

Notice was given of an all-electronic meeting to minimize the potential spread of COVID-19, and as authorized by Utah Governor Gary Herbert's March 18, 2020, Executive Order #2020-05, the Springville City Council conducted an all-electronic Council Meeting beginning at 7:00 p.m. on Tuesday, April 07, 2020. There was no public access to the Springville City Council chambers. Those desiring to join the meeting did so electronically.

MINUTES OF THE ELECTRONIC SPECIAL MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, APRIL 07, 2020 AT 7:00 P.M.

Presiding and Conducting Electronically: Mayor Richard J. Child

Elected Officials in Attendance Electronically: Liz Crandall
Craig Jensen
Patrick Monney
Matt Packard
Mike Snelson

City Staff in Attendance Electronically: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Bruce Riddle, Assistant City Administrator/Finance Director, City Recorder Kim Crane, Public Works Director Brad Stapley, Golf Pro Craig Norman, Community Development Director Josh Yost, Building and Grounds Director Bradley Neel, Recreation Director Corey Merideth, Public Safety Director Craig Martinez, Library Director Dan Mickelson, Power Director Leon Fredrickson, and Museum of Art Director Rita Wright.

CALL TO ORDER

Mayor Child called for a roll call of councilmembers in attendance, welcomed everyone, and called the meeting to order at 7:00 p.m.

APPROVAL OF THE MEETING'S AGENDA

COUNCILMEMBER SNELSON MOVED TO APPROVE THE MEETINGS AGENDA AS WRITTEN. COUNCILMEMBER CRANDALL SECONDED THE MOTION, THE VOTE IS RECORDED AS FOLLOWS:

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER MONNEY	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE

MAYOR'S COMMENTS

Mayor Child welcomed the Council, staff, and audience.

CONSENT AGENDA

1. Approval of minutes for the February 18, 2020, Regular Council meeting, and the March 03, 10, and 13, 2020 Work Study meetings.
2. Approval of the Mayors Re-Appointments of Karen Ellingson and Michael Farrer to the Planning Commission
3. Approval of the Mayor's appointments of Linda Sumsion, Bob Harmer, Luis Guteirrez to the Hardship Committee
4. Approval of an Ordinance and amendment to Springville City Code Section 5-14-102-(2)(d) Hardship Committee - Bruce Riddle, Assistant City Administrator/Finance Director

COUNCILMEMBER PACKARD MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN.

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

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER MONNEY	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE

ORDINANCE #08-2020 APPROVED

REGULAR AGENDA

5. **Consideration of a Resolution approving a property purchase agreement for 2.0 acres of property from Suburban Land Reserve for a detention basin along 1200 West in Springville, Utah - John Penrod, Assistant City Administrator/City Attorney**

Penrod reported Springville's stormwater master plan requires the construction of a new detention basin near the location of 1200 West on property currently owned by Suburban Land Reserve (SLR). The agreement is a purchase and sale agreement between the City and SLR wherein the City will be purchasing the needed property and an easement for stormwater infrastructure from SLR.

Penrod reported the City has been working with SLR for some time regarding this property. Recently SLR entered into a contract for an adjoining property and a detention basin would be needed for one of their churches. While second public access to the property is possible, Public Works is concerned about the current access.

Fitzgerald commented Community Development may also have some concerns with the access and may need to continue discussions with Community Development and Public Works.

Because 1200 West is an arterial road, from north to south, more than one access to the west would not be ideal. The access point suggested is close to 400 south and there were concerns for the busy area and access to the west.

Penrod reviewed the purchase price stated the purchase price of \$200,300 which is the appraised amount and explained the 60-day due diligence period. He reviewed the process of rollback taxes and explained they would be split between SLR and the City.

Councilmember Packard asked about the special warranty deed. Penrod explained with SLR this is the only type of warranty deed they will offer.

Councilmember Jensen asked about having developers paying for the detention basin. Penrod reported the city has regional detention basins and is paid for by impact fees.

Councilmember Monney asked about the landscaping of the detention basin. Penrod explained it would be all grass completed by the City.

Penrod explained the purchase agreement language and easement agreement. He wanted the council to be aware of the requirements SLR was requiring. He provided details on the indemnification in the easement language. The deed language SLR is requiring does not work well and if the Council approves the agreement he would like the flexibility to work through the deed language. If the council wants to postpone for a week or two, for more discussions with SLR it could be done.

COUNCILMEMBER JENSEN MOVED TO APPROVE RESOLUTION #2020-13 REGARDING A PROPERTY PURCHASE AGREEMENT TO PURCHASE APPROXIMATELY 2 ACRES OF PROPERTY FROM SUBURBAN LAND RESERVE NEAR 1200 WEST FOR A DETENTION BASIN. AND GIVING THE CITY ATTORNEY, JOHN PENROD THE ABILITY TO CHANGE THE LANGUAGE FOR ACCESS IN THE DEED.

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

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER MONNEY	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE

RESOLUTION #2020-13 APPROVED

Councilmember Packard commented he hates to be held hostage in business dealings. If the church needs to be closed until an agreement can be made, it may be necessary.

