projects with a net-zero gain, re-appropriating the funds.

78 COUNCILMEMBER SNELSON MOVED TO ADOPT **RESOLUTION #2018-41** TO OPEN AND AMEND
76 THE STORM WATER FUND BUDGET FOR CAPITAL EXPENSES APPLYING TO THE FISCAL YEAR ENDING
JUNE 30, 2019 AS OUTLINED IN EXHIBIT A

78 COUNCILMEMBER MILLER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

80 COUNCILMEMBER CREER AYE
82 COUNCILMEMBER JENSEN ABSENT
COUNCILMEMBER MILLER AYE
COUNCILMEMBER NELSON ABSENT
COUNCILMEMBER SNELSON AYE

84 **RESOLUTION #2018-41 APPROVED**

- 86 5. **Consideration of a Resolution approving an agreement between Springville City and East Bay RV, LLC
88 regarding East Bay's violations - John Penrod, Assistant City Administrator/City Attorney**

90 Attorney Penrod reported East Bay RV Park has had some history with the City regarding violations on
their monthly logs and customer stay periods. The RV Park is located on the north side of Springville next to the
freeway corridor. Attorney Penrod gave a history of the RV Park and the agreement before the council for
approval.

92 Councilmember Miller stated he would like to see the RV Park actively monitored.

94 COUNCILMEMBER CREER MOVED TO APPROVE **RESOLUTION #2018-42** APPROVING AN
96 AGREEMENT BETWEEN SPRINGVILLE CITY AND EAST BAY RV, LLC REGARDING EAST BAY'S
VIOLATIONS OF THE SETTLEMENT AGREEMENT AND GENERAL RELEASE OF ALL CLAIMS, DATED MAY
6, 2014.

98 COUNCILMEMBER MILLER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

100 COUNCILMEMBER CREER AYE
COUNCILMEMBER JENSEN Absent

COUNCILMEMBER MILLER AYE
COUNCILMEMBER NELSON Absent
COUNCILMEMBER SNELSON AYE

RESOLUTION #2018-42 APPROVED

6. Consideration of approving an Ordinance and amendment to Title 2, Sections 2-2-109 and 2-6-101 through 2-6-109 of the Springville City Code, duties of the office of City Treasurer and bonding requirements for the City Treasurer and officers - John Penrod, Assistant City Administrator/City Attorney

Attorney Penrod explained the ordinance before the Council was to revise sections of the City Code regarding the City Treasurer position. The current City Treasurer will be retiring and the amendment will make sure the City Code is up to date with the State Code. He explained the requirement of bonding and noted crime insurance was added to the Trust agreement and covers what was needed.

COUNCILMEMBER SNELSON MOVED TO APPROVE **ORDINANCE #23-2018** AMENDING SECTIONS 2-2-109 AND 2-6-101 THROUGH 2-6-109 OF THE SPRINGVILLE CITY CODE, WHICH SECTIONS ESTABLISH THE DUTIES OF THE OFFICE OF CITY TREASURER AND BONDING REQUIREMENTS FOR THE CITY TREASURER AND OFFICERS

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

COUNCILMEMBER CREER AYE
COUNCILMEMBER JENSEN Absent
COUNCILMEMBER MILLER AYE
COUNCILMEMBER NELSON Absent
COUNCILMEMBER SNELSON AYE

ORDINANCE #23-2018 APPROVED

MAYOR, COUNCIL REPORTS

Mayor Child asked there were any comments.

Councilmember Miller reported a member of the Hardship Committee resigned and the vacancy will need to be filled. The Committee is not very active it may need to be reviewed. Administrator Fitzgerald commented we may want to notify the public there is an option to donate to the utility fund for those in need. Also, the Finance Department is active in recommending options.

Councilmember Snelson commented the Economic Advisory Committee may want to look at having a committee review the sign ordinance.

CLOSED SESSION

7. *The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated Section 52-4-205.*

There was no closed session.

ADJOURNMENT

COUNCILMEMBER CREER MOVED TO ADJOURN THE CITY COUNCIL MEETING AT 7:34 P.M.

COUNCILMEMBER SNELSON SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

This document constitutes the official minutes for the Springville City Council Regular meeting held on Tuesday, November 06, 2018.

I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Tuesday, November 06, 2018

Kim Crane, CMC
City Recorder



STAFF REPORT

DATE: January 02, 2019
TO: Honorable Mayor and City Council
FROM: Heather Bakker, Business Licensing
SUBJECT: CLASS A BEER LICENSE FOR FAST GAS #12

RECOMMENDED MOTION

Motion to APPROVE THE ISSUANCE OF A CLASS A BEER LICENSE TO **FAST GAS #12 Located at 2009 WEST 400 SOUTH, SPRINGVILLE, UTAH.**

SUMMARY OF ISSUES/FOCUS OF ACTION

Springville City Municipal Code requires any person engaging in the business of beer retailer, in bottles, original containers, or draft, within the limits of the City to first procure a license from the City as provided in Title 7, Chapter 3.

- No license may be granted to sell beer in any dance hall, theater, or in the proximity of any church or school.
- The license shall at all times be conspicuously displayed on the premises.
- All licensees shall comply with the Utah Alcoholic Beverage Control Act and the regulations of the Utah Alcoholic Beverage Control Commission.
- All licensed premises shall be subject to inspection by any officer, agent, or peace officer of the City, the State Liquor Control Commission, or the Utah County Health Department; and every licensee shall at the request of the Utah County Board of Health furnish to it samples of beer which the licensee shall have for sale.
- A person under the age of twenty-one (21) may not sell beer on the premises of a beer retailer for off-premise consumption.
- It shall be unlawful to sell beer to any person under the age of twenty-one (21) years, or to any person who is intoxicated or under the influence of an intoxicating beverage.
- It shall be unlawful to advertise the sale of beer, except under such regulations as are made by the Alcoholic Beverage Control Commission.
- Licensed premises shall be kept brightly illuminated at all times while occupied for business, and no booth, blind or stall shall be maintained unless all tables, chairs, and occupants, if any therein, are kept open to the full view from the main floor at the entrance of such licensed premises.
- No licensee shall violate the terms of the license issued; nor, unless he shall be so licensed, shall he sell beer in the original containers, or draft beer for consumption on the premises, or permit any beer to be consumed on the premises.
- It shall be unlawful for any person to sell beer to any person between the hours of 12:00 midnight and 6:00 a.m.
- It shall be unlawful for any person to sell beer through a "drive-up" window, meaning that beer cannot be sold or dispensed to any person sitting in a motor vehicle or on a motorcycle.

- If a beer retailer sells alcoholic beverages for off-premise consumption, the beer retailer shall not place any alcoholic beverage for sale or storage within fifteen (15) feet of any and all of the beer retailer's customer entrances.
- A licensee involved in the transaction of retail beer sales for off-premise consumption (Class "A" retail sales) shall require any and all employees who directly supervise the sale of beer to a customer for consumption off the premises, or who sells beer to a customer for consumption off the premises, to obtain a Certificate of Completion from a statewide alcohol training and education seminar as required by Utah State Code Section 32A-10-103 and 62A-15-401.
- All employees of a Licensee involved in the transaction of retail beer sales will be required to possess and wear a unique identification badge while on duty. This badge shall be worn on the front of the employee's clothing, visible above the waist, bearing the first or last name, initials, or unique identification letters or numbers that are sufficiently large to be clearly visible and identifiable.
- The Licensee is required to inform the City of any employee possessing a valid certificate whose employment is terminated for conduct that would be punishable under the statutes or ordinances regulating alcoholic beverages.
- Licensees shall maintain a record of badges assigned and the record must be available for immediate inspection. The record must include the employee's full name, address, and driver license number or similar identification number.
- Licensees shall permit law enforcement officers and Utah County Health Department employees to conduct random compliance checks on licensee's premises.

DISCUSSION

The Code requires the applicant to meet several requirements before a license is issued.

1. Any applicant, partner, managing agent, officer or director who holds at least 20-percent stock of the applicant corporation will not be allowed to sell beer at retail unless he shall be of good moral character, over the age of 21, and a citizen of the United States
2. A license shall not be issued to anyone who has been convicted of any felony, or any violation of a federal, state or city law concerning the sale, manufacture, distribution, warehousing, adulteration, or transportation of alcoholic beverages.
3. A license shall not be issued to anyone who has been convicted of a violation relating to alcoholic beverages, or of drunken driving, or of keeping a gambling or disorderly house.
4. One Class "A" license will be available to a Convenience Store for every 1,500 people within the City of Springville as determined by the most recent Governor's Office of Budget and Planning report. The report shall be rounded to the nearest 1,000 people and the number of licenses available shall always be rounded down to a whole number.
5. No Class "A" license shall be granted to any person to sell beer within 180 feet of any church or school, and it shall be unlawful for any person to sell beer within 180 feet of a church or school. The distance shall be measured in a straight line from the nearest entrance of the building where the beer is or will be sold to the nearest property boundary of the public or private school, church, public library, public playground, or park.

Fast Gas is owned by Westring Inc. Westring Inc. is in good standing with the Division of Corporations and Commercial Code. The Registered Principles of this business are James Westring, Director; Shane Westring, Director/President; Alison Peterson, Director, Vice President/Secretary.



This is an existing convenience store selling beer in Springville City. The current business is Billings Distribution Inc., doing business as Gas N Go. The business is being sold to Fast Gas on February 1, 2019. There are no schools, churches, public libraries, public playgrounds, or parks in the vicinity.

FISCAL IMPACT

The business license fee for the year has been paid by Wiley Westring. The beer license fee (\$600.00) and application fee (\$100.00) have been collected. Expenses anticipated by the City are costs for the enforcement of the beer licensing provisions by the police department and code enforcement officer.

Heather Bakker
Business Licensing

Attachments

CC: Kim Crane, City Recorder





STAFF REPORT

DATE: January 2, 2019
TO: Honorable Mayor and City Council
FROM: Laura Thompson, City Planner II
SUBJECT: APPROVAL OF THE SPRING POINTE WAREHOUSE CONDOMINIUM PLAT
LOCATED AT 2090 W 500 N IN THE HC-HIGHWAY COMMERCIAL ZONE.

RECOMMENDED MOTION

Motion to grant final plat approval for the Spring Pointe Warehouse Condominiums located at 2090 West 500 North in the HC-Highway Commercial Zone.

SUMMARY OF ISSUES/FOCUS OF ACTION

Does the proposed condominium conversion meet the requirements of Springville City Code and the Utah Condominium Ownership Act?

BACKGROUND

The Spring Pointe Warehouse site plan was approved by the Planning Commission on August 14, 2018 for a six-unit office/warehouse project.

The applicant is now proposing to condominium the six- units, so they can be individually owned.

No changes to the approved site plan are being made.

DISCUSSION

A condominium means the ownership of a single-unit in a multi-unit project, together with an undivided interest in common areas and facilities of the property.

The Spring Pointe Warehouse is considered a "commercial condominium project" where the project has no residential units within the project.



PLANNING COMMISSION REVIEW

The Planning Commission considered the preliminary and final plans on December 11, 2108 as part of the consent agenda.

COMMISSION ACTION: Commissioner Mertz moved to recommend final approval of the Spring Pointe Warehouse Condominiums. Commissioner Ellingson seconded the motion. Approval was unanimous.

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Genevieve Baker	X	
Michael Clay	Excused	
Carl Clyde	X	
Karen Ellingson	X	
Michael Farrer	X	
Brad Mertz	X	
Frank Young	X	

ALTERNATIVES

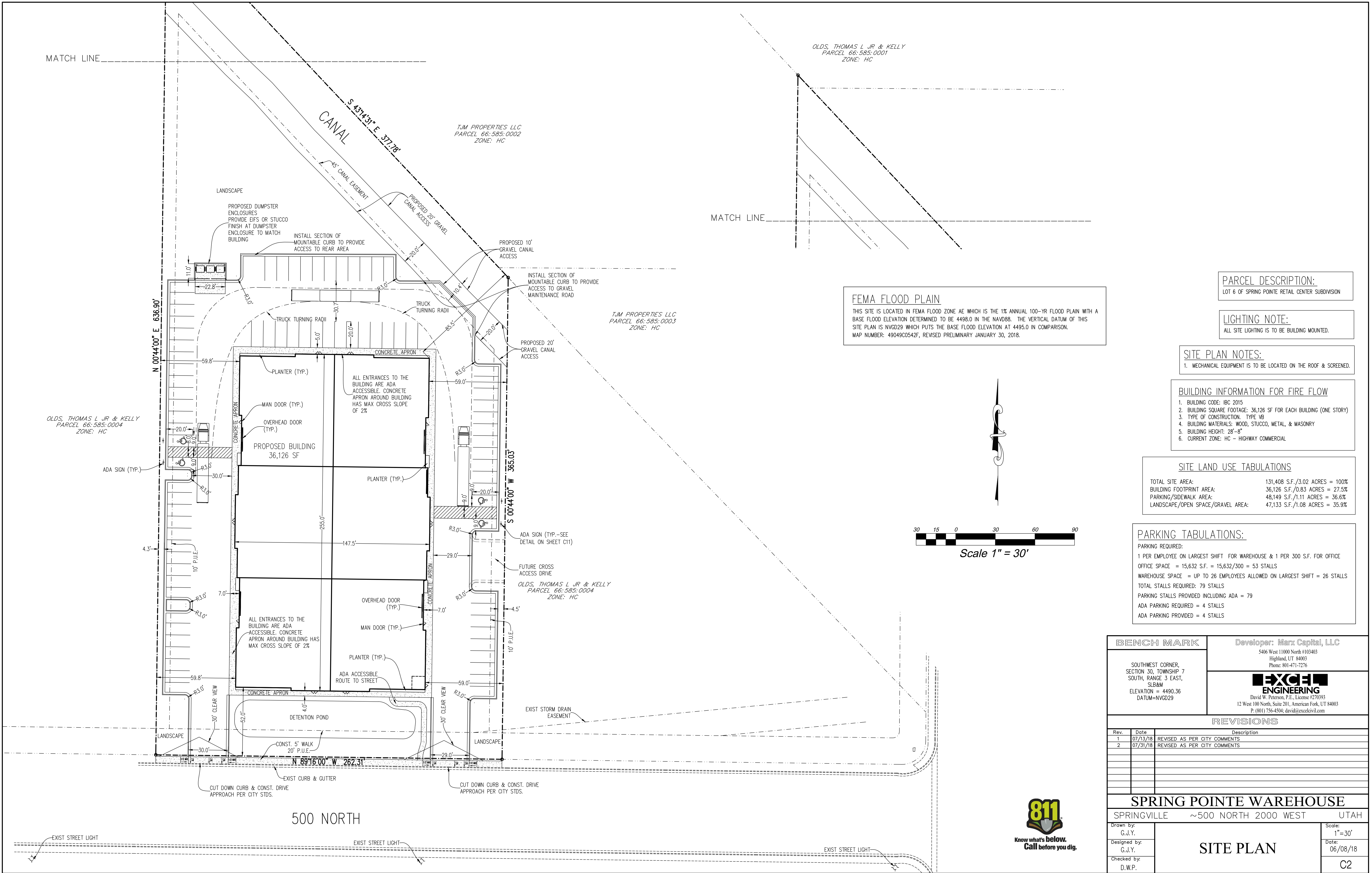
1. Approve the development as proposed;
2. Conditionally approve the proposal;
3. Deny approval of the proposal.

Laura Thompson
City Planner II

Attachments

cc: Steve Marx





FEMA FLOOD PLAIN

THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE WHICH IS THE 1% ANNUAL 100-YR FLOOD PLAIN WITH A BASE FLOOD ELEVATION DETERMINED TO BE 4498.0 IN THE NAVD88. THE VERTICAL DATUM OF THIS SITE PLAN IS NVGD29 WHICH PUTS THE BASE FLOOD ELEVATION AT 4495.0 IN COMPARISON. MAP NUMBER: 49049CD542F, REVISED PRELIMINARY JANUARY 30, 2018.

