



**MINUTES OF THE BUDGET RETREAT  
OF THE CITY COUNCIL  
OF THE CITY OF SPRINGVILLE, UTAH  
JANUARY 29, 2014 – 1:00 P.M.**

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8 The following are the minutes of the Budget Retreat of the Springville City Council. The  
meeting was held on **Wednesday, January 29, 2014 at 1:00 p.m.** in the Springville City Civic  
Center Multipurpose Room, 110 South Main Street, Springville, Utah. Adequate notice of this  
10 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 Rick Child, Councilmember Craig Conover, Councilmember  
Christopher Creer, Councilmember Dean Olsen, Councilmember Chris Sorensen, City  
16 Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod,  
Assistant City Administrator/Finance Director Bruce Riddle, and City Recorder Venla Gubler.

18

**WELCOME AND INTRODUCTION**

20 Mayor Clyde welcomed everyone at 1:06 p.m. and turned the time over to Administrator  
Fitzgerald. Administrator Fitzgerald commented that the purpose of this Budget Retreat is for the  
22 Council to give guidance to staff in order to help prepare the budget. He reported that the budget  
would be brought back to the Council in April to see if they are satisfied with the results. The  
24 intent of the budget is to do things for the community. He noted that the Council may have heard  
that revenues are sufficient to take care of the needs and sustain current levels of service.  
26 However, there is going to be a balancing act—changes in current services to allow additions in  
other areas. He observed that this is part of the Council’s guidance. He informed the Council that  
28 the first hour will be used to set the stage on what is going on in the economy and the issues  
facing the City. After dinner, the time is reserved for broader thinking and other things to capture  
30 in the budget. He noted that breaks will be called as needed. He turned the time over to Director  
Riddle.

32

**REVIEW OF FY2014 BUDGET THROUGH 6-MONTH ACTUAL**

34 Director Riddle distributed a handout to the Council and those present. He reported that  
he does not budget on a monthly basis; however, he did compare the funds to the annual budget  
36 so that the Council would know where the funds stand. He reviewed the columns and explained  
how he had calculated the percentage of budget expended. He noted that not every fund was in  
38 the handout because some have little activity. He asked the Council to turn to the General Fund.  
He noted that tax revenue collections are ahead of schedule. They are about 4-percent above last

2 year's actual and 3-percent above budget. He added that property taxes were received from Utah  
3 County in December. He noted that revenues are lower than normal on most of the other  
4 revenues line items. He directed attention to expenditures and noted that most departments are  
5 below or on budget. There are few ahead of schedule.

6 Director Riddle directed attention to the Water Fund. He pointed out that revenues are  
7 below last year's numbers, but he is not worried. The Fund just appears to be behind pace, but  
8 noted that revenues in this fund are weather-driven. Mayor Clyde asked about the "Other" item  
9 line. Director Riddle replied that this line includes grant revenue for a detention basin that was  
10 not in previous budgets so there is no history. Mayor Clyde commented that the next step is to  
11 look for "out-lyers." Director Riddle agreed, and noted that this is a good start. He noted the  
12 impact fee projects for the Water Fund include the Bartholomew Pond and the water line  
13 replacement on Main Street.

14 Director Riddle directed attention to the Sewer Fund. He noted that the Sewer Fund  
15 tracks the Water Fund, so it is also below normal. He asked the Council to turn the page to the  
16 Electric Fund. He noted that this fund is doing well. He commented that the cold weather has  
17 driven revenues up. He mentioned that the permits on the Outlook project have been issued, but  
18 the revenues were not budgeted, and the materials needed to put in electric infrastructure also  
19 have not been budgeted. The next report will show increases in revenues and expenditures, and a  
20 budget amendment will be required.

21 Director Riddle next pointed out the Storm Water Fund. He noted that this fund is  
22 tracking where it should be. He asked the Council to turn to the Solid Waste Fund. He reported  
23 that this fund is seeing modest growth in the recycling portion. He commented that the City is  
24 not marketing this fund, but if customers ask they are signed up. Councilmember Sorensen asked  
25 about the "Other" revenues in this fund. Administrator Fitzgerald reported that this line includes  
26 impact fees mostly, but there is also some interest income. Councilmember Sorensen commented  
27 that the amount feels high. Director Riddle replied that the line item includes \$440,000 in impact  
28 fees.

29 Administrator Fitzgerald reported that the Building Division budget is behind on  
30 revenues until December 2013. The new outlook for January is high because of the Outlook  
31 Development.

