MINUTES
Springville City Council Regular Meeting - DECEMBER 18, 2018

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, DECEMBER 18, 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 Brett Nelson, 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 Crane.

Also, present were: Public Safety Director Scott Finlayson, Public Works Director Brad Stapley, Recreation Director Corey Merideth, Building and Grounds Director Bradley Neel, Operations Manager Rod Oldroyd, Community Development Director Glen Goins, and Museum of Art Director Rita Wright.

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

INVOCATION AND PLEDGE
Councilmember Miller offered the invocation, and Councilmember Nelson led the Pledge of Allegiance.

APPROVAL OF THE MEETING’S AGENDA
COUNCILMEMBER SNELSON MOVED TO APPROVE THE MEETING’S AGENDA AS WRITTEN. COUNCILMEMBER JENSEN 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.

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

George Weight, resident; reported he is a representative from the Hobble Creek District for scouting. He was looking for community scout units to take over from the LDS Church, where it is proposed to end in 2019. He reported on the background of the scouting program and stated they would like to have the program continue. On January 10, 2019 at 7:00 pm. the public is invited to the LDS Springville Stake Center for a meeting regarding community scouting.

Lisa Hamilton, resident; asked to comment on the road vacation on the evenings agenda. Mayor Child informed her she could speak during Public Hearing.

CEREMONIAL
1. Presentation of the Mayor’s Recognition Awards - Shannon Acor, CTC Coordinator
Coordinator Acor introduced the candidates for this month’s Mayor’s Awards, and along with Councilmember Snelson they presented the awards to the following students. Troy Swapp, Marian Birk, Audrey Joslin, Della Richards, Maisy Lord, Emi Figuerres, James Sitton, Kaylee Eatchel and Wyatt Johnson.

CONSENT AGENDA
2. Approval of the minutes for the regular City Council meetings held on August 21, September 04 and 18, October 02 and 16, 2018.
3. Approval of a Resolution adopting the 2019 Annual Meeting Schedule - Kim Crane, City Recorder
4. Approval of the Mayor’s appointment of Heather Penni as the new Springville City Treasurer effective January 08, 2019 - Bruce Riddle, Assistant City Administrator/Finance Director

5. Approval of the Final Sumsion West Plat B subdivision located in the area of 1150 South 1250 West, Springville, Utah in the R1-8 and R1-10 Single-Family Residential Zones and within the Westfield’s Overlay Zone. - Glen Goins, Community Development Director

6. Approval of a Resolution and property purchase agreement for 1.85 acres at approximately 1200 West, Springville, Utah for the amount of $300,000 from 92057 LLC – John Penrod, Assistant City Administrator/City Attorney CONTINUED TO JANUARY 08, 2018

7. Approval of accepting a quit-claim deed from Gary Miner for approximately 0.12 acres adjacent to Anderson Avenue, Springville Utah - John Penrod, Assistant City Administrator/City Attorney

8. Consideration of a property deed along 620 South, Springville, Utah to the owners of Lot 7 in the Spring Terrace Subdivision – John Penrod, Assistant City Administrator/City Attorney MOVED TO REGULAR AGENDA

COUNCILMEMBER MILLER MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN WITH THE EXCEPTION OF ITEM #6, BEING CONTINUED TO JANUARY 8, 2018; AND ITEM #8 MOVING TO THE REGULAR AGENDA.

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

COUNCILMEMBER CREER  AYE
COUNCILMEMBER JENSEN  AYE
COUNCILMEMBER MILLER  AYE
COUNCILMEMBER NELSON  AYE
COUNCILMEMBER SNELSON  AYE

RESOLUTION #2018-46 APPROVED

PUBLIC HEARING AGENDA

9. Public Hearing for consideration of the proposed street vacation and plat amendment for the Spring Terrace Subdivision, Lots 7, 8 and 9 located in the area of 600 South 1325 East, Springville, Utah in the R1-10 Single-Family Residential Zone - Glen Goins, Community Development Director

Director Goins addressed the council regarding the street vacation. The Spring Terrace Subdivision was approved in 1958 and included a roadway that was never improved along with all but one lot (that fronts on Canyon Road.) Later, at some point, “Red Devil Drive” or 620 South was developed through the center of the recorded subdivision. Springville City owns the majority of the undeveloped lots.

The proposed plat amendment included the vacation of a portion of the unimproved street and amends Lots 7, 8 and 9. Lots 8 and 9 would be combined into one flag lot. The street portion being vacated is 50-feet wide and a little over 350 feet long. The three property owners involved will each receive a portion of the unimproved street, which will be incorporated into the amended lots.

MAYOR CHILD OPENED THE PUBLIC HEARING

Lisa Hamilton, resident; stated she was attending for Mr. Morgan and he was not made aware of the change. She reported the road was used by the Morgan property. It was deeded and financial arrangements were made, and he was required to build closer to the cul-de-sac. She stated according to code if it was to benefit, not sure why it was passed through Planning Commission. The only vacation of a road in Springville was done on a special occasion for this road and the road has not been vacated or abandoned. It has been maintained by the property owner and not the city; flag lots are also not desirable.

