



**WORK/STUDY AGENDA
SPRINGVILLE CITY COUNCIL MEETING
JANUARY 15, 2019 AT 5:30 P.M.**
City Council Chambers
110 South Main Street
Springville, Utah 84663

MAYOR AND COUNCIL DINNER - 5:00 P.M.

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

CALL TO ORDER- 5:30 P.M.

COUNCIL BUSINESS

1. Calendar

- Jan 21 - Martin Luther King Day Observed (City Offices Closed)
- Jan 29 - Budget Planning Meeting 3:00 p.m.
- 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.
- Feb 12 - Work/Study Meeting 5:30 p.m.

2. DISCUSSION ON THIS EVENING'S REGULAR MEETING AGENDA ITEMS

- a) Invocation - Councilmember Jensen
- b) Pledge of Allegiance - Councilmember Creer
- c) Consent Agenda
 - 2. Approval of the minutes for the Regular Council meetings held on November 06; December 04, 17, and 18, 2018; and the Work/Study meeting held on October 02, 2018; and Planning Retreat held on September 27 and 28, 2018

3. DISCUSSIONS/PRESENTATIONS

- a) Southern Utah Valley Transfer Station Report - Terry Ficklin
- b) Clyde Recreation Center operations and construction review - Penn Almoney, CRC Manager and Troy Fitzgerald, City Administrator
- c) Natural Gas Hedge for the Nebo Power Plant - Shawn Black, Power Generation Superintendent
- d) Open and Public Meetings Training - John Penrod, Assistant City Administrator/City Attorney

4. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

5. 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.

6. ADJOURNMENT

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE - POSTED 01/11/2019

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





**REGULAR AGENDA
SPRINGVILLE CITY COUNCIL MEETING
JANUARY 15, 2019 AT 7:00 P.M.
City Council Chambers
110 South Main Street
Springville, Utah 84663**

CALL TO ORDER

INVOCATION AND PLEDGE

APPROVAL OF THE MEETING'S AGENDA

MAYOR'S COMMENTS

PUBLIC COMMENT

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

CEREMONIAL

1. Presentation of the Mayor's Recognition Awards - Shannon Acor, CTC Coordinator

CONSENT AGENDA

The Consent Agenda consists of items that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The Agenda provides an opportunity for public comment. If after the public comment the Council removes an item from the consent agenda for discussion, the item will keep its agenda number and will be added to the regular agenda for discussion, unless placed otherwise by the Council.

2. Approval of the minutes for the Regular Council meetings held on November 06; December 04, 17, and 18, 2018; and the Work/Study meeting held on October 02, 2018; and Planning Retreat held on September 27 and 28, 2018

REGULAR AGENDA

3. Consideration of a Resolution approving two agreements for upsizing improvements in two different subdivisions: Sumsion Springs and Sumsion Springs West - John Penrod, Assistant City Administrator/City Attorney
4. Consideration of approving a 5-year natural gas hedge for the Nebo Power Plant - Shawn Black, Power Generation Superintendent

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS

CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

5. *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.*

ADJOURNMENT

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MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, NOVEMBER 06, 2018, 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 Crane.

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 of her neighbors. She said 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; stated 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** an 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
66 COUNCILMEMBER NELSON ABSENT
68 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
76 budget year. In order to proceed with addressing the variations from the original budget, the Council would need
78 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.

76 COUNCILMEMBER SNELSON MOVED TO ADOPT **RESOLUTION #2018-41** TO OPEN AND AMEND
78 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
84 COUNCILMEMBER MILLER AYE
86 COUNCILMEMBER NELSON ABSENT
88 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
92 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 if there were any comments.

Councilmember Miller reported a member of the Hardship Committee resigned and the vacancy will need to be filled. He explained the Committee is not very active and may need to be reviewed. Administrator Fitzgerald commented the public should be notified 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



MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, DECEMBER 04, 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 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 Crane.

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.

CALL TO ORDER

Mayor Child welcomed everyone and called the meeting to order at 7:02 p.m.

INVOCATION AND PLEDGE

Councilmember Creer 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 JENSEN 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. Norman Evans, Springville resident; stated he looks out his front home window onto Canyon Avenue, and notices a problem with speed and congestion; 20-30 children use the cross walk daily. Something needs to be done with the cross walk, it is a school zone, and signage is needed. He gave examples of the dangerous crossings stating a young lady was nearly and he and his family have experienced the crosswalk dangers.

Aiden Marshall, student from Springville high school; he expressed a stop sign at 250 North 750 West in his neighborhood, is for traffic going north and south, where 90% of traffic is going east and west. Two blocks north is the same problem. He asked why and proposed it be looked at to see if it needs to be corrected.

CEREMONIAL

1. Presentation of the Mayor's Recognition Awards - Shannon Acor, CTC Coordinator

Coordinator Acor introduced the nine candidates for this month's Mayor's Awards. The following students were recognized. Lydia Steiner, Samantha Steiner, Jaxon Barrett, Cohen Wilding, Nely Lara, Sawyer Mayberry, Bennett Scott, Paityn Hunter

CONSENT AGENDA

2. Approval of the minutes for the City Council Work/Study meetings held on May 08, June 19, August 07 and August 21, 2018.

- 48 3. Approval of the Mayor's appointments to the Hobble Creek Golf Course Committee of DeEte Chivers,
Clay Packard, Jay Lamb, Mike Harward, and Chris Sisk.
- 50 4. Final approval of Sumsion West, Plat A Subdivision located in the area of 1150 South 950 West in the
52 R1-10 Single-Family Residential and WF-1 Westfield's Overlay Zones - Glen Goins, Community
Development Director
- 54 5. Approval of an agreement and **Resolution** with Kestra Advisory Services - Troy Fitzgerald, City
Administrator

56 COUNCILMEMBER MILLER MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN WITH
CHANGES TO THE MAY 08, 2018 WORK/STUDY MINUTES NOTING COUNCILMEMBER MILLER WAS
58 ABSENT AND APPROVING **RESOLUTION #2018-43** AN AGREEMENT WITH KESTRA ADVISORY SERVICES.

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

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

RESOLUTION #2018-43 APPROVED

66
REGULAR AGENDA

- 68 6. **Consideration of a preliminary plan approval for the Condie Farms Subdivision located in the area of 400
North 1325 West, Springville, Utah in the R1-10 Single-Family Residential and WF-1 Westfield's overlay
70 zones - Glen Goins, Community Development Director**

Director Goins reported the Condie Farms Subdivision would be done in two phases. The proposed 71-
72 unit residential subdivision would be located in the area of 1500 west and 550 north. The property falls within the
R1-10 and R1-8 single-family residential zones and is within the Westfield's Overlay, which allows a developer to
74 participate in the density bonus program, but not a full amount and expected to contain up to 64 units. The park
improvements are to be done in the first phase. The Springville Drainage Group would need to approve and staff
76 is working out the process with the Developer. Director Goins noted the Planning Commission reviewed and
recommended approval.

78 Councilmember Snelson asked with the green space and the path would it connect to any city trails.
Director Goins replied eventually yes, at the 1200 west spur.

80
COUNCILMEMBER MILLER MOVED TO APPVOE THE PRELIMINARY PLAN FOR THE CONDIE
82 FARMS SUBDIVISION LOCATED IN THE AREA OF 400 NORTH 1325 WEST IN THE R1-10 SINGLE-FAMILY
RESIDENTIAL AND WF-1 WESTFIELD'S OVERLAY ZONES.

84 COUNCILMEMBER SNELSON SECONDED THE MOTION. ALL PRESENT VOTED AYE.

- 86 7. **Consideration of a Resolution implementing Criminal Discovery Fees - Cari Thomsen, Legal Assistant
and John Penrod, Assistant City Administrator/City Attorney**

88 Attorney Penrod asked to continue the item in order for staff to provide more information.

90 COUNCILMEMBER MILLER MOVED TO CONTINUE THE ITEM TO A FUTURE COUNCIL MEETING.
COUNCILMEMBER CREER SECONDED THE MOTION. ALL PRESENT VOTED AYE.

- 92 8. **Consideration of a Resolution and Agreement with Wavetronix - John Penrod, Assistant City
94 Administrator/City Attorney**

Attorney Penrod reported on the public improvements requested of Wavetronix, involving roads.
96 Discussions have been ongoing with Wavetronix and staff is working with them. They seek to obtain a building
permit for Phase I, a guarantee of improvements would also need to be in effect. In the interim there is a
98 possibility of a pioneering road.

Councilmember Snelson asked for an explanation of a “pioneering road”. Attorney Penrod explained it was a road that comes before a larger, curbed and guttered road; it would allow vehicles to come in and out, where eventually it would be a larger road.

COUNCILMEMBER NELSON MOVED TO APPROVE **RESOLUTION #2018-45** ADOPTING AN IMPROVEMENT AGREEMENT BETWEEN SPRINGVILLE CITY AND WAVETRONIX LLC THAT ADDRESSES THE INSTALLATION OF PUBLIC IMPROVEMENTS RELATED TO PHASE 1 OF THE WAVETRONIX CAMPUS IN SPRINGVILLE.

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

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

RESOLUTION #2018-45 APPROVED

MAYOR, COUNCIL REPORTS

Mayor Child asked if there were any comments. There was none.

CLOSED SESSION

9. *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 JENSEN MOVED TO ADJOURN THE CITY COUNCIL MEETING AT 7:44 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, December 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, December 04, 2018

Kim Crane, CMC
City Recorder

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON MONDAY, DECEMBER 17, 2018, 2018 AT 3:30 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, Councilmember Michael Snelson, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director and City Recorder Kim Crane. Excused from the meeting; Councilmember Creer

Councilmember Miller participated electronically over the telephone.

