

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, NOVEMBER 12, 2019 AT 5:31 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, City Recorder Kim Crane, and Deputy City Recorder Jennifer Grigg.

Also present were: Public Safety Director Craig Martinez, Power Director Leon Fredrickson, Public Works Director Brad Stapley, Building and Grounds Director Brad Neel, Library Director Dan Mickelson, Operations Manager Rod Oldroyd, Golf Pro Craig Norman, Community Development Director Josh Yost, City Engineer Jeff Anderson, CTC Coordinator Shannon Acor and Museum of Art Director Rita Wright.

Ricky Anderson, Darren Robinson and Ted Mickelson representing Jones & DeMille Engineering, 1750 North and 775 West, attended to assist with the FEMA presentation. Lucas and Jennifer Franks were in attendance to report on the Drug Take-Back Event.

Excused: Councilmember Craig Jensen, Councilmember Brett Nelson, Recreation Director Corey Meredith

CALL TO ORDER

Mayor Child welcomed everyone and called the Work/Study meeting to order at 5:31 PM.

COUNCIL BUSINESS

1. Calendar

- Nov 19 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Nov 19 - Springville Municipal General Election Canvass 7:00 p.m.
- Nov 28-29 - Thanksgiving Holiday Observed (City Offices Closed)
- Dec 03 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

2. DISCUSSION AND PRESENTATIONS

Mayor Child announced that the county approved a resolution for putting a RAP (Recreation, Arts & Parks) tax on the ballot next year. He honored Craig Norman who was elected Golf Professional of the Year of the PGA by members of the PGA. Mayor Child said our golf course is awesome this year and we really appreciate Craig. He then introduced Shannon Acor, the CTC Coordinator.

a) Drug Take-Back Event Report - Shannon Acor, CTC Coordinator

Coordinator Acor said twice a year Springville City holds a drug take-back event. Lucas Franks asked to help facilitate the event for his Eagle Project. Scout Franks collected 115 pounds on October 26, 2019, the most discarded drugs ever. Chief Martinez said there are also several hundred pounds collected at the Police Department each year. Scout Franks started his presentation by explaining why he chose drug take-back as his Eagle project. He said the event helps people safely dispose of unwanted and expired drugs. He publicized the event with flyers distributed to local businesses. He raised money to replace the banners used each year. He included Naloxone training in the library where participants received a free Naloxone kit. Mayor Child congratulated Scout Franks on completing his Eagle Project.

b) Flood Control Projects studies and funding - Jeff Anderson, City Engineer

Mayor Child introduced this important presentation and stated FEMA is in control and forcing this change on the city. Engineer Anderson started his presentation by introducing Jones & DeMille Engineers including Ricky Anderson, Darren Robinson, and Ted Mickelson. He stated the project has progressed to the grant funding stage. He presented the background of FEMA, which is the Federal Emergency Management Association. They design a federal program that if the community participates, the homeowners can buy subsidized flood insurance. FEMA also provides risk management maps establishing high-risk areas in communities with waterways. They also help communities manage those high-risk areas by establishing requirements for developers such as elevating structures to reduce the flood risk.

He continued by stating the last time FEMA evaluated Springville for flood maps was in 1985, after the 1983 floods. A large portion of our community was not mapped because it was not developed. Most of undeveloped Springville was designated as a 500-year flood plain. Since then the West fields have developed. Devon Glen was built around 2005 and backs right up to the floodway of Hobble Creek. As the new city engineer, Jeff was concerned, but could only require them to build to the current city code and federal requirements. At that time, the developer of Devon Glen built in accordance with all community and federal requirements. Today, with these new FEMA maps, some of those homes are now in designated flood danger.

