



**MINUTES OF THE WORK / STUDY MEETING  
OF THE CITY COUNCIL  
OF THE CITY OF SPRINGVILLE, UTAH  
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET  
JANUARY 21, 2014 – 5:15 P.M.**

The following are the minutes of the Work/Study Meeting of the Springville City Council. The meeting was held on **Tuesday, January 21, 2014 at 5:15 p.m.** in the Springville City Civic Center Council Chambers, 110 South Main Street, Springville, Utah. Adequate 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.

Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were present: Councilmember Richard Child, Councilmember Craig Conover, Councilmember Christopher Creer, Councilmember Dean Olsen, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City Administrator/Finance Director Bruce Riddle, Assistant City Administrator/City Attorney John Penrod, and City Recorder Venla Gubler. Also present were: Community Development Director Fred Aegerter, Power Director Leon Fredrickson, Water Reclamation and Storm Water Superintendent Juan Garrido, Police Lieutenant Dell Gordon, Administrative Services Manager Rod Oldroyd, Water Reclamation Plant Supervisor Rick Roberts, Buildings and Grounds Director Alex Roylance, and Museum of Art Director Dr. Rita Wright.

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

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

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

5:15 p.m.,

**COUNCIL BUSINESS**

1) **Minutes**

There were no minutes to review.

2) **Calendar**

- January 29 – ULCT Local Officials Day at the Legislature
- January 29 – Budget Retreat, 2 PM, Multipurpose Room
- February 4 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- February 11 – Work/Study Meeting 5:15 p.m.
- February 17 – Presidents' Day, City Offices Closed
- February 18 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.

Mayor Clyde noted the ULCT Local Officials Day at the Legislature would be in the morning, and the Budget Retreat would convene at 1:00 p.m. here in the Multipurpose Room. He asked if there were other items. Recorder Gubler reminded him about the Council pictures to be taken on February 4, 2014 before the Work/Study meeting. The Council was asked to meet at Snelson's at 4:30 p.m. then come to the Civic Center for dinner and the meetings that night.

**3) Discussion on this evening's Regular Meeting agenda items**

- a) Invocation – Councilmember Olsen
- b) Pledge of Allegiance – Councilmember Child
- c) Consent Agenda
  - (3) Approval of all City purchase orders properly signed (SCC §2-10-110(5))
  - (4) Approval of a Resolution amending Resolution #2013-31 to include procedures for computing residential water rates for users served through a Master Meter – Brad Stapley, Public Works Director
  - (5) Approval of an annual 5-percent increase in the ground lease rate for General Atomics until the lease rate reaches parity with other commercial ground leases in a similar zone at the Spanish Fork/Springville Airport – Cris Child, Airport Manager
  - (6) Approval to accept Open Space A in the Rivers Subdivision for the continued use of a detention basin by the City and for a temporary and a perpetual construction easement of the Mapleton Springville Pipeline, Phase 2, by the U.S. Bureau of Reclamation – John Penrod, Assistant City Administrator/City Attorney

Mayor Clyde asked if there were any questions on the consent agenda. Councilmember Sorensen asked about the quit claim deed on the item regarding the Rivers Subdivision. Attorney Penrod explained the deed. Administrator Fitzgerald reported that there was a need for a closed session regarding property.

Mayor Clyde asked if there were questions on the regular agenda. Councilmember Sorensen asked about pending development of a retirement facility and if this was included on the zoning map. There was a discussion about the zoning map and the definition change for senior independent living facilities. The concept was explained and the zones pointed out where the type of use would be allowed.

Councilmember Child thanked the Council for attending the South Utah Valley Municipal Water Association (SUVMWA) dinner and meeting. He noted that the discussion at the meeting was interesting. Mayor Clyde asked if the purpose of SUVMWA was explained. Councilmember Child replied that he had a better understanding. Councilmember Creer commented that the problem was explained, but no agreement was reached on a solution or how to pay for it. The other Councilmembers agreed. Mayor Clyde asked if there was other discussion. There was none.