CALL TO ORDER

Mayor Child welcomed everyone and called the meeting to order at 3:34 p.m.

REGULAR AGENDA

1. **Consideration of a Resolution Supporting and Encouraging the Utah County Commission to Implement the Fourth Quarter, Cent Sales Tax Option - Troy Fitzgerald, City Administrator**

Administrator Fitzgerald gave a background of the Utah County Commission sales tax item and explained when enacted by Utah County before July 1 2019 they will receive all money generated by tax, and it could be adopted on December 18, 2018. If the City enacts the tax before July 1, 2019 the City would receive 50% of tax generated. There is a sunset of June 30, 2022 to enact the tax.

Councilmember Nelson asked what prompted the tax. Administrator Fitzgerald stated in the previous election citizens wanted to enact the tax for areas in Utah County with poor roads.

Administrator Fitzgerald stated Utah County would be voting tomorrow on the item, and found the need to have the meeting today to inform the Council and see what they support.

Councilmember Miller expressed a need for restrictions on how UTA (Utah Transit Authority) uses the funds.

Administrator Fitzgerald explained there were no restrictions coming from MAG (Mountainland Association of Governments) on whether the resolution passes or not, they suggest it may be helpful with the process. Other cities are also considering passing a resolution.

COUNCILMEMBER JENSEN MOVED THAT THE COUNCIL HAS BEEN INFORMED AND CHOOSES NOT TO MAKE A MOTION.

COUNCILMEMBER NELSON SECONDED THE MOTION. ALL PRESENT VOTED AYE.

RESOLUTION #2018-48 NOT APPROVED

ADJOURNMENT

COUNCILMEMBER JENSEN MOVED TO ADJOURN THE CITY COUNCIL MEETING AT 3:50 p.m. COUNCILMEMBER SNELSON SECONDED THE MOTION, AND ALL VOTED AYE.

This document constitutes the official minutes for the Springville City Council Regular meeting held on Monday, December 17, 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 Monday, December 17, 2018

Kim Crane, CMC
City Recorder

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, DECEMBER 18, 2018, 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 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 Crane.

Also, present were: Public Safety Director Scott Finlayson, Public Works Director Brad Stapley, Recreation Director Corey Merideth, Building and Grounds Director Bradley Neel, Operations Manager Rod Oldroyd, Community Development Director Glen Goins, and Museum of Art Director Rita Wright.

CALL TO ORDER

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

INVOCATION AND PLEDGE

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

APPROVAL OF THE MEETING'S AGENDA

COUNCILMEMBER SNELSON MOVED TO APPROVE THE MEETING'S AGENDA AS WRITTEN. COUNCILMEMBER JENSEN 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. George Weight, resident; reported he is a representative from the Hobbie Creek District for scouting. He was looking for community scout units to take over from the LDS Church, where it is proposed to end in 2019. He reported on the background of the scouting program and stated they would like to have the program continue. On January 10, 2019 at 7:00 pm. the public is invited to the LDS Springville Stake Center for a meeting regarding community scouting.

Lisa Hamilton, resident; asked to comment on the road vacation on the evenings agenda. Mayor Child informed her she could speak during Public Hearing.

CEREMONIAL

1. Presentation of the Mayor's Recognition Awards - Shannon Acor, CTC Coordinator

Coordinator Acor introduced the candidates for this month's Mayor's Awards, and along with Councilmember Snelson they presented the awards to the following students. Troy Swapp, Marian Birk, Audrey Joslin, Della Richards, Maisy Lord, Emi Figuerres, James Sitton, Kaylee Eatchel and Wyatt Johnson.

CONSENT AGENDA

2. Approval of the minutes for the regular City Council meetings held on August 21, September 04 and 18, October 02 and 16, 2018.
3. Approval of a **Resolution** adopting the 2019 Annual Meeting Schedule - Kim Crane, City Recorder

- 48 4. Approval of the Mayor's appointment of Heather Penni as the new Springville City Treasurer effective
January 08, 2019 - Bruce Riddle, Assistant City Administrator/Finance Director
- 50 5. Approval of the Final Sumsion West Plat B subdivision located in the area of 1150 South 1250 West,
Springville, Utah in the R1-8 and R1-10 Single-Family Residential Zones and within the Westfield's
52 Overlay Zone. - Glen Goins, Community Development Director
- 54 ~~6. Approval 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 - John Penrod, Assistant City
Administrator/City Attorney~~ **CONTINUED TO JANUARY 08, 2018**
- 56 7. Approval of accepting a quit-claim deed from Gary Miner for approximately 0.12 acres adjacent to
Anderson Avenue, Springville Utah - John Penrod, Assistant City Administrator/City Attorney
- 58 ~~8. Consideration of a property deed along 620 South, Springville, Utah to the owners of Lot 7 in the Spring
Terrace Subdivision - John Penrod, Assistant City Administrator/City Attorney~~ **MOVED TO REGULAR
60 AGENDA**

62 COUNCILMEMBER MILLER MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN WITH
THE EXCEPTION OF ITEM #6, BEING CONTINUED TO JANUARY 8, 2018; AND ITEM #8 MOVING TO THE
64 REGULAR AGENDA.

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

66 COUNCILMEMBER CREER AYE
COUNCILMEMBER JENSEN AYE
68 COUNCILMEMBER MILLER AYE
COUNCILMEMBER NELSON AYE
70 COUNCILMEMBER SNELSON AYE

RESOLUTION #2018-46 APPROVED

PUBLIC HEARING AGENDA

- 74 9. **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
76 R1-10 Single-Family Residential Zone - Glen Goins, Community Development Director**

Director Goins addressed the council regarding the street vacation. The Spring Terrace Subdivision was
78 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
80 recorded subdivision. Springville City owns the majority of the undeveloped lots.

The proposed plat amendment included the vacation of a portion of the unimproved street and amends
82 Lots 7, 8 and 9. Lots 8 and 9 would be combined into one flag lot. 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
84 street, which will be incorporated into the amended lots.

86 MAYOR CHILD OPENED THE PUBLIC HEARING

88 Lisa Hamilton, resident; stated she was attending for Mr. Morgan and he was not made aware of the
change. She reported the road was used by the Morgan property. It was deeded and financial arraignments were
90 made, and he was required to build closer to the cul-de-sac. She stated according to code if it was to benefit, not
sure why it was passed through Planning Commission. The only vacation of a road in Springville was done on a
92 special occasion for this road and the road has not been vacated or abandoned. It has been maintained by the
property owner and not the city; flag lots are also not desirable.

94 Attorney Penrod agreed notices needed to be given, he suggested postponing the public hearing to make
sure Mr. Morgan was given proper notice. Attorney Penrod quoted the code; items of concern were not mentioned
96 until this evening.

Attorney Penrod explained the item should come to the Council; however it went to the Planning
98 Commission because of the development of lots in the subdivision.

COUNCILMEMBER JENSEN MOVED TO CONTINUE THE HEARING UNTIL JANUARY 08, 2018.
COUNCILMEMBER CREER SECONDED THE MOTION. ALL PRESENT VOTED AYE.

REGULAR AGENDA

8. Consideration of a property deed along 620 South, Springville, Utah to the owners of Lot 7 in the Spring Terrace Subdivision - John Penrod, Assistant City Administrator/City Attorney (MOVED FROM CONSENT AGENDA)

Attorney Penrod asked the Council to continue the item until January 8, 2019.

COUNCILMEMBER CREER MOVED TO CONTINUE THE ITEM UNTIL JANUARY 08, 2018.
COUNCILMEMBER SNELSON SECONDED THE MOTION. ALL PRESENT VOTED AYE.

10. Springville City Annual Audit Report - Bruce Riddle, Assistant City Administrator/Finance Director

Director Riddle reported Utah State Code, Title 51, Chapter 2a requires an independent audit of all cities to be performed within 180 days after the close of each fiscal period. Additionally, the independent audit reports are required to be made available for public inspection and are to be filed with the State Auditor.

Director Riddle reported the auditors from Hansen, Bradshaw, Malmrose & Erickson recognized the audit resulted in no findings of internal control deficiencies or of non-compliance with State requirements. The one finding from last year having to do with a deficit fund balance in the Special Improvement Fund was corrected during the year.

Director Riddle explained assets minus liabilities, the City increased assets from last year. The General Fund decreased, and was budgeted for because of B and C road funds. A significant transfer of funds was noted because of the transfer of the airport to Spanish Fork.

COUNCILMEMBER SNELSON MOVED TO (1) ACCEPT THE SPRINGVILLE CITY FY 2018 INDEPENDENT AUDITOR'S REPORT AS PRESENTED; (2) AUTHORIZE THE CITY RECORDER TO ADVERTISE AND MAKE AVAILABLE FOR PUBLIC INSPECTION THE INDEPENDENT AUDITOR'S REPORT; AND (3) AUTHORIZE THE FINANCE DIRECTOR TO SUBMIT THE INDEPENDENT AUDITOR'S REPORT TO THE STATE AUDITOR AS REQUIRED BY LAW.

COUNCILMEMBER MILLER SECONDED THE MOTION. ALL PRESENT VOTED AYE.

Administrator Fitzgerald expressed after the 2010 audit, the Council at the time instructed staff to grow reserves. The City has nearly doubled its net assets over the last ten years, while maintaining and providing new services.

