



**WORK/STUDY AGENDA
SPRINGVILLE CITY COUNCIL MEETING
AUGUST 02, 2016 AT 5:15 P.M.**

City Council Chambers
110 South Main Street
Springville, Utah 84663

**CALL TO ORDER- 5:15 P.M.
COUNCIL BUSINESS**

1. Calendar
 - August 09 – Work/Study Meeting 5:15 p.m.
 - August 16 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
 - August 27 – City Wide Disaster Drill
 - September 5 – Labor Day (City Offices Closed)
2. **DISCUSSION ON THIS EVENING’S REGULAR MEETING AGENDA ITEMS**
 - a) Invocation – Councilmember Miller
 - b) Pledge of Allegiance – Councilmember Sorensen
 - c) Consent Agenda
 1. Approval of City purchase orders required to be signed per Springville City Purchasing Code.
 2. Approval of the minutes for July 14, 2015 combined Work/Study and Regular meeting; August 04, 2015 Work/Study meeting; May 17, 2016; June 07, 2016 and July 12, 2016 Work/Study meetings.
3. **DISCUSSIONS/PRESENTATIONS**
 - a) Public Safety – Police and Community Communications
 - b) Aquatic Activity Center update – Troy Fitzgerald, City Administrator
 - c) Discussion concerning the Board of Adjustments and Appeal Authority – John Penrod, Assistant City Administrator/City Attorney
 - d) Discussion of a mid-year retreat – Troy Fitzgerald, City Administrator
4. **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**
5. **CLOSED SESSION**

The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated Section 52-4-205

ADJOURNMENT

CERTIFICATE OF POSTING

This meeting was noticed in compliance with Utah Code 52-4-202 on July 29, 2016. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendasminutes. Council Meeting agendas are available through the Utah Public Meeting Notice website at <http://www.utah.gov/pmn/index.html>. Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings.

s/s - Kim Rayburn, CMC, City Recorder



**REGULAR AGENDA
SPRINGVILLE CITY COUNCIL MEETING
AUGUST 02, 2016 AT 7:00 P.M.**

City Council Chambers
110 South Main Street
Springville, Utah 84663

CALL TO ORDER

INVOCATION AND PLEDGE

APPROVAL OF THE MEETING'S AGENDA

MAYOR'S COMMENTS

PUBLIC COMMENT

Audience members may bring any item not on the agenda to the Mayor and Council's attention. Please complete and submit a "Request to Speak" form. Comments will be limited to two or three minutes, at the discretion of the Mayor. State Law prohibits the Council from acting on items that do not appear on the agenda.

CONSENT AGENDA

The Consent Agenda consists of items that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The Agenda provides an opportunity for public comment. If after the public comment the Council removes an item from the consent agenda for discussion, the item will keep its agenda number and will be added to the regular agenda for discussion, unless placed otherwise by the Council.

1. Approval of City purchase orders required to be signed per Springville City Purchasing Code.
2. Approval of the minutes for July 14, 2015 combined Work/Study and Regular meeting; August 04, 2015 Work/Study meeting; May 17, 2016; June 07 and July 12, 2016 Work/Study meetings.

PUBLIC HEARING

3. Public Hearing to consider a proposed amendment to the Land Use Map of the General Plan from Commercial/Residential Option 1-3 to Medium and Medium-High Density Residential; and an amendment to the Official Zone Map from HC-Highway Commercial and L-IM – Light Industrial Manufacturing to the RMF-2, RMF-1 and R1-5 Multi- and Single-Family zones, for 45.5 acres of property in the area of 750 North 1750 West – Fred Aegerter, Community Development Director

REGULAR AGENDA

4. Consideration of the Hobble Creek Restoration Project plans in Community Park – John Penrod, Assistant City Administrator/City Attorney
5. Consideration of a franchise agreement with UTOPIA – John Penrod, Assistant City Administrator/City Attorney

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS

CLOSED SESSION

- 6. The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated Section 52-4-205*

ADJOURNMENT

CERTIFICATE OF POSTING

This meeting was noticed in compliance with Utah Code 52-4-202 on July 29, 2016. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendasminutes. Council Meeting agendas are available through the Utah Public Meeting Notice website at <http://www.utah.gov/pmn/index.html>. Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings.

s/s - Kim Rayburn, CMC, City Recorder



**MINUTES FOR THE REGULAR AND WORK/STUDY MEETING
OF THE CITY COUNCIL
OF THE CITY OF SPRINGVILLE, UTAH
MULTIPURPOSE ROOM, 110 SOUTH MAIN STREET
JULY 14, 2015 – 5:15 PM**

6

8 The following are the minutes of the Regular and Work/Study Meeting of the Springville
City Council. The meeting was held on **Tuesday, July 14, 2015 at 5:15 p.m.** in the Springville
City Civic Center Multipurpose Room, 110 South Main Street, Springville, Utah. Adequate
10 notice of this meeting, as required by law, was posted in the Civic Center and on the City's
website, and delivered to members of the Council, media, and interested citizens.

12

14 Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were
present: Councilmember Richard Child, Councilmember Craig Conover, Councilmember Chris
Creer, Councilmember Dean Olsen, Councilmember Chris Sorensen, City Administrator Troy
16 Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City
Administrator/Finance Director Bruce Riddle and City Recorder Kim Rayburn.

18

Also present were: Museum of Art Director Dr. Rita Wright, Building and Grounds
Director Alex Roylance, Golf Pro Craig Norman, Library Director Pamela Vaughn, Public
20 Safety Director Scott Finlayson, Public Works Director Brad Stapley, Power Director Leon
Fredrickson, Recreation Director Corey Merideth and Community Development Director Fred
22 Aegerter.

24 **CALL TO ORDER**

Mayor Wilford W. Clyde called the work meeting to order at 5:33 p.m.

26

REGULAR AGENDA

28

1. Consideration of an amendment to the Official Zone Map from the R2-Residential and
NC-Neighborhood Commercial Zones to CC-Community Commercial Zone for property
30 in the area of 1101 West 400 South – Fred Aegerter, Community Development Director

32

Director Aegerter explained to the Council and Mayor the requested zone change.

34 Motion – **Official Zone Map Amendment**

36

COUNCILMEMBER SORENSEN MOVED TO APPROVE **ORDINANCE #10-2015**
AMENDING THE OFFICIAL ZONE MAP FROM R-2 (SINGLE-FAMILY/TWO-FAMILY
RESIDENTIAL) AND NC (NEIGHBORHOOD COMMERCIAL) TO CC-COMMUNITY
38 COMMERCIAL ON PROPERTY LOCATED AT APPROXIMATELY 1101 WEST 400
SOUTH.

40

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

42 COUNCILMEMBER CHILD AYE
COUNCILMEMBER CONOVER AYE
44 COUNCILMEMBER CREER AYE
COUNCILMEMBER OLSEN AYE
46 COUNCILMEMBER SORENSEN AYE

THE MOTION CARRIED UNANIMOUSLY **ORDINANCE #10-2015** ADOPTED.

48
50 Mayor Clyde commented Smiths Marketplace will be building a store at this location and
52 noted they recently opened a store in West Jordan. He explained Smith's is a well-established
business. The new facility in Springville will be approximately 120,000 square feet and include
clothing.

54 Administrator Fitzgerald stated the forecasted numbers are close to a Super Target
facility.

56 Councilmember Conover added he toured the West Jordan store and commented on the
very nice deli, salad bar, non-foods and overall good quality. He also noted Smith's prefers to
have the pads around their stores built and rented by the time they open.

58 Administrator Fitzgerald expressed there will be close to an additional 100,000 square
feet of retail space.

60 Councilmember Sorensen asked about the time frame. Administrator Fitzgerald explained
the site plan will need approval and they are working towards submission to the Planning
62 Commission in August with a projected opening in the spring of 2016.

64 COUNCIL BUSINESS

2. Calendar

- 66 • July 21 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- July 24 – Pioneer Day (City Offices Closed)
- 68 • July 27 – Springville World Folkfest, Street Dance 8:00 p.m. at the Springville
Museum of Art, 126 East 400 South
- 70 • August 04 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- August 11 – Work/Study Meeting 5:15 p.m.
- 72 • August 18 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.

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

3. DISCUSSIONS/PRESENTATIONS

78 a. **Presentation of the Public Safety Command Center and Speed Trailer** – Scott
Finlayson, Public Safety Director

80 Public Safety Director Chief Finlayson reported they have refurbished the speed trailer,
including paint and adding new equipment for approximately \$4000. He explained a new trailer

82 would have cost them from \$8000 to \$10,000. A new solar powered system has been added so
they no longer need to take the trailer in each night to recharge the battery. They expect to have
84 good use of the trailer for another 10 years.