32 Director Riddle directed attention to the last page of the handout, the Golf Fund. He  
33 observed that this fund concerns him. He reported that a discussion on this fund is scheduled for  
34 later in the meeting. He noted that the fund is behind pace even on an average of the last five  
35 years. He reported that the he had consciously budgeted a small increase in revenues in the Golf  
36 Fund hoping to see resurgence with the rest of the economy. This has not happened. He  
37 suggested that as the budget is prepared for next year, a "pull back" on revenues may be dictated.  
38 Mayor Clyde commented that the Department may have to find ways to cut expenses.

Councilmember Conover suggested that the better option would be to build revenues. Mayor Clyde observed that the trend nationwide is falling attendance at golf courses.

#### **REVIEW OF DASHBOARD AND PRIORITIES FOR NEW DOLLARS**

Administrator Fitzgerald distributed a handout. He reported that the handout is on the City's website as part of the transparency pages. He pointed out trends regarding debt load, property tax rates, public safety, quality of life, and comparisons of power, water, and sewer rates. He noted that the only downward (red) trend is in the perception that tax dollars are being spent wisely. He noted that the majority still agree with the statement, but the trend is down. He asked if the Council would like any targets adjusted.

Councilmember Sorensen asked if the City's goal is to raise water rates to match neighboring communities. Administrator Fitzgerald replied that this is a question for the Council. Councilmember Sorensen observed that he would like to see rates tied to the cost of operations and maintenance. Councilmember Conover asked how the comparable cities were determined. The rationale was explained. Councilmember Conover asked if there would be comparisons on the secondary system in the future. The reply was yes.

Director Riddle commented that Rocky Mountain Power just applied to the Public Service Commission for a rate increase. He reported that this application has become an annual exercise. The Council discussed increasing rates an inflationary amount to keep from raising rates in larger jumps infrequently. Administrator Fitzgerald verified that the Council's direction was to increase nominal, inflationary amounts as necessary. There was a discussion on the punitive rates for large users in the water rates that promote conservation. Administrator Fitzgerald asked if the Council feels the tiers are in the right place. He noted that the bottom tier is really low. He directed attention to the charts of responses to the survey questions regarding priorities for spending additional funds. He pointed out the citizen priorities and top issues.

Councilmember Creer noted that numbers are down from 2007 in regards to recreation center. He asked if more are satisfied with the current options available. Administrator Fitzgerald replied that he feels this statement is true. There were questions about the survey methods, the number of responses, and when the survey is taken. Administrator Fitzgerald replied to these questions. Councilmember Conover asked why the recreation center was not included in the priority section in 2013. Administrator Fitzgerald replied that it was just missed in this section. There were several questions in other sections.

#### **FINANCIAL FORECAST**

Director Riddle gave the Council a trivia quiz on the budget numbers and City operations. He then explained that he wanted to show the Council the "budget drivers" that affect the budget significantly. He displayed personnel numbers, bonded indebtedness, etc. Councilmember Olsen asked how much is still owed on the Park bond and how many years were

2 left to pay. Director Riddle replied with the numbers and then explained that the collection of  
3 impact fees has been down over the recession, so the payments have been made from a reserve  
4 fund. The reserve fund is expected to replenish this year.

5 Director Riddle demonstrated the impact of personnel costs on the budget. He noted that  
6 this number assumes no additional services; however, some areas have had service level  
7 increases, such as fire/ems and parks. The Council will need to decide when to take the final  
8 steps into a full-time fire/ems service and consider the impact of those steps. Mayor Clyde  
9 reported that the goal is 2020. There was a discussion of response crews and how Springville  
10 compares to Provo/Orem and Lehi.

11 Councilmember Olsen asked how much Obamacare has affected personnel costs.  
12 Director Riddle replied that the City is absorbing the impact this year. Administrator Fitzgerald  
13 added that the non-tax impact has been paid by the City, including fees and administrative costs.  
14 The mystery number is the impact on the health care markets. Director Riddle reported that the  
15 City also has covered reclassification costs, and dependent costs. Mayor Clyde asked if the City  
16 had taken steps to cut the City's costs by reducing coverage and asking employees to pay more.  
17 This was confirmed and the steps taken explained.