11. Consideration of the preliminary plan approval for the Ashton Springs Subdivision located in the area of 900 S 750 W, Springville, Utah in the R1-10 Single-Family and WF-1 Westfield's Overlay zones - Glen Goins, Community Development Director

Director Goins reported the proposed Ashton Springs Subdivision was located south of the Crystal Springs development and north of the recently approved Canyon Springs subdivision. A new middle school has been proposed for just north of the development. He stated the 24.91-acre development would contain 84 single-family lots and be completed in two-phases. The development would also complete the connection of the 750 West Street, a collector running from 400 South to 950 West. He reported Staff is recommending approval and reviewed the building and performance standards.

Councilmember Snelson asked about 750 West and if it would punch through and connect onto Mattea Lane. Director Goins replied, yes. Councilmember Snelson asked if it was the only access. Director Goins replied 900 South would parallel the rail corridor. Administrator Fitzgerald added 900 south would become a major east west connection for the city, and staff is planning for additional crossings.

Councilmember Jensen asked how many total units. Director Goins replied 84 total dwellings. Administrator Fitzgerald inquired about lots 75 and 77 splitting lots. Director Goins explained the recorded boundaries will be adjusted.

COUNCILMEMBER NELSON MOVED TO GRANT PRELIMINARY PLAN APPROVAL FOR THE ASHTON SPRINGS SUBDIVISION LOCATED IN THE AREA OF 900 SOUTH 750 WEST IN THE R1-10 SINGLE-FAMILY AND WF-1 WESTFIELDS OVERLAY ZONES, CONTINGENT UPON ADDRESSING ANY OUTSTANDING ENGINEERING ITEMS TO THE SATISFACTION OF THE CITY ENGINEER.

COUNCILMEMBER CREER SECONDED THE MOTION. ALL PRESENT VOTED AYE.

MAYOR, COUNCIL REPORTS

Mayor Child asked if there were any comments. Administrator Fitzgerald reported debt for the city has been paid down

CLOSED SESSION

12. *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 JENSEN MOVED TO ADJOURN THE CITY COUNCIL MEETING AT 7:59 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, December 18, 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, December 18, 2018

Kim Crane, CMC
City Recorder



MINUTES
Springville City Council Work/Study Meeting - OCTOBER 02, 2018

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, OCTOBER 02, 2018 AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

COUNCILMEMBER JENSEN MOVED TO APPOINT COUNCILMEMBER SNELSON AS MAYOR PRO TEM TO PERFORM, DURING THE MAYOR'S ABSENCE, THE DUTIES AND FUNCTIONS OF MAYOR. COUNCILMEMBER CREER SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

Mayor Pro Tem Snelson presided. In addition to Mayor Pro Tem Snelson, the following were present: Councilmember Christopher Creer, Councilmember Craig Jensen, Councilmember Jason Miller, 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 Crane.

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 Museum of Art Director Rita Wright. Excused from the meeting; Mayor Richard J. Child.

CALL TO ORDER

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

COUNCIL BUSINESS

1) Calendar

- Oct 09 - Work/Study Meeting 5:30 p.m. Multipurpose Room.
- Oct 09 - Planning Commission Meeting 7:00 pm
- Oct 16 - Work/Study Meeting 5:30 p.m., City Council meeting 7:00 p.m.
- Oct 23 - Planning Commission Meeting 7:00 pm
- Oct 31 - Safe Halloween 3:00 - 5:00 p.m. Main Street
- Nov 04 - Daylight Savings; fall back
- Nov 06 - Election Day
- Nov 12 - Veterans Day observed, city offices closed

Mayor Pro Tem Snelson asked if there were any questions or additions to the calendar.

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

- a) Invocation - Councilmember Nelson
- 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 Minutes for the August 14, 2018 City Council Work/Study meeting.
 3. Consideration of approving an agreement with Brown's Amusements, Inc. to provide the Art City Days Carnival - Corey Meredith, Recreation Director

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

DISCUSSIONS/PRESENTATIONS

a) Discussion on Boards and Commissions, City Administrator Troy Fitzgerald

Administrator Fitzgerald gave background information on the purpose of Boards and Commissions and why they are created. He explained they are generally made up of citizens to provide feedback as a citizenry. Costs and impact of Boards and Commissions regarding staff was detailed. Currently there are approximately thirteen ordinance created boards and commissions.

Mayor Pro Tem Snelson stated he would like to go over each board and discuss what they do. Discussion of the management and value of the boards was had.

Councilmember Miller stated the council should be involved with managing and determining the value for the boards they oversee.

Councilmember Nelson countered the Directors need to play a role in managing the Boards they serve on and Council should report on the progress of the boards.

Mayor Pro Tem Snelson asked the directors how they were feeling about the interaction of the council on the boards and any recommendations.

Director Fredrickson oversees the Power Board, reported they have been a tremendous insight and helpful in bringing information to the council regarding solar and net metering. They go back into the community and get feedback to provide to the board.

Director Neel, oversees the Parks and Recreation Board, he reported on what they have been doing to gather information from the public.

Director Wright oversees the Arts Commission Board. She has been concerned about how the awarding of funds is being handled from the board. She would like a review and has discussed with Councilmember Miller about the issue. Councilmember Miller will be working with them to provide a report on what the board is doing.

Mayor Pro Tem Snelson stated a deeper look at the Arts Commission could be reviewed at a later time.

Director Stapley oversees the Water Board. He expressed the board is a good mix of citizens and professionals. They have had deep discussions regarding rates for canyon water users and the twenty-year plan for the city water system.

Councilmember Miller suggested a strategy from the boards be recommended for the future. He believed a lot of value in the water, power and parks/recreation board will be needed in the coming years.

b) Discussion on a City Flag, City Administrator Troy Fitzgerald

Administrator Fitzgerald brought up for discussion having a city flag. With the implementation of a new logo a city flag may be of interest and noted other cities have flags. Councilmember Miller conveyed he would like to see the American flag in good repair.

Some interest was voiced from the Council during discussion for a city flag.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Pro Tem Snelson asked for any other comments.

Administrator Fitzgerald provided information regarding high speed internet for the community. Information regarding the cost to build a connection was presented along with an incremental build. Citizens have consistently stated they want a high-speed internet service. Councilmember Jensen asked of ways to possibly incentivize companies or put it out to the citizens to vote for what they are willing to pay. Administrator Fitzgerald said he would reach out and bring information back to the council.

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

COUNCILMEMBER JENSEN MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:42 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, October 02, 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, October 02, 2018.

Kim Crane, CMC
City Recorder

Minutes of the Planning Retreat of the Springville City Council held on Thursday, September 27, 2018, at 5:00 p.m. at the Zermatt Conference Center 784 West Resort Drive Midway, Utah.

Mayor Richard J. Child presided. In addition to Mayor Richard J. Child, the following were present: Councilmember Christopher Creer, Councilmember Craig Jensen, Councilmember Jason Miller, Councilmember Brett Nelson, Councilmember Mike Snelson, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle and Deputy Recorder Jennifer Grigg. Most of the spouses of the attendees were there as well.

CALL TO ORDER

Administrator Fitzgerald welcomed everyone and called the meeting to order at 6:12 p.m. He asked everyone to introduce themselves and sign up online for a fun trivia game with prizes. Staff, Council and spouses enjoyed getting to know each other. Dinner was served and then he introduced Dr. Clay.

Presentation by Michael J. Clay, Ph.D. Director of Urban and Regional Planning Program for Brigham Young University

Dr. Clay started his presentation by showing land use and forecasting models. He considers Springville, "the little city that could." The math for the modeling in these forecasts won two Nobel Prizes. Springville has the second strongest industrial park in Utah County and is projected for retail growth. As a member of the planning commission, he sees citizens at the podium who need to know all they need know. Our cities are developing. Are we going in a direction we want to go? Are we sure to hit our final target? Talking, working together and having discourse and debate on council are always a good thing. Citizens are affected by the decisions more than staff, developers or the council. In a representative democracy, the council is making decisions in the behave of citizens.

Dr. Clay continued by stating real estate developers have lots of skin in the game. They come to the city with a preconceived notion to develop a piece of land as residential, commercial or industrial. Sometimes developers are profit seeking, not profit maximizing. It is up to the planning commission to decide if there is a higher and better use for a piece of property. If necessary, the planning commission can recommend general plan amendments that are best for that property for the next ten years. Property owner have rights and the neighbors have rights. There is a nuisance maxim that states that no one may use land in such a way as to interfere with a neighbor's use. All developers must be treated fairly under the law. He continued by showing a picture of his family and stating cities are about people. Cities are contrived. We make the rules and we build the cities. Cities give people tools to improve quality of life. Families need quality housing. All government ought to be based on helping family lives. Springville has a high quality of life and one of the best Main Streets around. The buildings are very high quality. Is it nicer than we need? Do we really need a nice civic center, library and art museum? No, these buildings represent us and will represent us long after we are gone. We value us that are what public buildings say. Thomas Jefferson said

"Houses, grounds, and towns should be planned with an eye to the effect made upon the human spirit being continually surrounded by a maximum of beauty." – Thomas Jefferson "Mean and hideous surroundings, in other words—surroundings that reflect a low, commonplace or eccentric taste—have a debasing and dehumanizing effect upon the spirit." –

Dr. Clay stated cities morph from urban to suburban. He related an assignment to assess the travel time from an office building in Lehi to the freeway. Administrator Fitzgerald added that the state is bailing out Lehi because businesses threaten to leave the state by renovating Highway 92 to accommodate growth, costing \$96 million.

Dr. Clay has met with planning staff at every city in the state. He considered Orem planning staff the best in the state. Planners should see future problems and do something, but it is hard when a guy is yelling. Planning staff need to know that the council and mayor will not fire them when they reject a poorly planned project.