**4) DISCUSSIONS/PRESENTATIONS**

- a) **Museum of Art** – Dr. Rita Wright, Museum of Art Director

Museum of Art Director, Dr. Rita Wright commented that, although this was her second presentation to the Council since her appointment as Director, there were new Councilmembers, so she would review her first presentation. She offered the Mission Statement of the Museum, and thanked the Council for their support. She presented ideas on the purpose and value of art. She suggested that quiet spaces are as important as active spaces, and that thinking creatively is just as valuable in business as in the art community. She reported that the Springville Museum of Art's "niche" is in offering educational value, a place of self-reflection and respite, and to encourage imagination and innovation. She suggested that the museum is not competitive, but complementary to the other pursuits of Springville residents and citizens of the State.

Dr. Wright offered a short history of the museum, and shared her strategies for the future of the museum. These include collecting, preserving, and sharing. She offered the ways she plans to implement her strategies. She reported that her goal is to make the museum part of the community, so that residents feel ownership and connection to the facility and its collection. She wants to improve customer service and community relations, encourage higher visitation rates, and make the facility safe and well-maintained. She would like to increase the professionalism of the volunteers by conducting surveys to assess the perception of the community and offering training for volunteers and staff. She would like to update technology, develop a marketing plan, and start new programs to encourage visitor attendance. She would like to implement more docent led tours so they can be educational. She reported that the number of tours now average 5-a-day instead of 5-a-month.

Dr. Wright offered a list of upcoming shows, exhibitions, and programs. She reported that artists place a great deal of trust in the museum to protect their art, so security, emergency plans, and risk management are extremely important. She displayed a list of her staff and their responsibilities, and a financial report. She thanked the Council for understanding why the museum is so important to the community.

Councilmember Sorensen commented that he has been amazed at the original pieces of art in schools throughout Utah. Dr. Wright encouraged him to promote donation to the museum. Mayor Clyde asked about plans to replace a curator position. Dr. Wright replied that she has interim helpers, but would like to see a more stable curatorial position. Mayor Clyde suggested that the City adjust some funds and get help from the association in order to hire for that position. He asked for a discussion on this subject for the budget retreat. Mayor Clyde commented that it would be nice to find ways to get community members more involved. It would help to build support for the museum. Dr. Wright shared some of her ideas to accomplish this goal. Mayor Clyde observed that if community members donate their time, they feel better about their investment. He asked about staffing issues and whether programs have been cut. Dr. Wright replied that they have targeted programs to meet community expectations and target audiences. The Council thanked Dr. Wright for her presentation.

**b) Discussion of a proposed Ordinance adopting Title 4, Chapter 14 regarding the Water Reclamation Facility & Sewer Collections Division of the Public Works Department – Brad Stapley, Public Works Director**

Director Stapley reported that the City Code combines water and sewer departments. This proposed amendment will separate the two divisions. He introduced Superintendent Juan Garrido. Mr. Garrido offered a short history of the ordinance. He then offered a review of the notable changes. He reported that the ordinance does not currently specify the owner of the sewer lateral. The new ordinance will stipulate that the homeowner is the responsible party.

Administrator Fitzgerald reported that this has been the City's policy in the past, but this will make the ownership specific. He observed that many entities treat this issue differently, but he wanted to make the Council aware of the impacts of this decision. This puts the ownership and responsibility for the lateral from the house to the main in the street to the homeowner. If there is an issue, there is the cost of pavement and concrete to consider. Director Stapley reported that one private homeowner just spent over \$10,000 to fix a lateral. Superintendent Garrido reported that over 90-percent of cities responded to a survey that found most just own the main pipeline. The responsibility of the lateral goes to the homeowner. Many state that the issues in the lateral are caused by the homeowner, so they should assume responsibility.

Councilmember Sorensen asked if there are other ways to fix a lateral from digging it up. The reply was that there are, but the options to fix are dependent on the type of pipe and the type of blockage. Treatment Plant Operator Rick Robert reported that most of the costs are traffic control.