18 Director Riddle explained the City's debt burden, including payments on the Municipal  
19 Building Authority lease and the Library General Obligation bond. He then reviewed the  
20 economic indicators and noted that Utah has been fortunate. He commented that unknowns so far  
21 are the effects of competition from the new Wal-Mart in Spanish Fork on sales tax revenues from  
22 Springville's Wal-Mart, and federal mandates on the minimum wage. He displayed a chart of his  
23 projections, and explained the transfers from the Enterprise Funds. Mayor Clyde asked about the  
24 proposed legislation to make transfers illegal. Administrator Fitzgerald reported that voters in  
25 Kaysville elected to ban transfers from the Enterprise Funds to the General Fund. Director  
26 Riddle added that the cities are receiving pressure from the State Auditor as well. He noted that  
27 the City's audit this year included a finding regarding utility payments from the Departments.  
28 The State Auditor feels that rate payers should be notified as he considered Departments not  
29 paying utility fees as part of the transfer. Springville will need to adjust procedures to comply.  
30 He predicted a modest growth in revenues for the coming year, and increases mostly in  
31 personnel. He predicted less money available for capital projects.

32 A break was called at 2:20 p.m.

33 **DISCUSSION ON SIGNIFICANT ISSUES FACING THE CITY IN THE COMING**  
34 **YEAR**

35 The discussion resumed at 2:30 p.m.

36 Administrator Fitzgerald displayed estimated costs for development and draft designs for  
37 Bartholomew Park, the Community Park, the Rivoli Theater, and a Recreation Center.  
38 Administrator Fitzgerald reported that the survey data indicates a drop off in interest for

2 recreational and cultural facilities. He noted that the addition of the splash pad, the Library, new  
3 soccer fields, and the Winter Recreation program have produced a shift in public opinion. Mayor  
4 Clyde noted that those in the very low and very high categories have shot up. He noted that  
5 residents are opinionated, and although more people recognize the need for a recreation center,  
6 the support for an outdoor pool has dropped by 25-percent since 2009.

7 Mayor Clyde commented that there was a strong opposition to the recreation center bond,  
8 and the proposed recreation, arts, and parks (RAP) tax as well. He suggested that the RAP tax  
9 did not pass because of the opposition to the recreation center. He asked if the City can work to  
10 swing voters in favor of the tax. There was discussion on his suggestion.

11 Administrator Fitzgerald displayed the amount of reserves, and the amounts available for  
12 each of the projects. He noted that it would take \$3 million to build the baseball complex for the  
13 Community Park. He displayed the concept. He added that it would take \$6 million to complete  
14 the park to 1200 West. He informed the Council about the range of amounts needed to construct  
15 a recreation center. He reported that the Bartholomew Park pond would be open to the public in  
16 2015. It would take about \$1.5 million to do the green space and parking for the park. As far as  
17 the Rivoli, \$100,000 has been budgeted this year. Another \$100,000 is needed to open the  
18 facility. Another \$700,000 would make the facility very nice. He added that none of the  
19 estimates given include operation costs. He opened the discussion to the Council to discuss  
20 priority, preferred revenues, etc.

21 The Council discussed the Nebo School District's willingness to allow the City's use of  
22 the old Junior High for a Recreation Center. It was noted that the school district has indicated  
23 their willingness to participate in a recreation center to the tune of \$2 million if the project  
24 includes a competition pool. The school district's plans for the old junior high were explained;  
25 costs to improve the old facility were estimated; and, challenges to overcome were explored.

26 The Council discussed other possibilities for locating a recreation center, including Child  
27 Park, the Gammel property, the old Westside School, and a parcel in the west fields. The pros,  
28 cons, and challenges for each option. The reasons for the recreation center bond not passing were  
29 explored. The possible phases of building a recreation center was discussed.

30 Councilmember Child commented that the pond in Bartholomew Park is funded by a  
31 grant. If the City develops that park first, outdoor swimming options (along with the splash pad),  
32 are realized. Councilmember Conover agreed that the Bartholomew Park should be prioritized  
33 first. Mayor Clyde asked if impact fees can be used to construct this park. Administrator  
34 Fitzgerald replied that reserves were used to construct the splash pad and the soccer fields.  
35 Councilmember Sorensen and Councilmember Creer also agreed that Bartholomew Park should  
36 be first. Administrator Fitzgerald suggested that access to the pond does not have to be free, and  
37 that could be a possible source of revenue. Councilmember Sorensen asked if the City is required  
38 to post lifeguards there. The reply was no. However, the revenue could go to building restrooms  
and a playground, and operation costs.