PARCEL DESCRIPTION:

LOT 6 OF SPRING POINTE RETAIL CENTER SUBDIVISION

LIGHTING NOTE:

ALL SITE LIGHTING IS TO BE BUILDING MOUNTED.

SITE PLAN NOTES:

1. MECHANICAL EQUIPMENT IS TO BE LOCATED ON THE ROOF & SCREENED.

BUILDING INFORMATION FOR FIRE FLOW

1. BUILDING CODE: IBC 2015
2. BUILDING SQUARE FOOTAGE: 36,126 SF FOR EACH BUILDING (ONE STORY)
3. TYPE OF CONSTRUCTION: TYPE VB
4. BUILDING MATERIALS: WOOD, STUCCO, METAL, & MASONRY
5. BUILDING HEIGHT: 28'-8"
6. CURRENT ZONE: HC - HIGHWAY COMMERCIAL

SITE LAND USE TABULATIONS

TOTAL SITE AREA:	131,408 S.F./3.02 ACRES = 100%
BUILDING FOOTPRINT AREA:	36,126 S.F./0.83 ACRES = 27.5%
PARKING/SIDEWALK AREA:	48,149 S.F./1.11 ACRES = 36.6%
LANDSCAPE/OPEN SPACE/GRAVEL AREA:	47,133 S.F./1.08 ACRES = 35.9%

PARKING TABULATIONS:

PARKING REQUIRED:

1 PER EMPLOYEE ON LARGEST SHIFT FOR WAREHOUSE & 1 PER 300 S.F. FOR OFFICE

OFFICE SPACE = 15,632 S.F. = 15,632/300 = 53 STALLS

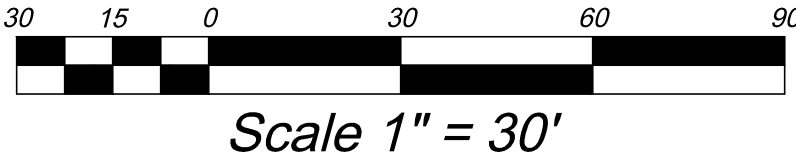
WAREHOUSE SPACE = UP TO 26 EMPLOYEES ALLOWED ON LARGEST SHIFT = 26 STALLS

TOTAL STALLS REQUIRED: 79 STALLS

PARKING STALLS PROVIDED INCLUDING ADA = 79

ADA PARKING REQUIRED = 4 STALLS

ADA PARKING PROVIDED = 4 STALLS

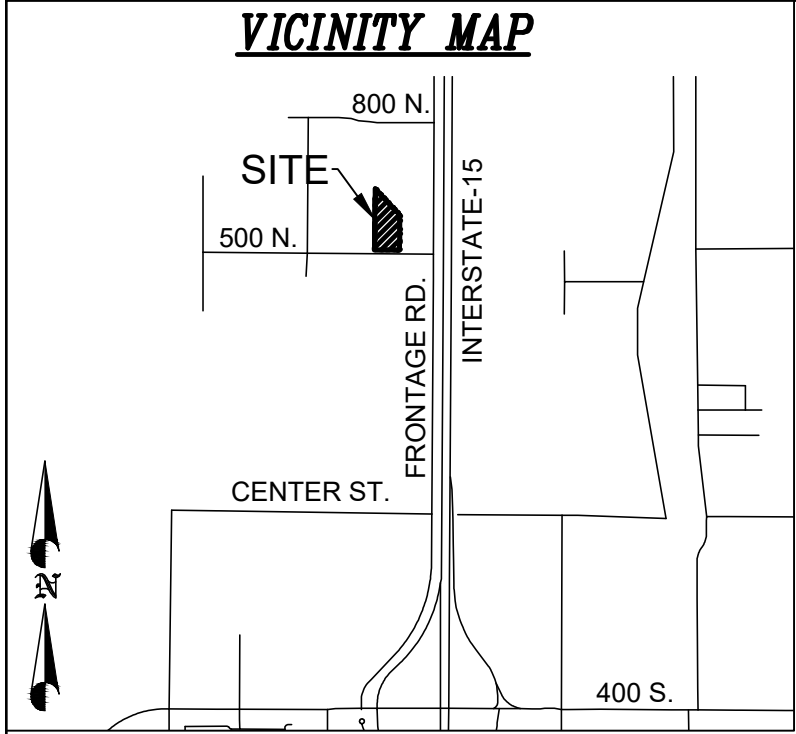


BENCH MARK	Developer: Marx Capital, LLC 5406 West 11000 North #103403 Highland, UT 84003 Phone: 801-471-7276
	EXCE ENGINEERING David W. Peterson, P.E. License #2710393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excecivil.com

REVISIONS		
Rev.	Date	Description
1	07/13/18	REVISED AS PER CITY COMMENTS
2	07/31/18	REVISED AS PER CITY COMMENTS

SPRING POINTE WAREHOUSE		
SPRINGVILLE ~500 NORTH 2000 WEST UTAH		
Drawn by: G.J.Y.	SITE PLAN	Scale: 1"=30'
Designed by: G.J.Y.		Date: 06/08/18
Checked by: D.W.P.		C2

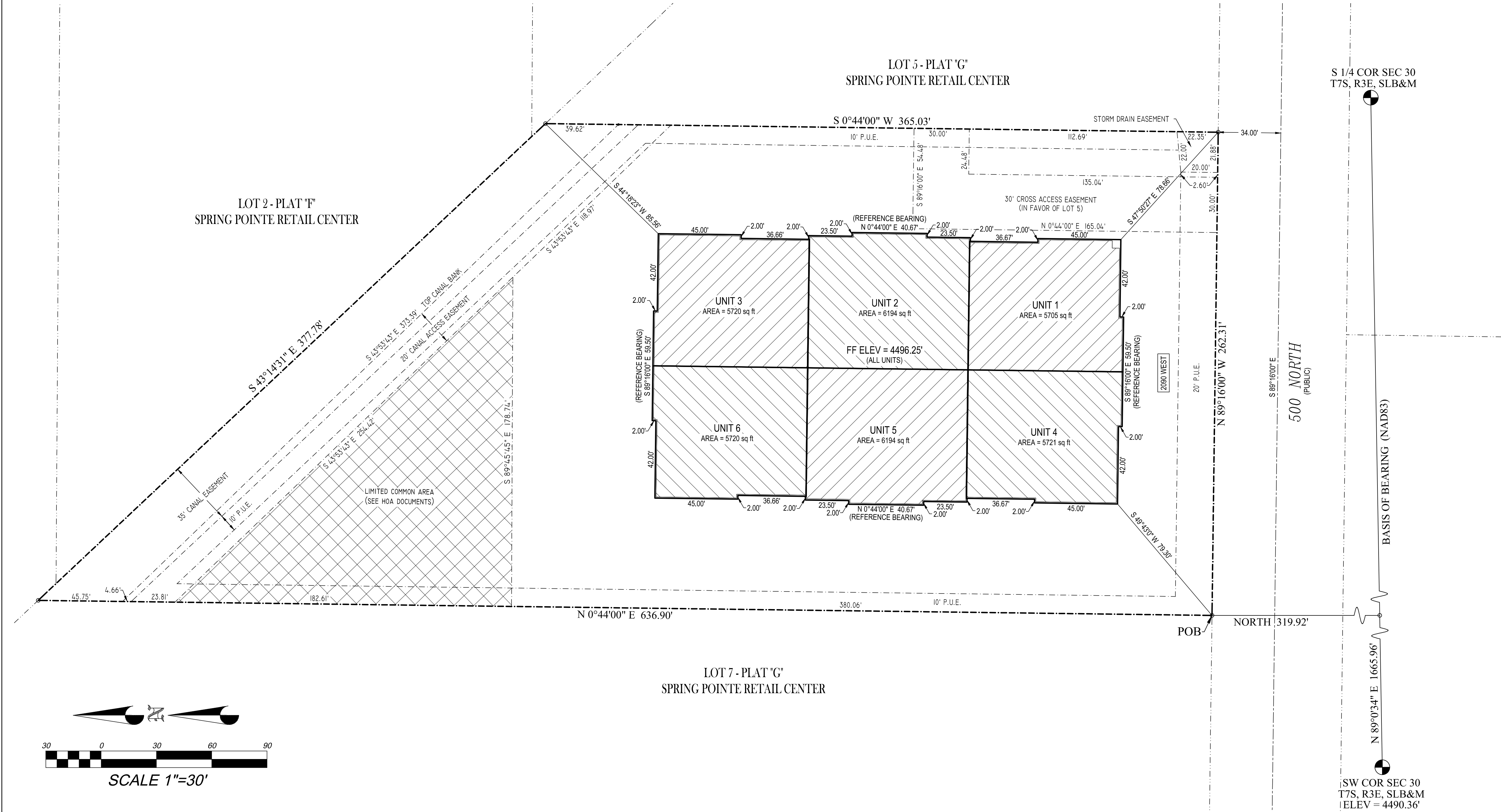




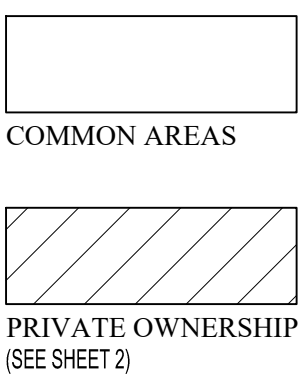
SPRING POINTE WAREHOUSE CONDOMINIUMS

(AN AMENDMENT OF LOT 6, SPRING POINTE RETAIL CENTER SUBDIVISION PLAT "G")

LOCATED IN THE SW QUARTER OF SECTION 30, T7S, R3E, SLB&M
SPRINGVILLE CITY, UTAH COUNTY, UTAH



LEGEND



GENERAL NOTES & CONDITIONS:

- PLEASE NOTE THAT EAVES, OVERHANGS, TRIMS, AND OTHER ARCHITECTURAL FEATURES AND PROJECTIONS MAY EXTEND BEYOND THE BOUNDARY LINE INDICATED FOR THE BUILDING.
- SUBJECT TO A CONDOMINIUM-CONVERSION AGREEMENT AND UTILITY LIABILITY INDEMNIFICATION RECORDED AS ENTRY _____ IN THE OFFICE OF THE UTAH COUNTY RECORDER.
- 5 - 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP HAVE BEEN PLACED AT BOTH FRONT PROPERTY CORNERS AND ON PROPERTY LINE NEAR BANK OF CANAL.



AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, UPON WHICH WILL BE CONSTRUCTED SPRING POINTE WAREHOUSE CONDOMINIUMS, CONSISTING OF TWO (2) PAGES AND CERTIFY THAT IT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1)(b) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

SURVEYOR (SEE SEAL BELOW)

DATE

BOUNDARY DESCRIPTION

Beginning at the Southwest Corner of Lot 6, Spring Pointe Retail Center Subdivision Plat "G", as recorded in the office of the Utah County Recorder, said point being located North 89°00'34" East along section line 1665.96 feet and North 319.92 feet from the Southwest Corner of Section 30, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 0°44'00" East 636.90 feet; thence South 43°14'31" East 377.78 feet; thence South 0°44'00" West 365.03 feet; thence North 89°16'00" West 262.31 feet to the point of beginning.

Contains = 3.02 Acres

Basis of Bearing is NAD83 State Plane Coordinate System.

OWNER'S DEDICATION

THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREON AS SPRING POINTE WAREHOUSE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAS CAUSED A SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT CONSISTING OF TWO (2) SHEETS TO BE PREPARED, SAID OWNER(S) HEREBY CONSENTS TO THE RECORDATION OF THIS CONDOMINIUM PLAT AND SUBMITS THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT, AND DOES HEREBY DESIGNATE ALL COMMON AREA FOR THE USE OF THE CONDOMINIUM OWNERS OF ALL COMMON UNITS WITHIN THIS UTAH CONDOMINIUM PROJECT, FOR INGRESS AND EGRESS.

THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS, COMMON AREA, AND EASEMENTS, AND THE OWNER(S) HEREBY DEDICATES THOSE AREAS LABELED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, THE OWNER(S) HAS SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT HE/THEY DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

PRINT NAME & COMMISSION NUMBER _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

SIGNATURE _____ MY COMMISSION EXPIRES _____

CITY OF SPRINGVILLE

THE CITY OF SPRINGVILLE, COUNTY OF UTAH, STATE OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS SPRING POINTE WAREHOUSE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, THIS _____ DAY OF _____, 20____.

MAYOR _____

APPROVED _____
CITY ENGINEER
(SEE SEAL BELOW)

ATTEST _____
CITY RECORDER
(SEE SEAL BELOW)

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20____

CITY ATTORNEY _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE SPRINGVILLE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION _____

CONDOMINIUM PLAT SPRING POINTE WAREHOUSE CONDOMINIUMS

AN AMENDMENT OF LOT 6, SPRING POINTE RETAIL CENTER SUBDIVISION PLAT "G"
LOCATED IN THE SW QUARTER OF SECTION 30, T7S, R3E, SLB&M
SPRINGVILLE CITY, UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

SHEET 1 OF 2

The site plan illustrates a rectangular building footprint divided into four units. The units are labeled as follows:

- UNIT 1** (5705 SQ FT) - Bottom Right
- UNIT 2** (6194 SQ FT) - Top Right
- UNIT 3** (5720 SQ FT) - Top Left
- UNIT 4** (5721 SQ FT) - Bottom Left
- UNIT 5** (6194 SQ FT) - Center (Note: The label 'UNIT 5' is present, but the area is also associated with 'UNIT 4' in the original text)

The plan includes various dimensions and setbacks:

- Overall Dimensions:** The building footprint is 145.00' wide and 145.00' deep.
- Setbacks:** The building is set back 2.00' from all four sides.
- Internal Divisions:** The building is divided into four units by a central vertical line and a horizontal line. The units are further divided into smaller sections by diagonal lines.
- North Arrow:** Located in the upper right corner, pointing towards the top right.

Sectional elevation drawing of the building facade showing Units 4, 5, and 6. The drawing includes a finished ceiling at 4517.25' and a finished floor at 4496.25'. The units are separated by vertical lines, and the entire facade is filled with diagonal hatching.

FINISHED CEILING
4517.25'

FINISHED FLOOR
4496.25'

UNIT 5

UNIT 2

WALLS ARE LIMITED
COMMON AREA.

The diagram shows a rectangular building divided into two horizontal sections. The top section is white and labeled "COMMON AREAS". The bottom section is filled with diagonal hatching and labeled "PRIVATE OWNERSHIP".

1. ALL ANNOTATED BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO EACH OTHER.
2. ALL BUILDING DIMENSIONS ARE TYPICAL.
3. INTERIOR DIMENSIONS ARE TO CENTER OF COMMON WALL.
4. EXTERIOR DIMENSIONS ARE TO EXTERIOR FOUNDATION WALL.
5. INTERIOR ELEVATIONS ARE TO FINISHED SURFACES.
6. EXTERIOR WALLS ARE 8" WIDE LIMITED COMMON AREA.
7. INTERIOR WALLS SHOWN ARE LIMITED COMMON AREA WITH WIDTHS AS NOTED.
8. UNIT AREAS SHOWN INCLUDE PRIVATE AREAS ONLY.

Scale 1" = 20'

LOCATED IN THE SW QUARTER OF SECTION 30, T7S, R3E, SLB&M
SPRINGVILLE CITY, UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET



STAFF REPORT

DATE: January 02, 2019
TO: Honorable Mayor and City Council
FROM: John Penrod, City Attorney
SUBJECT: CONSIDERATION OF DEEDING PROPERTY ALONG 620 SOUTH TO THE OWNERS OF LOT 7 IN THE SPRING TERRACE SUBDIVISION.

