

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, NOVEMBER 02, 2021, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Richard J. Child

Elected Officials in Attendance: Liz Crandall
Craig Jensen
Matt Packard
Mike Snelson
Brett Nelson

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, and City Recorder Kim Crane. Building and Grounds Director Bradley Neel, Power Director Leon Fredrickson, Lieutenant Warren Foster, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Public Works Director Brad Stapley, Recreation Director Stacey Child, 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 7:00 p.m.

INVOCATION AND PLEDGE

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

APPROVAL OF THE MEETING'S AGENDA

COUNCILMEMBER SNELSON MOVED TO APPROVE THE AGENDA AS WRITTEN. COUNCILMEMBER JENSEN SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

MAYORS COMMENTS

Mayor Child welcomed the Council, staff, and those in attendance.

PUBLIC COMMENT

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

Jeff Kronberger commented on the proposed Cherrington Bike Park and asked who the target market was and the objectives, he asked if there was enough room. If it is so successful like Bartholomew Park, what will the city do to help with a buffer?

CONSENT AGENDA

1. Approval of the minutes for the work-study meeting on September 21, 2021
2. Approval of a Resolution and amendment to the Lease Agreement between Hobble Creek Golf Course and The Sand Trap Restaurant - Craig Norman, Golf Pro

3. Approval of a Resolution deferring payments for Strawberry Water Delivery - Brad Stapley, Public Works Director

COUNCILMEMBER PACKARD MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN.

COUNCILMEMBER JENSEN SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS AND **RESOLUTION #2021-48 AND #2021-49**

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE
COUNCILMEMBER NELSON	AYE

RESOLUTION #2021-48 and #2021-49 APPROVED

REGULAR AGENDA

4. Consideration of a Resolution authorizing the issuance of up to \$13,000,000 Water and Sewer Revenue and Refunding Bonds, Series 2021 of Springville City, Utah - Bruce Riddle, Assistant City Administrator/Finance Director

Director Riddle introduced Brandon Johnson as the bond counsel and explained there were two separate items combined into one to save cost.

Director Riddle reported the call date of February 01, 2021, had been reached, and the staff was working with the City's financial advisors, John Crandall and Elizabeth Read of Stifel Financial (previously George K. Baum and Company), to explore opportunities to take advantage of the unusually low-interest rates currently available in the bond market. The bond issuance intended to combine the Series 20028 refunding with the Water Revenue Bond (new money) issue to realize efficiencies in the issuing process and save additional bond issuance costs.

The City's financial advisor recommended issuing bonds through a public offering. Current market conditions were such that, the City should be able to expect net interest rates below 2%. At those rates, the refunding would generate net present value (NPV) savings of approximately \$470,000 and very low rates for the new-money portion of the issuance for the 20-year amortization of the bonds.

The refunding bonds should produce savings of approximately \$470,000 over the remaining life of the bonds. The new-money bonds would subject the City to an additional \$5,000,000 in debt and annual debt service of approximately \$305,000 per year for their 20-year amortization. This debt service has been planned for in the Water Department's 20-year plan. The parameter resolution was setting the boundaries around the debt and a Public Hearing would be held at the next council meeting.

COUNCILMEMBER NELSON MOVED TO APPROVE **RESOLUTION #2021-50** AUTHORIZING THE ISSUANCE OF UP TO \$13,000,000 WATER AND SEWER REVENUE AND REFUNDING BONDS, SERIES 2021 OF SPRINGVILLE CITY, UTAH; AND PROVIDING FOR RELATED MATTERS.

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

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE
COUNCILMEMBER NELSON	AYE

RESOLUTION #2021-50 APPROVED

5. Consideration of an Ordinance amending the Springville Official Zone Map from the Highway Commercial (HC) and Light Industrial Manufacturing (LIM) Zones to the Regional Commercial (RC) Zone from 400 South to 1400 North between 2600 West and 1650 West - Josh Yost, Community Development Director (continued from July 06, 2021)

Attorney Penrod reported the Planning Commission approved the amendment with one descending vote.