48 Councilmembers and mayors are experts in their field, but city staff is the experts at running a city. Administrator
Fitzgerald added that Springville staff feels comfortable in the relationship with council. Councilmember Nelson
50 stated that he wants staff to feel comfortable to deliver accurate information to council. Dr. Clay continued by
saying great people is not replaceable. Reassure staff that you are mature enough to have them disagree with you
52 and not get fired. Council needs to understand that sometimes saying "yes" may have much worse, long-term
repercussions than saying "no." Once done, it can rarely be undone. Buildings and roads last for decades and
54 sometimes centuries. Most really bad things happen when those at the wheel refuse to listen to the sound advice
of their subordinates. Balancing flexibility with predictability is challenging, Staff endure low security and nationally
56 lower pay because they love Utah and they want to raise their kids here. He concluded and asked if there were
questions. Councilmember Nelson asked for some of the slides. He asked if we should be more proactive on
58 attracting a big box store. Dr. Clay answered each official wants to do great thing in each election cycle.
Sometimes the right thing is to wait. As land becomes scarce in this county, what do we do with that precious
60 remaining commodity that is our city? Smith's will be there for 50 years. No development should come to
Springville without covering the cost of the services Springville will provide to it. As a councilmember, sometimes
62 your career is defined by what did not get built.

Dr. Clay said he would like to see a development agreement between Spanish Fork and Springville to share
64 sales tax instead of compete. The governor agrees and asked Dr. Clay to convince the mayors. Councilmember
Nelson stated he has a shorter term goal for his children to live here. Dr. Clay agreed and stated to be flexible
66 when a surprise opportunity like Wavetronix comes along. Councilmember Miller stated that staff has been
pushing hard for business for a long time. Council has received a few micro rezoning requests and piecemeal
68 rezoning and asked for Dr. Clay's perspective. He wants to draw the line, but be developer friendly. Dr. Clay loved
the questions. He started his answer by stating Springville is not the anti-developer city. Developers play a game.
70 They tell every city council in the county that they are "the hardest city to work with." He related a story from a day
when he was sitting on the planning commission and a developer said Springville was "the hardest city to work
72 with in Utah County." Dr. Clay heard the same developer say the same thing in an Orem council meeting, three
weeks before. Developers play a game claiming each city is difficult. Councils and mayors feel self-conscience
74 and want to fix it. Dr. Clay says do not fall for the rhetoric of the developers. They say the same thing to every city.

His second point is to treat every developer the same. If a city spots zones for one developer, they must spot
76 zone for every developer. Keep a balance if a special opportunity comes along. A developer knows how to build 'x'
where the city asks for 'y'. Developers make more money on residential and office space. Springville looks good
78 for retail development. Retail will change in our lifetime. Administrator Fitzgerald stated staff needs clear direction
for council for what their long term vision is. Staff will deflect the developer questions before it gets to the council.
80 Dr. Clay added there is a difference between a density change and a use change. Use changes are always much
more significant. Small density changes are allowable in sizeable amounts of land. Councilmember Jensen added
82 the West Fields Overlay is a great example of that. Dr. Clay agreed that the West Fields Overlay is successful
because most developers in the west fields have asked for it. He complimented former Community Development
84 Director Fred Aegerter. Administrator Fitzgerald agreed stating the West Fields Overlay is known and praised
nationally. Dr. Clay concluded by stating the overlay is not spot zoning. Councilmember Creer asked about
86 property owners on a longer development plan. Dr. Clay stated a property owner needs motivation to sell. The
largest property owner in Springville and up and down the Wasatch front has no motivation to sell. He continued
88 by stating a developer has one variable in their plan, and that is land price. Property owners are waiting for the
market to meet their set price. Mrs. Snelson asked about development on the east side of town. Dr. Clay
90 answered higher density is planned for west of the interstate. The model predicts higher density is needed. No
change to zoning on the bench or near the high school. He predicted Brookside is ripe for rezoning. Dr. Clay
92 stated Springville needs entry level housing. Mayor Child added a recession changes any modeling. Dr. Clay
agreed and cautioned council from overbuilding multi-family housing. He wants a diversity of housing styles, but
94 not an oversupply of multi-family housing. Sometimes it is better for a council to wait. Some council sees a
demand when there is an oversupply. Mrs. Snelson asked about greenspace. Dr. Clay answered walking distance
96 parks are very important in multi-family development.

Administrator Fitzgerald adjourned the meeting at 8:48 p.m.

98 The meeting continued at 9:00 a.m. September 28, 2018 for breakfast with spouses. After breakfast,
Mayor Richard J. Child presided. In addition to Mayor Richard J. Child, the following attended:
100 Councilmember Christopher Creer, Councilmember Craig Jensen, Councilmember Jason Miller,

Councilmember Brett Nelson, Councilmember Mike Snelson, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, Deputy Recorder Jennifer Grigg, Buildings and Grounds Director Brad Neel, Public Works Director Brad Stapley and Community Development Director Glen Goins.

Director Stapley started his presentation at 10:30 am, September 29, 2018. He referred to the Springville City General Plan, approved in 2012 and supported by the previous council. He continued by stating flow, safety and a consideration for aesthetics are included in the General Plan. The objective he pointed to states

- *Develop and maintain a connected circulation system of streets, **providing convenient access** within Springville, to neighboring communities, and the larger region.*
- *Provide a circulation system for non-motorized vehicles and pedestrians, using street rights-of-way, trails and paths.*

He asked the council for guidance in this area for future public works projects. Director Stapley provided examples of projects that need guidance from the council. He noted the Tintic railroad project will be a trail way once the railroads are combined. The UDOT interchange project at 1600 South will require a connection from Mapleton to that interchange and UDOT wants direction. Councilmember Jensen asked questions to clarify that UDOT is in charge of that project, but taking direction from Springville City. Administrator Fitzgerald clarified that there are several options and UDOT wants input from Springville. UDOT will take over 1600 South and the connection to Mapleton. North Mapleton needs a more convenient direct access to I-15 than through Springville. He asked where convenient access is on a list of priorities for this council. Councilmember Jensen stated council is looking at other options and is here to help. Administrator Fitzgerald explained that the former council prioritized commercial development. Director Stapley added that Springville can impact UDOT priorities. UDOT will take the cheapest most direct route to provide access to Mapleton. Councilmember Jensen clarified that UDOT will buy houses to build the access to Mapleton, not Springville City. Councilmember Snelson says council needs to tell staff recommendations for UDOT. Administrator Fitzgerald added that without input from Springville, UDOT will take the cheapest most direct route. Councilmember Nelson stated that this council needs to plan the 1600 South corridor right now. Councilmember Miller stated council wants to minimize impact, but any of the UDOT options will displace people. Director Stapley referenced a success story in the Brookside Drive and 400 South intersections. Councilmember Jensen agreed that 800 South is another example of success.

Director Stapley stated the city needs to give input or UDOT will continue without our input and the city will deal with the problems after. Councilmember Jensen added economic development on 1600 South is our priority. UDOT will decide on the Mapleton access route. Director Stapley asked the council about aesthetics, roadways, people, and getting to places. Councilmember Creer added that even with a general goal, we will not be able to accomplish it everywhere. Administrator Fitzgerald agreed and stated staff will return to council with questions concerning meeting when there are conflicts between projects and goals. He continued by stating multi-modal transportation is still a high priority goal as stated in the general plan. He asked if the current goals listed in the General Plan of flow, safety and aesthetics are good to keep in the plan. He asked if the council agrees with the plan which includes broader faster roads with central medians and larger park strips. Council agreed. Councilmember Snelson stated flow and safety are the priority with the 1600 South project. Administrator Fitzgerald concluded that the goals were in line with the priorities of this council. Councilmember Jensen asked to put buses at the lowest priority. Administrator Fitzgerald agreed and added the rail solution will include buses to an intermodal hub before the rail station is built. Staff and the mayor meet with UTA every other year. They collect a little more than \$1 million dollars from Springville with only two bus routes. Councilmember Nelson asked about UDOT taking suggestions on 1600 South. Administrator Fitzgerald added that Representative Gibson, Mapleton and Springville all gave support to the project only if it connects to Mapleton. Mayor Child is only

150 interested in the interchange closer to Spanish Fork. Administrator Fitzgerald agreed and stated that
152 Spanish Fork is much more aggressive at lobbying the legislature. Springville staff is more involved in
154 lobbying than ever in its history and he asked council to consider building relations with the legislature and
the Utah League of Cities and Towns. Mayor Child added that the interchange project is called the
156 Springville interchange, not the Spanish Fork interchange. Councilmember Nelson asked about the
strategies that support this objective. Attorney Penrod reviewed the General Plan. Administrator
158 Fitzgerald concluded that our number one strategy under this objective is to maintain a relationship with
UTA with a focus on rail stopping in Springville and associated mass transit development in southern Utah
County. Councilmember Jensen stated that UDOT fails in the last mile; dollars should be spent on parking
160 lots, not buses. Let people get to the rail station, not waste money on buses. Administrator Fitzgerald
stated UTA is waiting for the next Federal money. Council and staff are focused on the general plan.