Chief Finlayson explained some of the new options on the speed trailer. He pointed out it
86 can be programed for speed in the area and those going to fast a white strobe flashes. They can
also collect data and download information for each location including a counter for traffic.

88 Councilmember Conover asked about solar powered flashing stop signs, possibly at the
crossing on Main Street. Chief Finlayson replied solar stop signs can be very expensive.

90 Public Works Director Stapley expressed a flashing stop light, doesn't meet UDOT
criteria on Main Street. Chief Finlayson suggested a temporary sign during Art City days on
92 Main Street.

94 **b. Training** – Justice Court Judge, Sherlynn Fenstermaker

Judge Fenstermaker addressed the Mayor and City Council and expressed her gratitude
96 for them remaining neutral and not influencing the court. She explained the Justice Court has a
new magnetometer and they recently started contracting with a security company for bailiff
98 duties at the court. She reported the new screening officers are sending numerous individuals
back to their vehicles with some type of weapon, usually knives. Currently they have a bailiff in
100 the court room and one outside.

Judge Fenstermaker stated there have been major modifications by the legislature
102 regarding HB 348 including changes of Class C offenses to infractions. She reported most bail
amounts went up and explained when getting a ticket or citation there is a standard bail schedule
104 that can be modified by the judge. She went on to describe various types of bail and requirements
to appear in court.

106 Judge Fenstermaker explained they offer a list of 15 different treatment providers for
defendants to choose from and only send them to jail when necessary. She stated the Justice
108 Court is partnering with Provo City for mental health court and have found it is a good
opportunity for those with significant mental health issues.

110 Judge Fenstermaker acknowledged case numbers have been going down and reviewed
last year's information. She stated "the staff is good, lean and mean", while they have had some
112 turnover and training can be difficult. She said they are using judicial software which has
eliminated most paper.

114 Mayor Clyde asked what happens with the dollars from fines. Judge Fenstermaker replied
some will go to the City and some will go to the State.

116 Judge Fenstermaker thanked City Attorney Penrod for filling in for the Prosecutor when
necessary and stated it helps so that court does not have to be rescheduled.

118
120 Mayor Clyde asked that a few items be discussed before moving on to the next item on
the agenda.

122 Mayor Clyde commented the contractor did a great job opening the Brookside
123 intersection and asked if there was a need for a traffic signal. The need for a signal at the
124 Brookside 400 South intersection was discussed.

125 Mayor Clyde asked about the 900 East project. Director Stapley reviewed the project and
126 noted the road is currently patched. Mayor Clyde expressed when a subdivision is put in we need
127 to make sure the contractors are completing them correctly. Otherwise, the City has to go back
128 and rebuild the roads. Mayor Clyde suggested inspections need to happen as they are going in to
129 make sure it is done right as they complete the project. Administrator Fitzgerald explained in
130 early 2000 there was only one Public Works Inspector, as time went on there were two Public
131 Works Inspectors staffed and now it has dropped down again to one inspector. He noted if there
132 is an increase in subdivision construction they will need to look at staffing.

133 Mayor Clyde commented on the Creer Family Park next to Jolley's Ranch. He explained
134 there has been a lot of donated labor to create the park and he is concerned the City put in a
135 substandard water line. He requested the restroom at the park to be tied into the water line and
136 completed. Mayor Clyde stated there are other people wanting to donate electrical and painting
137 and if the City can assist them by getting the parts needed for the waterline the restrooms can get
138 done and be usable. Mayor Clyde requested City personnel help assist volunteers with some
139 leveling off of the ground to help with the completion of the park. Director Fredrickson
140 commented his staff his waiting for the County Inspector. Mayor Clyde requested staff help
141 assist with getting the park finished.

142 Mayor Clyde reported the Golf Committee is working to have a few golf cart paths
143 extended to alleviate some of the wear on the grass. He explained the Committee is working with
144 Golf Pro Norman and will be donating labor and materials. Mr. Norman will coordinate with the
145 Committee and volunteers for materials and follow up with what needs to be done.

146

c. **Economic Development** – Troy Fitzgerald, City Administrator

147 City Administrator Fitzgerald reported the Utah Local Governments Trust sent the City a
148 dividend check for \$16,000 from insurance rebates for keeping liabilities down. He wanted to
149 commend Assistant City Administrator/City Attorney Penrod for his oversight and working to
150 keep claims down.

151 Administrator Fitzgerald commented there is some economic movement on 400 South
152 and the Economic Advisory Commission has been reviewing different corridors within the City
153 for a development plan to be presented to the City Council in September. He explained staff is
154 working on existing infield and redevelopment that will be coming to the Council for review and
155 feedback.

156

157 Councilmember Conover asked about the status of the railroad crossing at 950 South.
158 Administrator Fitzgerald stated Director Stapley has been trying to work with UTA (Utah Transit
159 Authority) and the Railroad and has not been getting a response. Administrator Fitzgerald
160 commented he has been informed the crossing could be paved, but more than likely it will be

162 moved or taken out. Director Aegerter remarked Spanish Fork stated they may need to close the
164 crossing they recently installed.

166 **4. MAYOR, COUNCIL, ADMINISTRATIVE REPORTS**

168 **d. Discussion with Department Directors**

168 Mayor Clyde asked for reports from the Directors in attendance.

168 Golf Pro Norman reported they recently received a new “top dresser” for the golf course
170 and remarked it will help improve the greens and take care of the moss problem on the back
172 nine. Mayor Clyde asked what the plan was for the remodel on the Golf Course Club House.
174 Director Riddle stated they are working on an RFP for the Club House remodel.

172 Recreation Director Merideth shared they are finishing up baseball and softball state
174 tournaments.

174 Building and Grounds Director Roylance reported the Parks are busy and are being
176 enjoyed by many people. He explained the main contractor at Bartholomew Park is done and the
178 landscaper is now working on the park. He stated as soon as the contractor is out they will have a
180 path going into the park.

180 **e. Commission, Board, and Committee Minutes**

180 i. Emergency Preparedness Committee minutes for May 21, 2015

182 ii. Spanish Fork/Springville Airport Board minutes for May 07, 2015 and June 04,
184 2015

184 iii. Springville Arts Commission minutes for May 12, 2015

184 iv. Water Board minutes for May 05, 2015

186 **f. Mayor and Council Reports**

186 There was none.

188 **5. CLOSED SESSION, IF NEEDED – TO BE ANNOUNCED IN MOTION**

188 *The Springville City Council may temporarily recess this meeting and convene in a*
190 *closed session to discuss pending or reasonably imminent litigation, and the purchase, exchange,*
192 *or lease of real property, as provided by Utah State Code Annotated §52-4-205*

192 There was no closed session.

194 **ADJOURNMENT**

194 COUNCILMEMBER OLSEN MOVED TO ADJOURN THE CITY COUNCIL
196 WORK/STUDY MEETING AT 6:44 P.M. COUNCILMEMBER CREER SECONDED THE
198 MOTION, AND ALL PRESENT VOTED AYE. THE MOTION PASSED UNANIMOUSLY



**AGENDA FOR THE WORK / STUDY MEETING
OF THE CITY COUNCIL
OF THE CITY OF SPRINGVILLE, UTAH
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET
AUGUST 04, 2015 – 5:15 P.M.**

6

The following are the minutes of the Work/Study Meeting of the Springville City Council.

8 The meeting was held on **Tuesday, August 04, 2015 at 5:15 p.m.** in the Springville City Civic
Center Council Chambers, 110 South Main Street, Springville, Utah. Adequate notice of this
10 meeting, as required by law, was posted on the Utah Public Notice Website, in the Civic Center and
on the City's website, and delivered to members of the Council and media.

12 Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were present:
Councilmember Richard Child, Councilmember Craig Conover, Councilmember Dean Olsen and
14 Councilmember Chris Sorensen. City Administrator Troy Fitzgerald, Assistant City
Administrator/Finance Director Bruce Riddle, Assistant City Administrator/City Attorney John
16 Penrod, and City Recorder Kim Rayburn.

Also present were: Public Works Director Brad Stapley, Power Department Director Leon
18 Fredrickson, Police Lieutenant Dell Gordon, Building and Grounds Director Alex Roylance,
Recreation Supervisor Jake Davis, Library Director Pam Vaughn, Museum of Art Director Dr. Rita
20 Wright, Community Development Director Fred Aegerter, Golf Pro Craig Norman and
Administrative Services Manager Rod Oldroyd. Excused from the meeting: Councilmember Chris
22 Creer

24 **MAYOR AND COUNCIL DINNER – 4:45 P.M.**

*The Mayor and Council will meet in the Council Work Room for informal discussion and
26 dinner. No action will be taken on any items.*

28 **CALL TO ORDER- 5:15 P.M.**

Mayor Clyde welcomed the Council, staff, and audience as he called the meeting to order at
30 5:18 p.m.