Director Yost reported two areas remained subject to the pending ordinance to consider amending Springville's Official Zone Map from the Highway Commercial (HC) and Light Industrial Manufacturing (LIM) Zones to the Regional Commercial (RC) zone in parts of the city. The remaining areas were first the 20.69 acres located at the northeast corner of Center Street and 1750 West, and second, the area north of Hobble Creek to SR 75 from I-15 to 1650 West. Parcel lists and maps are included with the ordinance for each area. He explained Staff had worked with Meadowbrook Land north of Hobble Creek, and Colmena on the property at Center Street and 1750 West, on development agreements that would, if approved by the council, permit the development of their desired office/warehouse and distribution buildings that are not permitted under the proposed RC Zone.

Harold Mitchell stated he was in attendance representing the McCollins property owners. The property was located behind the old Stouffer's outlet store. His client acquired the property in 2007 and trade with Springville City. The city wanted some land east of the railroad tracks where there is an existing sewer lift station and electric substation. Since acquiring the property his client has added a considerable amount of fill dirt to the property to raise the grade. They have also drilled A culinary quality water well on the property. The property was currently zoned Highway Commercial and it should stay that way. The owners intend to construct a warehouse on the property. It is currently a permitted use and if the zoning were to change it would no longer be permitted. He expressed it costs money to impose "pretty" on a landowner.

Councilmember Packard stated he was concerned about the freeway access and a gateway to the city, the area should be Regional Commercial.

Councilmember Crandall expressed the property was zoned Highway Commercial and the owners purchased the property as Highway Commercial. Through communications with the landowners, they do not want to change and she sides with the Landowner.

Councilmember Snelson agrees there needs to be a tax base. Citizens of Springville want the tax base to increase. This is an opportunity to meet the outcry and meet the citizenry.

Councilmember Jensen said the Highway Commercial would allow a tax base now, by changing the zoning it doesn't mean there is going to be a tax generator.

MOTION 1:

COUNCILMEMBER PACKARD MOVED TO *APPROVE* ORDINANCE #24-2021 THE NORTHEAST HC-LIM ZONE AND AMENDING THE OFFICIAL ZONING MAP FROM THE LIGHT INDUSTRIAL MANUFACTURING (LIM) ZONE TO THE REGIONAL COMMERCIAL (RC) ZONE FOR THE PARCELS AS ATTACHED HERETO IN EXHIBIT A PARCEL LIST, EXCLUDING MCCOLLINS LTD AND EXHIBIT B PARCEL MAP EXCLUDING MCCOLLINS.

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

COUNCILMEMBER CRANDALL	NAY
COUNCILMEMBER JENSEN	NAY
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE
COUNCILMEMBER NELSON	AYE

ORDINANCE #24-2021 APPROVED 3 AYES TO 2 NAYS

MOTION 2:

COUNCILMEMBER PACKARD MOVED TO END THE PENDING ORDINANCE ON THE COMENA PROPERTY AND TO *APPROVE* **ORDINANCE #25-2021** THE SPRINGVILLE BUSINESS PARK LIM-HC REZONE AND AMENDING THE OFFICIAL ZONING MAP FROM THE HIGHWAY COMMERCIAL (HC) ZONE AND THE LIGHT INDUSTRIAL MANUFACTURING (LIM) ZONE TO THE REGIONAL COMMERCIAL (RC) ZONE FOR THE PARCELS AS ATTACHED HERETO IN EXHIBIT A PARCEL LIST AND EXHIBIT B PARCEL MAP.

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

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE
COUNCILMEMBER NELSON	AYE

ORDINANCE #25-2021 APPROVED

6. **Consideration of an Ordinance and Development Agreement with Meadowbrook Land LLC for property located at approximately 1950 West from 1000 North to 1300 North, Springville, Utah, Parcel Nos. 23:025:0034, 23:025:0030, 23:025:0057 & 23:025:0063 - John Penrod, Assistant City Administrator/City Attorney**

Attorney Penrod explained recent changes in the law requiring this to be seen as land use, thereby going before the Planning Commission first.