Attorney Penrod agreed notices needed to be given, he suggested postponing the public hearing to make sure Mr. Morgan was given proper notice. Attorney Penrod quoted the code; items of concern were not mentioned until this evening.

Attorney Penrod explained the item should come to the Council; however it went to the Planning Commission because of the development of lots in the subdivision.
COUNCILMEMBER JENSEN MOVED TO CONTINUE THE HEARING UNTIL JANUARY 08, 2018. 
COUNCILMEMBER CREER SECONDED THE MOTION. ALL PRESENT VOTED AYE.

REGULAR AGENDA

8. Consideration of a property deed along 620 South, Springville, Utah to the owners of Lot 7 in the Spring Terrace Subdivision - John Penrod, Assistant City Administrator/City Attorney (MOVED FROM CONSENT AGENDA)
   Attorney Penrod asked the Council to continue the item until January 8, 2019.
   COUNCILMEMBER CREER MOVED TO CONTINUE THE ITEM UNTIL JANUARY 08, 2018. 
   COUNCILMEMBER SNELSON SECONDED THE MOTION. ALL PRESENT VOTED AYE.

10. Springville City Annual Audit Report - Bruce Riddle, Assistant City Administrator/Finance Director
   Director Riddle reported Utah State Code, Title 51, Chapter 2a requires an independent audit of all cities to be performed within 180 days after the close of each fiscal period. Additionally, the independent audit reports are required to be made available for public inspection and are to be filed with the State Auditor.
   Director Riddle reported the auditors from Hansen, Bradshaw, Malmrose & Erickson recognized the audit resulted in no findings of internal control deficiencies or of non-compliance with State requirements. The one finding from last year having to do with a deficit fund balance in the Special Improvement Fund was corrected during the year.
   Director Riddle explained assets minus liabilities, the City increased assets from last year. The General Fund decreased, and was budgeted for because of B and C road funds. A significant transfer of funds was noted because of the transfer of the airport to Spanish Fork.

   COUNCILMEMBER SNELSON MOVED TO (1) ACCEPT THE SPRINGVILLE CITY FY 2018 INDEPENDENT AUDITOR’S REPORT AS PRESENTED; (2) AUTHORIZE THE CITY RECORDER TO ADVERTISE AND MAKE AVAILABLE FOR PUBLIC INSPECTION THE INDEPENDENT AUDITOR’S REPORT; AND (3) AUTHORIZE THE FINANCE DIRECTOR TO SUBMIT THE INDEPENDENT AUDITOR’S REPORT TO THE STATE AUDITOR AS REQUIRED BY LAW.
   COUNCILMEMBER MILLER SECONDED THE MOTION. ALL PRESENT VOTED AYE.

Administrator Fitzgerald expressed after the 2010 audit, the Council at the time instructed staff to grow reserves. The City has nearly doubled its net assets over the last ten years, while maintaining and providing new services.

11. Consideration of the preliminary plan approval for the Ashton Springs Subdivision located in the area of 900 S 750 W, Springville, Utah in the R1-10 Single-Family and WF-1 Westfield's Overlay zones - Glen Goins, Community Development Director
   Director Goins reported the proposed Ashton Springs Subdivision was located south of the Crystal Springs development and north of the recently approved Canyon Springs subdivision. A new middle school has been proposed for just north of the development. He stated the 24.91-acre development would contain 84 single-family lots and be completed in two-phases. The development would also complete the connection of the 750 West Street, a collector running from 400 South to 950 West. He reported Staff is recommending approval and reviewed the building and performance standards.
   Councilmember Snelson asked about 750 West and if it would punch through and connect onto Mattea Lane. Director Goins replied, yes. Councilmember Snelson asked if it was the only access. Director Goins replied 900 South would parallel the rail corridor. Administrator Fitzgerald added 900 south would become a major east west connection for the city, and staff is planning for additional crossings.
   Councilmember Jensen asked how many total units. Director Goins replied 84 total dwellings. Administrator Fitzgerald inquired about lots 75 and 77 splitting lots. Director Goins explained the recorded boundaries will be adjusted.
COUNCILMEMBER NELSON MOVED TO GRANT PRELIMINARY PLAN APPROVAL FOR THE ASHTON SPRINGS SUBDIVISION LOCATED IN THE AREA OF 900 SOUTH 750 WEST IN THE R1-10 SINGLE-FAMILY AND WF-1 WESTFIELDS OVERLAY ZONES, CONTINGENT UPON ADDRESSING ANY OUTSTANDING ENGINEERING ITEMS TO THE SATISFACTION OF THE CITY ENGINEER. COUNCILMEMBER CREER SECONDED THE MOTION. ALL PRESENT VOTED AYE.

MAYOR, COUNCIL REPORTS
Mayor Child asked if there were any comments. Administrator Fitzgerald reported debt for the city has been paid down

CLOSED SESSION
12. 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 7:59 P.M. COUNCILMEMBER SNEELSON SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

This document constitutes the official minutes for the Springville City Council Regular meeting held on Tuesday, December 18, 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, December 18, 2018.

Kim Crane, CMC
City Recorder