32 **COUNCIL BUSINESS**

1) Calendar

- 34
- August 11 – Work/Study Meeting 5:15 p.m.
 - August 18 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
 - 36 • September 01, 2015 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
 - September 7 – Labor Day (City Offices Closed)
 - 38 • September 16-18 – ULCT Fall Conference, Salt Lake City

40 Mayor Clyde asked to have Heritage Days on September 19, 2015 added to the calendar.
There were no further comments or changes.

42

2) Discussion on this evening's Regular Meeting agenda items

44

- a) Invocation – Councilmember Conover
- b) Pledge of Allegiance – Councilmember Sorensen
- c) Consent Agenda

46

- 1. Approval of City purchase orders required to be signed per Springville City Code §2-10-110(5)
- 2. Approval of Minutes – February 03, 2015 and June 02, 2015 Work Study meeting. June 02, 2015 City Council regular meeting.

48

50

52

Mayor Clyde asked if there were any questions regarding the regular agenda. There was none.

54

3) **DISCUSSIONS/PRESENTATIONS**

56

- a) **UTA Presentation on Springville's Railroad Crossings** – Steve Meyer, UTA Chief Development Officer

58

Public Works Director Stapley introduced Steve Meyer, Chief Development Officer for Utah Transit Authority (UTA) his duties include managing capital projects, environmental studies and transit oriented business.

60

62

Mr. Meyer reported back in 2002 UTA purchased 175 miles of track rights and right of ways from Union Pacific Railroad (UPRR) for the Tintic line. UTA owns the Tintic line and they have signed an agreement with UPRR for operation and maintenance where they are responsible for maintenance and operation of the crossings.

64

66

Mr. Meyer stated he has tried to contact UPRR with no response and commented they are very busy. He stated the challenge is UPRR has a federal mandate for mainline improvements that includes all class one railroads throughout the country. Mr. Meyer established he will pursue more actively contacting the Railroad, and acknowledged he drove through the crossings at 1600 south and confirmed it is in rough shape.

68

70

Councilmember Conover asked questions about the Spanish Fork crossing and how it compares with the 1600 south crossing in Springville. He also asked about the money required for a line only having two trains for one company. Mr. Meyer replied UTA does not make that decision they participate as part of a surveillance team. The Utah Department of Transportation will review those with their criteria as well as Federal criteria.

72

74

76

Councilmember Conover asked where the City could go for help with the crossing. Mr. Meyer said they could possibly appeal to the Federal Railroad Administration; however they are also facing the same challenges as the Railroad. He said at this time there are no plans for UTA to take over the crossing and maintenance.

78

80

Councilmember Conover asked who the City could contact to have this be a priority. Mr. Meyer replied he would talk to the Omaha office and the State and report back to Brad Stapley.

82

Administrator Fitzgerald confirmed Spanish Fork needs to install arms and gates. Mr. Meyer replied yes. Administrator Fitzgerald asked if Mr. Meyer had a status on the 1600 South railroad

84 crossing for improvements and whether or not it is scheduled. Mr. Meyer replied, he had seen an
85 email about concrete panels but does not have a status.

86 Administrator Fitzgerald commented the City has a contract for the 950 West crossing with
87 UDOT for infrastructure and asked the Council for input or questions.

88 Director Stapley commented he received information about panels for the 1600 South
89 crossing but, has not received a timeline for when this will happen.

90 Administrator Fitzgerald stated there needs to be clarification as to what needs to be done or
91 can be done for the crossing and the road.

92 Mr. Meyer stated he would work with Director Stapley in order to get to a solution.
93 Administrator Fitzgerald commented he will bring back a report to the Council information on what
94 is needed to complete the project.

95 **b) Discussion on Community needs for recreation fields – Corey Merideth, Recreation**
96 **Director**

97 Recreation Director Merideth reported on current recreation field usage and needs. He stated
98 compared to Spanish Fork, the City's numbers are much better. Director Merideth reviewed each
99 field and number of games scheduled for each field. He explained changes this year brought back
100 the Colt league and they played on the high school field; in contrast the Phoenix league only had
101 four sign up.

102 Director Merideth reported soccer added a U8 and U15 group, while flag football started a
103 7th, 8th and 9th grade league with the expectation of having four to five teams.

104 Director Merideth reported Memorial Park needs lights for four fields. He explained they
105 could easily hold 35-40 games at the park with new lights. The Kolob Park lights need to be
106 upgraded and explained this can be done by replacing them with the lights from Bird Park. He
107 expressed by having Community Park finished they could combine soccer leagues and be able to
108 have one location that would help with staff and supervision as well as families attending.

109 Councilmember Sorensen asked why Art City School is not being used for soccer. Director
110 Merideth replied they are trying to consolidate in order to not be spread out. He stated they are
111 planning to use Art City School for tackle football.

112 Mayor Clyde asked if there are any areas for adult sports. Director Merideth replied they had
113 softball fields at the High School G-Wing fields; however, the fields have been reconfigured and are
114 unable to be used for softball.

115 Director Merideth discussed options for other fields. He explained a two-plex could handle
116 all adult league softball and pointed out most cities do not offer adult soccer because of some
117 liability.

118 Director Merideth provided a spreadsheet with recreation participation comparison numbers
119 of other cities. He explained soccer is growing will require additional field space. He noted Spanish
120 Fork City went to a Utah Valley Football League team and no longer supports a city football
121 program.

122 Director Merideth reported they are seeing a downward trend of youth playing multiple
123 sports and going to playing one sport all year. Administrator Fitzgerald commented accelerated
124 leagues are drawing kids willing to play and pay the fees and with different skill levels of teams.

126 c) **Long term planning for the completion of parks as they relate to impact fees** – John
127 Penrod, Assistant City Administrator/City Attorney; Alex Roylance, Building and
128 Grounds Director

129 Attorney Penrod reported on impact fee basics related to parks. He explained staff is in the
130 process of updating the park impact fees. He provided information of what is in the study to the
131 Council for their review and when the report is complete it will be brought back to the Council for
132 final approval.

133 Attorney Penrod explained two key basics of impact fees. He explained Level of Service and
134 Impact on New Development and provided a list of current levels of service for the city parks.

135 Councilmember Sorensen asked how this will affect the Aquatic Center. Attorney Penrod
136 replied it does not and explained the state code does not include aquatic centers because it is
137 difficult to show the level of service. Administrator Fitzgerald commented in the current parks
138 impact fee calculation there is \$2million for another swimming pool with the analysis there is no
139 monies coming from impact fees because of it being anticipated and in place.

140 Attorney Penrod reviewed the impact fees currently collected and available for projects. He
141 provided information about the City's level of service, noting some are considerably higher while
142 others are lower.

143 Mayor Clyde asked if the canyon parks would be included in the acreage calculation.
144 Attorney Penrod replied it does not, most of the acreage was taken out for Jolley's Campground
145 and hillsides. Mayor Clyde confirmed the parks are included just not all of the acreage. Attorney
146 Penrod replied that was correct.

147 Councilmember Olsen asked if the plan could be changed. Attorney Penrod explained it
148 could, however the plan needs to be in place for six years and the funds would need to be expended
149 within six years.

150 Administrator Fitzgerald assessed a key question is as numbers change and service levels are
151 reduced it can cause a dramatic effect by limiting park projects. He asked the Council how they felt
152 about the number of parks currently within the City; are there too few or is there a need for more.

153 Attorney Penrod reviewed the requirement for the level of service as it relates to the number
154 of acres for park property. He explained a number of detention basins will add to green space in the
155 near future and expressed the Council will need to determine how to get the big projects done.

156 d) **Discussion on possible Grant Application with Utah County** – Corey Merideth,
157 Recreation Director

158 Building and Grounds Director Roylance explained a new concept design for the
159 Community Park. He pointed out they are trying to consolidate fields and are seeing a growing
160 demand for lacrosse and field hockey. He explained by moving field sports off of the diamonds the
161 diamonds could be used all year or they could be rented. Director Roylance commented by having
162

164 the fields in one location it would help both citizens and staff from traveling all over town to
various fields and games. The many parks being used for sports could then be turned over to exist as
parks or for other uses.

166 Director Roylance provided information on the estimated development cost and reviewed
the various phases of development. He explained in his estimates to develop Community Park it
168 would be approximately \$7million and does not include building a championship field.

170 Director Roylance reported currently they are concentrating their efforts on Bartholomew
Park with over 140,000 square feet remaining to complete. A good portion of the park would be
grass in order to keep the cost down for a cost of approximately \$700,000.

172 Director Roylance commented their recommendation for the next six years would be to
finish Bartholomew Park and one more phase of Community Park for approximately \$1.7million.