162 Mayor Child added that objective #2 is about trails. There are trails that go nowhere. He wants a work
session on what trails to keep. Director Goins added his presentation is basically done and will be ready
to present at a work session. Attorney Penrod asked about a timeline to complete the trail system.
164 Administrator Fitzgerald added the timeline is in the general plan and will take decades. He stated
Attorney Penrod wants to know when does this council want this completed. Councilmember Miller
166 questioned, do we adopt the broader approach to the trails or abandon it and we never will get a complete
trail system. He suggested the council do the best we can, going forward. Attorney Penrod stated we
168 could have a vision shift that includes moving the trail to a sidewalk periodically. Councilmember Miller
suggested doing the best we can without wasting resources. Administrator Fitzgerald added waiting for
170 property to be available is one plan or abandoning parts of the trail and moving on. Councilmember Creer
stated there are potentially hundreds of houses with trail easement conflicts. He asked if it is worth the
172 effort to extend the trail system throughout the city.

174 Councilmember Nelson does not agree with abandoning an expansive citywide trail system. If there
is a way to not abandon certain trails, we need to pursue other ways to complete the citywide trail system.
Councilmember Snelson said we do not need a continuous trail from the canyon to the lake. We can link
176 these pieces using sidewalks and roads and bypass the conflicts. Director Goins added this discussion is
premature because the presentation has prepared will cover the entire system. Administrator Fitzgerald
178 added that alternate connections and waiting for one or two properties will be part of the long term plan.

180 Director Goins stated that a walkable downtown would be one of the best ways to connect the trail
system. Our downtown is pretty powerful. He asked the council what the big idea for downtown should
be. He interjected the city is managed by an impressive group; Administrator Fitzgerald, Attorney Penrod
182 and Director Riddle. He continued by stating the infrastructure is here and asking what are the inhibitors to
downtown development. He asked about flexibility with land uses; meaning keeping Main Street historical
184 or adding mixed use zoning. He listed economic development tools that apply to our downtown like
Redevelopment Area (RDA), Economic Development Area (EDA), Community Development Agency
186 (CDA), Community Redevelopment Area (CRA), Business Improvement District (BID) or a
microenterprise loan fund.

188 Councilmember Nelson asked for recommendations from staff, then Council can discuss what to
implement. As an example, he suggested Springville downtown should look like Park City. Director Goins
190 stated that Allen's is the most important corner in the city right now. As council answers these questions,
staff will act on those recommendations. He asked if we change the existing zoning and do we create an
192 area plan. He continued by saying the city has a general plan. Council can formalize the
recommendations into a new small area plan for the downtown. The sign districts are an example of areas
194 with specific rules. Director Goins suggested designing a smaller plan that can focus on the south part
Main Street. He does not want to create a plan unless the property owners are involved.

196 Administrator Fitzgerald said based upon the comments; he surmised that council wants to continue
following the existing Economic Development Plan which includes:

- *Make sure zoning is in place to maintain the current look and feel of Main Street from Center Street to 3rd South, continuing to 4th South.*
- *Explore the possibility of an incentives program that make financial sense to the city.*
- *Look to increase parking with a catalytic project to improve 300 South to 400 South.*

He continued by specifying that the city is looking to transition the Allen's property to continue the look and feel of Historic Main Street through 4th South. He explained that the Economic Development Plan divided areas based on the look and feel the committee wanted to maintain. Attorney Penrod asked if this plan applies to 3rd South to 4th South. Councilmember Snelson added the Economic Development Committee intended to remove the front parking lot and bring a development out to the sidewalk to maintain the history look of Main Street through 4th South with the same architecture style.

Councilmember Nelson asked what Springville City has done to encourage the Allen's property owners to develop. Director Goins said the interest so far is not encouraging, which are all focused on using the existing building. Councilmember Nelson asked if there is anything the city can do legally. Director Fitzgerald answered the economic development plan is already in place which strongly encourages zoning changes to encourage the wanted use. Nonconforming uses are established all over town. Councilmember Nelson asked about zoning and a developer suggesting a change. Administrator Fitzgerald stated the market will eventually come to the zoning rules established by the council. Attorney Penrod added there are some projects that should be incentivized. Administrator Fitzgerald added 20 years ago there was a plan to create a Redevelopment Agency with the authority to take a property and insure that the correct development happens. The Downtown Business Alliance brought improvements to Main Street. The city could approach the owners of Allen's and propose development with incentive that would encourage buyers. It could encourage other Main Street businesses to improve. Councilmembers Nelson and Snelson added that *Lemon and Sage* is the exact the type of business Main Street needed. Administrator Fitzgerald said council may want to invest money for long term benefit to continue the small town feel through 4th South on Main Street. Councilmembers Nelson and Snelson stated the investment would be a benefit gain to the city, creating a walkable downtown. Administrator Fitzgerald said that parking for downtown businesses could be purchased by the city in the Allen's parcel. Director Goins surmised the suggestions of the Council:

- landscaping and a gateway architecture at 400 South and Main St
- buildings up front, parking and landscaping to buffer uses on 100 West

Councilmember Miller suggested staff working on the commercial corridor for I-15. Director Goins said it is worthwhile work. He suggested there are conflicts in some of the plans. An area plan would set the tone. Councilmember Jensen added that one element lacking in downtown is people and residential development is necessary for a walking community. Administrator Fitzgerald agreed and reminded the North Main and South Main corridor in the Economic Development Plan include mixed use development. Attorney Penrod reiterated the Economic Development Plan has options for appropriate residential housing downtown. Council agreed that this is a good direction especially when working on the Allen's parcel.

Director Goins continued his presentation by referring to his former job in Logan and some sidewalk improvements and policies that included trees, signage, and street furniture in a business improvement district including a 'z' access with a sidewalk under the road. He continued by suggesting a land use policy discussion and north and south gateways. The south part of Main Street feels like a dead end. The north part of Main Street has a problem with speed. Economic development would benefit with a speed limit of 35 mph in the North Main Corridor. The areas are not planned, they just happened.

Administrator Fitzgerald started his presentation on Economic Development. Councilmember Miller asked about the higher level goals and suggested adding proactively seeking growth to our planned strategy for economic development. Administrator Fitzgerald clarified that this council wants to *add*

proactively seeks economic development and effectively plan for growth to the economic plan. He asked what council is looking for in economic development for the community. He continued by asking what is economic development and what outcome are we seeking. Councilmember Miller answered we have very little control over economic development, but he defines it as targeting the types of businesses or activities we want in the city and be as open and inviting as we can. Utah County the state and Mountainland Association of Governments (MAG), and some neighboring cities are focused on jobs. Administrator Fitzgerald stated that traditionally economic development starts with jobs. Cities need jobs and retail follows. Sales tax dollars will still come from the state. We don't need much focus on jobs because we are the hottest market in the country for jobs. Attorney Penrod asked if Springville is attracting the right jobs since we are highly ranked for manufacturing jobs. Most Springville residents people work in Provo. Administrator Fitzgerald stated *Wavetronics* came because they liked our look. Retail will come to Springville the same way. *Holiday Inn* and *Microtel* located here in the past few years. He continued by stating retail businesses will do the market analysis and locate where the research tells them. Local start-ups like *Wiggy Wash* and *Orange Peel* came to Springville during the economic slowdown. National chains were not coming because of their studies. He concluded by asking council if staff was pursuing economic development the way they want and what is its priority. Councilmember Snelson answered if we need revenue to support the wanted services; we need to establish the tax base we need. If Springville needs jobs to bring the residents that will bring the businesses the residents wanted. Administrator Fitzgerald asked if we lost property tax when Burger King left. Most residents will not drive to Spanish Fork for a Whopper. That part of economic development is difficult.

He continued by stating he tracks per capita sales tax growth in cities compared to Springville without incentives. By his calculations, 100% of the sales tax from the Canyon View development in Spanish Fork, for a total of four years, is going back to the developer because that was the incentive offered by Spanish Fork. Spanish Fork built the entire infrastructure for that development and the Costco development. Half of Springville sales tax comes from our population. Spanish Fork population grew faster and received 1.5% sales tax percentage from the state while Springville only got .75%. If increasing our sales tax revenue is our goal, increasing our population would improve our piece of the pie. Springville receives increased sales tax when the entire state increases in population. As far as economic development responsibilities on staff, he explained he is taking most real estate lead calls, Director Goins talks to prospective businesses and Rod Oldroyd takes care of existing businesses. He believes economic development will come with the new jobs. So far, he asks why spend 20 million dollars on incentives, when a business is already going to come. Councilmember Nelson agreed and clarified that staff should continue to be proactively pursuing economic development. Councilmember Jensen stated certain areas like the Main Street gateways at 1400 North and 400 South should be incentivized.

Administrator Fitzgerald asked to explore our growth areas that already have economic vehicles like the Olds/Christensen property, and development between the tracks near 1750 West. Options for the Council to consider Community Reinvestment Area (CRA), tax breaks, infrastructure, improving the look of the city and marketing. Director Goins stated the owner of property west of the freeway in the RDA is letting it develop, but the uses are warehouses and office, not economic engine uses attractive for the RDA money. Councilmember Creer added our residents are leaving Springville for retail and entertainment to increase our tax base. He wants to encourage retail and entertainment businesses to come to Springville to keep the sales tax here. Mayor Child stated business will come if they want. Mayor Clyde tried to attract a Larry H. Miller Megaplex to Springville. Administrator Fitzgerald added that it seems like Spanish Fork incentives are going back to Woodbury, the developer, not the tenants or retail businesses. Same with the Olds property in Springville. The developers are not sharing incentives with renters.

Director Riddle added that the general plan includes in the third objective under economic development—*continue to encourage where leakage occurs*. He asked for clarification on specifics the council wants. He stated some residents report they prefer driving to Spanish Fork for retail rather than

see the traffic come to Springville. He said it is a service level question. Councilmember Jensen agreed asking how much does Walmart cost the city when police are called many times a day for shoplifting.