He continued by stating there are benefits for residents in our community including federally backed loans, disaster assistance, and up to date understanding of which areas face a flood risk. Kathy Holder is the flood plain manager of the NFIP (National Flood Insurance Program) for the state of Utah. Jamie Huff is the Utah Risk MAP Program Manager and Engineer Anderson said he is the local floodplain administrator. The federal government designs the standards but requires the local municipal government to enforce the federal requirements. Councilmember Snelson asked why the federal government is concerned about Hobble Creek. Engineer Anderson said it is a state-controlled waterway, designated as a navigable waterway, with flood potential under the Waters of the United States (WOTUS which defines all bodies of water that fall under U.S. federal jurisdiction). Because Hobble Creek has flooding potential and has flooded in the past, FEMA wants to reduce the chances of a reoccurrence that will cause structural damage. Spring Creek and other Springville waterways do not have the mountain shed corridor feeding it or large fluctuations in flow, like Hobble Creek. Spring Creek is primarily fed by the Mill Pond Springs and does not have much fluctuation in water flow so FEMA has not mapped it. Hobble Creek is the main waterway in Springville that is designated by FEMA as flood potential.

Engineer Anderson continued by illustrating a timeline of floodplain maps starting in 2016 when FEMA decided to update all maps in Utah County. Of all communities in Utah County, Springville is the worst hit by this map change, with 279 structures newly added to the flood plain. Some homes on the east side of town were removed from flood plain designation. Most of the 279 homes, businesses and structures are on the west side of town and it is his understanding that they will now need to pay flood insurance. Springville has the largest increase of homes in the flood plain of all the communities in Utah County. FEMA initiated the map update in 2016 by collecting data using LIDAR (Light Detection and Ranging), looking at hydraulics and surveying bridges. Unfortunately the city can't ask for grants until the new flood maps are official. Preliminary maps and models were released in 2017.

He said the debris basin at the mouth of the canyon, which catches logs and debris, significantly improved our flood risk. The old flood map did not include that debris basin. Because FEMA includes the debris basin and the changes in the creek channel since 1985, the map (which is on our website) shows the flood plain reduced on the east side of Springville but increased on the west side. In 1985, the mapping ended at the bridge crossing Hobble Creek at around 800 East. Flood plain can be on your property as long as it does not touch the structures on your property. Engineer Anderson believes FEMA encourages



flood insurance if the map shows flood on your property and federally backed mortgages require flood insurance if a structure is designated as in the flood plain.

He continued his presentation by reporting the new map adds many homes to the flood plain starting at 100 West, because the railroad tracks act as a dam. Houses half a mile north of the creek are now in the flood plain and it is believed they will need to pay for flood insurance because of the railroad tracks. Homes, built in Devon Glen about 2005 to 2006, are now shown in the flood plain where Hobble Creek would jump the banks and gets into those homes. Some homes are even designated as in the floodway, which is worse. FEMA released the preliminary maps and had informational meetings for staff and citizens. Staff started pursuing grant applications. It is believed that residents would be grandfathered in at a lower insurance price if they get flood insurance before the maps become effective. Jones & Demille Engineering was contracted to gather some data for an appeal, which was denied. Engineer Anderson complimented the federal government, stating they did a good job on the map. They refused the appeal because the efforts to adjust the map versus the gains were not worth it. More cities appealed and it will take years.

He stated that in 2018, with the appeal to the current map denied, staff moved into the next stage; adopting the map. Staff researched options and presented them to the City Council. Jones & Demille suggested levees, sheet piles, floodwalls and other structures and projects to protect these homes which could also be an amenity, enhancing public use of Hobble Creek. Jones and Demille created a GIS story map, showing Hobble Creek with its embankments built by farmers. The FEMA definition of a levee is much stricter because of levee failure in past hurricanes. In addition, the flow line of Hobble Creek has silted up and become a perched flood plain; higher than the areas around it. The FEMA map is a model of a possible 100-year flood and disregards the inadequate embankments, which is why the flood plain widens out into Devon Glen and the land east of the creek. In the past, farmers added to the embankments, constricting and deepening the creek flow line to gain farm ground. In the 80s flood, the banks were cut so the flood could flow to the south, where there are now homes and businesses.