2 Councilmember Conover suggested that the Rivoli should be one of the first. He noted  
4 that the theater blights Main Street. The Council discussed options for the Rivoli, including  
6 putting the facility up for sale, costs for improvements, level of improvements, alternatives for  
8 community theater in Springville, and soliciting donations or asking for a RAP tax for  
10 improvements and operation expenses. Mayor Clyde asked if there was any interest on the  
Council's part to construct the swimming pool part of a recreation center. Administrator  
Fitzgerald replied that he knows all of the projects are a high priority, but the planning will need  
to have a two-year, or three-year plan for each. Mayor Clyde replied that knowing possible  
revenues sources would help to determine the plans. It was decided to go to the next agenda  
item.

## 12 **REVENUE OPTIONS**

14 Director Riddle displayed the City's options for revenues – taxes, debt, reserves, fees,  
16 grants, donations, and public/private partnerships. He explained the possibilities of each option.  
The Council discussed losses at the current pool, and operation models that have been shown to  
18 be successful. The possibility of a RAP tax was explored. Debt and utility transfers were noted.  
Councilmember Sorensen asked if there was a possibility that utility transfers would no longer be  
20 allowed. The possibility was acknowledged. The City's sales tax revenues were discussed, along  
with the revenues from different kinds of businesses. Mayor Clyde suggested looking at a RAP  
tax and utility transfer increases of 1-percent. He added that the current losses should be  
transferred to the new facility too. Limitations of the RAP tax were explained.

22 It was noted that park impact fees are burdened for a bond payment now. The bond can  
24 be restructured in two years. Mayor Clyde suggested that the pond and beach can be used  
without improvements to start while the Council figures out how to fund the green space and  
26 other improvements. Administrator Fitzgerald suggested that loans from a bank or from the  
utility funds is a viable option. He commented that there is already pressure on the impact fee  
funds. There was discussion of the home building market and the collection of impact fees.

28 Councilmember Creer commented that he was unsure of what the City was trying to  
30 accomplish with the Rivoli. Administrator Fitzgerald replied that the Rivoli has three operational  
plans that have been driven by multiple Councils over the years. There is the "for profit" model,  
the community theater model, and the minimum standard model. No final decisions have been  
32 made. Mayor Clyde commented that one idea offered was to rent the Rivoli to the Playhouse for  
\$10 a year. They will take it and provide insurance. Attorney Penrod reported that an agreement  
34 had been drafted that the last Council did not approve. Administrator Fitzgerald reported that the  
previous Council had been unwilling to open the Rivoli in its current condition. They wanted it  
36 brought up to a minimum standard, but there had been a dollar hurdle. This was the impetus for  
the "Save the Rivoli" committee.

2 Councilmember Conover observed that the first Library plan (in 2003) included an  
auditorium that the Playhouse could use. He asked what happened. Administrator Fitzgerald  
disclosed that previous Council's had elected not to include that feature. Councilmember  
4 Conover commented that the Rivoli can be used to build synergy in the downtown area. The  
facility can be used for event rentals, theater, movies, etc. He would like the City to make the  
6 facility work.

8 Mayor Clyde observed that the biggest challenge to updating the Rivoli is adequate  
restrooms that meet building code. He suggested that the City needs to purchase the property  
next door to make the Rivoli functional. Administrator Fitzgerald replied that the property next  
10 door is still for sale; however, if the City does not change the use of the structure away from a  
theater, the modern requirements of the building code are waived. If the structure is expanded,  
12 the structure must comply with the current standards. The plans for the Rivoli were explained  
and discussed by the Council. Councilmember Creer agreed with Councilmember Conover that  
14 the City should take care of the Rivoli and get it open. There was a discussion of sharing the  
Rivoli with the Springville Playhouse group. Councilmember Conover commented that the City  
16 will have to help the Playhouse to bring the facility up to code so that the building can be opened  
to the public.

18 Councilmember Conover suggested that Bartholomew Park should be the second priority  
after the Rivoli. Mayor Clyde suggested working towards a scheduled opening of summer 2015  
20 so that it coincides with the pond and irrigation system completion. Administrator Fitzgerald  
asked if the Council had any suggestions on funding this project. Mayor Clyde asked if the pond  
22 would be filled with water from Strawberry. The sources of secondary water were discussed.  
Attorney Penrod reported that the pond would fill slowly over a long period of time.  
24 Councilmember Conover commented that he would prefer to use park impact fees for the  
development of Bartholomew Park. The Council agreed. Attorney Penrod commented that the  
26 park would have to be phased as the funds were accumulated. Possible phasing plans were  
examined.

28 Administrator Fitzgerald asked about priority for the recreation center and Community  
Park. Councilmember Creer suggested that the City needs to replace the current pool, so he  
30 would recommend the competition and indoor recreation pool first. Mayor Clyde agreed that the  
facility should be opened in phases. Administrator Fitzgerald asked if the Council had any ideas  
32 to submit regarding funding source and timeline. Mayor Clyde commented that the City will  
need ball fields if the junior high fields are removed or changed to allow parking. The plans of  
34 the school district for the junior high were discussed. Mayor Clyde suggested that phasing  
development of a recreation center makes the most sense. Administrator Fitzgerald suggested  
36 bonding in order to fund the process. Mayor Clyde asked if the Council would be interested in  
putting the RAP tax on the ballot his November. There was indication of approval of this plan.  
38 Councilmember Sorensen suggested that ball fields may not be as expensive as listed. He

2 reported that the school district just put ball fields at an elementary school and he was sure that  
3 the school district did not spend the estimated number given here.

4 Administrator Fitzgerald reported that staff would take the Council's direction and put it  
5 into a plan they would present to the Council. Mayor Clyde asked for funding to the Museum to  
6 support the position of curator as well. Administrator Fitzgerald replied that the revenue picture  
7 would be clearer later this year, so those decisions can be made then. He verified that the priority  
8 is, in this order, the Rivoli, Bartholomew Park in phases, ball fields in the Community Park, and  
9 then a pool. This was confirmed.

## 10 **RDA MONEY**

11 Attorney Penrod offered the Council an update on the Redevelopment Agency (RDA)  
12 that covers the former Milt Christensen property. He reported that the RDA development plan  
13 never took off. He gave the Council a short history of the RDA and the development plan. He  
14 reported that the City has just started to collect tax increment for development on this property.  
15 The City has collected \$110,000, of which, 20-percent is earmarked for housing within the plan  
16 area and/or within the community. He noted that two plans have been recommended to the City:  
17 the first is from the City Engineers who recommend the construction of a lift station to service  
18 the area west of the freeway; and the second is from a parcel owner who recommends a park. He  
19 noted that the available funding is not enough for either recommended project.

20 Attorney Penrod reported that the RDA development plan allows the City's use of 100-  
21 percent of the tax increment produced through the increase in property value derived from  
22 development for 15 years. The original budget is effective 2016. If the City decides they would  
23 like to revise and extend the budget period, the request would have to be heard by the "taxing  
24 authority." He explained that the taxing authority is the County, school district, and other  
25 affected entities that receive tax increment. He reported that there has been interest from  
26 developers in the property, but the property is now owned by a group from California, who does  
27 not show interest in development at this time. Administrator Fitzgerald added that the school  
28 district's current stance regarding RDA tax increment is negative. The Council discussed the  
29 calculation used to determine tax increment, the basis for using RDA development options, and  
30 asked staff to contract the current owners to verify their development plans. Councilmember  
31 Sorensen suggested that the end of the current budget in 2016 may be a good time to let the RDA  
32 die. Attorney Penrod replied that the RDA gives developers and businesses incentive to build in  
33 that area. It promotes economic development. Councilmember Sorensen commented that this  
34 property is the first available south of Provo, and Provo has no more development along the  
35 freeway. Attorney Penrod suggested waiting until after staff has contacted the owners to see if  
36 they have a development plan. Mayor Clyde suggested waiting another year before making any  
37 decisions regarding the RDA. The Council agreed. Councilmember Sorensen commented that  
38 the City may extend other options to developers if the RDA is not available.

2 **PAY AND BENEFITS**

4 Administrator Fitzgerald showed the Council the employee health costs and co-pays  
6 compared to the national average. He reported that the City received a 20-percent increase in  
health insurance costs last year, and another increase is likely this year. He added that pension  
costs are increasing too.