Director Goins stated there are companies that study city corridors for retail leakage. Staff has access to the information that retailers use to decide where to locate. Uneducated consumers wonder why development increases in Spanish Fork.

Administrator Fitzgerald said pad sites are here and fast casual restaurants are coming. Over half of the top ten sales tax producers in Springville are new retail businesses arrived in the last few years, include the State liquor store. He concluded that the municipality for any delivery location should collect the sales tax per Utah state code.

Discussion continued during lunch at 12:27 p.m. on Friday September 29, 2018

Director Riddle addressed policy questions concerning property tax. He asked council if any members are philosophically opposed to raising property tax to support or enhance general operations. Councilmember Snelson asked about the history of raising property taxes in Springville. Administrator Fitzgerald answered that other than the general obligation bonds for the library and the CRC, Springville City has not raised property taxes for the general fund through the truth in taxation process in over 20 years. Director Riddle stated a general obligation bond, voted on by the residents is a separate item that goes away when the debt is retired. Councilmember Jensen stated that is better than raising property tax. Mayor Child asked if the bond for the library is paid off, can a city continue that tax. Director Riddle stated yes, many cities adopt that method through the truth in taxation process. He stated the tax would stay the same, but it would move the revenue from debt service to general purpose. Mayor Child asked if that happened last time the rate was raised. Director Riddle answered he does not even know the last time the tax was raised. Administrator Fitzgerald answered it predates him and must be in the early 1990s. Councilmember Jensen added property tax goes up when the school district asked for a raise. Director Riddle agreed and said school districts are less ashamed of raising taxes than municipalities. Councilmember Jensen said it is all the same to tax payers. They blame the city when the tax rate goes up. Director Riddle said the school district is the largest portion of the property tax. The city collects less than 20%. He said, the city collects the same revenue unless the city adds houses and experiences growth.

He explained that the revenue for the general fund comes from property tax, sales tax, but not income tax because local governments in Utah are not allowed to levy income tax. Sales tax is volatile as the economy changes. Society changes to a service oriented economy some of which are exempt to sales tax. Long term, our reliance on sales tax could become a problem. He asked the council, philosophically are you opposed to raising property tax. Other cities are tying inflationary costs of general services to property tax in small increments. Councilmember Jensen asked if use taxes like a RAP (Recreation, Arts & Parks) tax could be used. Director Riddle answered yes, other taxes are used to support general operations.

Councilmember Miller asked about the formula used to calculate property tax rate. He asked if the rate drifts down based on growth. Director Riddle stated that when property values are increasing, the property tax rate decreases to maintain the same amount of revenue from property tax each year. Councilmember Snelson asked if the county changes the tax rate, does Springville collect the same amount or more. Director Riddle answered that when a municipality goes through the truth in taxation process to make a policy change in the rate, then that municipality will receive increased revenue.

Administrator Fitzgerald said that property tax revenue received by the city on your house should remain the same from the day you bought it. He added the county adjusts values of the houses by neighborhoods, not the entire municipality at a time, so each property can have its tax go up and down, but the city receives the same dollar amount each year. Director Riddle agreed and added that the county re-assesses the value of each property on a rotating basis. Administrator Fitzgerald added that the school district's portion of the property tax can change based on the county assessment of market values in

346 Payson. Putting an addition on your house is the only way to increase the dollar amount of the tax
348 received by the city. Director Riddle said property tax support city services, but the cost of those services
350 is always going up and the stagnant tax revenue is not. Because of inflation, property tax is a receding tax
352 and the only way to keep up is to add houses to the city. Administrator Fitzgerald said when a city like
354 Orem stops growing, there is no way to keep up with the cost of services because of inflation.

Councilmember Nelson asked if there is a movement to change that. Administrator Fitzgerald answered
yes, but the state legislature questions that. Director Riddle said that relying on sales tax for city services
means the budget will be cut during a recession. If the value of a house goes down, like in the recession,
the county will adjust the property tax rate up so that the dollar amount to the city stays the same as the
day the house was purchased.

Councilmember Miller asked about how much tax increase is recommended. Director Riddle stated
funding services should be tied to revenue through taxation. Councilmember Miller asked if tying the
property tax rate to services would be a yearly truth in taxation responsibility. Councilmember Jensen
asked why not use a RAP tax. It would be more equitable because property tax applies to land owners
and an increase in sales tax would be for the demographic of our nation that uses the services. Director
Riddle stated RAP tax is limited. Councilmember Miller said to just use the RAP tax to plug the hole.
Councilmember Jensen stated it is obvious the public does not understand property tax. He asked why we
would want to poke the bear. Administrator Fitzgerald answered the simple message other cities have
used is that an increase in property tax rate is an inflationary increase. Utility rates have increased by 1%
or 2% periodically with inflationary increases. Councilmember Jensen says that is a fair tax, but the
underlying feeling is property owners have tenants and cannot pass on the rate increase by increasing
rent. He suggested taking cost out of the system by going direct to the source with use taxes. The people
who are using the service are paying for the service. Administrator Fitzgerald stated that between RAP tax
and use tax the service, the museum, library and recreation departments, will have a target to aim for.

Director Riddle continued by stating RAP must be on the ballot and renewed in ten years. Property
tax changes are required to go through the truth in taxation process, but inflationary slight changes in
property tax should succeed. Attorney Penrod asked if any cities failed to get RAP taxes renewed on the
ballot. Director Riddle noted Payson and Spanish Fork have RAP tax on the ballot this year. Mapleton has
kept the rate the same as values increase in the last five years. Councilmember Jensen noted the
League of Cities is on board, but he is philosophically opposed to property tax because it is not fair.
Councilmember Miller concluded that Director Riddle is suggesting a property tax increase, tied to the
inflationary index every year. He continued by stating it is a great idea and during an election year.
Director Riddle answered it is too late to put it on the ballot this year. Administrator Fitzgerald stated there
are 53 cities, special districts, water districts and school districts seeking to raise property tax on the ballot
this year or about 10%. Attorney Penrod asked about the financial forecast without a property tax
increase. Councilmember Miller answered the city is already in trouble because inflation moves faster
than growth. Director Riddle stated that we are slowly structurally digging a hole right now as the city
approaches build out. Administrator Fitzgerald stated the hole is hidden by efficiency gains and utility
transfers which is a source of revenue. Director Riddle said possible revenue sources are:

- income tax (off the table)
- sales tax (big chunk, but volatile)
- property tax (no one ever wants to raise)
- transfers (profitable electric utility under siege from the legislature)
- fees (Director Riddle added that Director Stapley suggested a road fee for maintenance.
Pleasant Grove is being sued claiming their new road fee is a tax that did not go through
the taxation process)

Director Riddle continued by stating fees are generally tied to services, not maintenance.
Administrator Fitzgerald added the state allows municipalities to collect taxes or fees, but only in a certain
fashion. Attorney Penrod added Pleasant Grove has asked surrounding cities for help with the lawsuit

concerning their new road fee. Councilmember Nelson asked Councilmember Jensen what alternative there is to inflationary property tax increases. Councilmember Jensen prefers RAP tax because it is fair, based on services used and this is a recreation city.

Administrator Fitzgerald said a 2% increase in property tax will generate approximately \$60,000 in revenue. Director Riddle explained RAP tax defined under state code as a local option tax and must be on a general election ballot. The city must notice the county before budget season next year. It is 0.10% applied to the local option side of sales tax. He estimates it would produce approximately \$450,000 per year. Under state code, it is actually called *Recreational Facilities, Botanical, Cultural and Zoological Organizations* tax. Organizations can apply for grants to provide those services. Orem collects about \$1.6 million per year and has used it for about ten years and applies half to recreation and half to arts to appeal to a broader base of residents. Outside organizations, like the *Springville Playhouse* can apply for a grant, like *SCERA*, *Hale Theater* and the *Storytelling Festival*. Administrator Fitzgerald added part of the marketing of a RAP tax would be to ask if the tax offsets existing costs or enhances services.

Councilmember Miller asked if an ongoing tax could be applied to specific projects. Councilmember Jensen agreed and added a strategy is to announce that the city is not raising property taxes. Director Riddle said that it is a good short term strategy until the specific tax is done. Councilmember Miller added a long term tax needs to be justified. Administrator Fitzgerald interjected that instead of justifying a long term tax with a project, small inflationary increases to the property tax would cover paying for services we offer today. A new project would take on new maintenance expenses, not permanently budgeted. Director Riddle said an advantage of the RAP tax is it is tied to sales tax so shoppers from outside of this community are paying for it. The down side to RAP tax is it comes up for re-election every ten years. Less than 20% of property tax goes to the city. Councilmember Snelson said it is kicking the can down the road. Administrator Fitzgerald said other communities are using different revenue strategies. Citizens in other communities are stopping utility fee transfers. Orem citizens did the same thing and services were cut for a year and they had to raise other fees. It took 3 years to resolve the budget including early retirements and no hiring. Director Riddle asked council if it matters how our tax rate compares to Spanish Fork, Mapleton and Provo. Councilmember Jensen stated he thinks as demographics change, property taxes are unfair.