Engineer Anderson continued his presentation by saying that levees are earthen dikes, without deep-rooted vegetation, but there can be trails on top. Councilmember Snelson asked if plants with deep roots would breach the dike like Ditch One. Engineer Anderson agreed, stating a tree dies, leaving a hole for a potential failure location. In addition, sheet piles have a term life replacement cycle, because of metal contacting the water and soil, cause rust. Box culverts cover the creek, eliminating it as an amenity. Flood walls are like a sheet pile, except excavated all the way down and made of concrete, then backfilled. The project is divided into segments as shown on the map. These solutions will reclaim the land from the flood plain, and as each home is removed from the flood plain, it is believed that homeowners will not be required to buy flood insurance.

Engineer Anderson continued explaining the details of the projects including a cost-benefit analysis, cost for the different options, levee systems, geotech, and a source of dirt to build the levees. He and Jones & Demille met with FEMA about the design concepts and attended seminars on applying for and receiving grants. FEMA starts the final adoption process in December 2019. Springville City has six months until the final map adoption in June of 2020. He believes that residents should buy flood insurance before the maps are adopted by ordinance. He gave estimates of the cost and the savings. Councilmember Creer asked about assurances that rates will not go up. Engineer Anderson stated actuaries from the insurance companies are in charge of rates and will still assess each residence, but expects an increase of 18% per year with the new FEMA map. Councilmember Miller asked if the rate stays with the house, can a new buyer assume the rate based on the old map. Engineer Anderson said he believes the insurance policy can be sold with the home without lapse in policy. Councilmember Miller clarified that residents need a policy before the maps are adopted in June.

Councilmember Snelson asked about government assistance for homeowners that cannot afford this insurance. Engineer Anderson stated the grants assist the community to build the \$25 million project.



Homeowners getting insurance before the maps change is the most affordable option. Councilmember Creer clarified that these projects do not help with insurance rates. Engineer Anderson stated once projects are done we will do a LOMR (Letter of Map Revision) to update the maps and ask FEMA to remove the homes from the map. The encouraging news is that city code did not allow basements in the west fields which would make the insurance higher. Staff will pursue these grants. Engineer Anderson is obligated to enforce these maps as they are which includes placing an ordinance and a permit process. Builders need to elevate new structures by two feet to cut their flood insurance rates in half. He recommends an additional one to two feet. He detailed the sections, solutions, and projects to remove the homes from the flood plain. During the descriptions, Mayor Child asked about the land north of Hobble Creek. He said that land is farmland now and after this project it can stay farmland. Engineer Anderson agreed as long as the property owner understands that land is floodable, there is still usable land between the levee and the existing channel. In the fourth section, the creek channel will straighten out and have a trail on top next to a staged flood plain.

He continued to the funding opportunities. The PDM (Pre-Disaster Mitigation) Grant includes a \$10,000,000 project and nine \$4,000,000 projects per year for the state of Utah. It requires a 25% match from the local authority. That match can be property donation or engineering fees. This grant also requires land in hand or a willing seller letter. It is due December 6th and has a high probability. Amongst the applications last year, there was an 80% chance of receiving the grant. FEMA is looking to increase the cap for bigger projects. Our problem is getting land in hand or willing seller. Councilmember Snelson asked if the landowner knew about the new map. Engineer Anderson said the landowner wants to continue farming, but if future generations want to develop in the future, that will be designated as floodway which restricts development. Floodway designation means the property can't have an adverse effect up or downstream. A flood plain is just 100-year floodwater. No development is allowed through the floodway. Administrator Fitzgerald added the Community Park is in the floodway. Councilmember Miller asked if the projects push the floodway out of the homes in Devon Glen and flood the undeveloped land north of the creek. Director Stapley said it pushes water to the other landowners. Attorney Penrod added staff is still talking to the landowner.