RECOMMENDED MOTION

Motion to approve deeding by quitclaim deed approximately 2,932 square feet of property for the amount of \$6,340.00 to the owners of lot 7 in the Spring Terrace Subdivision, contingent upon the City Council approving the proposed street vacation and plat amendment for the Spring Terrace Subdivision, lots 7, 8, and 9.

SUMMARY OF ISSUES/FOCUS OF ACTION

The owner of lot 7 in the Spring Terrace Subdivision, Aspen Construction & Development ("Aspen"), has submitted an application to vacate a portion of Spring Terrace Avenue and amend the Spring Terrace Subdivision Plat to allow Aspen to develop lot 7 as a regular lot and lots 8 and 9 as a combined flag lot. Lot 7 needs more frontage along 620 South in order to develop. Springville owns a portion of a lot to the north of lot 7 that runs along 620 South. The proposed transaction would be that Springville deed approximately 2,932 square feet to Aspen for fair market value.

Recently, lots 8 and 9 sold for the combined amount of \$69,000, or \$2.59 per square foot. Aspen has asked for a price reduction for on the 2,932 square feet because a portion of the property to be sold to Aspen is hillside that will not be usable property. Furthermore, Aspen claims that they are benefitting the area, including the property to be sold to Aspen, by installing improvements and beautifying the land. The purchase price amount of \$6,340.00 reduces the per square foot amount by half for approximately one-third of the property as a reduction for the hillside property.

FISCAL IMPACT

The City would receive \$6,454.80 for the property.

Attachments: Map of Property to be deeded to Aspen
Proposed Quitclaim Deed

When recorded, return to:

Springville City
110 South Main
Springville, UT 84663

QUITCLAIM DEED

Springville City, a Utah municipal corporation, grantor, hereby quitclaims to Aspen Construction & Development, Inc., a Utah corporation, grantee, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Utah County, Utah, to-wit:

See Attached Exhibit "A."

WITNESS the hand of said Grantor this ____ day of January 2019.

Richard J. Child, Mayor

STATE OF UTAH)
 : SS.
COUNTY OF UTAH)

On the _____ day of _____, 2019, personally appeared before me, Richard J. Child and acknowledged to me that he executed the same.

NOTARY PUBLIC

Attest:

Kim Crane, City Recorder

Exhibit A

Beginning at a point on the easterly right-of-way line of 620 South Street, Springville, Utah (so-called Red Devil Drive), which beginning point is described as being South 966.75 ft. and West 1801.45 ft. from the Northeast Corner of Section 3, Township 8 South, Range 2 East, Salt Lake Base and Meridian; (using DAD 27 bearings of section lines as published by the Utah County Surveyor's office):

Thence South $37^{\circ} 34' 33''$ East 83.50 ft; thence South $10^{\circ} 54' 55''$ West 5.02 ft; thence South $88^{\circ} 57' 04''$ West 77.06 ft to the easterly line of said 620 South Street; thence on said street line North $20^{\circ} 28' 21''$ East 77.41 ft. to the point of beginning.

Containing an area of 2,932 sq. ft., more or less.



STAFF REPORT

DATE: December 12, 2018

TO: Honorable Mayor and City Council

FROM: John Penrod, City Attorney

SUBJECT: CONSIDERATION OF A RESOLUTION APPROVING A PROPERTY PURCHASE AGREEMENT TO PURCHASE PROPERTY FOR 1200 WEST FROM 92057 LLC.

RECOMMENDED MOTION

Motion to approve Resolution No. _____ that approves the execution of a Purchase and Sale Agreement between Springville City and 92057, LLC for the purchase of a home and 1.85 acres for the amount of \$300,000.

BACKGROUND

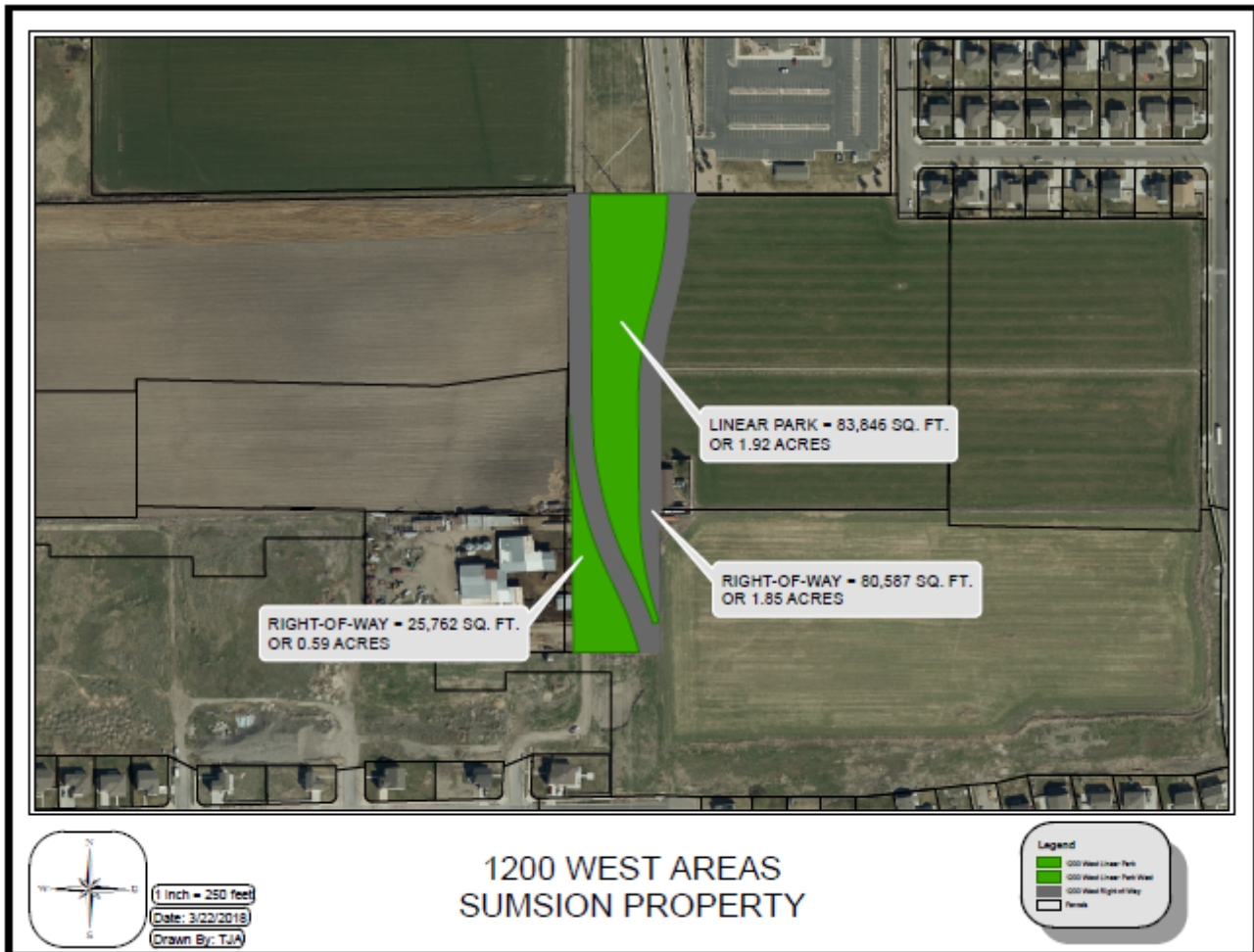
Dave Simpson working under 92057, LLC is developing a subdivision known as the Sumsion West Subdivision. The 1200 West arterial street runs through the Sumsion West Subdivision. Springville City received MAG funding to build the east half of 1200 West. Springville City will need to purchase approximately 1.85 acres of property from 82057, LLC, which purchase includes purchasing Craig Sumsion's home located within feet of the property. The purchase price is the same purchase price Mr. Simpson will pay for the property.

The closing for the property purchase will take place in mid-January 2019.

FISCAL IMPACT

The City will pay \$300,000 for the property, which amount is part of the MAG funding received by the City.

Attachments: Map of Property to be Purchase
Proposed Resolution and Purchase and Sale Agreement.



RESOLUTION #2019-XX

A RESOLUTION APPROVING AN AGREEMENT BETWEEN SPRINGVILLE CITY AND 92057, LLC.

WHEREAS, 92057, LLC is developing the Sumsion West Subdivision (the "Subdivision"); and

WHEREAS, the 1200 West arterial street is planned to run through the middle of the Subdivision, and Springville City has received MAG funding for the purchase and construction of the east half of 1200 West; and

WHEREAS, 92057, LLC is willing to sell the 1200 West property and the Sumsion home to the City for 92057, LLC's purchase price of the property, which is \$300,000, and the City is willing to purchase the property for that amount; and

WHEREAS, the parties now desire to enter into the attached agreement; and

WHEREAS, the City Council finds that the attached agreement is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SPRINGVILLE CITY, UTAH:

SECTION 1. Agreement Approval. The Agreement, substantially in the form attached as Exhibits A is approved and shall be executed by Springville City. The City Attorney may make and/or agree to minor revisions to the Agreements, and the City Surveyor may approve the final legal description of the property being purchased by the City.

SECTION 2. Effective Date. This resolution shall become effective immediately upon passage.

PASSED AND APPROVED this 08th day of January, 2019.

By

Richard J. Child, Mayor

ATTEST

Kim Crane, Recorder

EXHIBIT A
RESOLUTION #2019-XX

Agreement

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is entered into effective as of the _____ day of _____, 2019, by and between Springville City, a Utah municipal corporation ("Buyer"), with an address of 110 South Main Street, Springville, UT 84663, Attn: Troy Fitzgerald, City Administrator; and 92057, LLC, a Utah limited liability company, with an address of 407 North Main Street, Springville, Utah 84663 ("Seller"). The parties to this Agreement are collectively referred to as the "parties" and individually as a "party."

RECITALS

A. Seller is the owner of property located at approximately 1200 West 1100 South in Springville, Utah, which property has the legal description as shown on Exhibit A (the "Real Property"). A map of the property is also included with Exhibit A.

B. Buyer desires to purchase the Real Property for the development of 1200 West Street (the "Intended Use").

C. Seller is willing to sell the Real Property to Buyer upon the terms and conditions set forth herein.

TERMS AND CONDITIONS

NOW THEREFORE, in consideration of the promises, covenants, representations and warranties hereinafter set forth, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **Recitals.** The above Recitals are incorporated into and made a part of this Agreement.

2. **Purchase and Sale.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the Real Property and all improvements and structures affixed to and appurtenant to the land, including, without limitation, fixtures, houses, buildings, fences, trees, vines, and crops (collectively, the "Real Property"), together with: (i) all easements, rights-of-way, and rights of access appurtenant to the Real Property, and (ii) all appurtenances, permits, licenses, water rights, water shares, subsurface rights, mineral rights and other rights related to the Real Property (collectively, the "Property").

3. **Purchase Price.** The purchase price to be paid by Buyer to Seller for the Property shall be Two Hundred Thirty Thousand Dollars (\$300,000) (the "**Purchase Price**").

4. **Due Diligence Period.** Buyer shall have until 5:00 p.m. Mountain Standard Time on the date which is 15 days from the Effective Date to perform due diligence on the Property (the "Due Diligence Period").

a. Due Diligence. During the Due Diligence Period, Buyer may perform (at Buyer's expense) any due diligence it desires on the Property, including, without limitation, review of the Seller Disclosures (defined in Section 3.3), investigation of title, survey, soils, and perform any non-invasive necessary tests and reports regarding the condition of the Property (the "Due Diligence").

b. License. Seller hereby grants to Buyer and Buyer's employees, contractors and agents, upon reasonable notice, a nonexclusive revocable license to enter upon the Property, at Buyer's sole risk, to conduct Buyer's Due Diligence during the Due Diligence Period. Buyer and Buyer's employees, contractors, and agents shall exercise reasonable care and comply with all applicable laws, regulations and ordinances relating to, and immediately repair any damage to the Property resulting from, such entry upon, or testing or inspection of, the Property. At Seller's option, Seller or its representatives may be present for any such inspection, test or study. Buyer shall bear the cost of all inspections, tests and studies and shall promptly restore any damage or displacements caused by physical testing. In all events, Buyer shall use its best and most diligent efforts to minimize any inconvenience or disturbance of any and all tenants, users, or occupants of the Property in connection with Buyer's entry onto the Property.

c. Seller Disclosures. On or before ten (10) days following the Effective Date, Seller will deliver to Buyer: (i) copies of any existing surveys of the Real Property in Seller's possession, (ii) copies of all leases, drawings, plans, studies, appraisals, records, reports, tests, and other documents relating to the Property in Seller's possession, (iii) any and all disclosures required to be made by Seller pursuant to any applicable laws, and (iv) other information regarding the Property reasonably requested by Buyer that is in Seller's possession (collectively, the "Seller Disclosures").

d. Title Policy. Seller shall, within ten (10) days following the Effective Date, furnish to Buyer a commitment for title insurance (the "Title Report") issued by the Escrow Agent, together with copies of all documents referred to in the Title Report as exceptions to title. During the Due Diligence Period, Seller and Buyer will work together to agree upon the title exceptions in the Title Report that will remain in the final title policy (a standard coverage ALTA owner's title insurance policy - 2006 form) (the "Title Policy") at the Closing. All taxes and assessments against the Property which are not yet due and payable, all standard (pre-printed) exceptions contained in a standard coverage ALTA owner's title insurance policy, for Property in the State, and all other matters affecting title to the Property contained in the Title Report which are not otherwise objected to by Buyer during the Due Diligence Period shall constitute the "Permitted Exceptions." It shall be a condition of closing to Buyer's benefit that on and before the Closing the Escrow Agent (and its underwriter) shall commit to issue the Title Policy to Buyer at the Closing, subject only to the Permitted Exceptions, and together with such endorsements as Buyer shall reasonably request. Seller agrees to provide to the Escrow Agent such customary affidavits and other documents as the Escrow Agent may reasonably require.

e. Survey. During the Due Diligence Period, Buyer may, at Buyer's expense, obtain a survey for the Property by either updating the survey provided by

Seller (if any), or causing to be prepared a new survey for the Property. The most recent survey for the Property, whether such survey is a new or updated survey prepared for the benefit of or commissioned by Buyer, or any previous survey provided by Seller, shall be referred to herein as the "Survey." The Survey shall be prepared at Buyer's sole cost.

f. Termination. In the event, in Buyer's sole judgment and discretion, that the Property is not suitable to Buyer, or, if during the Due Diligence Period, Buyer for any reason (or no reason at all) decides not to purchase the Property, Buyer shall have the right to deliver a written termination notice to Seller on or before the expiration of the Due Diligence Period. If Buyer timely delivers to Seller such termination notice, then this Agreement shall terminate, and neither Buyer nor Seller shall have any further right, liability, duty or obligation under this Agreement, except for agreements or covenants that specifically survive termination. In the event that Buyer does not timely terminate this Agreement by written notice as described in this Section 3.g, then Buyer (i) shall be deemed (a) to have waived its right to terminate under this Section 3.g, and (b) to have approved the condition of the Property in all respects; and (ii) Buyer and Seller shall continue to consummate the Purchase and Sale Transaction subject to all other terms and conditions set forth herein.