174 Director Roylance reported Director Merideth has had discussions with Utah County
Commissioner Graves about a possible grant. He stated Commissioner Graves expressed to him that
176 he didn't think they could get more than \$2 million for the park from the County and possibly one
million, details of what Utah County would require was not clear.

178 Director Roylance reviewed possible options. The first would be to give Utah County a
proposal for \$1million, the second option would be to request a full \$2million from Utah County, a
180 third option would be to partner with the County and request more funding as well as impact fees
and fourth use impact fees as collected and make the best use of them as possible.

182 Councilmember Sorensen suggested concentrating efforts on the \$1 million to \$2 million
and noted his concern about what the City would be committed to contribute.

184 Recreation Director Merideth commented that to run a Western National Tournament, ten
fields would be needed twice a year.

186 Mayor Clyde expressed he was not sure it would be worth a once a year tournament.
Director Merideth replied it could be a bonus to citizens to use the park.

188 Councilmember Conover stated the funds would come from tourism and tax funding. He
conveyed there needs to be a plan to show the County.

190 Mayor Clyde requested staff put together a plan and bring it back to the Council for review.

192 **e) Training – Museum of Art**

Item postponed until the August 18, 2016 Work/Study meeting.

194

4) **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

196 There was none.

198 5) **CLOSED SESSION**

*The Springville City Council may temporarily recess the regular meeting and convene in a
200 closed session to discuss pending or reasonably imminent litigation, and the purchase,
exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205*

202 There was no Closed Session.

204 **ADJOURNMENT**

206 COUNCILMEMBER CHILD MOVED TO ADJOURN THE WORK/STUDY MEETING
208 OF THE SPRINGVILLE CITY COUNCIL AT 7:09 P.M. COUNCILMEMBER OLSEN
SECONDED THE MOTION, ALL VOTED AYE.



MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD
ON TUESDAY, MAY 17, 2016 AT 5:15 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN
STREET, SPRINGVILLE, UTAH.

Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were present:
Councilmember Rick Child, Councilmember Craig Conover, Councilmember Jason Miller,
Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City Administrator/City
Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle and City Recorder
Kim Rayburn.

Also present were: Public Safety Director Scott Finlayson, Power Director Leon Fredrickson,
Buildings and Grounds Director Alex Roylance, Fred Aegerter Community Development Director, Golf
Pro Craig Norman, Public Works Director Brad Stapley, Recreation Director Corey Merideth,
Operations Manager Rod Oldroyd and Museum of Art Director Dr. Rita Wright. Excused from the
meeting; Councilmember Christopher Creer

CALL TO ORDER

Mayor Clyde welcomed everyone and called the Work/Study meeting to order at 5:17 p.m.

COUNCIL BUSINESS

1) Calendar

- May 21 – Bike with the Mayor 10:00 a.m.
- May 30 – Memorial Day (City Offices Closed)
- June 7 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- June 4-11 – Art City Days
- June 11 – Grand Parade 10:00 a.m.
- June 14 – Work/Study Meeting 5:15 p.m.

Mayor Clyde 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 Child
- c) Consent Agenda
 6. Approval of City purchase orders required to be signed per Springville City Purchasing Code.
 7. Approval of the Minutes for the March 15, 2016 Work/Study and Regular City Council meetings.
 8. Approval of the fireworks ban for the wildland interface areas – Scott Finlayson, Public Safety Director

- 40 9. Approval of a 12-month extension for the installation of improvements for the Miner's
Grove Subdivision, Plat C – Fred Aegerter, Community Development Director
- 42 10. Approval of Task Order K with Armstrong Consultants for an Automated Weather
Observing Station (AWOS) for the Spanish Fork/Springville Airport – Bruce Riddle,
44 Assistant City Administrator/Finance Director

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

48 3) **DISCUSSIONS/PRESENTATIONS**

- 48 a) **Community Park Update** – Alex Roylance, Building and Grounds Director; Corey
50 Merideth, Recreation Director

Director Roylance provided information to the Mayor and Council from the GSBS Design Firm,
52 with detailed project phases and estimates for Community Park. He explained the design and quantity of
playgrounds and pavilions for the park and noted there is some flexibility.

54 Director Roylance reported the engineers estimate could be adjusted by what is done in house
and expressed construction costs are escalating.

56 Director Roylance stated he recommends starting with Phases 1, 2, 3, 10a and 10b. Mayor Clyde
asked if it would cost approximately \$2.3 million to do the first five phases. Director Roylance
58 confirmed with an approximate finish date of approximately 2028.

Councilmember Miller commented he was out looking at the area and noticed the four-way
60 intersection will need to be marked for no parking.

Director Merideth reviewed the costs to the Recreation Department to maintain the fields and
62 any possible revenue generation with a recommendation of a field rental fees and policy. He is
proposing to change the fee schedule as surrounding areas are charging more.

64 Mayor Clyde asked for a detailed report on a scenario on best guess for league play.

- 66 b) **Preliminary Discussion of Transportation Master Plan** – Brad Stapley, Public Works
Director

68 Director Stapley reviewed the preliminary transportation master plan along with the direction
public works staff would like to proceed with the proposed speed limits and traffic control on some of
70 the main collector roads to help spread out the traffic flow.

Director Stapley explained he did a comparison of 400 south and the 800/900 south roadways
72 and compared pavement width, speed limit, no park strip and no bike lanes. He provided a list of
possible benefits to include congestion relief on 400 south, increased traffic flows and speed calming on
74 Canyon Road.

Councilmember Sorensen commented the 400 East and 400 South congestion will not likely be
76 solved. Administrator Fitzgerald explained the consultant would need to review some of the plans.

Mayor Clyde expressed his concerns about changing the speed limit five different times on
78 Canyon Road.

Councilmember Miller disclosed he has received complaints about speeding in front of the high
80 school and expressed with the slow downs on 400 south possibly traffic will automatically adjust to
avoid the congested areas. Administrator Fitzgerald replied the traffic engineers have stated 400 south is
82 already failing and the area of the high school has been discussed and raising the speed limit has been
discouraged.

84 Councilmember Sorensen asked about the status of the 400 south widening project. Director
Stapley replied UDOT is working with Walgreens on the right of way at the main street and 400 south
86 intersections. He stated work should begin after Art City Days.

Director Stapley reported he would bring more information back to the Council within the next
88 month or two.

90 c) **Aquatics and Activity Center update** – Troy Fitzgerald, City Administrator

Administrator Fitzgerald reviewed the new renderings of the Aquatic Center and explained the
92 model is developing quickly. He stated the builder has provided six different methods with not much
change in price and gave the cost comparisons to the Council. He explained they have had meeting after
94 meeting with the builder and are getting feedback of schematic mistakes from them. Administrator
Fitzgerald explained there is opportunity to mitigate cost and can bid on some options to possibly lower
96 costs.

Administrator Fitzgerald informed the Council the market is moving up, he suggested two areas
98 to look at cutting; the pool depth, although he would like to avoid that or adjusting the large competitive
pool by moving from 10 lanes to 8 lanes. He stated this will need to be discussed and the Council will be
100 able to give feedback.

Councilmember Sorensen and Mayor Clyde voiced concern with the change in cost and building
102 design. Councilmember Sorensen expressed the building will be here for the next 40 – 50 years, and we
need to build for what we want. Administrator Fitzgerald commented he is not comfortable cutting
104 anymore out of the building.

Administrator Fitzgerald requested more time to work on construction costs and bid some
106 alternates. Councilmember Sorensen asked if there is an option to rebid with another builder.
Administrator Fitzgerald replied yes, the pre-construction is contracted and he can go out to bid.

108 Mayor Clyde gave a recap of the meeting. He stated staff is working on a Community Park
update in order to build and come up with the \$2.3 million to do the first five phases and noted the time
110 frame is not specific. Commissioner Graves stated if not by 2018, they need to know time frame in order
to look at approving.

112 Director Roylance commented they can finish the west side of Bartholomew Park with funds in
the budget.

114 Mayor Clyde asked that work be done on Community Park and to get more information.
Administrator Fitzgerald will bring back more information.

116
Director Stapley reported the Burt Springs MPA test results, were negative, and explained these
118 are very good results.

120 4) **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

Mayor Clyde asked for any other comments.

122
124 5) **CLOSED SESSION**
*The Springville City Council may temporarily recess the regular meeting and convene in a
closed session to discuss pending or reasonably imminent litigation, and the purchase,
126 exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205*

There was no Closed Session.

128

ADJOURNMENT

130

COUNCILMEMBER SORENSEN MOVED TO ADJOURN THE WORK/STUDY MEETING
132 OF THE SPRINGVILLE CITY COUNCIL AT 6:48 P.M. COUNCILMEMBER CHILD SECONDED
THE MOTION, ALL VOTED AYE.

