MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, August 11, 2020AT 2:30 P.M. AT THE CIVIC CENTER IN THE MULTI-PURPOSE ROOM, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting:	Mayor Richard J. Child
Elected Officials in Attendance:	Liz Crandall
	Craig Jensen
	Patrick Monney
	Matt Packard
	Mike Snelson

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Deputy Recorder Jennifer Grigg, Public Safety Director Craig Martinez, City Engineer Jeff Anderson, Buildings and Grounds Director Bradley Neel, Golf Pro Craig Norman, Community Development Director Josh Yost, Power Director Leon Fredrickson, Library Director Dan Mickelson, Recreation Director Corey Merideth and Museum Director Rita Wright. Excused: Operations Manager Rod Oldroyd, Public Works Director Brad Stapley

Visitors: Bruce Bastian and Justin Earl of J.B. Earl Company, Kay Heaps from the Planning Commission, Jason Giatras owner of the Canterbury Assisted Living, Steven Usdan, Managing Member at CCA Acquisition Company, LLC, who attended via Zoom.

CALL TO ORDER 2:30 P.M.

DISCUSSION AND PRESENTATIONS

1. **Main Street South Gateway Zone (MSSG)**

Before most of the directors attended, Administrator Fitzgerald started the presentation by introducing Mayor Child and the Council to Steven Usdan, who attended via Zoom in Salt Lake City. Administrator Fitzgerald explained that this is a newly formed City Council and this is one of the first policy issues they are facing. He explaining the City vision is evolving and referred to the *Economic Development Master Plan* which states:

> *Over the long term, Main Street should see growth with the continued look and feel of the existing Historic Town Center District in a mixed-use setting.*
> *Catalytic Project (300 South to 400 South transition) the current transition from the Historic Downtown to the South Main Corridor is abrupt and immediate. Projects should be encouraged which improve the transition from the Historic Downtown to the South Main Corridor and 400 South Museum Corridor. Businesses may be encouraged to bring their front closer to the street.*

Administrator Fitzgerald continued by saying now is an opportunity for the City Council to express their vision. Councilmember Jensen said he would like to see a mixed-use setting. Councilmember Packard said he wants a collection place; a gathering place for the City and Mr. Earl has centered his efforts on that sort of thing. Councilmember Packard continued by saying this corner is close to the Art Museum and we want to have continuity of culture. This zone is larger than one block. Councilmember Snelson said there is some disagreement between the councilmembers about height, but as far as the overall vision is concerned, the City Council is in the same ballpark as this developer. Councilmember

Monney said he looks forward to discussing this opportunity and thanked Mr. Usdan for his time. Mayor Child said he has been mayor or on the council for 8 years. He reported that this is exactly what previous councils wanted when Allen's left. Mr. Usdan thanked Mayor Child and said he met the mayor in his office before. Councilmember Crandall said she appreciated all the meetings and understands and is more informed because Mr. Earl and Mr. Bastian have been very helpful. She said she hoped Mr. Usdan feels better.

Mr. Usdan said thank you he chose to stay away from other people because he did not feel well this morning; now is the time to think about other people. He believes in developing quality projects that are great for the community in cooperation with city governments and the community. Life is too short to build a project that is contrary to the goals of the residents. We only work where the community welcomes what we are doing. We tried to adhere to the outpouring of feedback in the community meetings. Today Springville has a vacant Allen's supermarket and a vision of a mixed-use gathering place that incorporates the museum and art. It is not just about this project, but about downtown. Economic times have changed. A development must make rational economic sense. Many lenders are out of the market. Retail has become a dirty word. Through a Darwinian process, the healthiest of the retailers will survive and thrive, but unfortunately many will not. Now more than ever development projects must make sense. We want to make sure that we and the City Council are on the same page. A project must be financially feasible. We work with cities that rely on traffic and malls where the malls are in foreclosure. Those cities never thought they would deal with these sorts of problems. What we build must be sustainable and vibrant for years to come because it is to your advantage and important to the community. He hopes that everything he is consistent with the city's vision. The development must make rational sense that can be financed. He complimented Mr. Earl and Mr. Bastian on an outstanding job. He said every day he learns something new and he wants to do better every day. If the city wants, he will do something differently that is more helpful to the city and work in partnership. The development depends on what that partnership looks like, what the city goals are, and what the economy can sustain. We can want something specific to happen, but if it is not realistic, it is not going to happen. He turned the time over to Mr. Earl and Mr. Bastian. He said they have been working in the best of faith and invested an extraordinary amount of time to realize the city's vision to make something the city can be proud of as well as be an economic success. If we can accomplish that, Springville and this project will become a model for other cities.