5. Sumsion Home. The home owned by Thomas Craig Sumsion, with an address on the County website as 4477 South 940 East, Springville, Utah 84663 (located on property with Serial Number 26:040:0047), is not located within the legal description of the Property (the "Home"). As part of Buyer's intended use of the Property, the home will need to be removed. The parties agree and understand that Buyer shall have the right to enter upon the property on which the Home is located and Property surrounding the Home for the purpose of removing the Home without incurring any liability or financial obligation towards Seller or any of Seller's successors or assigns. To the fullest extent permitted by applicable law, Seller and Seller's successors and assigns shall indemnify, defend and hold Buyer harmless from any losses, costs, expenses, damages, injuries, causes of action, liens, penalties, fines, and liabilities of any and all kinds whatsoever (including, without limitation, reasonable attorneys' fees and costs) to the extent caused by the acts or omissions of Buyer and its employees, contractors and agents during and in connection with Buyer's removal of the Home or other destruction or damage of the Home or surrounding property. Seller's obligations under this paragraph shall survive Closing and survive any subsequent sale or transfer of the Property or portions thereof to third parties.

6. Seller Representations and Warranties. Seller, to the best of Seller's knowledge, represents and warrants to Buyer as follows:

a. Title. Seller has, or shall have at closing, fee title to the Property. Seller shall convey title of the Property at closing by general warranty deed, free of financial encumbrance.

b. Condemnation; Eminent Domain. Seller has no actual knowledge of any condemnation, eminent domain, or similar proceedings affecting any of the Property.

c. Liens. Seller is not aware of any claims of any mechanics, laborers, or persons furnishing materials to the Property.

d. Actions. Seller is not aware of any actions, suits, judgments, claims, bankruptcy proceedings, or other matters pending or threatened against or affecting Seller or the Property, at law or at equity, before or by any person or entity, which would affect in any way Seller's title to or usage of the Property or any part thereof.

e. Leases. There are no leases or other encumbrances that effect the Property.

7. Closing.

a. Closing Documents. Closing of the transaction set forth in this Agreement (the "**Closing**") shall occur on or before the date which is 30 days from the Effective Date (the "**Closing Date**"). At the Closing, Buyer shall deliver to Provo Land Title (the "**Escrow Agent**") the Purchase Price, and any documents or instruments reasonably necessary or appropriate, consistent with this Agreement, as may be required by Escrow Agent. At the Closing, Seller shall deliver to Escrow Agent: (i) a Warranty Deed substantially in a form that is acceptable to Buyer (the "**Deed**"); (ii) a Non-Foreign Person Affidavit acceptable to the Escrow Agent; and (iii) any other documents or instruments reasonably necessary or appropriate, consistent with this Agreement, as may be required by Buyer or the Escrow Agent.

b. Closing Costs and Fees. At the Closing, Escrow Agent shall prepare, and each of Buyer and Seller shall execute, a settlement statement. On the settlement statement, (i) all real property taxes and assessments accrued for the current year shall be prorated between the parties; any rollback taxes or deferred taxes shall be the responsibility of Seller; (ii) Seller shall pay the cost of the Title Policy, and (iii) all other customary credits, debits and charges, including fees owed to Escrow Agent, shall be paid 50% by each party unless otherwise agreed in this Agreement.

c. Closing. Upon receipt of all cash and documents required by this Agreement, Escrow Agent shall obtain authorization from both Seller and Buyer to close and shall thereafter proceed to close by recording the Deed and delivering the Purchase Price to Seller, and otherwise handling all matters necessary to close this transaction. Seller shall deliver possession of the Property to Buyer immediately on the Closing.

8. Risk of Loss. All risk of loss and destruction of the Property and improvements, and all Property expenses and insurance, shall be borne by Seller until the Closing. If any condemnation proceedings are brought or threatened respecting any portion of the Property or any damage or destruction of all or a portion of the Property occurs between the Effective Date and the Closing, Seller shall immediately notify Buyer, which notice shall specify the type and extent of such condemnation or damage. Within fifteen (15) days after receipt of such notice, Buyer shall have the option to either (i) terminate this Agreement upon written notice to Seller or (ii) proceed to close the

transaction contemplated by this Agreement, in which case Buyer shall be entitled to receive and Seller shall assign to Buyer, all of the condemnation awards, damages, and proceeds resulting from such condemnation, and/or all insurance proceeds resulting from any damage.

9. **Default.** If either Seller or Buyer shall default in its obligations under this Agreement, the non-defaulting party shall give the defaulting party written notice of default and thirty (30) days in which to cure such default. If such default is not cured within such thirty (30) day period, thereafter the non-defaulting party shall have all of its rights and remedies as allowed by the laws of the State.

10. **Brokerage Commissions.** The parties agree that no brokers, agents or finders have been involved in this transaction and each party hereby agrees to indemnify and hold the other completely free and harmless from any and all liability based upon claims from brokers, agents, finders or others claiming through or under the indemnifying party.

11. **Notices.** Except as otherwise required by law, any notice, demand, or request given in connection with this Agreement shall be in writing and shall be given by personal delivery, overnight courier service, facsimile, or United States certified mail, return receipt requested, postage or other delivery charge prepaid, addressed to Seller or Buyer at the following addresses (or at such other address as Seller or Buyer or the person receiving copies may designate in writing) and to Escrow Agent if required by this Agreement:

BUYER:	Springville City Attn: Troy Fitzgerald 110 South Main Street Springville, Utah 84663
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SELLER:	92057, LLC Attn: Nickolas Simpson 407 North Main Street Springville, Utah 84663
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12. **Successors and Assigns.** All the terms and provisions of this Agreement shall bind and inure to the benefit of the parties hereto, their heirs, successors, personal representatives, and assigns. This Agreement may be assigned by Buyer to any entity controlling, controlled by or under common control with Buyer, in Buyer's sole discretion.

13. **Miscellaneous.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah. This Agreement (including all attached exhibits) constitutes the entire agreement of the parties. All prior and contemporaneous agreements, representations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein. No supplement, modification or amendment of this Agreement shall be binding unless in writing and executed by the parties hereto.

If either party brings or commences a legal proceeding to enforce any of the terms of this Agreement, the prevailing party in such action shall have the right to recover reasonable attorneys' fees and all other associated costs from the other party. Time is of the essence of this Agreement. If any deadline falls on a Saturday, Sunday or nationally recognized holiday, the deadline shall be the next business day. The captions of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope or intent of this Agreement, or the intent of any provision hereof. This Agreement may be signed in multiple counterparts, all of which taken together shall constitute one and the same agreement. Further, copied or electronically transmitted signatures of an original signature shall be treated for all purposes as an original signature. After execution and delivery of this Agreement, a copy of the signed Agreement shall be considered for all purposes as an original of the Agreement to the maximum extent permitted by law, and no party to this Agreement shall have any obligation to retain a version of the Agreement that contains original signatures in order to enforce the Agreement, or for any other purpose, except as otherwise required by law.

[Signatures to Follow]

IN WITNESS WHEREOF the parties have executed this Agreement as of the Effective Date.

BUYER:

CITY OF SPRINGVILLE,
a Utah municipal corporation

By: _____
Richard J. Child
Springville City Mayor

Attest:

Kim Crane, City Recorder

SELLER:

92057, LLC, a Utah limited liability
company

By: _____
Nickolas Simpson
Its: _____

Exhibit A

LEGAL DESCRIPTION OF THE REAL PROPERTY

Real property located in Utah County, Utah, described as follows:



Monthly Department Reports

- | | |
|--|---|
| <p>1) Administrative Services
Community/Public Relations
Economic Development
Social Media
Information Services
Volunteer Coordinator
Human Resources
Recorder
Justice Court</p> <p>2) Assistant City Administrator
Finance Department
Accounting
Treasury
Utility Billing</p> <p>Springville Library</p> <p>Hobble Creek Golf Course
Golf
Restaurant</p> <p>Recreation & Community Events Department
Community Events
Clyde Recreation Center
Recreation
Senior Citizens</p> <p>3) Assistant City Administrator
Legal Department
Legal
Risk Management
Prevention Coordinator/Youth Court
Victim Advocate</p> | <p>Department of Buildings and Grounds
Cemetery
Facilities
Canyon Parks
City Parks
Urban Forest</p> <p>Community Development Department
Building
Code Enforcement
Planning
Business Licensing</p> <p>4) Springville Museum of Art</p> <p>5) Power Department
Distribution
Electrical Operations
Generation
Metering</p> <p>6) Department of Public Safety
Ambulance/EMT
Emergency Preparedness
Fire
Police</p> <p>7) Department of Public Works
Engineering
Streets
Water
Water Reclamation</p> |
|--|---|



WEB REPORT December 2018

Website:

Over the last several years December has been the month with the least number of visitors on our website. This year we had 17,381 visitors, surpassing February's numbers and staying within a few hundred visitors of the other winter months. A new site on springville.org was created for the Clyde Recreation Center. No visible changes were made to their pages, but the site gives us more functionality for the future, including a calendar that will be implemented soon. Our top pages for the month were:

Library - 12,876 page views
Home - 7,755 page views
Clyde Recreation Center - 6,710 page views
Utility Services - 3,181 page views
CRC Fitness Schedule - 1,923 page views

Facebook:

Facebook is still going strong this month. Springville residents are strongly opinionated about the Community Pool being filled in. They shared good and bad memories of the pool and had many suggestions on what should be done with the building. As always, people liked seeing free events that we offer. They all loved our Santa visit.

Total likes: 7,451
new this month: 26

Total followers: 7,797
new this month: 26

Top Posts:

- 1) Filling in the Community Pool
6,175 people reached
171 reactions
56 comments
18 shares
- 2) Snowstorm
5,617 people reached
233 reactions
7 comments
36 shares
- 3) Meet Santa
5,456 people reached
116 reactions
29 comments
25 shares



WEB REPORT
December 2018

Instagram:

4 posts

546 likes and comments

Top Post:

Snowstorm

203 likes and comments

Twitter:

32 tweets

8,384 impressions

90 profile visits

17 mentions

3 new followers

Project	Place	Number of Volunteers	Hours
Drug Prevention	Comm. That Care-Shannon	26	91
Cleaning, Weeding	Parks- Dave Vincent		
Planting Trees	Arborists- Gary	0	0
Cleaning, Misc.	Senior Center- Tori	48	365
Front Desk	Civic Center- Heidi	2	60
Cleaning, Shelving, Misc.	Library- Kim Christensen	58	135
Desk, Phones, Cleaning	Museum- Anne	45	181
Coaching	Recreation- Richard	136	749
Wedding, Raking, Misc.	Cemetery/Paul	0	0
Planning Commission	Planning/Zoning- Lisa	7	7
Emergency Prepared	CERT/Fire		
Board Meeting	Parks/Teresa	0	0
Water Board	P.W/Marcie	0	0
Scouts/Eagle Scouts	Springville		
Power Board	Power-Kami	5	6
		TOTAL VOLUNTEERS	TOTAL HOURS
		274	1229

Performance Management Statistics

- GRAMA Records Requests Received by the City Recorder and Processed in October 2018:
 - **22** requests received electronically - **0** received in person

Types of Requests

- 7 Property, Building, Engineering or Community Development
- 3 City Recorder
- 5 Public Works
- 7 Referred to Public Safety for processing

GRAMA requests have been keeping us very busy. Most have been for Building or Community Development records.

- Passports Processed

<u>Passports</u>	<u>December</u>		<u>FY2018 Totals</u>	<u>Revenue (\$)</u>		<u>FY2019 Revenue</u>
	2017	2018		Nov 2017	Dec 2018	
*New Applications	152	108	804	\$3,800.00	\$3,810.00	\$28,086.00
Photo's	80	70	448	\$1,040.00	\$910.00	\$5,824.00
				\$4,840.00	\$4,720.00	\$33,910.00

Record: 181 Applications in April 2017; 124 Photos in January 2018.

- City Council Minutes: City Council minutes have been completed up to December 2018.
- Currently updating Springville City Code Title 2.

Springville City Monthly Department Report

Finance Department –January 2019

Performance Management Statistics (November 2018 vs. November 2017 Measures)

- **Number of Invoices Processed:** 11/18: 1,188 11/17: 1,325
- **% Paid on time:** 11/18: 97% 11/17: 97%
- **Number of POs opened:** 11/18: 48 11/17: 48
- **% Opened after Invoice date:** 11/18: 10% 11/17: 6%
- **Utility Accounts and Revenue Billed:**

<u>Utility</u>	<u>Customers</u>		<u>Revenue (\$)</u>	
	11/18	11/17	11/18	11/17
Water	8,825	8,712	169,988.10	161,852.75
Pressurized Irrigation	30	22	375.52	202.40
Sewer	9,576	9,381	332,255.04	313,570.30
Electric	11,840	11,752	1,972,219.26	1,916,361.56
Storm Water	8,993	8,891	95,170.43	91,632.72
Garbage	8,881	8,802	129,600.77	123,243.49
Recycling	2,294	2,080	16,805.65	15,189.90
Yard Light	91	92	2,005.06	2,015.06

- **Utility Delinquent Notices:** 11/18: 749 11/17: 1,058
- **Non-payment Disconnects:** 11/18: 67 11/17: 72
- **Transactions Processed:** 11/18: 13,228 11/17: 13,113
 - By Cashiers:** 11/18: 5,564 (42 %) 11/17: 5,808 (44%)
 - Online:** 11/18: 7,664 (58 %) 11/17: 7,305 (56%)

Significant Events

- Audit is complete and presented to Council on 12/18/18 with no findings
- Work on FY 2020 budget has begun.

Council Discussion Items

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAX REVENUE	4,042,827.18	6,170,207.38	13,424,768.00	7,254,560.62	46.0
LICENSE REVENUE	77,256.87	357,610.72	1,016,250.00	658,639.28	35.2
INTERGOVERNMENTAL REVENUE	255,442.44	467,113.68	1,866,296.00	1,399,182.32	25.0
CHARGES FOR SERVICES	(59,102.97)	363,030.61	906,500.00	543,469.39	40.1
FINES AND FORFEITURES	26,806.18	135,192.50	363,000.00	227,807.50	37.2
MISCELLANEOUS REVENUE	265,153.53	1,349,890.20	2,997,820.00	1,647,929.80	45.0
CONTRIBUTIONS & TRANSFERS	389,489.17	1,947,445.85	4,750,893.00	2,803,447.15	41.0
TRANSFERS & OTHER REVENUE SO	35.00	68,857.56	176,378.00	107,520.44	39.0
	4,997,907.40	10,859,348.50	25,501,905.00	14,642,556.50	42.6
<u>EXPENDITURES</u>					
LEGISLATIVE	5,092.20	56,494.66	151,916.80	95,422.14	37.2
ADMINISTRATION	53,341.72	364,820.94	993,108.00	628,287.06	36.7
INFORMATION SYSTEMS	24,689.27	148,418.85	374,398.58	225,979.73	39.6
LEGAL	38,156.31	209,952.07	585,422.00	375,469.93	35.9
FINANCE	37,630.73	250,888.17	585,167.00	334,278.83	42.9
TREASURY	30,593.87	180,405.22	432,698.16	252,292.94	41.7
BUILDING INSPECTIONS	18,101.57	128,374.60	371,904.00	243,529.40	34.5
PLANNING & ZONING	24,826.08	188,354.00	444,380.00	256,026.00	42.4
PUBLIC WORKS	18,609.17	127,952.20	311,975.01	184,022.81	41.0
FACILITIES MAINTENANCE	.00	53.82	.00	(53.82)	.0
CITY ENGINEER	47,103.62	350,011.90	920,609.71	570,597.81	38.0
POLICE EXPENDITURES	234,510.21	1,494,427.49	3,912,143.42	2,417,715.93	38.2
POLICE DISPATCH	46,256.27	272,982.48	716,770.00	443,787.52	38.1
FIRE DEPARTMENT	94,007.64	518,798.68	1,354,600.52	835,801.84	38.3
MUNICIPAL COURT EXPENDITURES	24,711.98	129,681.48	325,348.00	195,666.52	39.9
STREETS EXPENDITURES	102,512.08	484,460.06	1,309,794.00	825,333.94	37.0
PARKS EXPENDITURES	58,380.14	488,387.48	1,163,491.00	675,103.52	42.0
CANYON PARKS	9,848.37	83,978.19	335,010.29	251,032.10	25.1
ART MUSEUM EXPENDITURES	32,590.06	250,608.61	711,701.00	461,092.39	35.2
ART MUSEUM-POPS	23,852.59	92,530.41	275,917.00	183,386.59	33.5
SWIMMING POOL	95,546.66	623,848.08	1,627,726.00	1,003,877.92	38.3
RECREATION EXPENDITURES	52,906.18	315,847.73	975,968.00	660,120.27	32.4
CEMETERY	12,967.58	94,520.38	268,784.08	174,263.70	35.2
ARTS COMMISSION	5,565.00	6,265.00	28,700.00	22,435.00	21.8
LIBRARY EXPENDITURES	72,831.30	423,927.98	1,053,663.88	629,735.90	40.2
SENIOR CITIZENS	5,660.18	40,926.15	106,610.04	65,683.89	38.4
TRANSFERS, OTHER	356,577.34	1,782,886.70	6,184,251.00	4,401,364.30	28.8
	1,526,868.12	9,109,803.33	25,522,057.49	16,412,254.16	35.7
	3,471,039.28	1,749,545.17	(20,152.49)	(1,769,697.66)	8681.5