134

136 *This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday,
May 17, 2016.*

138 *I, Kim Rayburn, 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
140 complete record of this meeting held on Tuesday, May 17, 2016.*

142

Kim Rayburn, CMC
City Recorder

144



MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD
ON TUESDAY, JUNE 07, 2016 AT 5:15 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN
STREET, SPRINGVILLE, UTAH.

Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were present:
Councilmember Rick Child, Councilmember Craig Conover, Councilmember Christopher Creer,
Councilmember Jason Miller, Councilmember Chris Sorensen, Assistant City Administrator/City
Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle and City Recorder
Kim Rayburn.

Also present were: Public Safety Director Scott Finlayson, Power Director Leon Fredrickson,
Buildings and Grounds Director Alex Roylance, Fred Aegerter Community Development Director, Golf
Pro Craig Norman, Public Works Director Brad Stapley, Recreation Director Corey Merideth, Library
Director Pam Vaughn, Operations Manager Rod Oldroyd, Museum of Art Director Dr. Rita Wright and
Gena Wolf, Museum of Art Event Coordinator. Excused from the meeting: City Administrator Troy
Fitzgerald

CALL TO ORDER

Mayor Clyde welcomed everyone and called the Work/Study meeting to order at 5:15 p.m.

COUNCIL BUSINESS

1) Calendar

- June 11 – Grand Parade 10:00 a.m.
- June 14 – Work/Study Meeting 5:15 p.m.
- June 19 – Father’s Day
- June 21 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- June 28 – Utah County Primary Election – Polls Open 7:00 a.m. – 8:00 p.m.
- July 04 – Independence Day (City Offices Closed)

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

CEREMONIAL AGENDA

2) Discussion on this evening’s Regular Meeting agenda items

- a) Invocation – Councilmember Sorensen
- b) Pledge of Allegiance – Councilmember Conover
- c) Consent Agenda
 4. Approval of City purchase orders required to be signed per Springville City Purchasing Code.
 5. Approval of the Minutes for the April 5, 2016 City Council Regular and Work/Study meetings

40 6. Approval of the appointment of Doug Stringham to the Landmark Preservation
Commission.

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

44 3) **DISCUSSIONS/PRESENTATIONS**

46 a) **Discuss a resolution that encourages the strengthening and promoting of child-
appropriate standards in Springville City** – Vauna Davis, UCAP Director

48 Assistant City Administrator/City Attorney Penrod introduced Vauna Davis with the Utah
Coalition against Pornography. He explained Ms. Davis will be presenting on an item the Coalition is
working on and the Council may want to consider approving a resolution.

50 Ms. Davis recounted the media is becoming more explicit and expressed the importance for a
community to determine what children are exposed to. She explained some magazines and their explicit
52 titles on the covers are being exposed to children in stores. She gave an example of a Cosmopolitan
Magazine as one of the more explicit magazines. She reported the Coalition is asking for stores to
54 display the more explicit magazines so that they are not easily viewed or accessible to children. Ms.
Davis reviewed other Cities that have passed this type of resolution and the differences they have seen.
56 She suggested it could be another tool to use when discussing the issue with store managers and to work
with them in a friendly manner. She mentioned the Coalition has suggested having family friendly
58 checkout lanes.

Councilmember Sorensen commented it would important to be sensitive and not cross the line
60 between censorship and community.

Attorney Penrod stated he would provide a copy of the resolution recommended by the Coalition
62 for the Councils review.

64 b) **1200 West Road Discussion** – Jeff Anderson, City Engineer

City Engineer, Jeff Anderson reviewed the many construction projects in the area of 1200 west.
66 He reported 1200 west is considered a powerline corridor and a future roadway from north to south in
the community with potential for a parallel road. He explained the original alignment has some issues
68 with the layout for properties in the area and could be more costly for the City. A recommendation of a
new alignment is being studied with various different options.

70 Engineer Anderson described the different road alignment options. He explained the West
alignment has differing elevations and the road would require more fill. Also, the East side alignment
72 does not provide street frontage to property west of the power lines and will not work with the Aquatic
Center site.

74 Engineer Anderson described the split alignment option would have the ability for building
outside in and allow a better opportunities for development. Attorney Penrod commented Suburban
76 Land Reserve Inc. (SLR) is pushing this idea, as it gives them more property to develop with land on
both sides of the railroad tracks. Engineer Anderson explained this option provides an opportunity for
78 detention drainage and saves on the wastewater requirement. Councilmember Child asked how this will
affect MAG. Mayor Clyde expressed he felt it had many problems. Only one way road on the frontage, a
80 homeowner would need to go and U-turn to get to their property and it would cost more money with
curb and gutter. Mayor Clyde asked what the advantages would be considering the road would have
82 limited access and all traffic would flow as a collector. Attorney Penrod stated SLR would like frontage
facing the road with an alley way behind homes. Mayor Clyde expressed citizens would have concerns

84 about having children playing in front of their homes, with traffic flowing in front. Engineer Anderson
agreed a collector road is to move traffic, but not necessarily faster. Mayor Clyde stated was concerned
86 about planning a road to go from north to south from Provo to Spanish Fork with a 35 mile an hour
speed limit.

88 Councilmember Sorensen questioned why there would be no need for storm drains and asked
how it would apply to those upstream. Engineer Anderson explained the drainage system and noted the
90 master plan requires infrastructure on 1500 west, therefore, with 1200 west it would not be necessary to
cut into roads and do water, storm water and pressurized irrigation, because all of the supply lines are on
92 side streets.

Councilmember Miller was approached by SLR and they explained to him they would like a
94 residential concept with access to the other side of the road for the Aquatic Center and requested a speed
limit of 25 or 30 mph. He said there was some discussion about the property next to the Aquatic Center
96 whether they will donate it or request the City purchase the property. He said they mentioned doing a
study about the cost differential for a single road versus a split road. Attorney Penrod replied City staff
98 has spoken to SLR and the split road option allows them more usable property because the road will be
underneath the powerline. He stated the City is currently working with Rocky Mountain Power
100 regarding the easements.

Councilmember Miller stated he would like to see the study on the cost differential and what
102 type of landscaping would be allowed in the median

Engineer Anderson explained with a split road concept with the powerlines it would not allow
104 for signals, they would look at roundabouts and check points that would slow traffic with continuous
flow.

106 Attorney Penrod remarked a decision will need to be made soon as the road does affect the
progress of the Aquatic Center. More information will be brought back to the Council for consideration.

108

c) Museum of Art Rental Comparison and Fees – Dr. Rita Wright, Museum Director

110 Museum Director Wright and Ms. Gena Wolf, Museum Events Coordinator provided
information to the Council regarding an increase in rental fees for the Museum of Art.

112 Director Wright reviewed price comparisons to other venues, with indoor and outdoor rentals
and explained the Museum has almost double, the square footage compared to other venues. She
114 reported the increase would help with other maintenance issues and take care of the need of their
expanding clientele. With the increase it would help to keep the Museum up to standard with other
116 venues, while improving amenities and maintenance, along with advertising.

Ms. Wolf stated they are considering an option of offering a discount to Springville residents and
118 noted most of their advertising is by word of mouth with the majority of rentals coming from Springville
residents. She stated the Utah Valley Business Bureau was amazed at the current pricing. Ms. Wolf
120 affirmed they are a Museum first and are not trying to make it a business. She explained if they are
unable to accommodate event they provide suggestions of other Springville City and business venues.

122 Museum Director Wright asked the Council to approve the increase with the new budget and to
adjust the fee schedule.

124 Finance Director Riddle asked if the Council would like to adopt new fees and keep the resident
discount. He wanted the Council to be aware the fee schedule would be similar to the same sized
126 buildings and would be the same fee structure. Council was in agreement with staff.

128 4) **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

Mayor Clyde asked for any other comments.

130 Councilmember Miller asked for an update on the food service at the Golf Course. Golf Pro
Norman replied phase one was to open and an inspection is scheduled for next week to get the grill
132 going. He indicated information will be brought to the Council for plans to upgrade this winter.

134 Mayor Clyde reported there has been some interest from others to expand the Club House for a
reception center and explained some of the upgrades with paint and interior have recently been
completed.

136 Councilmember Miller asked about doing some landscaping at the Club House since the carport
roof has been completed. Golf Pro Norman replied he is working with the Men's Golf Association to
138 have this done. Mayor Clyde commented the cart area needs to be improved as well.

140 Councilmember Miller asked if advertising has been done to obtain volunteers. Golf Pro Norman
explained Soldier Hollow uses volunteers to do marshaling, sand and seeding and trash bags, in
exchange for golf. Councilmember Miller stated he has received interest from citizens, and would like to
142 see it started soon. Mayor Clyde asked Golf Pro Norman to look into the possibility.

144 Councilmember Sorensen commented on the walkway from Brookside subdivision to the
Springville High School. He stated kids are driving cars along the pathway and he is concerned for
others safety. Director Roylance stated he would work on a solution.