8 Administrator Fitzgerald informed the Council that the City’s wage policy is to be  
competitive in the marketplace. He explained that positions are reviewed yearly to see if they are  
5-percent out of range. He displayed a list of cities used for comparison. He asked if the Council  
10 approved of the policy regarding competitive wages, or if they wanted to change it. He added  
that many applications are still being received for every open position, but unemployment is  
12 dropping. Councilmember Sorensen asked if the City felt they were competitive in the  
marketplace. Administrator Fitzgerald replied that police and power are competitive, but there is  
14 turnover in the Library. Councilmember Sorensen commented that it is not always bad to have  
turnover because it opens opportunity. Administrator Fitzgerald asked if the Council felt that the  
16 City had the skilled workforce that is needed. The Council nodded and indicated that they were  
fine with the current policy. There was a discussion of wage ranges and competitive “means.”  
18 Councilmember Conover reported that his work insurance offers discounts and incentives for  
healthy test results and weights.

20

**SOCIAL MEDIA/MOBILE WEBSITE**

22 Administrator Fitzgerald offered metrics on website users that access from desktop units,  
mobile phones, and tablets. He informed the Council that 49.1-percent of survey respondents  
24 report they use social media. He added that, in American, about 58-percent use social media;  
however, 98-percent of Americans between the ages of 18 to 24 use social media. He noted that  
26 Springville City does have Twitter accounts—police, museum, and library, for instance. He also  
noted that the City has a need to reach citizens en masse. He described some of the uses for mass  
28 communications. He asked if the Council would like to place more emphasis on social media.  
Mayor Clyde replied that the City has no newspaper, and no yellow pages anymore, so he could  
30 see the need to reach residents. Councilmember Child agreed. There was discussion on mobile  
function of the website, providing a direct link application, and the surge in tee time reservation  
32 at the golf course since the start of their online application.

34 **GOLF COURSE**

36 Director Riddle offered an article from the Wall Street Journal on the state of the gold  
industry. Administrator Fitzgerald commented that the challenge is to appeal to other  
demographics. The Council discussed experimenting to find ways to entice users to the golf  
38 course, including rates, types of golf that would appeal to younger users, etc. Director Riddle

2 offered a history of the years during the recession regarding revenues and expenses and  
4 displayed a comparison with other golf courses in Utah. Councilmember Conover asked to see  
6 the breakdown for Cedar Hills on their revenues. Discussions were held on the restaurant, the  
8 capital needs list, and the need to enhance revenue that will solve more than the operation issues  
10 to allow solutions for the capital needs list. Councilmember Child asked to see numbers on 7-day  
12 passes. Director Riddle presented the pros and cons on borrowing to meet the capital needs list.

14 The Council discussed managing expenses, putting what would be transfers into the golf  
16 course needs, getting suggestions from the golf committee, and selling advertising on the golf  
18 carts and score cards.

20 A break was called for dinner at 5:31 p.m.

## 22 **ECONOMIC DEVELOPMENT PLAN**

24 The meeting was reconvened at 6:03 P.M.

26 Administrator Fitzgerald reported that, as part of the economic development plan, the  
28 City contacted large landowners last year. The Council heard from The Boyer Company  
30 recently. The focus has been on encouraging residential and office development, anticipating  
32 infrastructure needs, creating Springville’s “story,” and contacting potential tenants. He noted  
34 that there had not been a lot of success to report. The City has also done several things to  
36 encourage the Chamber of Commerce—donating an office and cash. He reported the  
38 recommendation from the Economic Advisory Committee to develop a marketing plan. He asked  
the Council if there was anything they wanted to change or emphasize in the economic  
development plan.

Councilmember Sorensen asked if there was any overlap between the economic  
development plan and the Industrial Park plan. Administrator Fitzgerald replied that the  
Industrial Park plan was included as part of a zoning change in 2003, although the Industrial  
Park Board does meet infrequently. This board has struggled on their vision and how aggressive  
to be on enforcing covenants, conditions, and restrictions (CCR’s). There was a discussion on the  
board no longer promoting development, just enforcing CCR’s. Councilmember Child reported  
that the area includes more than one industrial park, so the CCR’s are confusing.

Administrator Fitzgerald confirmed that the goals for economic development were still  
meeting the Council’s approval. This was verified. He addressed the Mayor’s State of the City  
address about hiring a full-time economic development coordinator. He offered some costs and a  
possible list of duties. He asked if this was a Council priority, or if they wanted him to look at  
other options. The job description, education, and qualifications were discussed. The type of  
personality needed to pursue jobs and business opportunities was noted. Administrator Fitzgerald  
asked the Council’s opinion on hiring or finding another option. Mayor Clyde observed that he  
feels it would be an investment in the City’s future. The City also needs an advocate for  
businesses and developers through the planning process. He suggested that the funds need to

found somewhere. Councilmember Conover agreed. Possibilities for an economic development coordinator were explored. Councilmember Creer agreed that it may be worth the investment. Councilmember Child cautioned that it would only be worth the investment if the right person was found. He suggested patience and exploration of the process. Administrator Fitzgerald commented that he would see what he could do and come up with a plan. There was a discussion regarding the Chamber.