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

DEBT SERVICE & BOND REDEM FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
MISCELLANEOUS REVENUE	10.08	20.10	.00	(20.10)	.0
CONTRIBUTIONS & TRANSFERS	169,144.75	845,723.75	2,029,737.00	1,184,013.25	41.7
	169,154.83	845,743.85	2,029,737.00	1,183,993.15	41.7
<u>EXPENDITURES</u>					
BOND EXPENDITURES	1,171.96	358,211.36	2,029,737.00	1,671,525.64	17.7
	1,171.96	358,211.36	2,029,737.00	1,671,525.64	17.7
	167,982.87	487,532.49	.00	(487,532.49)	.0

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

MUNICIPAL BUILDING AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
MBA REVENUE	(31,998.17)	(159,990.85)	383,978.00	543,968.85	(41.7)
	(31,998.17)	(159,990.85)	383,978.00	543,968.85	(41.7)
<u>EXPENDITURES</u>					
MBA DEBT SERVICE	.00	327,779.59	382,328.00	54,548.41	85.7
MBA MISC. EXPENSES	.00	.00	1,650.00	1,650.00	.0
	.00	327,779.59	383,978.00	56,198.41	85.4
	(31,998.17)	(487,770.44)	.00	487,770.44	.0

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CAPITAL IMPROVEMENT REVENUES	163,804.19	816,588.41	2,042,280.00	1,225,691.59	40.0
CONTRIBUTIONS & TRANSFERS	.00	.00	904,590.00	904,590.00	.0
	<u>163,804.19</u>	<u>816,588.41</u>	<u>2,946,870.00</u>	<u>2,130,281.59</u>	<u>27.7</u>
<u>EXPENDITURES</u>					
INFORMATION SYSTEMS	7,495.00	77,287.45	79,650.00	2,362.55	97.0
ENGINEERING EXPENDITURES	.00	.00	13,000.00	13,000.00	.0
POLICE EXPENDITURES	.00	.00	215,649.93	215,649.93	.0
FIRE DEPARTMENT	34,019.88	34,019.88	67,000.00	32,980.12	50.8
STREETS EXPENDITURES	6,476.84	902,407.18	2,324,204.65	1,421,797.47	38.8
PARKS EXPENDITURES	4,317.00	18,956.72	304,502.78	285,546.06	6.2
CANYON PARKS	.00	6,684.22	81,850.00	75,165.78	8.2
ART MUSEUM EXPENDITURES	12,820.50	12,820.50	185,500.00	172,679.50	6.9
RECREATION EXPENDITURES	12,595.00	422,209.07	1,595,817.02	1,173,607.95	26.5
CEMETERY EXPENDITURES	12,372.50	24,745.00	86,900.00	62,155.00	28.5
LIBRARY EXPENDITURES	.00	.00	9,500.00	9,500.00	.0
TRANSFERS, OTHER	.00	.00	125,829.00	125,829.00	.0
	<u>90,096.72</u>	<u>1,499,130.02</u>	<u>5,089,403.38</u>	<u>3,590,273.36</u>	<u>29.5</u>
	<u>73,707.47</u>	<u>(682,541.61)</u>	<u>(2,142,533.38)</u>	<u>(1,459,991.77)</u>	<u>(31.9)</u>

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

SPECIAL SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
SPECIAL REVENUES	64,612.03	415,282.08	778,700.00	363,417.92	53.3
	64,612.03	415,282.08	778,700.00	363,417.92	53.3
<u>EXPENDITURES</u>					
LAND ACQUISITION	.00	.00	236,000.00	236,000.00	.0
PARK IMPACT FEE PROJECTS	.00	18,738.58	21,453.58	2,715.00	87.3
TRANSFERS	42,789.42	1,513,610.60	2,467,857.10	954,246.50	61.3
	42,789.42	1,532,349.18	2,725,310.68	1,192,961.50	56.2
	21,822.61	(1,117,067.10)	(1,946,610.68)	(829,543.58)	(57.4)

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

INTERNAL SERVICE FUNDS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CHARGES FOR SERVICES	19,074.28	110,856.70	330,067.00	219,210.30	33.6
CONTRIBUTIONS & TRANSFERS	131,130.41	655,652.05	1,699,394.00	1,043,741.95	38.6
	<u>150,204.69</u>	<u>766,508.75</u>	<u>2,029,461.00</u>	<u>1,262,952.25</u>	<u>37.8</u>
<u>EXPENDITURES</u>					
CENTRAL SHOP	19,074.28	107,666.90	306,634.38	198,967.48	35.1
FACILITIES MAINTENANCE	61,675.78	360,689.58	1,039,370.22	678,680.64	34.7
FACIL MAINT - CAPITAL EXPENSE	5,725.00	27,639.27	181,300.00	153,660.73	15.3
TRANSFERS, OTHER	291.25	45,796.90	71,129.49	25,332.59	64.4
	<u>86,766.31</u>	<u>541,792.65</u>	<u>1,598,434.09</u>	<u>1,056,641.44</u>	<u>33.9</u>
	<u>63,438.38</u>	<u>224,716.10</u>	<u>431,026.91</u>	<u>206,310.81</u>	<u>52.1</u>

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

VEHICLES AND EQUIPMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
SOURCE 3600	1,884.98	9,189.14	.00	(9,189.14)	.0
SOURCES OF REVENUES	(747.41)	(3,737.05)	1,062,473.00	1,066,210.05	(.4)
	<u>1,137.57</u>	<u>5,452.09</u>	<u>1,062,473.00</u>	<u>1,057,020.91</u>	<u>.5</u>
<u>EXPENDITURES</u>					
ADMINISTRATION	.00	20,441.00	45,000.00	24,559.00	45.4
CITY ENGINEER	.00	22,654.44	29,500.00	6,845.56	76.8
POLICE	.00	.00	125,000.00	125,000.00	.0
AMBULANCE	.00	.00	180,000.00	180,000.00	.0
STREETS	.00	.00	40,500.00	40,500.00	.0
PARKS	.00	.00	8,000.00	8,000.00	.0
CANYON PARKS	.00	22,240.00	32,000.00	9,760.00	69.5
CEMETERY	10,546.00	20,711.00	59,000.00	38,289.00	35.1
WATER	104,574.46	104,574.46	251,280.09	146,705.63	41.6
SEWER	.00	85,800.00	145,000.00	59,200.00	59.2
ELECTRIC	.00	.00	318,000.00	318,000.00	.0
STORM WATER	.00	2,218.61	75,000.00	72,781.39	3.0
GOLF COURSE	.00	.00	88,000.00	88,000.00	.0
	<u>115,120.46</u>	<u>278,639.51</u>	<u>1,396,280.09</u>	<u>1,117,640.58</u>	<u>20.0</u>
	<u>(113,982.89)</u>	<u>(273,187.42)</u>	<u>(333,807.09)</u>	<u>(60,619.67)</u>	<u>(81.8)</u>

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
ENTERPRISE REVENUE	202,366.87	3,038,881.33	5,241,021.00	2,202,139.67	58.0
	202,366.87	3,038,881.33	5,241,021.00	2,202,139.67	58.0
<u>EXPENDITURES</u>					
WATER EXPENDITURES	184,154.01	881,967.53	1,972,485.38	1,090,517.85	44.7
DEPARTMENT 5150	20,949.82	70,958.65	293,224.83	222,266.18	24.2
PROJECTS	2,013.78	32,753.09	2,113,894.44	2,081,141.35	1.6
IMPACT FEE PROJECTS	3,761.51	197,920.84	2,651,631.83	2,453,710.99	7.5
PRINCIPAL	.00	.00	136,290.00	136,290.00	.0
TRANSFERS, OTHER	78,001.23	386,954.88	976,615.00	589,660.12	39.6
	288,880.35	1,570,554.99	8,144,141.48	6,573,586.49	19.3
	(86,513.48)	1,468,326.34	(2,903,120.48)	(4,371,446.82)	50.6

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
ENTERPRISE REVENUE	371,852.46	1,879,595.92	4,686,817.00	2,807,221.08	40.1
	371,852.46	1,879,595.92	4,686,817.00	2,807,221.08	40.1
<u>EXPENDITURES</u>					
SEWER EXPENDITURES	29,477.68	212,040.41	505,072.69	293,032.28	42.0
WASTE WATER TREATMENT PLANT	49,330.89	387,175.76	1,067,360.07	680,184.31	36.3
VEHICLES & EQUIP-WASTE WATER	.00	14,893.46	275,000.00	260,106.54	5.4
PROJECTS	.00	283,347.50	2,757,407.50	2,474,060.00	10.3
IMPACT FEE PROJECTS	.00	.00	20,000.00	20,000.00	.0
BOND PRINCIPAL	.00	131,040.00	813,710.00	682,670.00	16.1
PRINCIPAL	.00	.00	110,000.00	110,000.00	.0
TRANSFERS, OTHER	68,760.80	344,031.85	1,048,036.00	704,004.15	32.8
	147,569.37	1,372,528.98	6,596,586.26	5,224,057.28	20.8
	224,283.09	507,066.94	(1,909,769.26)	(2,416,836.20)	26.6

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

ELECTRIC UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
ENTERPRISE REVENUE	2,182,857.85	13,489,109.93	28,442,722.00	14,953,612.07	47.4
	2,182,857.85	13,489,109.93	28,442,722.00	14,953,612.07	47.4
<u>EXPENDITURES</u>					
ELECTRIC DISTRIBUTION	160,444.04	1,031,292.34	2,569,489.95	1,538,197.61	40.1
ELECTRIC GENERATION	124,850.04	845,649.80	1,872,691.24	1,027,041.44	45.2
NEW DEVELOPMENT	29,586.46	126,667.10	612,500.00	485,832.90	20.7
GENERATION PROJECTS	218,853.36	276,174.40	1,198,078.36	921,903.96	23.1
IMPACT FEE PROJECTS	31,981.19	73,546.09	698,601.76	625,055.67	10.5
TRANSFERS, OTHER	190,989.54	7,713,734.28	20,907,658.00	13,193,923.72	36.9
	756,704.63	10,067,064.01	27,859,019.31	17,791,955.30	36.1
	1,426,153.22	3,422,045.92	583,702.69	(2,838,343.23)	586.3

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

STORM WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
SOURCE 3700	123,096.07	585,072.25	1,386,519.00	801,446.75	42.2
	123,096.07	585,072.25	1,386,519.00	801,446.75	42.2
<u>EXPENDITURES</u>					
STORM DRAIN EXPENDITURES	38,997.22	170,216.28	521,013.84	350,797.56	32.7
DEPARTMENT 6050	.00	.00	975,002.00	975,002.00	.0
DEPARTMENT 6800	.00	251,588.00	1,737,670.00	1,486,082.00	14.5
TRANSFERS, OTHER	28,443.39	142,132.55	419,603.00	277,470.45	33.9
	67,440.61	563,936.83	3,653,288.84	3,089,352.01	15.4
	55,655.46	21,135.42	(2,266,769.84)	(2,287,905.26)	.9

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

WASTE UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
ENTERPRISE REVENUE	147,536.29	733,406.19	1,758,500.00	1,025,093.81	41.7
	147,536.29	733,406.19	1,758,500.00	1,025,093.81	41.7
<u>EXPENDITURES</u>					
SOLID WASTE EXPENDITURES	83,223.57	450,833.85	1,091,746.53	640,912.68	41.3
SOLID WASTE RECYCLING	4,925.78	8,308.98	54,610.00	46,301.02	15.2
TOOLS & EQUIPMENT	.00	.00	61,155.00	61,155.00	.0
TRANSFERS, OTHER	45,235.73	225,790.60	541,602.00	315,811.40	41.7
	133,385.08	684,933.43	1,749,113.53	1,064,180.10	39.2
	14,151.21	48,472.76	9,386.47	(39,086.29)	516.4

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

GOLF COURSE UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
ENTERPRISE REVENUE	8,295.70	502,248.35	924,000.00	421,751.65	54.4
	8,295.70	502,248.35	924,000.00	421,751.65	54.4
<u>EXPENDITURES</u>					
GOLF COURSE EXPENDITURES	35,005.66	300,606.81	749,140.98	448,534.17	40.1
GOLF CART PROJECTS	.00	92,064.76	168,180.26	76,115.50	54.7
TRANSFERS, OTHER	11,438.33	80,523.65	139,260.00	58,736.35	57.8
	46,443.99	473,195.22	1,056,581.24	583,386.02	44.8
	(38,148.29)	29,053.13	(132,581.24)	(161,634.37)	21.9

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

REDEVELOPMENT AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CONTRIBUTIONS & TRANSFERS	5,000.00	25,000.00	185,000.00	160,000.00	13.5
	5,000.00	25,000.00	185,000.00	160,000.00	13.5
<u>EXPENDITURES</u>					
WATER EXPENDITURES	.00	.00	76,000.00	76,000.00	.0
	.00	.00	76,000.00	76,000.00	.0
	5,000.00	25,000.00	109,000.00	84,000.00	22.9

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

CEMETERY TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CHARGES FOR SERVICES	2,735.11	33,582.64	88,000.00	54,417.36	38.2
	2,735.11	33,582.64	88,000.00	54,417.36	38.2
<u>EXPENDITURES</u>					
	.00	.00	.00	.00	.0
	2,735.11	33,582.64	88,000.00	54,417.36	38.2

SPRINGVILLE CITY CORPORATION
FUND SUMMARY
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2018

SPECIAL TRUSTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
SOURCE 3400	.00	21.83	75.00	53.17	29.1
	.00	21.83	75.00	53.17	29.1
<u>EXPENDITURES</u>					
	.00	.00	.00	.00	.0
	.00	21.83	75.00	53.17	29.1

Library Department Report December 2018

December attendance:

All Library Programs:

- Utah Valley Handbell Ringers: 232
- Movie Days: 131

Adult and Spanish Programs:

- Adult Classes and Clubs: 51
- Spanish Programs: 86

Teen Programs:

- Teen Night: 101
- Teen Clubs & Activities: 93

Children's Programs:

- Storytime: 984
- Tween Programs: 90
- Photos with Santa: 1369

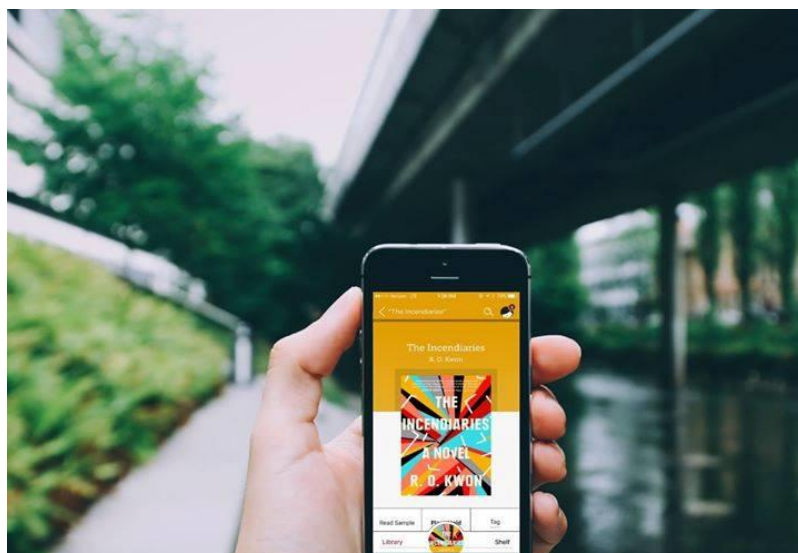
Coming in January:

- Narcotics Anonymous: Mon 7:30 pm
- Coding Club: Tues 5 pm
- Bilingual Story Time: Tues 7 pm
- Homework Hour: Wed 4 pm
- R.E.A.D. with Wynston: Thur 6 pm
- Food \$ense: 1/2 & 1/16 7 pm
- Needle Nook: 1/3 & 1/17 7 pm
- Mindful Meditation: 1/3 7 pm
- Teen Book Club: 1/7 4 pm
- Family Night: 1/14 6:30 pm
- Books & Bites: 1/15 12 pm
- Anime Club: 1/17 4 pm
- Teen Night: 1/18 6:30 pm
- Classics Revisited: 1/23 7 pm
- Marshmallow Madness: 1/24 4 pm
- Armchair Travels: 1/24 7 pm
- Story time at Clyde Rec Center: 1/22 & 1/25 10:30 & 11:30
- Teen Poetry Slam: 1/31 4 pm
- Tween Night: 1/31 7 pm

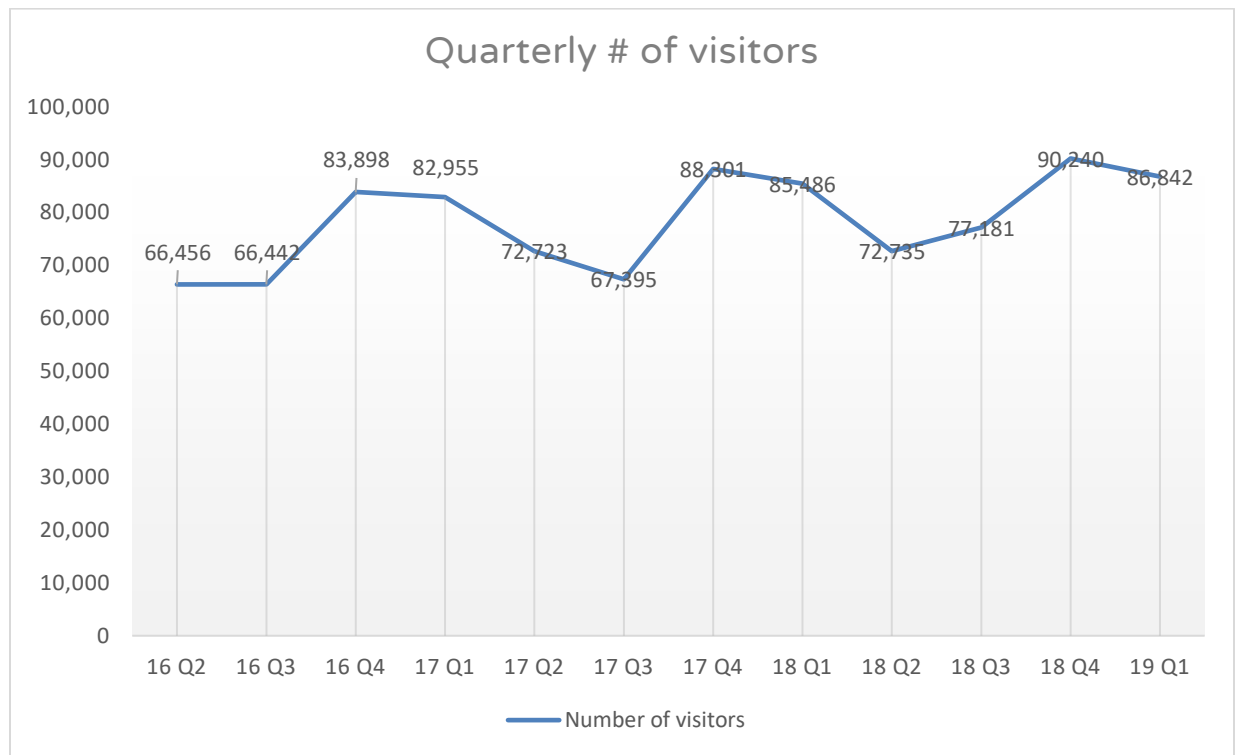
Focus on...

Overdrive/RB Digital

Did you get a new phone or tablet for Christmas? Springville Library can help you get it all set up to check out digital items for free! One of the most popular services Springville Library offers is access to the Overdrive and RBDigital apps. Overdrive and RBDigital have thousands of eBooks, eAudiobooks, eMagazines, and videos that you can check out free of charge. eBooks and eAudiobooks check out like regular library materials, with the added convenience of downloading right to your phone or tablet. When they are due back, they simply leave your device and become available for another reader, and there are never overdue fines. With your Springville Library card, you can download Overdrive or RBDigital from your device's app store, and easily log in with your library card number and PIN (last four numbers of your phone number). From there, you can search for specific titles or browse by genre, audience, or recommended reads.



Library Department Report December 2018



Daily Library Use

On an average day, **1040** people visit the library building!

10 get 1-on-1 tech device help from a librarian

50 ask a librarian a reference question

100 come in to pick up items that are placed on the hold shelf

120 use our Wi-Fi to access the internet with their own portable electronic devices

140 use our computers (1 hour session on average)

140 come to attend a library program

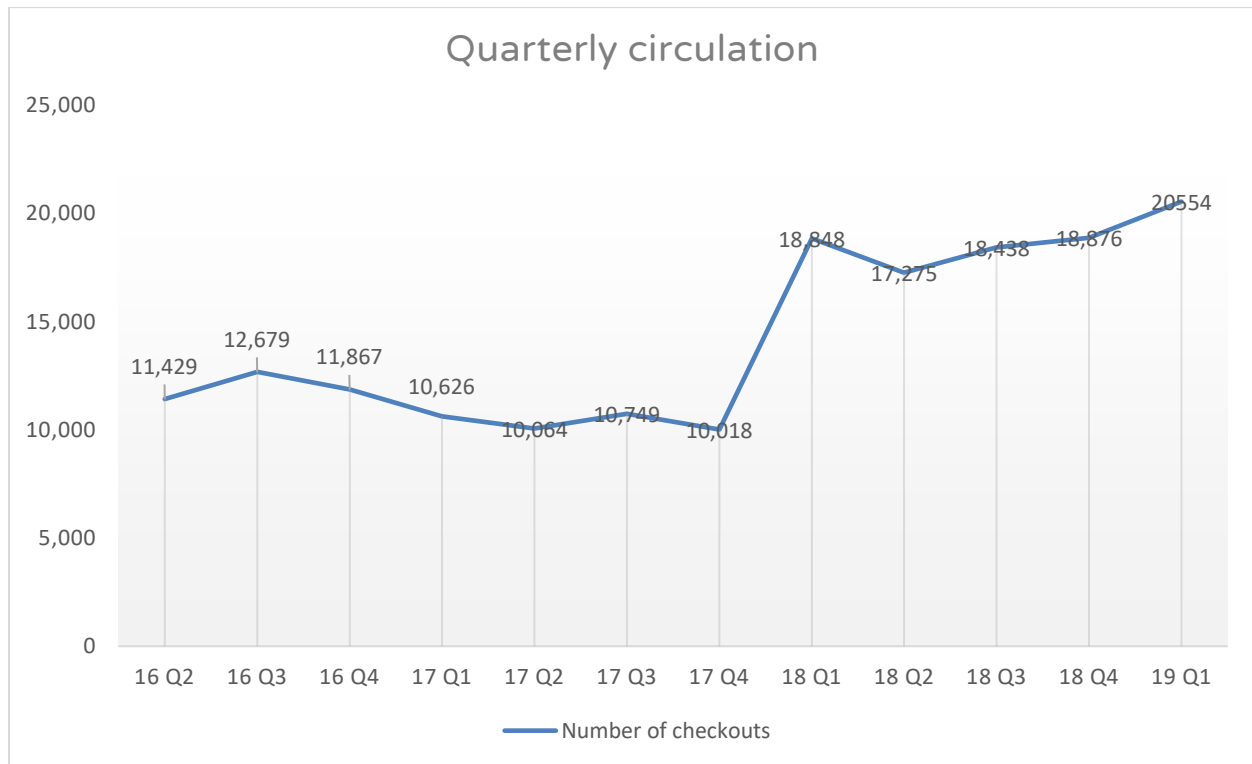
260 come to read or study using the tables and chairs

350 check out books and materials (over 2,000 books per day)

DVD/Blu-ray circulation

Library Department Report December 2018

Beginning in July 2017, the library implemented a change to drop the rental fee for all DVD and Blu-ray materials, however overdue fines still apply. This was done after considering library best practices, patron suggestions, library board input, and getting Springville City approval. Here is a look at the circulation of video materials over the past three years.



DVD and Blu-ray checkouts account for about 7 percent of our total circulation, and are above average in terms of popularity in the library. Currently, 33% of the total number of DVD and Blu-ray items are checked out. For reference, this rate is comparable to new fiction, new non-fiction, LDS fiction, and teen fiction. DVDs have a higher percentage of checked out items than audiobooks, fiction and non-fiction books, but less than board books, discovery kits, junior fiction, picture books, and graphic novels.

Within the subset of DVD and Blu-ray, the following checkout rates apply:

Movies - 35%	Kids movies - 36.5%
TV series - 14%	Documentaries - 13.5%

Library Department Report December 2018

In addition to removing the rental fee barrier, we have put a greater emphasis on fulfilling patron requests, and combining TV series into a single case (they were previously split among multiple cases). These have all generated a favorable response from the community and have led to a better return on the investment of those materials.

While DVD and Blu-ray circulation is doing well and our patrons seem content with our offerings, it is important to keep an eye on trends in the home entertainment industry. For example, streaming video on demand is becoming more common as many have elected to “cut cable” services from their home. Estimates show that about 55% of homes in the US subscribe to one or more streaming. Consumers are accustomed to sourcing their entertainment needs in multiple ways and so it is common for many to have streaming services, buy or rent DVDs, and still go to the movie theater.

Offering free access to educational and entertainment resources on DVD and Blu-ray helps the library bridge the digital divide to those who do not subscribe to a streaming service. Additionally, the library is often used as a money-saving source for filling entertainment needs.



Springville City
Monthly Department Report
Golf Course November 2018



Performance Management Statistics

- Revenue for **December** totals \$16,587.40, up **\$1,499.84** from **December** 2017.
- Online gift card sales were **\$1,770.00** for December.
- Our Facebook posts for **December** reached 4132 people. We now have 1462 likes.
- Course Conditions: The course is closed for the season. Our last open day was November 23. We are in winter maintenance practices, including equipment maintenance.
- Council Discussions.

Revenue comparison of 2017-18 to 2018-19

	<u>2017-18</u>	<u>2018-19</u>
July	\$153,197.09	\$154,622.84
August	\$137,158.35	\$142,005.68
September	\$125,734.91	\$129,136.91
October	\$73,560.25	\$54,206.34
November	\$16,320.32	\$7,359.88
<u>December</u>	<u>\$15,087.56</u>	<u>\$16,587.40</u>
Total Revenue:	\$521,058.48	\$503,919.05

For the month of **December** this fiscal year we were **\$1,499.84** ahead of **December** 2017. For fiscal 2019 we are behind **\$17,139.43** over fiscal year 2018.

1. Weather: We were closed for play the entire month of December
2. 2019 Annual Passes, Punch cards, Gift Certificates are on sale.
3. Golf Course Condition: The course is closed for the season, and course is prepared for winter. We are focusing on equipment maintenance this winter in preparation for the 2019 season.
4. Council Discussions:

Thanks,

Craig Norman
PGA Golf Professional



Springville City Monthly Department Report

Recreation Department - January - 2019

PASSES	Pro Forma	First Quarter	Oct	Nov	Dec	%	FY 2019
12 month resident	1542	254	64	164	47	34%	529
12 month non-resident	436	67	14	47	17	33%	145
6 month resident	364	92	31	41	41	56%	205
6 month non-resident	119	36	15	15	15	68%	81
3 month resident	408	256	77	61	94	120%	488
3 month non-resident	175	81	32	25	40	102%	178
12 month payment plan		405	48	41	28		522
Silver Sneakers		246	31	44	19		340
Silver and Fit		10	5	3	2		20
TOTAL	3044	1,447	317	441	303		2,508
PASS REVENUE	\$854,670					51%	\$435,440
Daily Fees	\$264,055	\$110,130	\$16,754	\$22,284	\$23,318	65%	\$172,486
Attendance							
Day Pass		25,269	3,805	5,454	5,306		39834
Pass Scans		65,782	19,039	19,952	19,988		124761
Avg daily attendance		1,167	846	1,016	973		1,055
Days		78	27	25	26		156
Revenue	\$1,419,994	\$349,939	\$79,951	\$128,757	\$103,713	47%	\$662,360.00

Recreation Department - January - 2019

Senior Center Members

489

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Trips	2	2	4	2	2	4	NA	6	5	3	2	2
Trips – ave. attendance	16	17	12	17	39	23	NA	18	17	31	33	43
Lunches served	728	673	724	669	701	588	NA	717	568	677	568	451
Health related classes	30	25	33	33	33	29	8	31	33	33	28	23
Participation in classes	18	19	18	49	42	53	18	43	62	76	58	62
Evening Attendance	NA	75	103	60	80	NA	NA	NA	78	58	128	72

Youth Basketball

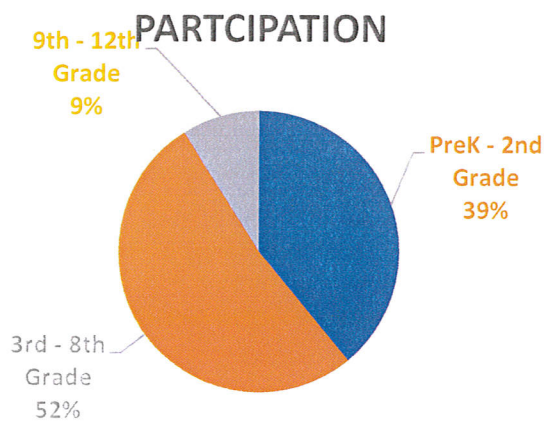
	16/17	%	17/18	%	18/19	total	Nebo	Other	%
3 rd -4 th Boys Basketball	181		158		134				
3 rd -4 th Girls Basketball	89	19.4%	80	18.8%	72	206	1075	1182.5	17.4%
5 th -6 th Boys Basketball	138		144		127				
5 th -6 th Girls Basketball	82	17.1%	58	15.8%	50	177	1159	1274.9	13.9%
7 th -8 th Boys Basketball	90		100		80				
7 th -8 th Girls Basketball	48	11.1%	48	13.2%	34	114	1066	1172.6	9.7%
		15.9%		15.9%	497			3630	13.7%

First Shot PreK-K (Session 1)