146 Attorney Penrod reported on the current pressurized irrigation meter project and explained 1500
is the capacity with 222 currently connected.

148

5) **CLOSED SESSION**

150 *The Springville City Council may temporarily recess the regular meeting and convene in a*
closed session to discuss pending or reasonably imminent litigation, and the purchase,
152 *exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205*

There was no Closed Session.

154

ADJOURNMENT

156 COUNCILMEMBER CHILD MOVED TO ADJOURN THE WORK/STUDY MEETING OF
THE SPRINGVILLE CITY COUNCIL AT 6:49 P.M. COUNCILMEMBER CONOVER SECONDED
158 THE MOTION, ALL VOTED AYE.

160

162

164 *This document constitutes the official minutes for the Springville City Council Work/Study meeting held on Tuesday,*
June 07, 2016.

166 *I, Kim Rayburn, 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
168 *complete record of this meeting held on Tuesday, June 07, 2016.*

170

172

Kim Rayburn, CMC
City Recorder



2 MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL
3 COMBINED WITH THE AQUATIC AND ACTIVITY CENTER DESIGN AD HOC
4 COMMITTEE MEETING HELD ON TUESDAY, JULY 12, 2016, AT 5:15 P.M. IN THE
5 MULTIPURPOSE ROOM AT THE CIVIC CENTER, 110 SOUTH MAIN STREET,
6 SPRINGVILLE, UTAH.

7 Mayor Pro Tem Creer presided. In addition to Mayor Pro Tem Creer, the following were
8 present: Councilmember Richard Child, Councilmember Craig Conover, Councilmember Jason
9 Miller, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City
10 Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce
11 Riddle, Administrative Services Manager Rod Oldroyd, City Recorder Kim Rayburn and Deputy
12 City Recorder Jennifer Grigg. Also present were: Recreation Director Corey Meredith,
13 Community Development Director Fred Aegerter, Public Works Director Brad Stapley,
14 Buildings and Grounds Director Alex Roylance, Museum of Art Director Dr. Rita Wright, Golf
15 Pro Craig Norman, Power Generation Superintendent Matt Hancock, Power Director Leon
16 Fredrickson and Pool Manager Meredith Jones.

17 COUNCILMEMBER CHILD NOMINATED COUNCILMEMBER CREER AS
18 MAYOR PRO TEM. COUNCILMEMBER MILLER SECONDED THE MOTION, AND ALL
19 VOTED AYE.
20

21 **CALL TO ORDER**

22 Mayor Pro Tem Creer called the meeting to order - 5:15 P.M.

23 **COUNCIL BUSINESS**

24 1) Calendar

- 25 • July 19 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- 26 • July 25 – Pioneer Day Observed (City Offices Closed)
- 27 • July 26-30 – World Folkfest
- 28 • August 02 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- 29 • August 09 – Work/Study Meeting 5:15 p.m.
- 30 • August 16 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- 31 • August 27 – City Wide Disaster Drill
- 32 • September 5 – Labor Day (City Offices Closed)

2) DISCUSSION/PRESENTATIONS

40 a) **Aquatic and Activity Center Design Ad Hoc Committee and City Council** 42 **discussion on color scheme for new building** – Troy Fitzgerald, City Administrator

42 City Administrator Fitzgerald introduced Brent Tippetts, Principal Architect at VCBO
44 Architecture. Mr. Tippetts started his presentation by stating Split Face CMU (Concrete Masonry
46 Units) will be used on the lower portion of the building with metal standing seam panels above.
48 There will be dominant elements on the east and west sides of the building. The tunnel like
50 element through the building has large windows on each side. He suggested applying film to the
52 glass in rectangle shapes that flow from the outside to the inside of the building. Mr. Tippetts
54 presented samples of color accents to be scattered among the neutral color palette building
56 materials. He continued by introducing images of the site and the floor plans. Mr. Tippetts
58 continued by showing the entire color palette. He asked for input on the exterior color
60 possibilities. He suggested the graphical elements on the KalWall (light diffusing panels) and
62 glazing be monochromatic. He proposed more color on the corners yet to be discussed in the Ad
64 Hoc Committee. Councilmember Sorensen questioned the color palette. Mrs. MaryLyne Witney
66 asked why Mr. Tippetts proposed metal on the upper half of the building. He noted the metal
68 allows flexibility for windows and openness. Dr. Wright asked about the design of the graphic on
70 the windows. Councilman Conover asked if it is the same film as the suggested color film. Mr.
72 Tippetts confirmed the film is changeable and local artists could be involved. Assistant
74 Administrator Riddle asked about the gauge of the metal and if a hailstorm or baseball would
76 damage it. Mr. Tippetts answered the gauge will be high enough to prevent damage.
78 Councilmember Sorensen asked about the masonry. He requested hone block on the entrance if it
80 does not affect the budget. Councilmember Child asked about metal. The old pool has metal and
the rust on the old building seems like it should not be still standing. Mr. Tippetts noted that the
structural design of the current pool added to the rust. This Aquatic Center will have coated
metal that lasts 30 years along with construction that matches current code requirements to
prevent condensation. Pool Manager Jones noted the faulty air circulation added to the rust at the
old pool. A member of the ad hoc committee asked about vandalism. Councilmember Child
stated that split block can be aggressively cleaned and have vandalism block applied to it.
Councilmember Child said do not use Buehner. They will be out of business so there will be no
chance of matching our block color in the future. Councilmember Child stated there are only
three block manufacturers and some can add flecks of color. Administrator Fitzgerald noted the
specifications manual from Mr. Tippetts and his staff will specify what materials are required.
Councilmember Child recommended staying with the lighter colors. Mrs. Witney stated more
design elements questions. She suggested awnings on the windows and wider windows. Mr.
Tippetts noted that wall is a masonry wall with a metal panel above. He noted direct west sun will
put too much glare on the water in the competition pool. Mrs. Witney suggested a roofline
awning and adding a patio area. She suggested a door opening up on the street side. Pool
Manager Jones noted the competitive pool should not have doors on that side. She continued by
stating spectators should not be on the deck. Mrs. Witney suggested following the example of the
Vernal pool. Administrator Fitzgerald quoted another ad hoc committee member who wanted the
focus to stay on the revenue created by the competition pool. He noted that the loud noises
interrupting this meeting are staff working on the HVAC system. Mr. Tippetts continued by

82 noting the color rectangles become a theme on the exterior that continued into the interior of the
building. Councilmember Sorensen asked about tile. Mr. Tippetts answered it is in the locker
84 rooms on the floors and the wet area walls. Locker colors will probably be neutral. A member of
the ad hoc committee asked about track color. More questions about color followed. Mrs.
86 Whitney asked about the lifespan of the paint. Mr. Tippetts answered paint is easy to maintain
and touch up. Epoxy paint has a long life and is durable, but is more expensive. The first 8 feet
88 then cheaper paint above that. Director Fredrickson asked about surface around the pool to
address slippage. Mr. Tippetts answered that the stamped, intricately colored concrete is the same
90 as the Provo Recreation Center. Assistant Administrator Penrod noted the Provo Recreation
Center is replacing the concrete around the competition pool. Mr. Tippetts answered that the
92 broom finish at the Provo Recreation Center is not what VCBO specified. Slip resistance is
important around a pool and the stamped finish is easy to maintain. Director Fredrickson asked
94 about the children's wade pool. Mr. Tippetts explained that a Myrtha pool has a padded floor with
3/8" pad under a PVC lining that has a dotted texture. Pool Manager Jones noted we want
96 something we do not ever need to repaint. Artwork can be added to the floor. Mrs. Harris, a
member of the ad hoc committee, suggested a Red Devil stamp. Administrator Fitzgerald asked
98 about scheduling a fall bid. Mr. Tippetts noted the 1200 West decision impacts the drainage and
parking which can change the design schedule.

100

b) Golf Course Update – Craig Norman, Golf Pro

102 Mr. Norman started his presentation with details from the clubhouse remodel. He noted
several proposals for a partnership to use the clubhouse for receptions and banquets for weddings
104 and corporate events. Funding options depend on the City and adding much more parking. The
current restaurant leasee believes there needs to be new business to be sustainable. Golf alone
106 cannot sustain a restaurant. One possible partnership suggested a remodeling budget of
\$1,000,000 is necessary to add banquets and receptions. Mr. Norman asked the Council if it is
108 time for a request for bid (RFP). Finance Director Riddle stated that several partnerships seem
legitimate and asking for an RFP will determine risk and feasibility. Finalizing the project in
110 early fall is important. Administrator Fitzgerald noted that each partnership requires a capital
contribution from the City. The current contractor stated that the current budget is not enough for
112 a complete structural remodel. Dr. Wright asked if the proposals would require more investment
than capital from the city including staff time and maintenance to open the clubhouse for
114 banquets and receptions. Administrator Fitzgerald answered the revenue increase would be
considered when making that decision. Councilmember Sorensen stated parking is the largest
116 question. Finance Director Riddle noted the added events would be year round events and be
limited to evening events during the golf season. Councilmember Child requested the
118 construction be done by the start of the next golf season. Finance Director Riddle reported the
current restaurant operator's business model is a loss leader for golfers. Councilmember Child
120 asked if the venue market is saturated. Councilmember Sorensen agreed the RFP is worth it as
long as sufficient parking for golf operations. Finance Director Riddle asked if Council would
122 suggest additional needs in the RFP. He noted there are business models where the golf course is
outsourced instead of remaining in the city. Administrator Fitzgerald reminded the restaurant is

124 outsourced. Dr. Wright reported that the Museum hosts 60 weddings per year and corporate
125 events bring the total to over 100 events.

