



MINUTES
Springville City Council Work/Study Meeting - JULY 19, 2022

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, JULY 19, 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 Attorney Chris Creer, 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, 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, and Public Safety Director Lance Haight.

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 25 - Pioneer Day Observance (City Offices Closed - Monday)
- Aug 02 - Work/Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Aug 09 - Work/Study Meeting 5:30 p.m.

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 Miller
- b) Pledge of Allegiance - Councilmember Crandall
- c) Consent Agenda
 2. Approval of minutes for the June 14, 2022 work session and the July 05, 2022 work session and regular meetings.
 3. Approval of the Mayor's appointment of Ann Anderson to the Planning Commission, David Cook to the Community Board, and the re-appointment of Nancy Calkins to the Landmark Preservation Commission

4. Approval of the Mill Pond Estates Subdivision located in the area of 650 E 400 N in the R1-8 Single-Family Residential Zone - Josh Yost, Community Development Director

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

3. DISCUSSIONS/PRESENTATIONS

a) **Dry Creek Parkway Trail Improvement Study - Stacey Child, Parks, and Recreation Director**

Director Child presented on the Dry Creek Trail. She explained a developer put in the trail and the city ended up taking it over. Some improvements have been done, more is needed as it could be a beautiful park. The PAR Board wanted to make a recommendation to use some funds set aside for Community Park and conduct a study on the Dry Creek Parkway Trail.

Councilmember Sorensen stated it was an area that needs attention as well as Community Park. Councilmember Miller agreed to put some funds towards Dry Creek. He expressed that if it would require a large amount in funding priorities would need to be determined because Community Park needs to be completed.

Mayor Packard asked if the staff was in favor of the study. Director Child explained Staff and the PAR Board agreed there needs to be a starting point. An idea of a design was needed before providing funding.

Administrator Fitzgerald explained each park has an adopted plan, it would be wise to look at the plans and if they need to be amended present them to the council. He also noted the council recently adopted the Parks Master Plan that has a priority list.

Councilmember Sorensen said he would like to see something started.

Mayor Packard stated he said months ago to set aside funds for a possible project that could come up. This could be one of those projects. He suggested the council review the priority list and look at opening the budget to reprioritize and set aside funds for a study of Dry Creek Park or put them towards Community Park and take it up for a vote.

Director Child reported the PAR Board would be reviewing the priority list next week.

Council was in consensus to review the priority list and consider it at the August 02, 2022 meeting.

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

Administrator Fitzgerald introduced Attorney Aaron Wade with Gilmore Bell he was in attendance to answer questions regarding PIDs (Public Infrastructure Districts). Mayor Packard stated Mr. Wade was here not representing any group, the city, or developers.

Aaron went on to explain PIDs and the variety of options for cities. He explained Payson City has three districts, and Salem City will be considering a PID.

Councilmember Snelson asked about the three in Payson. Aaron explained they can be done in phases for sewer and roads. Hurricane City has used PIDs and Provo has a PID for a medical school currently being built.

Mayor Packard asked what issues have other cities run into with PIDs. Aaron explained there was a potential for an additional tax rate, some areas of the city could have higher taxes, and it would need to be done equitably.

Mayor Packard had questions about bonding. Aaron explained the process and how it would be done under the PID.

In attendance was Ben with Piper Sandler he explained an investor pool and how it would be allocated. Mayor Packard asked if they have been through a cycle to flesh out any kinks. Ben replied they had, and explained Utah has refined it to a much better process.



Councilmember Crandall asked if there were other funding opportunities for the developer. Aaron explained the process of a PID and how bonding would be tax-free.

Councilmember Sorensen was concerned the money raised would get mixed with other project portions not required by the city and asked who is the watchdog of how funds are spent. Aaron explained the city can require sign-offs for any expenditures. Or, the City could approve an infrastructure plan with a trustee overseeing the disbursements.

Administrator Fitzgerald asked what the council would like to do going forward. By consensus, the council said they would like to proceed with a PID policy and see if the council has any concerns or questions.

Councilmember Sorensen stated he did have some concerns and would like to see more information.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard asked for any other comments.

Councilmember Crandall said she was concerned about losing Police Officers. Director Monney explained a rate study was underway and a rate increase for officers would be forthcoming.

ADJOURNMENT

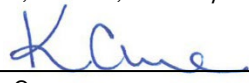
CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

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

Motion: Councilmember Snelson moved to adjourn the work/study meeting at 6:49 p.m. and go into a closed session to discuss property. **Councilmember Jensen seconded** the motion. **Roll Call Vote: 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 19, 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 19, 2022.

DATE APPROVED: August 02, 2022



Kim Crane
City Recorder