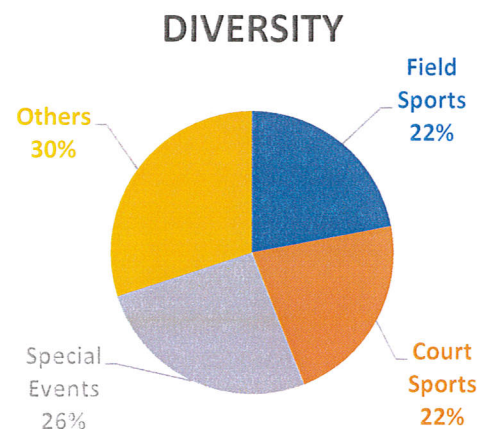
Revenue	\$2,320.00				total participation hours	1392
Expense			\$585.24			
Cost Recovery			396%		participation %	4.9%

1st - 2nd Grade Boys (Session 1)

Revenue	\$6,160.00				total participation hours	3696
Expense			\$1,200.70			
Cost Recovery			513%		participation %	13.1%



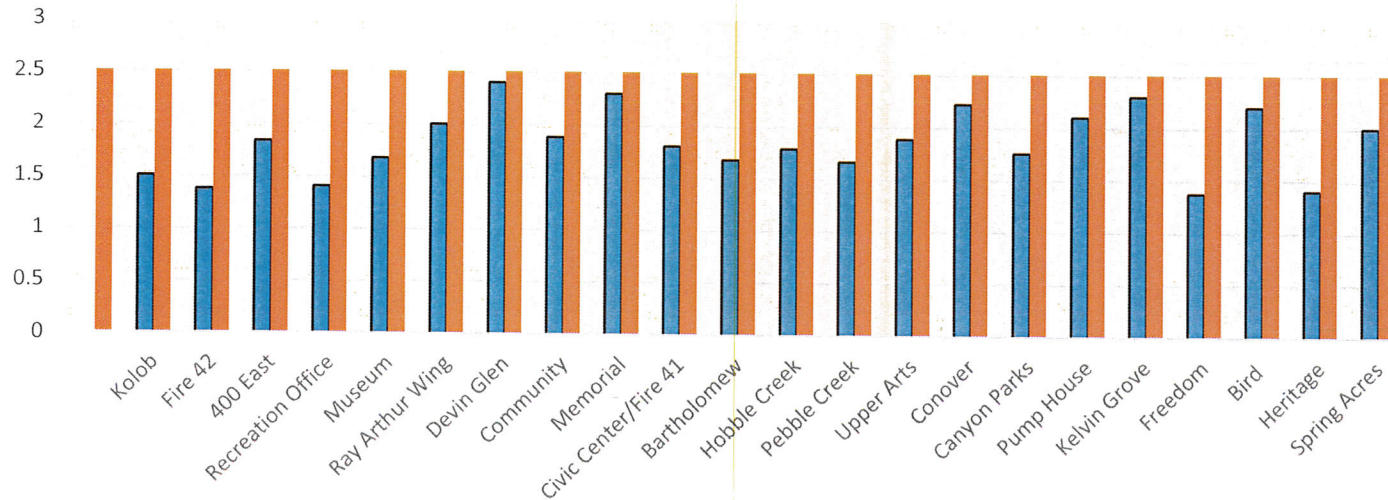
3632 individual participants		
PreK - 2nd Grade	1414	39%
3rd - 8th Grade	1881	52%
9th - 12 Grade	337	9%
Percentage of Springville youth		43%



Field Sports	6
Court Sports	6
Special Events	7
Others	8

Monthly Report for December

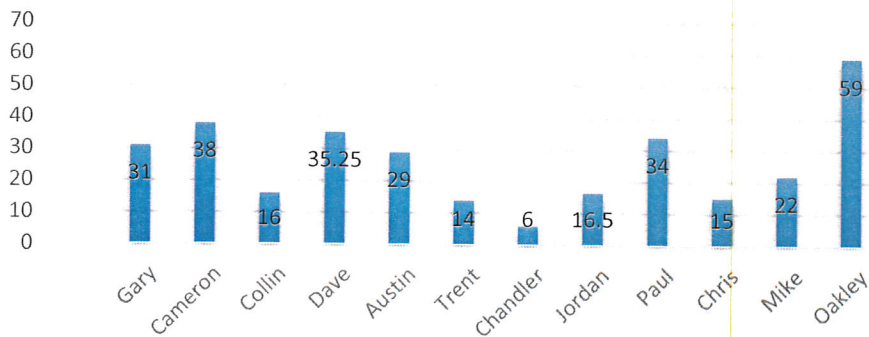
December Park Checks



Rating Scale:

- 1 Excellent
- 2 Good
- 3 Average
- 4 Poor
- 5 Neglect

Hours Spent for Snow Removal in December



*Each Employee in the month of December has 20 days of work if no time were taken off. That totals 160 hours per Employee.

Date: 1/2/2019
 Period: 12/1/2018 12/31/2018

Facilities

Monthly Report

December 2018



Work Orders Derived From:	<u>Inspections</u> 80		<u>Work Requests</u> 27		
Current Work Orders:	<u>In Progress</u> 24	<u>Pending</u> 0	<u>Completed</u> 116	<u>Canceled</u> 0	<u>Total Work Orders</u> 140
Work Orders Completed	116				
Down Time (Days)	0				
Cleanliness Call Backs	0				
Total % Of Work Orders Complete	83%				
New Work Orders This Month	107				
STANDARDS & METRICS: Maintenance	Actual	Goal	Total	% Complete	Goal Met
Work Orders Completed on Schedule	105	90%	140	75%	NO
Work Orders Generated Via Inspection	80	50%	107	75%	YES
3 or Less Maint. Call Backs Per Month	0	< 3	N/A	N/A	YES
Completion of PM's	250	100%	150	60%	NO
Special Projects Completed	0	5%	0	0%	YES

NOTES FOR THE MONTH:

urban forestry time/hours		month				year			
Employee	activity	total							
	planting trees	12							
	large tree removal	8							
	small tree removal								
	prune large trees								
	prune small trees								
	remove large stumps								
	remove small stumps								
	watering trees								
	tree inventory/assessment								
	customer service/pr								
	equipment maintenance								
	chain sharpening								
	address storm damage								
	unload semi truck	2							
	load and unload trees								
	conference/classes								
	snow rem-truck	31							
	snow rem-shovel								
	tree staking								
	pesticide application								
	sprinkler repair								
	special projects	50							
	assist other departments								
	locate planting areas	2							
	safety/supervisor meeting	14							
	blue stakes	1							
	door hangers	1							
	work crew	6							
	time off	43							
	Quantities								
	trees planted	18							
	trees removed	2							
	trees pruned								
	stumps removed								
	trees inventoried/assessed								

Cameron *Dec -* *2018*

urban forestry time/hours		month				year			
Employee	activity	total							
	planting trees	17							
	large tree removal	7							
	small tree removal								
	prune large trees								
	prune small trees								
	remove large stumps								
	remove small stumps								
	watering trees								
	tree inventory/assessment								
	customer service/pr								
	equipment maintenance								
	chain sharpening								
	address storm damage								
	unload semi truck								
	load and unload trees	3							
	conference/classes	1							
	snow rem-truck	37							
	snow rem-i shovel	1							
	tree staking								
	pesticide application								
	sprinkler repair								
	special projects	55							
	assist other departments	4							
	locate planting areas	1							
	safety/supervisor meeting								
	blue stakes								
	door hangers								
	work crew								
	time off	36							
	<u>Quantities</u>								
	trees planted	131							
	trees removed	24							
	trees pruned								
	stumps removed								
	trees inventoried/assessed								

Performance Measures: Cemeteries				2018-2019											
Burials															
			<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	TOTAL	BURIALS	101
Burials			16	15	9	16	9	18					<u>May</u>	<u>Jun</u>	<u>YTD</u>
Cremation Burials			1	3		5	2	3							83
Niche Interment			3					1							14
Plots Sold			35	11	9	9	8	3							4
Niches Sold															75
Disinterment			1												0
Plot Revenues			\$ 27,132	\$ 24,114	\$ 11,149	\$ 9,017	\$ 7,690	\$ 1,190							1
Sexton Fees			\$ 10,850	\$ 8,200	\$ 5,950	\$ 10,675	\$ 9,050	\$ 12,650							\$ 80,292.00
															\$ 57,375.00
Past Performances															
	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	2016/2017	2017/2018		TOTAL:	\$ 137,667.00
Burials	214	211	190	166	175		201	202	200	183	198	252			
Plots Sold	149	165	139				126	146	132	149	110	157			
Revenue	\$ 242,993	\$ 267,937	\$224,960	\$141,243	\$181,592	\$170,200	\$ 228,197	\$ 267,742	\$ 250,465	\$ 266,080	\$ 240,154	\$ 346,719			

Other Measurables

TOTAL PLOTS	25,298	
TOTAL PLOTS SOLD	21,620	
PLOTS UNSOLD	3,677	
TOTAL BURIALS	14,225	

TOTAL NICHES	96
TOTAL NICHES SOLD	16
NICHES UNSOLD	32
NICHE INTERMENTS	10

Report Criteria:

Business.License Status = ACTIVE

License.Approval date = 12/01/2018-12/31/2018

Business Name	Description	Location	License Description	Business Phone	Name
AMERICAN PROMOTIONAL EVENTS	TEMPORARY LICENSE	759 EAST 400 SOUTH (INSIDE REAMS)	TEMPORARY FIREWORK SALES	801/262-1851	ELROD, JERRY
COMPLETE HOME IMPROVEMENT	COMMERCIAL LICENSE	262 S MAIN	GENERAL CONTRACTOR	801-489-0545	STEVE GRIGGS
CPMI PROFESSIONAL DEVELOPMENT INC	COMMERCIAL LICENSE	691 W 1200 N SUITE 150	INSURANCE EDUCATION	815-271-8200	PAUL & CLAIR MENSING
KRUWIS MANAGEMENT (JERSEY MIKE'S SUBS)	COMMERCIAL LICENSE	1129 W 400 S, SUITE 405	RESTAURANT	801-515-6244	T.C. KRUEGER
LYNN GILES CONSTRUCTION	HOME OFFICE REQUESTED	285 W 300 N	HANDYMAN- ALL JOBS <\$1000 MATERIALS A	801-821-1438	LYNN BRENT GILES
PHOENIX SIDING AND CONSTRUCTION	HOME OFFICE REQUESTED	1025 NORTH 300 WEST #95	RESIDENTIAL CONSTRUCTION & SIDING	801-427-9526	SHANE EDWARDS REISE
SPRINGVILLE CROSSFIT	COMMERCIAL LICENSE	2499 W 700 S #106	CROSSFIT GYM	385-985-3348	MARK MCKELLAR, TYLE
UNITED AUTO SALES	COMMERCIAL LICENSE	544 N MAIN	AUTO SALES	801-319-1172	LUIS PENA

Totals:

COMMERCIAL	5
HOME OFFICE REQUESTED	2
TEMPORARY	1
GRAND TOTAL	8

SMA METRICS

DECEMBER VOLUNTEERS	2017 hours	2018 hours
Docents	7.75	2.25
Arts Commission	1	0
Interns	86	60
Board	13	0
Art Royalty	10	40.75
Other	16.25	0
Volunteers	52.75	78
Hafen Dallin		0
Total	186.75	181

DEC-TOURS	2018 Indiv	2018 Docent Tours	2018 self guided tours	2018 Total groups
Total Community	115	0	115	11
Total School Groups	64	42	22	3
Total All Groups	179	42	137	14

ATTENDANCE & VISITATION-DEC	2017	2018
Open Hours Adults	2994	2373
Open Hours Children	1894	1528
After Hours Adults	602	631
After Hours Children	116	129
Total Attendance	5,606	4,661

SMA SOCIALLY SPEAKING



6,092 following



1,337 following



4,879 following

Here's What's Happening at SMA

Some FY 2019 Highlights

- 17 weekly staff meetings held
- 3 targeted trainings held with front desk and event staff
- 4,879 Instagram followers
- 6,092 followers on facebook
- 8 features in print and news media
- 1 all-staff Strategic Planning meeting
- 5 juried exhibitions and 8 curated exhibitions planned for 2019
- 2 languages offered for tours
- 1,598 attendees at the Halloween Party
- 741 attendees at the opening of the Spiritual & Religious exhibition
- 100 attendees on average at Guppy Group
- \$20,000 in store sales in Q1, meeting 50% of annual goal.
- \$38,310 in gross rental revenue- 48% of yearly goal.
- 62,095 visitors in 2018
- 16 rentals in the month of December
- 600 attendees at Santa's Art Shop

JANUARY EXHIBITIONS & EVENTS

Wed Jan 9 Opening Reception: Magic and Machine 6-8 PM

Wed Jan 16 Artist Round Table 6:30-8:30 PM

Sunday Jan 20 @ 4:30 Sunday Concert Series

ON DISPLAY THIS MONTH

Main Level

33rd Annual Spiritual & Religious Art of Utah

Journeys: Monomyth and Transformation

Youth Art Competition

Upper Level

Beginnings: The Mormon Art and Belief Movement

Round-Up: Icons of the American West

Russian Stories, Soviet Ideals

New Acquisitions & Collection Highlights

(Opening Jan 9th) Magic and Machine: Fantasy and Sci-Fi in Utah Art

Underground Level

Favorite Ladies: Patterns, People and Play

SMA Milestones and Memories

Group Visits and Tours



The Museum offers free interactive tours for school, community, and church groups of all ages.

Groups may participate in free guided tours. The tours are tailored to meet the unique needs of each group.

Volunteer docents lead groups of scheduled visitors through the museum. They ask great questions, lead interesting conversations, and share the history and culture of the museum.

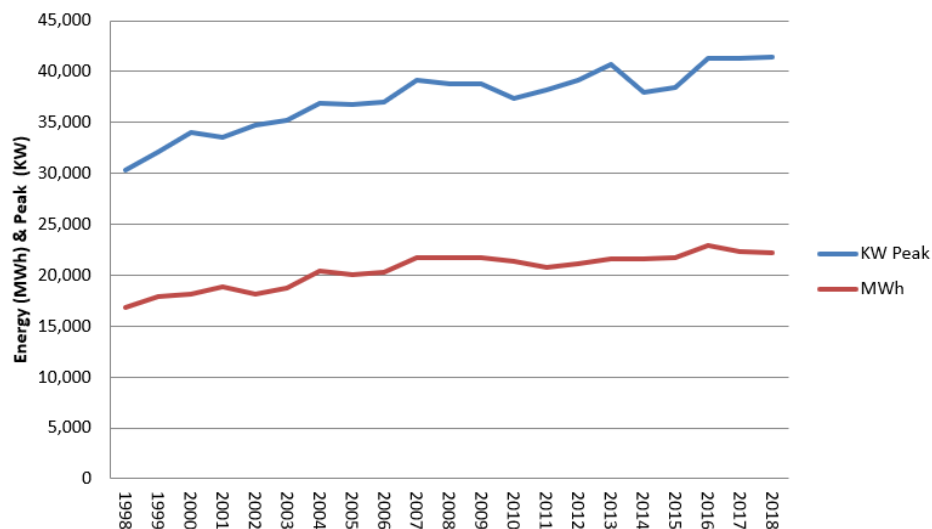
The next docent training begins in January 2019. Interested individuals need to contact Anne Totten, the museum's volunteer coordinator.