126

c) Canyon Hydro Facilities – Leon Fredrickson, Power Director

128 Director Fredrickson turned the time over to Power Generation Supervisor Matt Hancock.
129 Administrator Fitzgerald mentioned that Mr. Hancock and his staff helped get the power back on
130 today. Councilmember Sorensen asked about rattlesnakes near the hydro. Mr. Hancock stated he
131 had seen five or six over the years. Mr. Hancock asked the Council for direction concerning the
132 Hobble Creek Hydro facilities. The City built a hydro with wood penstock in 1904. It was
133 upgraded to the current hydro in the 1930's and repaired in the 1950's. The switchgear from
134 1945 broke down recently. A 30-page feasibility study compares the possible actions to be taken
135 with this hydro. An in-house repair would cost \$100,000. A complete overhaul would cost
136 \$350,000. Decommissioning and returning the land to pristine forest area would cost \$500,000.
137 The federal license and permits are up for renewal. Administrator Fitzgerald stated the Council
138 can decide to decommission, but the cost will not be recouped. Councilmember Miller asked
139 how much power does this hydro produce. Director Fredrickson answered 300 KW depending on
140 the flow of the creek and the wear on the turbine. The study indicates it is at 25%. Director
141 Fredrickson noted a tour of the area and the Bartholomew Hydro would be interesting for the
142 Council. Councilmember Child clarified where the other hydros are. Director Stapley noted there
143 are many leaks in the penstock. Mr. Hancock noted this penstock is metal and concrete which
144 will be refurbished in this project. He showed slides of the design of the hydro. The cost of both
145 proposals was covered in his next slides. Director Fredrickson stated the current license is up for
146 renewal in the year 2032. There are 16 years left on the current license. Inspections to continue
147 the license happen every year. This spring, the inspector, asked for information on the repair.
148 Relicensing takes 2 years because the City must work with the Forest Service, the BLM and the
149 Corp of Engineers. Mr. Hancock continued by stating RTI (return on investment) would occur in
150 12.5 years on the first proposal and 10.36 years on a second proposal. Decommissioning costs
151 \$500,000 with no RTI. Mr. Hancock says his staff can do it for \$100,000. He stated the City
152 Fathers were insightful 30 years ago. Director Fredrickson recommends meeting the current
153 license. He is against decommissioning the hydro. Minimal refurbishing done with engineering
154 and internal staff would get it back online. Councilmember Conover says the \$350,000 proposal
155 sounds like a better plan. Mr. Hancock agrees. Councilmember Child stated Lower Bartholomew
156 and Spring Creek have no production. Councilmember Miller noted there is value in the hydro
157 because it is a green resource. Director Fredrickson noted the Federal Government does not
158 reward a green resource at this time, but may in the future. Mr. Hancock mentioned grant money
159 is available. Councilmember Creer asked if the energy produced will be more than \$350,000.
160 Councilmember Miller asked if Mr. Hancock needs a recommendation. Administrator Fitzgerald
161 noted this presentation is informational. Councilmember Miller wants staff to research grants.

162

3) MAYOR, COUNCIL, ADMINISTRATIVE REPORTS

d) Discussion with Department Directors

164

166 Director Stapley reported a mill and overlay project for 900 South and Riverbottom Road
near the High School starting tomorrow morning at 8 a.m. Union Pacific Railroad is meeting
here on Thursday to discuss the crossing.

168 Director Fredrickson thanked all departments for helping with the power outage.
Administrator Fitzgerald noted this power outage acted as a test under load on this building.
170 Lieutenant Caron reported that our dispatcher moved to the Utah County location to dispatch 911
calls. Administrator Fitzgerald noted a backup to the backup generator is in the budget.

172

e) Commission, Board, and Committee Minutes

174 i. Spanish Fork/Springville Airport Board minutes for June 02, 2016

f) Mayor and Council Reports

176

CLOSED SESSION, IF NEEDED – TO BE ANNOUNCED IN MOTION

178 *The Springville City Council may temporarily recess this meeting and convene in a closed*
session to discuss pending or reasonably imminent litigation, and the purchase, exchange,
180 *or lease of real property, as provided by Utah State Code Annotated §52-4-205*

There was no closed session

182

ADJOURNMENT

184 COUNCILMEMBER CHILD MOVED TO ADJOURN THE WORK/STUDY MEETING OF
THE SPRINGVILLE CITY COUNCIL AT 6:53 P.M. COUNCILMEMBER CREER
186 SECONDED THE MOTION, ALL VOTED AYE.



STAFF REPORT

DATE: July 27, 2016

TO: Honorable Mayor and City Council

FROM: J. Fred Aegerter, Community Development Director

SUBJECT: **RD DEVELOPMENT GROUP SEEKING AN AMENDMENT TO THE LAND USE MAP OF THE GENERAL PLAN FROM COMMERCIAL/RESIDENTIAL OPTION 1-3 TO MEDIUM-HIGH DENSITY RESIDENTIAL AND FROM INDUSTRIAL MANUFACTURING TO MEDIUM DENSITY RESIDENTIAL AND AN AMENDMENT TO THE OFFICIAL ZONE MAP FROM HC-HIGHWAY COMMERCIAL AND L-IM – LIGHT INDUSTRIAL MANUFACTURING TO THE R1-5 SINGLE-FAMILY AND RMF-1 AND RMF-2 MULTI-FAMILY RESIDENTIAL ZONE FOR 45.5 ACRES OF PROPERTY IN THE AREA OF 750 NORTH 1750 WEST.**

RECOMMENDED MOTION

Motion #1 – General Plan Land Use Map Amendment

Move to DENY the request to amend the Land Use Map element of the General Plan from the Commercial/Residential Option 1-3 to Medium-High Density Residential and from Industrial Manufacturing to Medium Density Residential for 45.5 acres of property in the area of 750 North 1750 West.

Motion #2 – Official Zone Map Amendment

Move to DENY the request to amend the Official Zone Map from the HC-Highway Commercial Zone to the RMF-2 Multi-Family Residential and from L-IM Light-Industrial Manufacturing to the RMF-1 Multi-Family Residential and R1-5 Single-Family Residential Zones for 45.5 acres of property in the area of 750 North 1750 West.

SUMMARY OF ISSUES/FOCUS OF ACTION

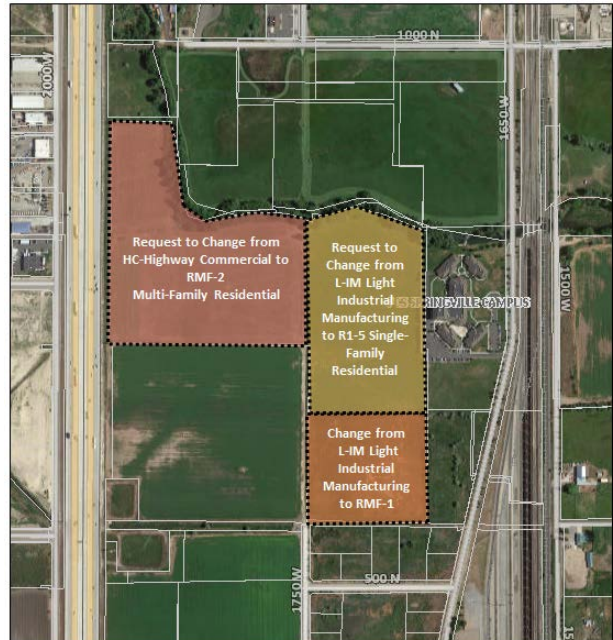
1. Does the proposed request meet the requirements of Springville City Code, regarding amendments to the General Plan?
2. Does the proposed request to rezone this property meet the requirements of the Springville City Code, particularly 11-7-1, Amendments to the Title and Zone Map?
3. Does the request maintain the intent of the General Plan?
4. Is the proposal in the best interest of Springville City?