Administrator Fitzgerald stated that general obligation bonds are different. As growth comes the assessment per tax payers goes down. Without including the general obligation bonds, (Library CRC) our tax rate is below the county average. With the general obligation bonds, ours is one of the highest. As growth comes and other cities approve general obligation bonds, our comparison to other cities will go down. Director Riddle said it is not fair to compare to Springville to other cities because we have a nice library and a nice recreation center. IF a resident moves to Spanish Fork they need to drive to Springville to enjoy the library or the rec center. Soon Spanish Fork will ask for general obligation bonds to build a rec center and a library and they will have a much high tax rate compared to Springville. Administrator Fitzgerald added Spanish Fork will need to build a city hall and a library eventually. He asked if the council wants the RAP tax on the ballot this next year or in two years. Councilmember Miller said next year. Councilmember Jensen agreed as long as the mail in ballots works better in the next election. Director Riddle said RAP tax does go through the election process every 10 years. Councilmember Jensen said if the RAP tax is voted down in 10 years, the city can then raise property tax to cover inflation of the cost of current services. Councilmember Snelson suggested a RAP tax now, then if needed, increases property tax later. Mayor Child agrees. Director Riddle concluded by saying that he believes in broad bases and low rates and this is of the most effective taxes on elective services and everybody pays a small amount. Council concurred.

Director Riddle turned the time over to Director Neel and Attorney Penrod for a presentation on Parks

Director Neel reviewed the General Plan for Parks and asked council what they want to see (*General Plan §6.11*). He asked the philosophical question, why parks, campgrounds and dog parks. He stated

Springville City owns Camp Jeremiah Johnson. Campground revenue was \$140,000 last year. Canyon
444 Parks alone cost \$330,000 last year so it is subsidized quite a bit. Dr. Creer and Dr. Hewitt donated the
446 property for the new youth campground. 33% of our canyon park users are residents. Councilmember
448 Nelson recommended adding a parking fee to Jolley's Ranch. Director Neel recommended a pump park
450 and asked why we have a skate park. He showed a park in Carmel, Indiana referred to him by
452 Councilmember Snelson. He noted that Child Park playground equipment was replaced at a cost of
454 \$52,000. He asked how we want to utilize our park space. Mayor Child added specialty parks can collect
456 revenue through donations. Councilmember Nelson asked to make sure our parks are maintained and up
458 to par. Attorney Penrod said impact fees and maintenance funds are two ways to pay for parks. He asked
460 council if they are happy with what they see in our parks and what the vision is ten years from now.
462 Administrator Fitzgerald stated some cities use special revenue districts to maintain parks, which is a
464 property tax. It can create lighting areas, and nicer amenities. Councilmember Jensen stated we get a
466 good return on our investment on certain parks and other parks still require maintenance like lawns
mowed, but no one ever uses them. He requested usage metrics on each parks. Even though the skate
park is unappreciated, it gets used. He suggested turning unused parks into green space. Director Neel
stated his staff is rating each park based on usage, giving them a score of 1,2 or 3. Attorney Penrod said
staff can adjust the general plan requirements and diversify the parks we build. Councilmember Nelson
asked for best practices and success rates for the parks. Attorney Penrod added that a 3-acre park is
used the same as a 7-acre park, but the cost is different. Administrator Fitzgerald refocused the
discussion and stated staff will make value decisions to limit maintenance at less used parks like
Holdaway Park to afford the maintenance at Bartholomew Family Park. He is asking directors to collect
this information for council. He has scheduled a new series of meetings to help directors start putting
together information and said keep our feet to the fire. If council is interested in specific data and
information, request it.

Mayor Child agreed that the highly used parks need to be maintained. He said that less used parks
468 is changed to lower ongoing maintenance. Councilmember Creer asked to make sure each area of the
470 city has a park that is well maintained. Administrator Fitzgerald said the council can decide the distance
472 that is walkable and add it to the master plan. Councilmember Snelson asked about what happens to
474 parks that are not as attended. Attorney Penrod answered some parks will be mowed less and have less
476 equipment. Director Neel added there is \$1.9 million in playground equipment in Springville that needs to
478 be replaces every 15-17 years for safety purposes. Councilmember Jensen asked the cost and return on
480 the Canyon Parks. Councilmember Nelson suggested monetizing the Canyon Parks. Mayor Child said
482 Frisbee golf is attracting customers from all over the world. Councilmember Jensen added paintball is also
484 popular. Administration Fitzgerald asked if council is open for dynamic prices, meai9ng more on Friday
night than Tuesday night. Councilmember Nelson suggested monetizing Frisbee Golf. He said those
parks are the best parks in any city around. Councilmember Snelson asked about Camp Jeremiah and
which part is leased to boy scouts. Attorney Penrod stated any part of the land that is usable is owned by
Springville City. Councilmember Miller asked for polling information on specific park desires. He
requested finishing Community Park to get some investment back from that. Director Neel concluded by
stating dog parks are the biggest request. He is collecting metrics on parks and will present to council in
the next few meetings.

**Director Riddle set up posters on the table for his presentation and asked council to read each and add
486 general fund projects that fit in each area to show where to allocate resources.**

The division of projects included:

- 488 • Economic Development
- Transportation and Circulation
- 490 • Council Defined Projects
- Community and Facility Services

492 • Land Use and Properties

494 Council was given *Director Riddle Bucks* and the task of assigning one-time money to some of these
496 ideas. Council discusses each possible project and applied pretend money to each poster/envelope,
indicating priority projects and willingness to finance. Some of the projects included roundabouts, parks
and economic development land purchases.

498 Administrator Fitzgerald reported that the Pole Creek Fire is predicted to grow into Maple Canyon.
Councilmember Jensen asked if federal relief is coming to the city. Administrator Fitzgerald reported that
total expense for the Pole Creek Fire will exceed \$20 million. In wrapping up the Budget Retreat,
500 Administrator Fitzgerald asked council if there are pressing issues that citizens are approaching each
member with.

502 Councilmember Miller inquired about bring high speed internet to the city. Councilmember Snelson
reported residents and the owners of UTOPIA are asking about bringing UTOPIA to Springville.
504 Administrator Fitzgerald answered that basically it would cost the city \$2500 per home for infrastructure or
about \$30 million. Most internet companies require the city to be the debt holder and the infrastructure
506 provider. Councilmember Nelson asked about Google Fiber and Air Switch. Administrator Fitzgerald
answered there are two fiber loops. Council concluded to not go into debt for internet. Technology is
508 changing too fast.

Councilmember Jensen asked about action items. Administrator Fitzgerald said about a page of
510 action items will be added to Recorder Crane's action item list. Attorney Penrod added changing the
mission statement to the action item list.

512 Director Riddle concluded his presentation after totaling the *Director Riddle Bucks* in each envelope.
He listed the projects that received positive feedback from the council.

- 514 • Fire Station 2nd story expansion
• Parkland procurement and development including a mountain bike park

516 Administrator Fitzgerald stated past council said no general funds for procurement and improvement.
This current council concurred general funds are ok for this.

- 518 • Purchasing Allen's property
• Speculative land purchases
520 • Downtown beautification
• Trailhead acquisition
522 • Downtown Alliance matching grant program
• City entrances
524 • 4th north connector
• 2080 East Center Street connector
526 • 1600 South investment
• More bike lanes and pump park
528 • Spring Creek Cherrington park
• Grade separated bike lane with a 2-inch curb and 2-4-inch curb for pedestrian

530 Council was split or against on these two projects

- 532 • Canyon Road roundabout not interested
• Small business loan program split not interested
• Trail property acquisition

534 Councilmember Nelson asked why a small business loan program is beneficial. Director Riddle
answered that Provo offers small business loans through its redevelopment agency. Essentially it is a
536 revolving loan fund for start-ups to borrow money at low interest. Councilmember Snelson asked if there
are there regulations. Director Riddle answered grant easier because of the administrative hassle of
538 loans. Councilmember Nelson added that positive outcomes are our goal and if there are successful

businesses downtown, that is a successful use of a small business loan program. Councilmember Jensen agreed with grants instead of loans.

- Director Riddle stated the council was split on the project of purchasing trail property right of way acquisition.
- 8th east roundabout had slight opposition
- Bartholomew park trail split council not interested
- Library second story expansion not much support

Administrator Fitzgerald concluded by stating this is one time capital funds and asking council if they want the spending to happen quickly or move items into the next July's 2019-2020 budget year. Councilmembers Creer and Snelson stated Allen's, downtown and entrances are a big deal and they recommend incentives and property purchases.

Administrator Fitzgerald concluded the Budget Retreat by stating staff has a sense of concerns and priorities of this council and staff will get to work.

CLOSED SESSION

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

There was no closed session.

ADJOURNED BY MAYOR CHILD AT 3:54 P.M. ON SEPTEMBER 28, 2018.

This document constitutes the official minutes for the Springville City Council Planning Retreat held on Thursday September 27, 2018 and Friday September 28, 2018.

I, Jennifer Grigg, 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 Thursday September 27, 2018.

Jennifer Grigg, Deputy City Recorder



STAFF REPORT

DATE: January 11, 2019

TO: Honorable Mayor and City Council

FROM: John Penrod, City Attorney

SUBJECT: CONSIDERATION OF A RESOLUTION APPROVING TWO AGREEMENTS FOR UPSIZING IMPROVEMENTS IN TWO DIFFERENT SUBDIVISIONS: SUMSION SPRINGS AND SUMSION SPRINGS WEST.

RECOMMENDED MOTION

Motion to approve Resolution No. ____ that approves an upsizing agreement and a development agreement for two subdivisions: Sumsion Springs Plat A and Sumsion West.

BACKGROUND

When a developer installs a subdivision, the City is required to pay any costs associated with upsizing improvements when the upsizing is needed for surrounding properties and not the subdivision being constructed. As part of the City's impact fee facilities plans, the City models and determines how much upsizing is needed throughout the City to serve all new development when the City is completely built out. The City includes in its impact fee analyses the costs for the upsizing for the new development in its impact fees. The following will briefly discuss the two agreements.