Mr. Earl noted that Mr. Usdan is based out of California and flew to Utah despite the virus, but in respect of the group, he is in his hotel because he felt under the weather this morning. Mr. Earl said as far as the big picture and the big ideas, we are all in alignment. Mr. Earl said he does not want an eyesore at the Allen's block. He does not want increased traffic; that is why mixed-use is preferred to 100% retail. He wants a development that is sustainable for 50 years. A built environment stays for a long time. It is possible that what we build here will outlive our grandchildren. He continued by saying he wants that corner to be beautiful an as developers, they want to place make; create a destination in Springville for visitors from Spanish Fork and Provo. He agrees with city staff that this block can be a catalyst to further develop Main Street. He does not want increased traffic; that is why mixed-use is preferred. That is why they moved away from development with all retail or all office. Mixed-use with residential, retail, and office creates traffic at different times and reduces the impact on the road system. Retail creates the highest demand on the road system with increased traffic. The project should fit the context of the neighborhood and the city. He said they have worked with the best of faith to try and create what the city wants. As a developer, he has never gone through so much neighborhood outreach, council outreach, and staff outreach to come to a consensus while keeping the project economically viable. The current economy is unknown. Lenders do not want to lend to certain asset classes like retail, restaurant, and hotel.

Mayor Child asked about the next point on the agenda. Administrator Fitzgerald said there are details, uses, and agreement to talk through and narrow down the discussion to specific problems. Mr. Earl reminded the meeting to be mindful and conscious and not make those existing buildings unusable

if the project needs to be paused a few months or a year or two for the economy to recover. Administrator Fitzgerald said the current block is at a nonconforming status with structures and usage that are nonconforming. The current proposed ordinance does not address nonconforming uses. Mr. Earl referred to Planet Fitness. Mr. Usdan added the nonconforming issue applies if we are not able to develop the new project according to our collective vision. That might mean a redevelopment in phases. Everything is driven by market demand and forces of the market. If we come up with a plan that makes sense our job is to try to implement that plan. There is a focus on the number of units we need to get and if there is a demand for senior living or a limited amount of office space; hence this mixed-use project. The best opportunity for the City and the developer is coming up with a viable project that goes along with what the city wants. Administrator Fitzgerald said if we have concerns with nonconforming uses or buildings staff has that authority.

Administrator Fitzgerald continued his presentation by asking the City Council and developers to focus on the ordinance and the points that all agree on.

- *Moving the buildings towards Main Street*
  The City Council and developers agreed on this part of the proposed ordinance.
- *Design Guidelines*, too restrictive or not restrictive enough.

Councilmember Packard said design standards are not his area of expertise and he said he relies on the city experts to create setbacks and broken up heights. He depends on the city to get the right look from a design standpoint. He said there is no need to discuss design in this meeting.

Mayor Child added that he can tell which architect designed which building based on design taste and materials. Councilmember Snelson said the design should maintain the feel of Main Street. Mr. Earl agreed with Mayor Child and said design guidelines only go so far and an architect can interpret different products and buildings. This proposed development hired an award-winning architect out of New York with a breadth of exposure who works in an area with older buildings and lives in the context of historic buildings. This architect has expertise in what we are looking for and will elevate the quality of design we are accustomed to here because they live and breathe this style of architecture. Mayor Child said the new Central Bank in Provo changed that whole corner and looks darn nice in the setting. Director Yost said staff is working on the design guidelines with diagrams and illustrations in a more illustrative way to underline the intent beyond words and make it clearer. The City Council and developers agreed on this part of the proposed ordinance.

- *Height*
  The City Council and developers agreed to return to the discussion on *Height*.
- *Stand-Alone Residential*

Mr. Earl explained stand-alone residential as no commercial on the first floor. The City Council and developers agreed on this part of the ordinance. Councilmember Snelson said this zone will allow townhouses or detached homes on the first floor. Administrator Fitzgerald said stand-alone residential buildings are allowed in this zone. Mr. Earl said 300 South and 100 West needs residential because it is a tough spot for retail or commercial. The City Council and developers agreed on this part of the proposed ordinance.