CITY COUNCIL AGENDA

August 2, 2016

BACKGROUND

The RD Development Group is interested in rezoning the 45.5 acre parcel of land to residential. The property lies east of I-15 with Hobble Creek running adjacent the property to the north. To the east is the Provo Canyon School and the Overland Industrial Park is adjacent to the south. The only access currently to the property is from an unfinished segment of 1750 West via 500 North through the Overland Industrial Park.



Currently the property is zoned Highway Commercial and Light Industrial-Manufacturing. The General Plan includes three option maps covering this area and on all three maps, this area is identified with a commercial or residential option. This identification is an effort to help find ways to lessen the amount of land zoned commercially and create a better balance between the amount of commercial and residential land in the City.

The General Plan also includes an objective (Land Use and Population Element, Objective 2) Strategy 2-E that points to the need of creating cohesive residential neighborhoods with a variety of housing types and densities which includes services and amenities that contribute to desirable, stable neighborhoods. Strategy 2E identifies a minimum population of 3,500 for the neighborhood at the time the area is built-out. This has been an important strategy to help ensure there is



enough critical population mass for parks, churches and other types of neighborhood services. Isolated neighborhoods tend to create a number of issues for residents residing in them and the City. We have experienced those concerns with the Five Star/Brookline development.

The objective and strategy referred to above can be achieved in this area, but it will take the efforts of property owners coming together to decide the future of that area and being able to achieve a mix of housing types and sufficient area to achieve the minimum cohesive population identified. While the applicant has proposed a residential mix, which is in keeping with the Plan, the current proposal does not meet the criteria for establishing the minimum neighborhood size. The applicant has talked with property owners in the area, but none are currently willing to commit to rezoning property residentially.

While there is potential for residential in this area, Staff would recommend denial of the request until property owners work together to determine their recommendation for this area and act on that decision by either petitioning to rezone the property to residential or retain the commercial. While rezoning to residential may occur, more work needs to be done with buy-in and commitment to residential zoning from property owners in the area.

DISCUSSION

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the proposed amendments on March 3, 2016 and had the following comments/concerns for the applicant:

- Property falls entirely within the new FEMA floodplain maps;
- There is a past history of this area flooding;
- Area is isolated from any other residential properties;
- Will cause a strain on public services, such as, safety, garbage and snow removal, etc.

PLANNING COMMISSION CONSIDERATION AND RECOMMENDATION

The Planning Commission reviewed the request at the July 12, 2016 meeting, in which a public hearing was held. The minutes from that discussion are below:

Director Aegerter explained the area included in the request and mentioned that the only access to the property currently is via 1750 West and 500 North. Comments from the Development Review Committee (DRC) were reviewed, which included, the property falls entirely within the new FEMA floodplain maps; there is a past history of this area flooding; the area is isolated from any other residential properties; and residential development will cause a strain on public services, such as, safety, garbage and snow removal, etc..

Director Aegerter mentioned the General Plan includes three option maps covering this area and on all three maps, this area is identified with a commercial or residential option. The Land Use

CITY COUNCIL AGENDA

August 2, 2016

and Population Element of the General Plan includes the strategy that points to the need of creating cohesive residential neighborhoods and identifies a minimum population of 3,500 for the neighborhood at the time the area is built-out. Director Aegerter also pointed out that the Lakeside Community has 350 plus acres available for residential development and the Westfields Community has an additional 500 plus acres of undeveloped land available for residential use. Director Aegerter stated that staff's recommendation is to deny the request based on the policies in the General Plan and concerns with creating an isolated neighborhood based on timing due to not having all the property owners in the area willing to buy in at the time to create the needed population.

Dave Morton with RD Development Group thanked Director Aegerter for his efforts, even though they might not agree with staff's recommendation. Mr. Morton explained that he hopefully can shed additional light on their proposal. The approximate depth of the area is approximately one-half mile deep and in their opinion will make developing the entire commercial area very difficult, which is probably why development hasn't already occurred. Mr. Morton explained they believe what they are proposing supports Springville City's General Plan and will provide for a better balance between commercial and residential land. They feel the proposal also supports Springville's economic corridor focus by incenting commercial development in the area. They feel the development will continue the building of 1750 West and provide a catalyst for its completion. They also feel the proposal is consistent with other developments in Springville City.

Mr. Morton mentioned that in the economic plan for Springville City, there were five initiatives specific to the North Interchange District. The first initiative was connecting 1750 West to 400 South to encourage development and in addition it states in the fourth initiative that residential housing may be an option on the south side of this district as 1750 West approaches the creek. Mr. Morton briefly addressed the comments from DRC. As far as the property falling entirely within the new FEMA floodplain maps and having a past history of flooding, they feel that is mostly in part because of UDOT and some of the things they have done there and they would work with UDOT to focus on that area and mitigate any problem and regardless of what you put there, whether commercial or industrial you will still have the flooding issues, so it will have to be resolved no matter what uses are allowed to go there. He also mentioned they have also been working with the Division of Wildlife Resources to provide a trail or berm along Hobble Creek.

Mr. Morton stated that in regards to the next two concerns from DRC that the area is isolated from any other residential properties and will cause a strain on public services. He commented that the proposed project is less than 400-feet from the closest Westfield's subdivision and would not look at that as being isolated and is 4000-feet closer than the Brookline development is to any other subdivision and felt that what they are proposing is consistent with what the City has already allowed.

Mr. Morton addressed staff's recommendation in regards to the property owners' in the overall area needing to work together to determine their recommendation for this area. He mentioned that as we have met with staff over the last 6 months, we were asked to show a plan how the

desired 3,500 population could be achieved. As we proposed the plan to the adjoining property owners, one of which is PRI and cannot consider any land acquisitions for 5 years because of the Smith's development. The other property belongs to Harward Farms who is not interested in developing at this time. In review if we are held to the 3,500 population, that we are somewhat held hostage to the surrounding property owners.

Ryan Anderson also representing RD Development Group, showed a sketch up version of a possible residential development that could occur on the property, showing both multi-family and single-family housing. The proposal shows a connection into 1650 West via property currently owned by IPA, which they are in negotiations with on obtaining the property so they do not have to solely utilize the road extending through the adjacent industrial area. Mr. Anderson feels that this development will generate the completion of 1750 West sooner than later and do not feel it's isolated and see it as an extension of Westfields but with a railroad track between them.

CM Farrer asked when they would know more on obtaining the property from IPA and felt the proposed access would be critical to this proposal. Mr. Anderson he was meeting with them the following day and is confident they can get it, where it's just surplus property.

CM Young opened public hearing:

Karen Ifediba – 450 South 100 East, Springville, stated it looks to her this property is isolated and does not look like it would be linked to anything else. The railroad track isolates people and does not think that just because there may be residential east of the tracks connects this property. She mentioned she did not understand why the developers have to find random pieces of land and feel they have to develop them immediately. She recalled when the Utah County Housing Authority attempted to develop a piece of property that was on the far north end of Springville by Banner Bank and was denied because it wasn't a good place to put elderly residents because of the lack of services for residents in that area. She concurred with what was said by the DRC where they indicated they do not feel this is the time to do this. In Springville we want to have people feel like they are part of the overall community. She stated she doesn't think a developer is there to be gratuitous to make sure 1750 West gets all the way constructed and they are just there to make money.

CM Baker moved to close public hearing. CM Clyde seconded the motion. The vote to close the public hearing was unanimous.

Ryan Anderson wanted to address Ms. Ifediba's comment about the property being isolated. He stated that if we are calling this isolated that we are calling the Camelot development isolated that has a population of about 1,500. Another clarification we did not say we were going to develop 1750 West, but just our portion.

Consideration:

CM Baker asked about how the Camelot area was created. Director Aegerter explained that development occurred prior to the policy that is in place and the policy was mainly created because of many of the complaints received from the residents stating they don't feel a part of the community. He also mentioned there is a proposal for a railroad crossing at 900 South that will provide for connectivity for those residents. CM Baker mentioned she drove through the proposed area and felt it is definitely isolated because of the railroad tracks. She also agreed with the need to have all the property owners working together, otherwise we could end up with a small pocket of isolated residential.

COMMISSION ACTION: CM Baker moved to recommend *denial* of approval, as the proposal doesn't meet the intent of the General Plan and would not be in the best interest of Springville City. CM Ellingson seconded the motion. All members voted aye.

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Michael Farrer	X	
Frank Young	X	
Genevieve Baker	X	
Karen Ellingson	X	
Michael Clay	Excused	
Brad Mertz	Excused	
Carl Clyde	X	

ALTERNATIVES

1. Adopt the General Plan Map and Official Zone Map amendment(s) as proposed;
2. Amend and adopt the proposed amendment(s);
3. Reject the proposed amendment(s).

Laura Thompson
Planner II

cc: Dave Morton
Ryan Anderson