6. Consideration of a Resolution with Nebo School District that provides Springville City's commitment to work with the District on property issues related to building the new Springville High School - John Penrod, Assistant City Administrator/City Attorney

The Nebo School District plans to start building a new Springville High School in 2024, with hopes to have it complete by 2026. As part of building the new high school, the City and District have expressed a desire to work together to construct the best campus possible for the new high school and surrounding City parks, which may require the City to exchange property with the District. In addition to exchanging property both parties already own, the District is considering purchasing approximately 28 acres of property from the Gammel family to be used in the new site plan for the new campus.

Penrod explained the property in question is owned by three entities. The Gammel's, Nebo school district and Springville City. The district is looking to enter into an agreement with the Gammel's and they want to make sure the city is on board with the process. A six-month due diligence period has been requested. During this time the city and Nebo will determine if the property will work and the property exchange is value for value with the school district.

Councilmember Crandall asked if the Gammel property was necessary for the school district to have access. Penrod during the due diligence this will be explored. It's possible it would be a nice campus for the school and the city.

Councilmember Monney asked about the entrance and exit through the Gammel property. He was concerned about the particular area being a problem for traffic coming off of 400 South.

Councilmember Snelson commented about the amount of water on the Gammel property. He was concerned about exchanging property with the school district and the city ending up with swampland. Penrod stated it would be very important to get all of the information during the due diligence period.

Mayor Child maintained the resolution was saying we are willing to work with the school district. There was concern about six months being enough time to complete the due diligence.

Penrod remarked the District would replace any park improvements currently located on City property. Councilmember Snelson asked about the replacement value and if it was for today's dollars or in six years when it's completed. Penrod agreed the word "today" should be struck from the resolution.

Councilmember Packard asked if it was possible to use the property the school district and city has by rearranging the campus, to save some dollars.

Penrod expressed access from the north was crucial.

Councilmember Jensen remarked a large campus would be nice

COUNCILMEMBER PACKARD MOVED TO APPROVE RESOLUTION #2020-14 TO PROVIDE SPRINGVILLE CITY'S COMMITMENT TO WORK WITH NEBO SCHOOL DISTRICT ON PROPERTY ISSUES RELATED TO BUILDING THE NEW SPRINGVILLE HIGH SCHOOL.

The amended motion was to change 6 months to 10 months and strike "today" from the agreement.

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

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER MONNEY	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE

RESOLUTION #2020-14 APPROVED

Mayor asked for any comments or discussion.

Councilmember Monney stated the Art City Days celebration has been postponed. He would like to see an official statement from the city and the possibility of celebrating the city's birthday in September. He asked about financing for next year's budget. Fitzgerald commented his concern was about how much next year's budget would be cut. There is a potential to purchase fireworks in this year's budget, there have been some cuts this year, but it may be feasible. There is a long way to go before the next year's budget. An amount would be advisable so it can be earmarked for a possibility.

Councilmember Packard expressed looking into it for next year and not prepay from this year's budget. Who knows what the city will be struggling with later in the year.

Fitzgerald gave a budget update, and explained a review of the budget has been done, it is balanced. Currently, it has been set aside to deal with the emergency at hand. They are now back at reviewing the budget implications. Next Tuesday's work session an hour is set aside to talk about revenues and the forecast. They will make any needed changes and come back with a budget for the council to approve. A dollar amount for the needs of the community will be discussed and start with the most needed and whittle away. Other cities are cutting 20 to 30%, that's a big number for Springville.

Councilmember Monney confirmed the Grand Marshall and Resident Artist, for this year's celebration has not been contacted and asked to postpone them until next year. The council was in agreement for postponing until next year.

Councilmember Monney asked about Miss Springville, he believed the pageant was canceled. The city float has been in other city parades, he was not sure what this year would be like. Mayor Child stated in meetings with other Mayors, there have been cancellations and may not be very many parades.

Councilmember Jensen asked if any discussion would be coming up on impact fees. Fitzgerald noted they are looking at postponing the discussions until the fall. He asked if there were other items of interest the council would like or if they wanted to keep it to critical items.

Councilmember Packard asked about the Hardship Committee progressing. Riddle stated the appointments and ordinance have been approved. The application could be done within the authority of the committee.

Councilmember Snelson asked about a concern he received regarding small cell tower installation and the Coronavirus. Fitzgerald explained there have been no approvals for installation, and the state and the federal government have set some guidelines.

Councilmember Crandall expressed some concerns she would like the council to consider and discuss at another time. She asked what role does the council have to the citizens and businesses getting them information and help to access funds. How can the council address the coronavirus as a council to the citizens? She also wanted to know how the city employees were doing. Also, what problems do trailer parks cause to the city?

Councilmember Snelson remarked the Chamber of Commerce was informing businesses on the coronavirus and has been giving out information, any questions can be referred to the chamber.

Fitzgerald reported he would provide an update tomorrow on the virus and employees.

ADJOURNMENT

COUNCILMEMBER JENSEN MOVED TO ADJOURN THE CITY COUNCIL MEETING AT 8:37 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, April 07, 2020
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,
April 07, 2020.*

DATE APPROVED: _____ May 05, 2020 _____



Kim Crane, CMC
City Recorder