- *Mixed-Use Buildings*
  The City Council and developers agreed on this part of the proposed ordinance.
- *Office Use*

Councilmember Snelson clarified office use will be on the main floor and above. Mayor Child asked about Main Street. Administrator Fitzgerald clarified office space can be anywhere in the zone. Mr. Usdan interjected that the main floor office will likely have more customers like a dentist or financial advisor which are typically found in retail environments with amenities like restaurants. Other types of offices do not want to be on the main floor and are more appropriate on the second floor. We try to develop with optionality depending on what the market offers at any given time. He said he wants to work together

with the City to ensure there is a certain amount of square footage reserved for restaurants relative to retail office uses. *Office Use* does not mean there will be no interaction with Main Street. Administrator Fitzgerald said all of those suggestions are permitted in this zone. The City Council and developers agreed on this part of the ordinance.

- *Commercial Retail Use*

  The City Council and developers agreed on this part of the proposed ordinance.

- *Assisted Living Use*

  Mr. Earl said it should be characterized as Independent Living. The project has to make rational economic sense and residential units will subsidize or allow retail and office space. By stripping away density other uses are not viable and do not make economic sense. This project does not make the developers rich, but it must create market returns for investors. Changing uses to a mix including independent living would make the project more economically viable with the loss of density and subsidize the retail requested by the community. Assisted living is a component because independent living needs an ancillary number of assisted living units. Independent living residents need access to assisted living when for a period of time; a spouse needs care while the other spouse is still living in the independent living unit. When independent living residents need periods of time with more care, hiring a 24/7 onsite staff would be too expensive. Several units of assisted living help independent living residents to save money.

  The City Council and developers agreed to return to the discussion on *Assisted Living Use*.

- *Lot Coverage and Landscaping*

  Mr. Bastian said this is connected to height. The City Council and developers agreed to return to the discussion on *Lot Coverage and Landscaping*.

- *Parking standard (# of stalls)*

  The City Council and developers agreed on this part of the proposed ordinance. Administrator Fitzgerald clarified that shared parking is permitted. Planning Commission is the decision-maker and well versed in this and the code allows it. Councilmember Jensen said there are parking issues downtown. Administrator Fitzgerald explained shared parking based on data and approval of the Planning Commission, a developer can reduce the number of parking stalls if they prove that residents leave in the morning and retail customers leave in the evening. Councilmember Packard said to make sure parking is not pushed onto residential streets. Councilmember Snelson asked about residents understanding shared parking. Mr. Earl said parking enforcement is part of the education process of the homeowner's association. There are a matrix and science to calculate parking. Mr. Bastian said they are not indifferent to parking requirements because retail and residential tenants will not stay if there is not enough parking. Mr. Earl said market factors are more important than city standards. Market forces will drive parking standards. Lenders will not finance a project that is under parked. The City Council and developers agreed on this part of the proposed ordinance.

- *Types of parking structures*

  The City Council and developers agreed on this part of the proposed ordinance.

- *Providing community gathering space*

  The City Council and developers agreed on this part of the proposed ordinance.

- *Floor heights*

  Mr. Bastian said ceiling heights are a concern and depending on the total height discussion. The City Council and developers agreed to return to the discussion on *Floor Heights*.

- *Form and Massing*

  The City Council and developers agreed to return to the discussion on *Form and Massing.*

- *Density of Development*

  Administrator Fitzgerald said the hard part is allowable square footage. Current ordinances limit the density of the development based on the allowed height and providing parking. The proposed

ordinance does not expressly limit the number of units. Density becomes a financial reality of what is allowed on the property.

