



MINUTES
Springville City Council Work/Study Meeting - JULY 05, 2022

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, JULY 05, 2022 AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard

Elected Officials in Attendance: Liz Crandall
Craig Jensen
Jason Miller
Mike Snelson
Chris Sorensen

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, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Planner II/Economic Development Specialist Carla Weise, Golf Pro Craig Norman, Library Director Dan Mickelson, Museum of Art Director Rita Wright, Parks and Recreation Director Stacey Child, Power Director Leon Fredrickson, Power Generation Superintendent Shawn Black, Public Safety Director Lance Haight, and Public Works Director Brad Stapley.

CALL TO ORDER - Mayor Packard welcomed everyone and called the Work/Study meeting to order at 5:33 p.m.

COUNCIL BUSINESS

1. Calendar

- Jul 12 - Work/Study Meeting 5:30 p.m.
- Jul 19 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Jul 25 - Pioneer Day Observance (City Offices Closed - Monday)

Mayor Packard asked if there were any questions or additions to the calendar. There was none.

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

- a) Invocation - Councilmember Sorensen
- b) Pledge of Allegiance - Councilmember Miller
- c) Consent Agenda
 - 4. Approval of minutes for the June 21, 2022, City Council regular meeting and work-study meeting.
 - 5. Approval for the Colmena Group Center Street Industrial Park - Phase I, a one-lot street dedication plat on property located at 168 N 1750 W in the L-IM Light Industrial Manufacturing Zone - Josh Yost, Community Development Director

6. Approval of the 2000 West Condominiums, a conversion of the existing commercial buildings located at 471 N 2000 W in the HC-Highway Commercial Zone - Josh Yost, Community Development Director
7. Approval of a Resolution and Memorandum of Understanding with the June Sucker Recovery Implementation Program to create and install informative signage and maps on City property - John Penrod, Assistant City Administrator/City Attorney

Mayor Packard asked if there was any discussion on tonight's consent agenda. There was none.

3. DISCUSSIONS/PRESENTATIONS

a) Discussion regarding the Lakeside Landing Public Infrastructure District - Troy Fitzgerald, City Administrator

Administrator Fitzgerald introduced Glen Lent and Greg Cronin representing the Lakeside Landing development. Greg provided information for consideration of a Public Infrastructure District (PID) for the Lakeside Landing development. He reviewed revenue sources with the possibilities of impact fees to repay the PID. Glen reviewed the utilities needed for the area with the cost being reimbursed by impact fees. They suggested road improvements being built upfront under a PID and upfront funding for infrastructure.

Mayor Packard asked about the risk of default if the building stops and the bond holders need to be repaid, and how will it affect property owners. Glen responded other funding sources could be used other than a PID.

Councilmember Sorensen stated he would have to know 100% that the City was not financially responsible.

Councilmember Snelson asked if there was any risk to the City. Administrator Fitzgerald replied the biggest risk could be that PIDs are brand new and it's not known what the effects would be if something goes wrong.

Councilmember Miller asked to see examples of other PIDs.

b) Discussion of the Power Fuel Factor - Troy Fitzgerald, City Administrator

Administrator Fitzgerald gave a brief history of why the fuel factor was put into place recalling in 2005 after the PCA (power cost adjustment) the city put into place a fuel factor to protect against high energy costs, as a way to create a window for the actual cost of fuel for power. He asked the council if they wanted to continue with the fuel factor ordinance in light of possible power increases.

Council agreed to proceed with what has been in place.

c) Discussion regarding Tax Generation Per Acre of Development - Troy Fitzgerald, City Administrator

Administrator Fitzgerald provided information on tax generation per acre. He explained how a parking footprint for commercial or a large lot single family has a reduced property tax compared to a small commercial and higher density housing.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard asked for any other comments. There were none.

CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

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

There was none.

ADJOURNMENT

Motion: Councilmember Crandall moved to adjourn the work/study meeting at 6:50 p.m. **Councilmember Jensen seconded** the motion. **Voting Aye:** Councilmember Crandall, Councilmember Jensen, Councilmember Miller, Councilmember Snelson, and Councilmember Sorensen. The motion **Passed unanimously, 5-0**

*This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, July 05, 2022.
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, accurate, and complete record of this meeting held on Tuesday,
July 05, 2022.*

DATE APPROVED: July 19, 2022



Kim Crane
City Recorder