Administrator Fitzgerald said without the land, the deadline for this grant is too soon and there is no time to educate the community about the options. Engineer Anderson concluded by saying these projects will cost more than \$21 million to complete sections 0-4, which is out of the scope of the \$10 million grant. He continued on to the NRCS PL-566 Grant (Watershed Protection and Flood Prevention Act), which would cover 100% of the project except for land acquisition, but takes four years. That means four years that homeowners are paying flood insurance. He details some of the land acquisition participants including the DNR, the June Sucker Project and Wavetronics. This application is a long drawn out process that includes a two-year watershed study. The application period is the end of November or early December 2019. Staff is recommending going forward with this application. The cost ratio shows we should go forward and look for additional partners. Councilmember Miller asked if the two grants are mutually exclusive. A representative of Jones & DeMille answered it is beneficial if you go through the planning process and mix the funding. Administrator Fitzgerald was told the next time to apply is next fall. He said he likes the grant because it works with the landowners and costs to the taxpayers go down. It at least pulls the houses out of the flood plain. Engineer Anderson stated there are other funding mechanisms including:

- Special Improvement District (SID)
- Impact Fees
- Project Partners
 - USBR June Sucker Recovery Program
 - Other State and Federal Agencies
 - Benefited Commercial Businesses



His final recommendation is to submit the NRCS PLS66 funding application this year which facilitates further study of alternatives and brings the public into the process, then wait to submit the PDM funding application. As the new maps become effective in June 2020, staff will inform homeowners that Springville City is proactively pursuing projects and funding options to alleviate negative impacts to the homeowners. Administrator Fitzgerald said private property owners can build their own levees. Staff wants to make sure the City Council is comfortable with this game plan. There is a whole range of possibilities including do nothing which would save consulting fees. There are many property owners far north of the creek that expect to develop their property. Councilmember Snelson said he agrees with the recommendation because it is advantageous to the tax base. The undeveloped land will add revenue as it is developed. Administrator Fitzgerald said the discussion will continue next year as more citizens hear about this. The reality is these homeowners will need to buy flood insurance if they have a mortgage. Councilmember Miller added some homeowners along the creek already have flood insurance and if a homeowner wants to sell their home, it is better to get the lower rate grandfathered in. Engineer Anderson thanked Jones & DeMille and noted they have won many NRCS grants.

3. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

c) Discussion with Department Directors

Director Fredrickson reported that there will be 280 meters without power up Hobble Creek Canyon while staff performs maintenance on an underground line on Thursday and Friday.

Councilmember Miller congratulated Craig Norman for being voted PGA Professional of the Year for the Utah section.

Mayor Child announced that Chief Martinez will be speaking at the Chamber of Commerce a week from Thursday.

Director Neel complimented his staff.

Councilmember Snelson asked Director Riddle to explain the fund summary attached to our packet. Director Riddle noted that only two people in ten years had asked him that.

Director Stapley reported that Center Street was paved today and it should be fully open tomorrow. The project covered through 1470 East. Administrator Fitzgerald asked him to reach out to the junior high school to tell people the road is open. Mayor Child reported that residents complimented the contractor as very considerate and they knew it had to be done. Director Stapley continued by stating that he received the ok from the state for the Bartholomew Tank replacement project. They approved the plans and now work can start. He also reported that they are waiting on the state for the operating permit for Well #2.

Mr. Oldroyd reported there were 5000 views and 65 positive comments on the Craig Norman PGA Professional of the Year post.

Recorder Crane said the election canvas ratifying the election results will be next Tuesday.

d) Commission, Board and Committee Minutes

e) Mayor and Council Reports

4. 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.

There was none.

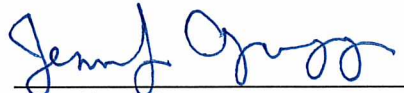


5. ADJOURNMENT

COUNCILMEMBER CREER MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:43 P.M. COUNCILMEMBER SNELSON SECONDED THE MOTION, ALL VOTED AYE.

This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, November 12, 2019.

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 Tuesday, November 12, 2019.



Jennifer Grigg
Deputy City Recorder