Mr. Usdan introduced Ben Brown to the meeting. Mr. Brown said he is working on projects like this with five different cities. Some of those cities have lost the majority of their retail income tax. The next step is those cities will lose property tax. If we do this based on code it will be done the wrong way. If we want a sustainable beneficial project that benefits the community, the right way is to not use code that worked ten years ago. Councilmember Crandall asked about numbers. Administrator Fitzgerald said the City is charged with putting the policy on paper. The City Council, when approving an ordinance, is only saying here is a framework we are comfortable allowing the developer to develop within. Mr. Earl talked about the floor to area ratio. In a mixed-use zone, density should not be the focus. This proposed zone would allow 100% office space. The current zone allows 250,000 or 300,000 square feet of the built environment. The proposed ordinance limits built square footage. Limiting density instead of uses is the wrong approach. By switching uses, this proposed ordinance has a comfortable range. Administrator Fitzgerald said the current zone allows 82 units and the proposed ordinance limits size of units and total square footage. It is hard to define density. Councilmember Crandall asked about unit size, limiting density, and parking per unit. Mr. Bastian said the density is limited by allowable parking, height, and minimum square footage per unit; combined they limit the architect's creativity. Councilmember Crandall clarified that these limits work together to determine density. Administrator Fitzgerald added that in the proposed ordinance and if structured parking is affordable, there could be well over 100 units; potentially approaching 200. Mr. Brown said there are other ways to make the project pencil; like electronic billboards to keep density at the right number.

Councilmember Packard asked about traffic. Administrator Fitzgerald answered the site plan gives the city-engineer the ability to require a traffic study. He continued by saying closely looking at the Master Transportation Plan, as currently considered, the traffic burden of this development will be going down. Councilmember Monney said the current use is nothing traffic nothing. Administrator Fitzgerald said the site plan for a new development requires a developer to maintain the current level of service. Mr. Earl agreed and said trip generation for residential is 6-12 trips per day. Retail contributes 5000 trips per day. If there were 86 residential units, that contributes less than 600 trips per day, compared to retail contributing 5000 trips per day. Independent living and mixed-use would be lower trips per day. It is hard to understand to the layperson, but in reality, residential creates fewer trips than retail.

Administrator Fitzgerald returned to the items that needed more discussion.

- *HEIGHT*

Councilmember Snelson said 50 feet is what staff says would work best for that block. Councilmember Packard asked what height would look good and inviting and encourage people to gather together. Structures in Provo that are 50 feet high are not what Springville is about. Mr. Brown said he agreed with the feedback collected at the community meetings last year that said 94% supported the development. The reality is residents are worried about their perceived loss of property value. Mr. Usdan's questioned how to create a nexus between where we are today and getting to a project that will be good for the city. Maybe this is not the right time. Other economically viable architectural devices are inviting in other ways. He asked if height makes the project less inviting if the potential income and how can we make the project more inviting and address the object to height because it makes the site less inviting as a gathering place. Councilmember Packard agreed. He said he does not want to create something that is not economically feasible. The Reynolds Building is only about 20% of the block. Springville is not a big city, but a bedroom community. Height overall reflects a larger city. Mr. Brown said height was not the issue, but the overall benefit to the community was the issue. He introduced himself as a strategic thinking partner. Mr. Earl said the neighborhood is comfortable with 4 or 5 story buildings. The staff is comfortable with 50 feet. Mr. Earl said there are councilmembers not comfortable with 50 feet or 4 and 5 story buildings. Mr. Brown suggested a new election for city council seats. Councilmember Packard said 90%

of approval from the neighborhood is not a true reflection of the consensus of the entire city. Mr. Earl said there is a place that makes economic and rational sense and the gap is one story along Main Street and 400 South. The redesign has two & three stories with 25% three stories along 400 South and Main Street then stepping up to four stories mid-block.

Councilmember Crandall voiced concern about height along with mass. She suggested staggering with some single story on Main Street and gradually building it up. Mr. Usdan said that is a great suggestion. She suggested staggered buildings to look like Main Street between 200 South and 300 South, so it is not so heavy, not just a brick mass which is not inviting. Mr. Earl said in an organic downtown almost every main street has varied heights. No one wants a monolithic mass. Councilmember Monney said keeping a lower profile near the road then increased height 60 feet in. Three stories would be 34 feet tall, almost exactly the height of Pier 49 Pizza. He asked for four stories at 60 feet deeper (50 feet) within the block. Mr. Bastian showed examples of varying heights. Mr. Earl showed examples of recessed corridors and internal staircases. Councilmember Packard asked about percentages. Councilmember Crandall clarified that commercial use is included as a story and the maximum height is 40 feet along Main Street. Mr. Bastian said a one or two-story townhome could be on top of the first story of commercial along Main Street. Mr. Earl said architecturally a three-story condo on top of a story of commercial could be interesting to break up the roofline. Councilmember Jensen clarified that this discussion is about the entire zone and could be implemented somewhere else within this zone. An eventual developer could fill the block with single-story buildings.

Mr. Usdan said goodbye at 4:15 p.m.

Mr. Bastian explained the percentages. Mr. Earl added it could be addressed in a design standard. That is the way organic main streets work; visually breaking up the mass with variable roof heights; mirroring the percentage of historic Main Street. Councilmember Monney asked about setbacks and said parapets can give the allusion of different buildings. Councilmember Packard said he would not mind looking at the design with setbacks. He said he is not trying to stop this project. Mr. Earl showed some architectural examples with peaks and valleys in the relief. Councilmember Packard said the point is it should mirror Main Street. Administrator Fitzgerald asked if the Council was ok with four stories set back inside the block. Councilmember Packard agreed. Councilmember Monney asked about varying heights if it is set back 60 feet. Councilmember Snelson said the proposed project has never proposed massive blocks. Councilmember Jensen said the zone could allow massive blocks and will determine what is built no matter who the developer ends up being. Councilmember Packard said he separates the proposed development from his vision of that corner. He will protect the city no matter what. Without a strong ordinance, any developer could maximize the revenue per square foot no matter what Mr. Earl proposes.

Mr. Bastian asked about code that guarantees roofline variation no matter the developer. Administrator Fitzgerald said there can be a change in percentages. Councilmember Jensen said that the market constrains developers from building something stupid. Administrator Fitzgerald said in the past developers-built projects poorly and those projects in the west fields have not maintained resale value. He asked about form-based code that could come closer to preventing it, but a developer can work hard to work around it if they want to. Administrator Fitzgerald asked if the Council wants to see concepts of language code. Mayor Child said we need to get something out there and adjust it. He asked the Council if there is consensus that the code must keep it within two and three stories on Main Street and higher in the back. The council voiced consensus.

- *ASSISTED LIVING*

Administrator Fitzgerald returned to the discussion of assisted living. Councilmember Snelson said Mr. Earl presented a good case for a small percentage of assisted living to keep independent living affordable. Councilmember Packard said another developer can make it pencil without assisted living. Mayor Child asked about independent senior living. Councilmember Crandall asked about the details. Mr. Earl said the proposal has 90 rooms independent living with 10 to 12 units of assisted living making

the independent living portion viable and lowering the amount of parking and traffic. This parcel is four acres that require retail along Main Street which makes it hard to finance.

Councilmember Monney asked if the assisted living is reserved for residents of the independent living units. Jason Giatras, who owns the Canterbury independent and assisted living facility in Springville, said a large independent living community would fail without the assisted living component. The goal is an independent living, but state code requires an RN for residents who need additional care or homecare. He continued by saying with a license for assisted living independent residents can live there too. Councilmember Crandall clarified that independent living needs 10% assisted living to be economically viable. Administrator Fitzgerald added that assisted living could be a conditional use in this zone. Councilmember Penrod said assisted living residents will not walk the streets. The Council developers and staff agreed to have Attorney Penrod and Director Yost add that nonconforming use and phasing. Administrator Fitzgerald said enforcing a limit to the number of rooms would be through business licensing. He said *Phasing* and *Process* would be discussed at a future work session.

COUNCILMEMBER PACKARD MOVED TO ADJOURN THE WORK SESSION OF THE SPRINGVILLE CITY COUNCIL AT 4:52 P.M.

COUNCILMEMBER SNELSON SECONDED THE MOTION, ALL PRESENT VOTED AYE.

ADJOURN FOR DINNER

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

The Springville City Council reconvened at 5:30 p.m. Mayor Child welcomed the Council and staff back for the work session.

COUNCIL BUSINESS

1. Calendar
   - Aug 18 – Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
   - Sep 01 – Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
   - Sep 07 – Labor Day Observed (City Offices Closed – Monday)

2. **DISCUSSION AND PRESENTATIONS**

   a) **SCAD Reports – All Departments**

Director Mickelson reported that library circulation is at about ¾ because of COVID. Visitation is about 1/3 partially because the staff encourages one person from a family to enter the building. It feels quieter, not the typical buzzing, happening place. The seating is removed. It is a tale of two cities with challenges as well as stress and altered schedules along with making our target budget reduction. Staff is planning for the next stage when we can open more services.

Mr. Norman reported the golf course is busy. Yesterday they were booked all day. July was a record month with $210,000 in revenue. Mayor Child complimented the state of the course. Mr. Norman said Golf Course Superintendent Jay Geise does a great job keeping it green. The irrigation system is holding up. He is still waiting for a grant from the Central Utah Water District. Assistant Golf Professional Joel Grose is recovering from an injury at home. Councilmember Jensen asked about the beer license. Mr. Norman reported the restaurant has been selling beer since late May or early June. The food is good and fast and the first payment is due in October.

Director Neel reported Parks Trail Recreation Master Plan Consultant bids will be opened on August 26, 2020, at 10:00 a.m. Jolley's Ranch is running out of water because of leaks in the tank and the system. Staff from multiple departments is working to fix leaks in the system. He expressed appreciation to the Water Department. The Porta-Potties lease has been extended through September,

costing about $13,000 in unplanned expenditures. They are services three times a week. Staff is starting winter preparation. The new Facilities Superintendent David Ashton is tweaking the work order/preventative maintenance and management program. He complimented Grounds Superintendent Haverson as well. The hot weather makes it hard to keep grass green and conserve water.

Councilmember Packard asked about shifting funding from the dog park to repair electrical pedestals at Jolley's Campground. Director Neel answered it is an agenda item for the retreat in September. He is preparing a cost-benefit analysis of providing power to campers at Jolley's Ranch. Attorney Penrod requested a work session to discuss the cost-benefit of providing 42 stalls w/power at Jolley's Ranch. Cherry and Balsam campgrounds, just up the road (in the Uinta-Wasatch-Cache National Forest) do not provide power. He agreed with discussing Director Neel's analysis. Councilmember Packard suggested charging more. Mayor Child agreed stating campers would pay more for the service. Director Neel concluded by saying the Buildings and Grounds Department has completed the fee schedule factoring in council approved levels of cost recovery and is ready to present to the Council along with the cost /benefit of power pedestals.

Chief Martinez reported that calls are picking up again. The State Auditor wants call transfer rates below 2%. There was a little electrical fire in dispatch caused by a space heater. Public Safety Department PPE (personal protective equipment) inventory is good for several months. HE complimented Captain Nichols for keeping up with PPE inventory. A fire impact fee study is complete and in Attorney Penrod's box. Police call activity has returned to Pre-COVID numbers with 1000 calls and 200 citations and 100 arrests. Axon body cameras will be passed out in 7 days after they are connected to the cloud file storage system.

Director Meredith reported that spring leagues completed an abbreviated season including softball, baseball tennis, and track. Registration for fall sports is open. The Senior Center served 700 meals a month before COVID. Now they are serving 4000 meals a month. CRC has lower attendance than normal.

Director Fredrickson reported the highest peak every at 64 megawatts. There was a mylar balloon incident in Brookside subdivision. Customers enjoyed good reliability on the hot days. Market and hedges look good and the Whitehead Power Plant runs when the market favorable. He continued by reporting the central shop crew; Steve Healey, Ed Hopkins, and Ashley Curtis do a good job keeping vehicles. Vehicles are much more sophisticated. Councilmember Snelson asked about the power outage Saturday evening. Director Fredrickson answered a surge arrestor failed, causing a short circuit tripping a breaker at the 9th South substation.

Director Yost reported his department is busy. Building inspections are up over last year; utilizing inspectors over 100%. Plan review total times are equal or marginally higher reflecting waiting for applicants to return corrections to us. Building Inspector Van Ausdal is excellent at allocating time, distributing workload, and basing decisions on data.

Director Wright reported that the state legislature approved $291,000 POPS (Professional Outreach Programs in Schools) money that Head of Exhibitions and Programs Emily Larsen applied for. Additionally, $9,000 CARES money came through. Plans are to open back up on Saturdays, August 22, 2020. Staff is conducting a visitor satisfaction survey. Social media views have skyrocketed because of an aggressive Come to the Museum marketing campaign. Rentals are canceling because of the limit of 50 people. Safety measures have raised the limit to 75 people. Staff is hopeful those rentals and revenue will come back. The board meets at 6:00 a.m.

Engineer Anderson reported engineering and planning have not slowed down and had one of the busiest summers ever. We have a single Public Works Inspector as well as a single Blue Stake Technician, Zach Smith, who performed 500 tickets+ in each of the months of June and July, well above goals. Building plan reviews are turned around in ten days. Engineer Caleb Christen is doing a fantastic job getting those reviews turned around. Public works inspector, Paul Curtis could use some help. The

new Bartholomew Tank is being tested and the goal is to be online by the end of the month. The project is under budget.

Director Riddle reported the Finance Department is closing out the fiscal year 2020 and starting audit activities. The temporary COVID-19 billing policy is repealed and utility billing is back to normal provisions except for payment extensions. Shutoffs are down from last year. Springville City received $2.4 million under the COVID CARES ACT. Interpretation of federal guidance determining what expenses qualify under that agreement is varied, He leans toward a conservative interpretation and continues to monitor. Administrator Fitzgerald said the congressional office would send more clarity on usage and increase the ability to use those dollars for revenue loss. Director Riddle referred to President Trump's executive order for a payroll tax holiday whether they are deferred or forgiven. Mayor Child asked about the May Sales Tax report. Director Riddle said there was a 9% increase over last year. He said we will hit the budget for the year. Councilmember Packard recommended that Director Riddle write the report so the public can understand. Director Riddle said direct COVID expenses like masks; hand sanitizer and payroll protection are close to $300,000 so far.

Attorney Penrod reported the Springville Justice Court started prosecuting Mapleton cases, an increase of 40-50 cases per month. The City received a check for $8,000 from the local governments' trust for following their guidelines and meeting their standards. He suggested a work session to discuss a new cultural committee to find out the Council's directions on ESL classes and translating documents.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Councilmember Crandall asked if 1600 South could be wider for bike paths. Engineer Anderson said UDOT is including a bike path in the environmental assessment for the new overpass on/off-ramp. Councilmember Snelson said it is a right of way for cars and bikes today. Administrator Fitzgerald said the full right of way has bike lanes and a trail on the city master plan and the UDOT proposal for the new overpass. Mayor Child said eventually Springville City will transfer ownership of the road to UDOT. The maintenance costs will be given to the state. Attorney Penrod said the state will work with the City if we want bike paths. Engineer Anderson said UDOT plans a phased construction. There will be temporary slip ramps giving access on and off giving access to the new hospital. Administrator Fitzgerald said Representative Gibson insisted years ago this road needs to reach Mapleton. Now the plan is a phased construction. He said Director Stapley is working with UDOT on-road connections including the frontage road, 1750 West, and a possible overpass over the railroad tracks. It could improve that area and this project is rapidly becoming political. Councilmember Crandall asked if Springville City has ever widened the road. Administrator Fitzgerald said the City received this county road in the West Fields annexation in 2003. Engineer Anderson said there have been spot widenings. Administrator Fitzgerald said road expansion comes through development. Generally, per past councils, Springville City Councils does not fund roads because of the extraordinary cost. Administrator Fitzgerald said the road has no base so the improvements will be even more expensive. Administrator Fitzgerald mentioned the governor's comments about allowing local mask mandates. The current COVID count is 481 total positive cases in Springville, which is 5% and five cases in Springville per day.

Councilmember Jensen asked about the property near the Solid Waste Transfer Station. Administrator Fitzgerald said developers are in the planning stage. Council will have full authority on their proposed zone changes. Attorney Penrod said they are looking at the Lakeside zone. Councilmember Jensen said September would be good timing because the transfer station wants to move soon. Councilmember Monney asked if 300 South could be closed and turned into a pedestrian plaza. Administrator Fitzgerald said the developer will provide a traffic study. Councilmember Monney asked about fireworks for the City birthday party on September 18, 2020, with a drive-in movie at the rodeo grounds.

3. 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 no closed session.

COUNCILMEMBER JENSEN MOVED TO ADJOURN THE WORK SESSION OF THE SPRINGVILLE CITY COUNCIL AT 6:30 P.M. COUNCILMEMBER MONNEY SECONDED THE MOTION AND ALL VOTED AYE.

This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday, August 11, 2020.

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, August 11, 2020.

DATE APPROVED: September 15, 2020

Jennifer Grigg
Deputy City Recorder