Both agreements are with the same developer and will be available for the Council's review prior to Tuesday night's meeting. The Developer has already installed the improvements in Sumsion Springs and is working towards beginning the improvements on Sumsion West. This item is being placed on the agenda prior to the agreements being finalized because staff is trying to work with the developer to get these agreements finalized sooner rather than later. However, there are still a few items that need clarification before final agreements are distributed.

Sumsion Springs Upsizing Agreement. A development agreement for Sumsion Springs has already been entered and recorded with the subdivision plat. The agreement specifically states that the parties will work towards a separate upsizing agreement. Usually upsizing issues are included in the development agreement.

The developer of Sumsion Springs Plat A was required to upsize water lines. The required culinary water line size for a standard subdivision is an 8-inch pipe. The Developer was required

CITY COUNCIL AGENDA

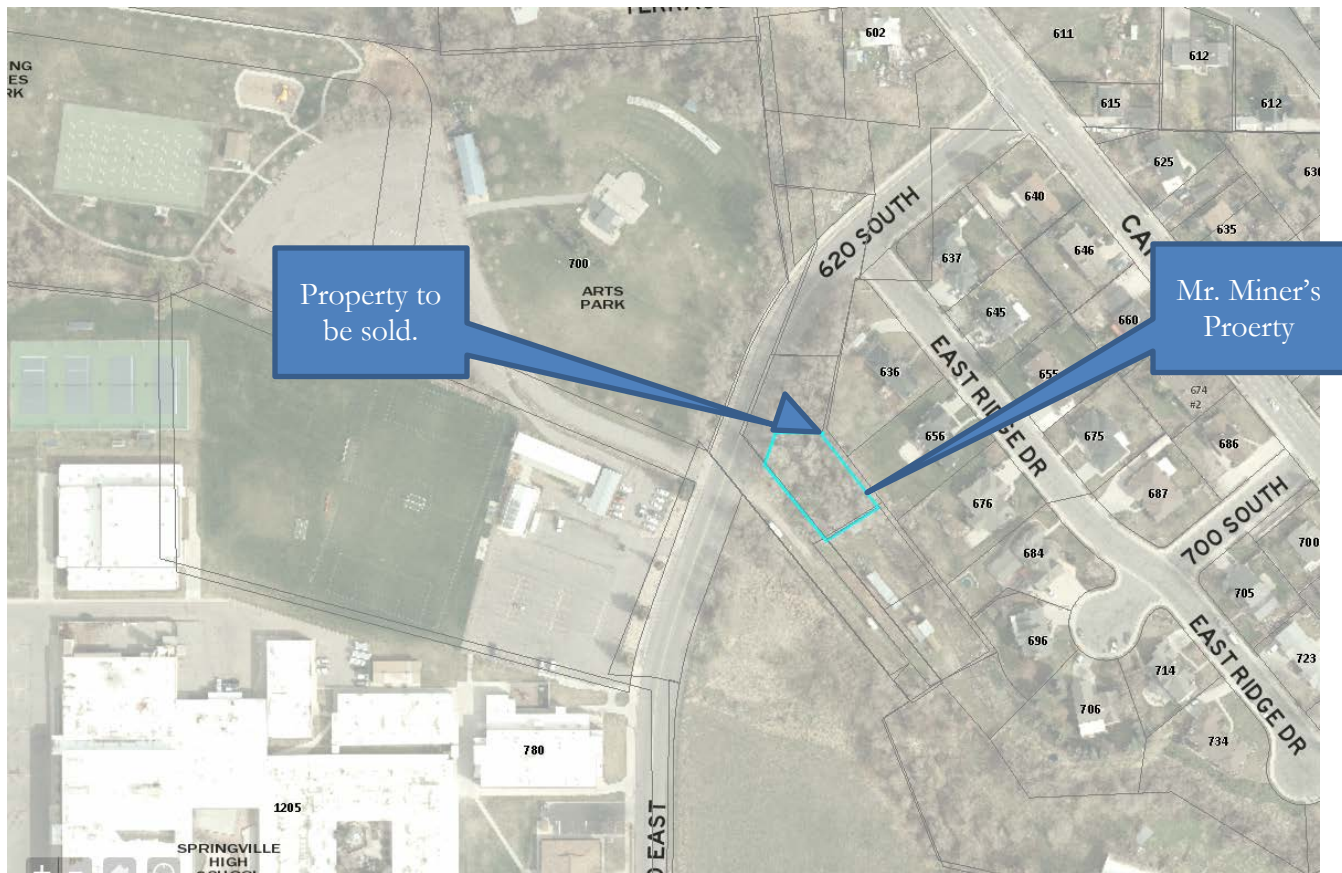
to install sections of water line that were 10 and 20-inches. Accordingly, the City should pay the difference between the 8-inch and the 10 and 20-inch water lines and associated infrastructure, which amount is approximately \$65,000 based on infrastructure installed in the subdivision.

Sumsion Springs West Subdivision. This is a newly approved subdivision, and we still need to enter into a development agreement. There are mainly two purposes for the development agreement: density and upsizing. The density has already been approved by the Council, and putting the density requirements in an agreement allows us to record the agreement and put future property owners on notice of the density requirements.

The upsizing in Subdivision Springs West is for storm water infrastructure. The storm water infrastructure is being upsized from 18 and 24-inch pipes to 30-inch pipes. Also, the City is installing the east side of 1200 West through the subdivision. As part of installing 1200 West, the City will install utility lines. The developer is required to pay the minimum amounts for the utility lines. This will be addressed in the development agreement.

FISCAL IMPACT

The City will be required to pay approximately \$140,000 in upsizing costs for both subdivisions. The upsizing costs will be paid for through impact fees.





STAFF REPORT

DATE: January 15, 2019
TO: Honorable Mayor and City Council
FROM: Shawn Black, Power Generation Superintendent
SUBJECT: 5 YEAR SUMMER GAS HEDGE FOR NEBO POWERPLANT

RECOMMENDED MOTION

The Electric Department recommends approving a motion to hedge natural gas which will supply the Nebo Powerplant during the summer months of 2019-2023 at a price not to exceed \$2.50 per MMBtu.

SUMMARY OF ISSUES/FOCUS OF ACTION

Staff has pursued the goal of removing volatility out of future energy prices while maintaining a predictable budget. Springville City has previously hedged about 2/3rds of the natural gas needed to fulfill Springville's ownership allocation at the Nebo Powerplant during the summer months of 2019-2023. The recommended motion would solidify the price of power that the City pays for the remaining allocation available to use.

BACKGROUND

In February of 2014 Springville City hedged natural gas for \$4.76 per MMBtu. This tranche represented about 1/3 of the fuel needed for Nebo summer allocations from 2016-2018, but did not supply fuel for the off-season needs in the same time period. The same transaction was modeled to later supply the full amount needed for Nebo during the off-season months of 2019-2023, but by default only covered about 2/3rds of the fuel needed for the summers of 2019-2023.

DISCUSSION

The Electric Department has been assessing the natural gas markets for the last year with the intentions of completing the hedge portfolio needed to assure power pricing at Nebo. This transaction is one action towards attainment of that goal. Our variable price is now at \$40.93/MWh to run Nebo in the off-season months (Oct-May). By diluting the current hedge with the hedge recommended, the future summer variable prices from Nebo would be approximately \$33.92/MWh in the June months, \$31.76/MWh for the July months, \$32.31/MWh for the August months, and \$35.98/MWh for September months. The financial liability for this transaction is \$232,650 per summer with the overall cost at \$1,163,250 for the next 5 years. Our previous hedges have a financial liability of \$1,123,360 per summer with an overall cost of \$5,616,800 for the period.

ALTERNATIVES

Waiting to hedge at a different time, or supplying the fuel needed to fulfill Springville's Nebo needs with market available fuel as the time arrives.

FISCAL IMPACT

Approving the motion to hedge the remaining fuel needed to supply the Nebo Powerplant during the summer months of 2019-2023 would lower the costs from previous years, remaining under budget.

CITY COUNCIL AGENDA

Meeting Date - December 15, 2019

LOCK-IN TRANSACTION CONFIRMATION NATURAL GAS PROJECT

This Transaction Confirmation to the UAMPS Natural Gas Project Agreement to which all Parties to this Transaction Confirmation are signatories provide for the following transactions. The parties to this Transaction Confirmation agree to the following provisions and agree to pay all costs of this transaction through the UAMPS Natural Gas Project.

SELLER: UAMPS

BUYER: Springville City

TERM AND AMOUNT:

Month/Year	MMBTu
June-19	19000
July-19	34000
August-19	34000
September-19	17000
June-20	19000
July-20	34000
August-20	34000
September-20	17000
June-21	19000
July-21	34000
August-21	34000
September-21	17000
June-22	19000
July-22	34000
August-22	34000
September-22	17000
June-23	19000
July-23	34000
August-23	34000

PRICE: Not to Exceed \$2.50 per MMBTu

OTHER

PROVISIONS: Buyer agrees that if Seller locks in a natural gas product meeting the above outlined criteria, they will execute a revised Transaction Confirmation to purchase the product. Buyer further agrees that if Seller is unable to lock in a natural gas product meeting the above outlined criteria by January 18, 2019 at 1:00 p.m. this lock in Transaction Confirmation terminates.

Any costs incurred by UAMPS due solely to this Transaction, including but not limited to scheduling costs, administration costs and legal costs will be responsibility of Plumas invoiced through the UAMPS Power Bill.

This Transaction Confirmation may be signed in counterparts.

Dated this _____ day of _____, 2018.

SELLER:

BUYER:
