MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, OCTOBER 16, 2018, 2017 AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Mayor Richard J. Child presided. In addition to Mayor Child, the following were present: Councilmember Christopher Creer, Councilmember Craig Jensen, Councilmember Jason Miller, Councilmember Michael Snelson, 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, Public Works Director Brad Stapley, Recreation Director Corey Merideth, Building and Grounds Director Bradley Neel, Community Development Director Glen Goins, Library Director Dan Mickelson, CTC Coordinator Shannon Acor and Museum of Art Director Rita Wright. Excused from the meeting Councilmember Brett Nelson.

CALL TO ORDER
Mayor Child welcomed everyone and called the meeting to order at 7:00 p.m.

INVOCATION AND PLEDGE
Councilmember Creer offered the invocation, and Councilmember Snelson led the Pledge of Allegiance.

APPROVAL OF THE MEETING’S AGENDA
COUNCILMEMBER SNELSON MOVED TO APPROVE THE MEETING’S AGENDA AS WRITTEN. COUNCILMEMBER CREER SECONDED THE MOTION, AND ALL VOTED AYE.

MAYOR’S COMMENTS
Mayor Child welcomed the Council, staff and audience. He asked for any scouts or students on assignment to please stand and be recognized.

PRESENTATION OF THE MAYOR AWARDS - Shannon Acor, CTC Coordinator
Coordinator Acor presented the following students for the October Mayor Awards; Kyleigh Richards, Luke Elder and Megan Rawle.

PUBLIC COMMENT
Mayor Child introduced the Public Comment section of the agenda. He asked if there were any requests.

Mokesh Bindervan, business owner in Springville expressed an employee of his made a mistake by selling alcohol to a minor and was notified by the City if he receives another violation he will be on probation for three years. He expressed anyone can make a mistake and doesn’t think the probation is a right thing to do. He asked the Council to look at doing a warning. Attorney Penrod explained the penalties regarding alcohol sales to minors as per Ordinance they are on a tiered scale starting with a warning and progressing with each infraction. Mayor Child stated they would take it under advisement.
CONSENT AGENDA
1. Approval of City purchase orders required to be signed per Springville City Purchasing Code.
2. Approval of the minutes the regular Council meetings held on May 01, 2018 and June 05, 2018.

COUNCILMEMBER JENSEN MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN. COUNCILMEMBER CREER SECONDED THE MOTION. ALL PRESENT VOTED AYE.

PUBLIC HEARING AGENDA
3. Public Hearing for consideration of an Ordinance and amendment to the General Plan Land Use Map from Low Density Residential to Medium Low Density Residential on property located at 355 East 1600 South - Glen Goins, Community Development Director

Director Goins provided information to the Council regarding the amendment to the General Plan Land Use Map. After meeting with staff who initially opposed the amendment because of density, the applicants amended the application to request R1-8 zoning to pursue a smaller infill development with fewer lots than originally proposed, in order not to overburden the road.

Councilmember Jensen expressed concern about lot #367 north of the request, it was currently zoned R1-15, with commercial north of it, he stated it seemed like spot zoning. Attorney Penrod asked if the R1-15 zoned lot #367 had animals. Director Goins replied he did not believe so; the zone request is compatible to others in the area.

Mayor Child opened the public hearing.

COUNCILMEMBER CREER MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER JENSEN SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

Councilmember Miller stated he was concerned about a number of requests over the years and doing amendments continually. He said he understood the reasoning for this item.

Councilmember Jensen asked if they were being short sited, the intersection could use some work.

Councilmember Creer expressed because it was a similar zone to the south, it was not a spot zone.

COUNCILMEMBER JENSEN MOVED TO APPROVE ORDINANCE #20-2018 AND THE AMENDMENT TO THE GENERAL PLAN LAND USE MAP FROM LOW DENSITY RESIDENTIAL TO MEDIUM LOW DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT 355 EAST 1600 SOUTH.

COUNCILMEMBER CREER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:
COUNCILMEMBER CREER AYE
COUNCILMEMBER JENSEN AYE
COUNCILMEMBER MILLER AYE
COUNCILMEMBER NELSON ABSENT
COUNCILMEMBER SNELSON AYE

ORDINANCE #20-2018 APPROVED
REGULAR AGENDA

4. Consideration of an Ordinance and amendment to the Official Zone Map from R1-15 Single-Family Residential to R1-8 Single-Family Residential on property located at 355 East 1600 South - Glen Goins, Community Development Director
   Director Goins reported the amendment complies with the intent of the General Plan and is compatible with similarly zoned properties in the area

   COUNCILMEMBER CREER MOVED TO APPROVE ORDINANCE #21-2018 AMENDING THE OFFICIAL ZONE MAP FROM R1-15 SINGLE-FAMILY RESIDENTIAL TO R1-8 SINGLE-FAMILY RESIDENTIAL FOR THE PROPERTY LOCATED AT 355 EAST 1600 SOUTH COMPRISING 1.53 ACRES.
   COUNCILMEMBER SNEELSON SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:
   COUNCILMEMBER CREER   AYE
   COUNCILMEMBER JENSEN  AYE
   COUNCILMEMBER MILLER   AYE
   COUNCILMEMBER NELSON  ABSENT
   COUNCILMEMBER SNEELSON  AYE
   ORDINANCE #21-2018 APPROVED

5. Consideration of an Ordinance and amendment to the Official Zone Map from the R1-15 Single-Family Residential Zone to an R1-8 Single-Family Residential Zone on the five-acre property located in the area of 400 North 1500 West - Glen Goins, Community Development Director
   Director Goins reported the Planning Commission held a Public Hearing regarding the zone change request and recommended it unanimously.

   COUNCILMEMBER MILLER MOVED TO APPROVE ORDINANCE #22-2018 AMENDING THE OFFICIAL ZONE MAP FROM THE R1-15 SINGLE-FAMILY RESIDENTIAL ZONE TO AN R1-8 SINGLE-FAMILY RESIDENTIAL ZONE ON PARCEL NUMBER 23:029:0025 LOCATED IN THE AREA OF 400 NORTH 1500 WEST, SPRINGVILLE, UTAH.
   COUNCILMEMBER CREER SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:
   COUNCILMEMBER CREER   AYE
   COUNCILMEMBER JENSEN  AYE
   COUNCILMEMBER MILLER   AYE
   COUNCILMEMBER NELSON  ABSENT
   COUNCILMEMBER SNEELSON  AYE
   ORDINANCE #22-2018 APPROVED

6. Consideration of a Resolution opening and amending the CIP Fund, Special Revenue Fund, and Internal Service Fund for capital expenses applying to the Fiscal Year ending June 30, 2019 - Bruce Riddle, Assistant City Administrator/Finance Director
   Director Riddle reported unexpected revenues and expenses emerged since the beginning of the budget year. In order to proceed with addressing the variations from the original budget, action through amending the budget is required. Director Riddle outlined the various amendments.

   COUNCILMEMBER SNEELSON MOVED TO APPROVE RESOLUTION #2018-39 TO OPEN AND AMEND THE CIP FUND, SPECIAL REVENUE FUND, AND INTERNAL SERVICE FUND FOR
7. Consideration of an easement for the Springville Drainage District to run its land drain through Springville City's linear park from approximately 1354 South 1200 West, Springville, Utah. - Jeff Anderson, City Engineer

Engineer Anderson explained the requirement for the easement and would involve tearing up turf not streets. His hope is to pick up ground water that is higher in Kelvin Grove to Dry Creek draining some of the water table. The 20-foot easement would allow trees to be planted closer to the fence line. It will be owned and controlled by the drainage district and will need to grant them access, and developer will install.

COUNCILMEMBER MILLER MOVED TO APPROVE AN EASEMENT FOR THE SPRINGVILLE DRAINAGE DISTRICT TO RUN ITS LAND DRAIN THROUGH SPRINGVILLE CITY’S LINEAR PARK SUBJECT TO AMENDMENT AND APPROVAL BY THE CITY ATTORNEY, JOHN PENROD. COUNCILMEMBER SNEELSON SECONDED THE MOTION. ALL PRESENT VOTED AYE.

8. Consideration of a property purchase of approximately three (3) acres undeveloped ground from Ron K. and Susan D. Lowe located at approximately 510 West 400 North, Springville, Utah - Brad Stapley, Public Works Director

The item was bumped before item #6 should the budget item need to be amended.

Director Stapley explained the parcel become important to connect Devon Glen and bring the roadways together. Springville City is experiencing moderate growth in the west fields. The City needs to secure key parcels that are critical for roadway right-of-ways. The purchase of this parcel will facilitate the construction of a future roadway and intersection linking 400 North, 400 west, the Devon Glen subdivision, and a future collector roadway running along the north side of Hobble Creek west of the 400 West railroad tracks, benefits to the city includes a safe intersection.

Attorney Penrod noted the property was appraised and the owners would like to wait until January for payment.

COUNCILMEMBER JENSEN MOVED TO AUTHORIZE THE MAYOR, PENDING REVIEW BY THE CITY ATTORNEY, TO ENTER INTO AN AGREEMENT WITH RONALD K. & SUSAN D. LOWE (PROPERTY OWNERS), TO PURCHASE APPROXIMATELY THREE ACRES OF PROPERTY LOCATED AT APPROXIMATELY 510 WEST 400 NORTH, SPRINGVILLE, UTAH FOR THE AMOUNT OF $385,000 (THREE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS), PLUS THE REQUIRED CLOSING COSTS, FOR CORRIDOR PRESERVATION OF A FUTURE ROADWAY AS SHOWN IN EXHIBIT A. COUNCILMEMBER SNEELSON SECONDED THE MOTION. ALL PRESENT VOTED AYE.
9. Consideration of a Resolution and agreement with Wavetronix to address the timing and installation of site plan improvements for 1950 West Street, the UDOT detention basin, and landscaping

   - John Penrod, Assistant City Administrator/City Attorney

   Attorney Penrod reported they are waiting for Wavetronix approval of the agreement and will need to postpone the item until November.

   COUNCILMEMBER CREER MOVED TO CONTINUE THE ITEM CONSIDERATION OF A RESOLUTION AND AGREEMENT FOR WAVETRONIX.
   COUNCILMEMBER SNELSON SECONDED THE MOTION. ALL PRESENT VOTED AYE.

MAYOR, COUNCIL REPORTS

   Mayor Child asked if there were any comments. There were none.

CLOSED SESSION

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

   There was no closed session.

ADJOURNMENT

   COUNCILMEMBER JENSEN MOVED TO ADJOURN THE CITY COUNCIL MEETING AT 7:53 P.M.
   COUNCILMEMBER CREER SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

This document constitutes the official minutes for the Springville City Council Regular meeting held on Tuesday, October 16, 2018.

I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Tuesday, October 16, 2018.

Kim Crane, CMC
City Recorder