## **8 THE SPRINGVILLE OF TOMORROW**

Administrator Fitzgerald displayed Springville City Council's mission and core values. He commented that since there were new Councilmembers, it would be worthwhile to hear about what the Council envisions for Springville. He offered some pictures, a film, and questions to help the Council express their vision. Councilmembers offered opinions on their favorite parks, the best roads, which roads needed work and why, what kind of economic development they would like to see, and their favorite neighborhoods. Administrator Fitzgerald thanked the Council and noted that it has been helpful to reaffirm the direction of Council. He suggested that if the Council sees staff wandering off course, they should bring it to his attention. There was a discussion regarding recreation programs that compared Springville to Spanish Fork. Mayor Clyde suggested that he would like to see a program that offered grants to startup businesses. He asked Administrator Fitzgerald to see if there was a federal grant that would help Springville with this kind of program.

## **22 THE APPROACH TO FACILITIES AND INFRASTRUCTURE MAINTENANCE**

Attorney Penrod displayed a spreadsheet showing the dollar amounts needed to maintain City facilities in their current condition in a year-to-year outlook. Staff has developed a capital maintenance inventory by facility. He noted that the furniture, fixtures, and equipment are included. He noted that the total costs are calculated for 20 years in annual increments. He reported that the City put away about one-third of the annual amount needed last year. He asked the Council for options on funding. He commented that the amounts being currently put away are just a "band-aid," and do not address the annual need. He asked the Council what they would like to do.

The Council discussed the amounts needed and how to address the funding shortfall. Councilmember Child commented that growth would create more revenues each year that could be directed to this fund. It was noted that maintenance would get behind in the meantime. Mayor Clyde observed that he would not like to see taxes increased. He would rather figure out how to grow the revenues to cover the shortfall. Administrator Fitzgerald commented that as new funds come in, the Council will need to prioritize taking care of facilities rather than adding new services. He added that it would be a difficult task to meet all the needs without raising revenues.

2 Councilmember Conover observed that he would like to add to the fund as revenues  
3 build. Councilmember Child commented that he would like to increase the funding  
4 proportionately. Administrator Fitzgerald asked if there was any appetite for revenue  
5 enhancements. The Council indicated that they were not favorable.

6 Councilmember Sorensen suggested that the City not call a new facility a “recreation  
7 center,” rather call it a “swim center.” Mayor Clyde agreed that the first phase would just be a  
8 replacement for the current facility. Councilmember Olsen asked about maintenance in the  
9 Court—cleaning benches and carpet, and connecting the metal detector. Administrator Fitzgerald  
10 reported that capital budget requests are due from the Directors soon. Councilmember Sorensen  
11 suggested that the projections on maintenance cost appear to be high. Administrator Fitzgerald  
12 agreed that there were questions on replacement cost and the estimated lifetime. Mayor Clyde  
13 commented that he thinks it makes sense to put the RAP tax on the November ballot. He added  
14 that he would like at increasing transfers from the Enterprise Funds as well. Councilmember  
15 Sorensen suggested calling the proposed tax a “Park and Pool” tax. Mayor Clyde observed that  
16 citizens are paying many more taxes now than when he was on the Council years ago. Now there  
17 are taxes on cell phones, gas and electric utilities, etc. He added that if citizens ask why the City  
18 is building a new recreation facility, he suggested that the Council push the need to replace the  
19 old pool and build for growth. Administrator Fitzgerald reported that he would bring the  
20 requested information back to the Council.

## 21 **COUNCIL REQUESTS**

22 Administrator Fitzgerald asked if there were any other requests. Mayor Clyde commented  
23 that he wanted to congratulate City staff for the great job they were doing. He feels great about  
24 the direction the City is being taken. He observed that the level of professionalism from 1990 to  
25 now is like night and day comparatively. Councilmember Olsen commented that it is an honor to  
26 be on this Council. Mayor Clyde observed that the survey indicates that people are pretty happy  
27 and comfortable with what is being done.

## 28 **ADJOURNMENT**

29 The Council reached consensus to adjourn at 8:00 p.m.  
30