Springville City Monthly Department Report **Electric – FY19 - January –2019

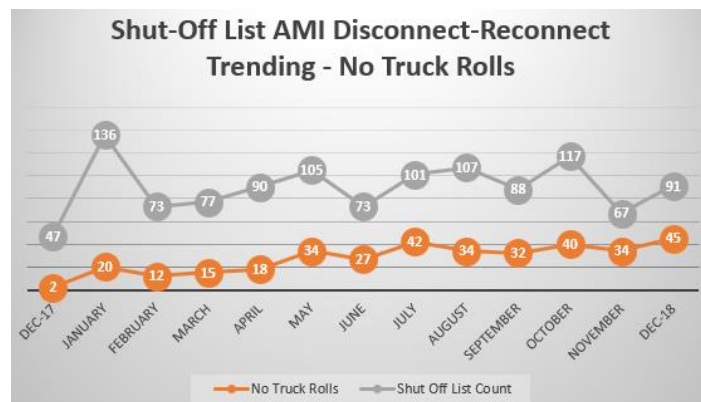
Power Department Mission Statement - Springville City Power is committed to providing safe, reliable power and services in a friendly, efficient and professional manner, while offering competitive rates to its customers- - Doing everything in our power to provide your power-

Goal #1 - Generation - Efficiently Manage wholesale power costs to maintain annually budgeted expenditures	Sept	Oct	Nov	Dec	Benchmark	Units
System Monthly Energy - Retail Delivery	25,850,546	21,641,919	20,188,019	19,899,816	-	Kilowatt-hr
System Monthly Energy Growth (From Previous Year)	8.66%	4.38%	5.65%	2.67%	2.00%	Percentage
System Peak Demand	56,700	42,446	39,234	41,482	-	Kilowatt
System Monthly Peak Growth (From Previous Year)	-0.60%	12.66%	3.14%	0.84%	-	Percentage
Resource Average Cost (Maintain Competitive Retail Rates)	\$ 57.50	\$ 58.40	\$ 59.54	n/a	\$ 63.50	\$/megawatt-hr
System Load Factor	61.27%	68.74%	75.04%	n/a	57.40%	Percentage
Monthly Retail Revenue Forecast -%- Ahead or Behind	-1.64%	9.00%	2.58%	1.47%	2.56%	YTD Average
YTD Retail Rate Revenue	\$ 7,979,717	\$10,043,581	\$11,984,118	\$14,011,568	\$25,599,872	FY19 Budget
YTD Retail Rate Revenue % to Elapsed Budget	31.17%	39.23%	46.81%	54.73%	50.00%	Percentage

December MWh Energy & KW Demand Trends



Goal #2 - Distribution - Provide friendly, professional customer service to all existing and new customers	Sept	Oct	Nov	Dec	Benchmark	Units
Total Active Retail Meter Count	11,789	11,813	11,855	11,976	12,043	Single meters
Daily Work Orders Dispatched/Completed Day Of	245	313	227	200	-	-
Daily Work Order % Growth From Previous Year	-3.92%	36.68%	-11.67%	11.11%	-	-
Shut Off List - % of Customers Receiving Notification	5.30%	6.88%	3.88%	4.63%	3.00%	Percentage
Shut Off List - Everbridge Notification Call % Growth (From Previous Year)	57.43%	6.11%	-14.97%	8.25%	-	-
Shut Off List - Final Customer Count	88	117	67	91	55	Meters
Shut Off List - Final Customer Count % Growth (From Previous Year)	27.54%	95.00%	-6.94%	93.62%	-	-
Shut Off List - Auto Disconnect/Reconnect AMI Count	32	40	34	45	-	-



Springville City Monthly Department Report ****Electric – FY19 - January –2019****

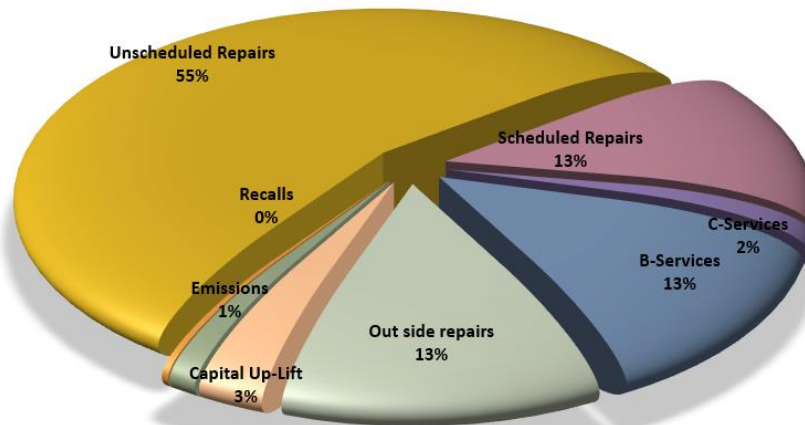
Goal #3 -Generation - Provide efficient and reliable Generation and Substation System Maintenance	Sept	Oct	Nov	Dec	Benchmark	Units
Monthly/Annual Inspections	100%	100%	100%	100%	100%	Completed
WHPP Generation Operation Availability	100%	100%	100%	100%	100%	
Canyon Hydro Generation Availability (4 Units)	25%	25%	25%	25%	25%	% of 4 Units
Goal #4 - Distribution - Plan & Provide Safe and Efficient System Maintenance in a Professional Manner	Sept	Oct	Nov	Dec	Benchmark	Units
Meter Connections per Distribution Employee	420	420	422	426	349**	Meter Counts
Hours worked without a lost Workday injury	334,102	354,715	376,016	417,930	1,000,000	Hours
Goal #5 - Distribution - Maintain and Improve the Distribution System Reliability	Sept	Oct	Nov	Dec	Benchmark	Units
Outage - Loss of Power Events	2	6	1	6	0	Loss of Power Events
Customer Count Affected by the Outages	2	180	20	21	0	# Customers
System Average Interruption Duration Index (SAIDI)	10.47	9.85	10.01	10.23	230.69*	Minutes
Customer Average Interruption Duration Index (CAIDI)	75.80	71.05	71.33	71.71	227.82*	Minutes
Average System Availability Index -%- (ASAI)	99.9999	99.9961	99.9996	99.9982	100.00	%

*APPA 2017 Annual eReliability Report

**APPA 2016 Financial & Operating Report

Springville City Monthly Department Report ****Central Shop - January - 2019****

**Central Shop
Work Orders Summary
December 2018**



2018 RECAP

- Last January the shop took over billing for most departments 250GL lines, since then the shop has coded about 680 invoices equaling over \$160,000.00. We are also doing most of the foot work on getting PO's for anything vehicle or equipment related. We have completed 35 PO's for other departments since January.
- We have replaced 10 Vehicles in 2018, ranging from Ford Escapes to Medium Duty trucks.
- Our new Fuel dispensers were installed and we are nearing 17,000 Transactions.
- We hired a PT apprentice mechanic and replaced our FT mechanic.
- We started scheduling vehicles in for services.
- We completed over 1500 work orders since January.
- 65 out of 1500 where Outside Repairs due to lack of man power or equipment to complete the repair costing us over \$68,000.00.
- 66% of the Work Orders are unscheduled repairs.

We would like to thank each department for being patient when we were running a 1-man shop. We would also like some feedback...

How much time has it saved your department having the shop code your invoices?

What can we do to improve and help your departments run smoother?



police - fire & rescue - dispatch

MONTHLY COUNCIL REPORT

Focus on: Use of Force

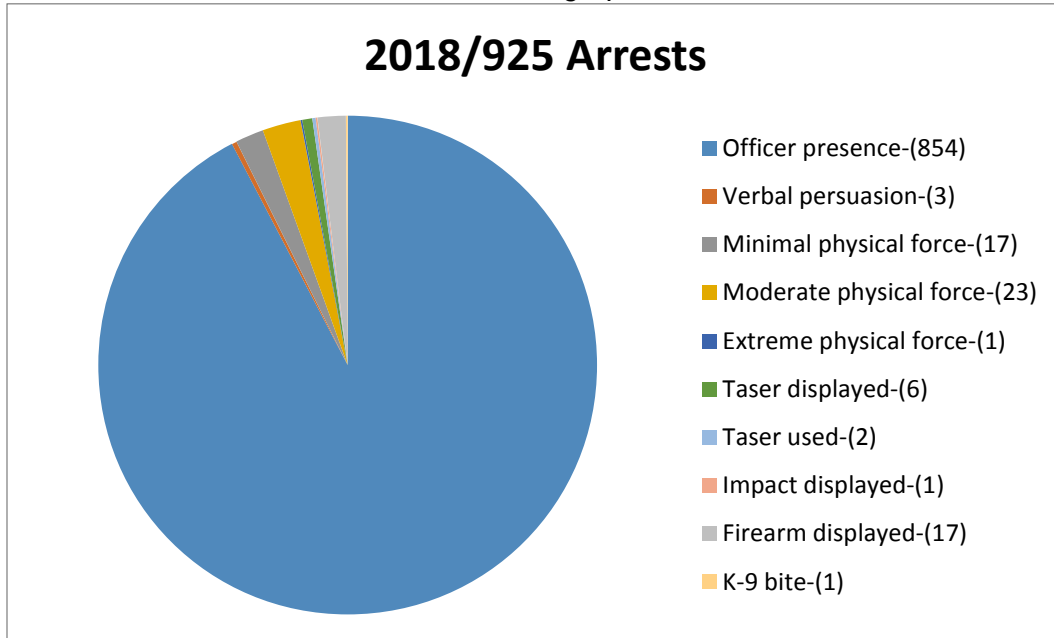
	OCT	NOV	DEC
Citations issued per patrol officer	8.06	5.9	9.4
Property crimes per 1,000 population	1.79	1.73	.91
Violent crimes per 1,000 population	.15	.18	.18
Average number of active cases assigned per Detective (reported quarterly)	12.5		
Number of Adult arrests	68	30	48
Number of Juvenile arrests	11	13	4
Number of injuries to officers by criminal action (assault, etc.)	0	0	0
Number of officers authorized/current	29/25	29/25	29/25
Average answer time 911 calls (seconds)	3	3	2
Average answer time non-911 calls (seconds)	3	3	2
Ambulance response to scene (goal under 8 min-day/14 min-night) (Springville City)	6:00/12:23	6:36/13:56	6:07/13:33
Total number of structure fires reported	0	0	1
Number of building inspections/plan reviews	42/11	32/14	31/11
Animals to Shelter/released to owner	33/6	30/9	13/3

Notable calls include: On Saturday, December 22, at approximately 11:00 am, the fire department responded to a fire in the Green Acres Mobile Home Park (360 West 400 North). On arrival crews found a mobile home well involved in fire with flames threatening the neighboring home. The duty firefighters plus ten more volunteer firefighters responded to fight the blaze. The fire crews were successful in stopping the fire from spreading to the adjacent home. The fire was knocked down in just minutes, however, there was a small amount of charring to the neighbor's carport. It is apparent that the fire started in the kitchen of the home. The cause of the fire is still under investigation. There were no civilian or firefighter injuries, but sadly the homeowner's two cats perished in the fire. The police department's "Care" fund was used to provide the homeowner with 2 nights lodging at a local hotel and \$200 to purchase clothing.

With every arrest of a person, the arresting officer is required to document in the arrest report the amount of force that was required to make the arrest. The least amount of force is reported as "officer presence". This means that the person was told they were under arrest and they cooperated with the officer's instructions. From there the amount of force gradually escalates to verbal persuasion, then minimal physical force, moderate physical force and then extreme physical force. There are levels for both the display and use of the tools we seldom need to use



to make an arrest. These include chemical weapons (pepper spray), impact weapons (baton), electronic weapons (taser), K-9 apprehension and firearms. In order to understand how often officers need to use force see the included graph.



Over the last five years Springville officers have made 4427 arrests, the percentage of arrests made using the minimal amount of force “Officer Presence” has remained very steady at about 92%. Officers have used their tasers 10 times over the last 5 years and have gained compliance by displaying the taser 28 times. Firearms have been displayed 76 times over this same time period. It is important to keep in mind that anytime officers serve a search warrant or make a high-risk traffic stop, they have their firearm in hand, or in other words, displayed. There have only been two times in over 20 years where officers have discharged a firearm. Once was when the officer used his firearm to disable a vehicle (the tire was shot) and the other was when a suspect was trying to run over an officer with a vehicle.

	2014	2015	2016	2017	2018
Officer presence	921	716	745	842	854
Verbal persuasion	35	23	2	9	3
Minimal force	21	11	19	21	17
Moderate force	10	7	9	14	23
Taser displayed	2	5	5	10	6
Taser used	2	3	1	2	2
Firearm displayed	18	17	16	8	17
Firearm used	0	0	0	2	0
K-9 displayed	0	0	0	2	0
K-9 bite	1	0	0	0	1

Public Works – December 2018 Accomplishments

Performance Management Statistics

	OCT	NOV	DEC
• Administration - Customer Service Work Orders Received:	267	208	224
• Water - Leaks Repaired in the Water Distribution System	4	8	14
• Water - Stopped Meters (current #/#fixed this month)	2/2	2/2	3/1
• Wastewater Collection - Footage of Sewer Pipe Televised:	300	400	0
• Wastewater Treatment Plant - Sewage Treated (mgd*)	3.87	3.45	3.39
• Engineering - In-house design projects:	12	13	13
• Engineering – Pre-Application Meetings Held	7	6	3
• Engineering – Projects working through DRC	2	15	5
• Streets - <i>Citizen</i> Work Orders Completed**	6	4	7
• Recycle Accounts	2,588	-	2,641
• % Households participating in Recycling	24.1	-	
• Missed Garbage/Recycle cans	7/15	7/15	18/14

* (million gallons per day)

** (includes traffic sign & sidewalk replacements, street sweeping call-outs, pot-hole filling)

Significant Events

PW Administration: Continued working with the State DWQ on the Wastewater Treatment Plant variance.

Engineering Division:

- Master Plan updates in progress for Sewer, Water, Pressurized Irrigation, Storm Water, & Transportation.
- Working on the design of 1200 West from 900 South to 1600 South.

Streets Division: Placed 24 tons of asphalt patches throughout the City. Hauled in salt for winter operations.

- 70 linear feet of sidewalk trip hazards repaired/replaced
- 19 traffic signs repaired/replaced

Water Division: **141,653,037** gallons of culinary water produced (last month was **141,497,999**). Average well pumping flow (total all wells) 176 gpm (last month 221 gpm). 400 South Well #2: Pump, variable frequency drive (electrical that controls the pump motor) and pump motor bid out and awarded to lowest bidder (\$147,000).

Well House building contract to follow (February 2019).

Spring Flows (gpm):

	Burt	Spring Creek	Konold	Bartholomew
January	918/ 1,300	1,048/ 1,693	168/ 186	701/ 724
February	431/ 886	960/ 1,341	154/ 133	746/ 653
March	162/ 972	1,340/ 1,366	160/ 166	2,478/ 558
April	1,497/ 1,229	1,147/ 1,316	159/ 177	6,535/ 885
May	1,262/ 1,177	1,617/ 1,237	157/ 170	6,907/ 2,232
June	1,112/ 930	1,810/ 1,081	196/ 156	7,050/ 1,372
July	1,465/ 618	1,864/ 983	170/ 168	4,351/ 800
August	1,015/ 715	1,775/ 1,126	184/ 163	1,990/ 765
September	1,299/ 513	1,908/ 1,063	173/ 146	1,441/ 714
October	1,411/ 906	1,860/ 1,037	189/ 173	1,168/ 603
November	1,375/ 1,163	1,715/ 1,022	176/ 158	857/ 591
December	1,278/ 330	1,629/ 1,024	160/ 163	809/ 582

KEY
(year) 2017/**2018**

(gpm) 918/**1,300**

Wastewater/Storm Water Division: YTD green waste loads received – 4,205 (last year – 3,235). Awarded UV equipment installation contract for improved disinfection of wastewater effluent.

- Sewer Collections
 - Sewer Main Backup Claims – 0 YTD
 - Manhole Cleaning – 6
 - Storm Water
 - Storm Water Flooding Claims – 3 YTD
 - Structure Cleaning & Inspection – 3
 - Street Sweeping & debris removal – 2 tons removed from City streets. Fiscal YTD = 99 tons
- Main pipeline cleaning – 3,503’
Manhole Inspections – 86
Main pipeline cleaning – 251’