Attorney Penrod reported several months ago, the Springville City Council started a pending ordinance on property zoned Highway Commercial north of Hobble Creek near the I-15 exchange to determine whether the property should be rezoned Regional Commercial. One of the concerns of the Highway Commercial zone was that it allowed office warehouse type uses, which has become a very large use throughout Springville. The City Council asked staff to bring back information regarding whether there was an opportunity to maintain a nice gateway coming into Springville with an office warehouse type use. The proposed development agreement includes information provided by Meadowbrook Land LLC to meet the City Council's desires.

COUNCILMEMBER JENSEN MOVED TO *APPROVE* **ORDINANCE #26-2021** AND A DEVELOPMENT AGREEMENT WITH THE MEADOWBROOK LAND LLC FOR PROPERTY LOCATED AT APPROXIMATELY 1950 WEST FROM 1000 NORTH TO 1300 NORTH, PARCEL NOS. 23:025:0034, 23:025:0030, 23:025:0057 & 23:025:0063.

COUNCILMEMBER CRANDALL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER PACKARD	NAY
COUNCILMEMBER SNELSON	NAY
COUNCILMEMBER NELSON	NAY

ORDINANCE #26-2021 DID NOT PASS 3 NAYS TO 2 AYES

7. **Consideration of an Ordinance and Development Agreement with the Colmena Group under the name of the Springville Business Park LLC for property located at approximately 1740 West**

Center Street, Springville, Utah, Parcel Nos. 23:029:0055 and 23:029:0061 - John Penrod, Assistant City Administrator/City Attorney (continued from October 19, 2021)

Attorney Penrod reported on or about June 1, 2021, the City Council commenced a pending ordinance involving the zoning of the Springville Business Park, LLC's property located at approximately 1740 West Center Street, Parcel Nos. 23:029:0055 and 23:029:0061. The pending ordinance seeks to change the zoning on the property from a LIM zone to an RC zone. Under the pending zone change, Springville Business Park, LLC would lose the ability to use the property for light industrial manufacturing uses, particularly uses involving office warehouse type uses.

The developer and city staff met to discuss the proposed development agreement that would give the developer the vested rights to construct and use the property for light industrial manufacturing uses with certain design standards in hopes that the Council's concerns for the zoning on the property would be addressed. The proposed agreement has provisions related to use and design standards.

Wade Budge with Comena, stated they had not designed the building and agreed to not include certain materials.

COUNCILMEMBER SNELSON MOVED TO *APPROVE* **ORDINANCE #19-2021** REGARDING A DEVELOPMENT AGREEMENT WITH THE SPRINGVILLE BUSINESS PARK LLC FOR PROPERTY LOCATED AT APPROXIMATELY 1740 WEST CENTER STREET, PARCEL NOS. 23:029:0055 AND 23:029:0061.

COUNCILMEMBER PACKARD SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER CRANDALL	AYE
COUNCILMEMBER JENSEN	AYE
COUNCILMEMBER PACKARD	AYE
COUNCILMEMBER SNELSON	AYE
COUNCILMEMBER NELSON	AYE

ORDINANCE #19-2021 APPROVED

8. Discussion regarding the Hobble Creek Golf Course irrigation system - Bruce Riddle, Assistant City Administrator/Finance Director

Director Riddle reported on the replacement of the irrigation system for the Hobble Creek Golf Course. They are looking at some form of debt financing with the golf course paying a portion and the General Fund taking up the balance. Staff recommended funding it in-house with a promissory note.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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

CLOSED SESSION

9. *The Springville City Council may temporarily recess the regular meeting and convene in a closed session as provided by UCA 52-4-205.*

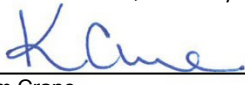
There was none

ADJOURNMENT

COUNCILMEMBER JENSEN MOVED TO ADJOURN THE REGULAR MEETING AT 8:18 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 02, 2021
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 02, 2021.*

DATE APPROVED: January 18, 2022



Kim Crane
City Recorder