Superintendent Garrido commented that another hot topic is the required use of public sewer. He noted that there are still some septic tanks in the City. He feels that the City should be issuing those permits so the use of septic tanks can be tracked and policed. Councilmember Conover asked if there were many septic tanks. Superintendent Garrido replied that there are 110 septic tanks in use in the City. The homes on Canyon Road received a waiver to connect because they are lower than the road, but most are on Old South Main. He reported that the current ordinance requires connection if the pipelines are within 250-feet. There is not waiver offered for gravity-flow impedance. He reported that the proposed ordinance allows waivers in certain circumstances. He added that if a septic tank creates a health or hazardous situation, the connection must be made, and there is also a provision that addresses sewer laterals that cross neighboring parcels. The final requirement is the keeping of maintenance records on septic tanks.

Councilmember Sorensen asked who would be responsible for maintaining those records. Superintendent Garrido replied that the Public Work Department would help homeowners keep those records. Councilmember Olsen asked if most of the septic tanks are in the south end of Springville. Superintendent Garrido replied yes, but some older homes all over town are still on septic tanks. Councilmember Olsen asked if they are all over 250-feet from a sewer pipeline. Superintendent Garrido replied no. Some are within that limit.

Superintendent Garrido reported that the proposed ordinance requires new septic tank permits to be recorded in the County Recorder's Office so there is a record for a new purchaser and protection for new buyers. He added that the treatment part of the proposed ordinance reduces prohibited discharges from 17 to 11 and limits pH from 5.5-11 to 5-12. He commented that if the Council has no changes, the proposed ordinance would be sent to the Utah State Department of Environmental Quality for a 30-day comment period. Councilmember Sorensen

asked if the Planned Unit Development at the mouth of Hobble Creek Canyon was still on a septic system. Director Stapley replied that this development was connected to the City sewer in 2004. Mayor Clyde asked if there was other comment or questions. There was none.

## 5) **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

### a) **Board of Adjustment** – Councilmember Dean Olsen

Councilmember Olsen reported that the Board of Adjustment meets on an as-needed basis. They are limited by State Law on when they can give a variance through five criteria. He listed the criteria. He reported that the last Board meeting was in February of 2013. He complimented Planning and Zoning staff for doing a good job of screening applicants. He reported that the last training session for Board of Adjustment members was in 2011, and another would be held this year. Mayor Clyde asked how often the Board usually meets. Councilmember Olsen replied that they usually only meet once a year.

### b) **Chamber of Commerce** – Councilmember Rick Child

Councilmember Child reported that the Chamber has hired a new Director, Shirlene Jordan. The installation banquet is schedule this week. The Chamber will be honoring the Citizen of the Year and the Business of the Year at the banquet. This year the Citizen of the Year is Rod Oldroyd, and the Business of the Year is Reams. He commented that he feels the Chamber is moving up and is looking forward to new office space in the Civic Center. Mayor Clyde reported on the location of the office space. Councilmember Conover suggested that the business license clerk be asked to send new business owners to the Chamber office. Mayor Clyde observed that he feels the Chamber will become a more strong and effective voice for business with support and encouragement from the City.

## **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 §52-4-205*

COUNCILMEMBER CHILD MOVED TO TEMPORARILY ADJOURN THE WORK/STUDY MEETING AT 6:31 P.M. AND CONVENE IN A CLOSED SESSION AS PROVIDED BY U.C.A. §52-4-205 FOR THE PURPOSE OF DISCUSSING THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY. COUNCILMEMBER OLSEN SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS: COUNCILMEMBER CHILD – AYE; COUNCILMEMBER OLSEN – AYE; COUNCILMEMBER CONOVER – AYE; COUNCILMEMBER SORENSEN – AYE; AND COUNCILMEMBER CREER – AYE. THE MOTION CARRIED UNANIMOUSLY.

THE WORK/STUDY MEETING WAS RECONVENED BY CONSENSUS AT 6:44 P.M.

## **ADJOURNMENT**

COUNCILMEMBER CHILD MOVED TO ADJOURN THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL AT 6:45 P.M. COUNCILMEMBER CREER SECONDED THE MOTION, AND ALL VOTED AYE.