

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, March 12, 2024, AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard

Elected Officials in Attendance:

Craig Jensen
Logan Millsap
Mike Snelson
Jake Smith
Mindi Wright

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Deputy Recorder Jennifer Grigg, Administration Director Patrick Monney, Community Development Director Josh Yost, Engineering and Internal Services Director Scott Sensanbaugher, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Power Director Jason Miller, Public Safety Director Lance Haight, and Assistant Public Works Director Jake Nostrom,

CALL TO ORDER

Mayor Packard welcomed everyone and called the meeting to order at 5:32 p.m.

COUNCIL BUSINESS

1. Calendar

- Mar 19 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Apr 02 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Apr 09 - Work Study Meeting 5:30 p.m.

2. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

a) Utility Board Update - Cl. Jensen/Cl. Millsap

Councilmember Millsap said the Dry Creek Transfer Station is rebranding from SUVSWD (South Utah Valley Solid Waste District) to NEXA. He toured and reported that this new transfer station is deluxe; the coolest on the continent. There is a ribbon cutting on Thursday, April 25, 2024, including an open house for the public.

He continued reporting from the Utility Board meetings that SUVPS (Southern Utah Valley Power Systems) needs \$40 million in upgrades to infrastructure from the member cities. Mayor Packard asked if SUVPS has been postponing this maintenance. Councilmember Millsap said the upgrades are due to growth in Salem and Payson. Mayor Packard clarified that SUVPS is adding to its capacity to serve the member cities. Councilmember Millsap said SUVPS will be reorganized so costs are more equitably distributed among member cities.

He continued by saying the Stormwater Master Plan Draft shows impact fees quadrupling from \$600 to possibly \$2400. Assistant Director Nostrom said those estimates are close and there is an

update tomorrow. Councilmember Millsap emphasized Springville is far behind neighboring cities when it comes to impact fees. He said the bids for rehabilitating Burt Springs are back and he introduced our new Power Director Jason Miller. Mayor Packard asked why we don't evaluate impact fees annually. Councilmember Jensen said other departments updated impact fees two years ago despite pushback from the local home builders association. Attorney Penrod added park impact fees were updated last year. Mayor Packard asked to schedule impact fee analyses yearly. Councilmember Millsap agreed adding the city should avoid big fee increases. Administrator Fitzgerald said most departments completed drafts last summer and increases are on everyone's calendar. Mayor Packard said he will continue to pound that drum.

b) Public Works

Assistant Public Works Director Nostrom, who oversees water, sewer, and stormwater, began his presentation on the Springville drinking and secondary water systems. He reported that our water sources include surface water, from Strawberry Reservoir providing flood irrigation and pressurized irrigation that flows to Bartholomew Pond and the irrigation ditches. The city pulls water from Hobble Creek before using Strawberry Reservoir water. Springville City has drilled and draws from seven deep wells to provide plenty of drinking water therefore no wholesale water purchasing is necessary. Councilmember Snelson clarified these wells are sources of drinking water and Hobble Creek and Strawberry are sources for irrigation.

Assistant Director Nostrom continued by explaining the 400 South Well #2 is about 500 feet deep and offered tours of any pumphouse. Councilmember Wright clarified that his staff monitors the water level of all the wells. Councilmember Smith asked if the system is gravity-fed. Assistant Director Nostrom said the whole system is gravity-fed except for pumps used to pump back into the system or tanks. Because of the altitude change, there is no need for pumps to pressurize the drinking water system. Administrator Fitzgerald explained the history of Konold Springs, a tunnel hand-dug by pioneers. Assistant Director Nostrom offered a tour. Councilmember Millsap asked about public interest in impact fees and utilities. Councilmember Wright said it should be protected. Mayor Packard suggested a podcast explaining water infrastructure because Springville is in really good shape waterwise.

Assistant Director Nostrom moved on to Bartholomew Canyon where the largest most productive culinary springs are along with a large newly refurbished tank. Councilmember Smith asked about Springville City's right to water in Bartholomew Canyon. Assistant Director Nostrom answered the city has rights to more than 1000 acre-feet of water, some of which is sold back to the canyon property owners. He then explained Spring Creek Canyon Spring and those tanks. Councilmember Snelson clarified most water percolates into the ground in Spring Creek Canyon. Assistant Director Nostrom said the pump house at Burt Spring and tank at Bartholomew Park are being upgraded.

He moved on to list the six wells around town and described what a typical pump house looks like. The 400 South #2 well is the newest and best-producing well. He showed the water provided to Hobble Creek Canyon users, the water production per water source, and 15.4 million gallons stored in the tanks. Councilmember Smith asked about water treatment and Assistant Director Nostrom said the newest well is subject to newer standards and therefore is chlorinated.

Councilmember Wright asked if Springville City uses all the water. Assistant Director Nostrom said we use the most efficient sources first and some water is turned back into the creek. Councilmember Smith asked about build-out in the Westfields and 1600 South. Assistant Director Nostrom answered we would build another tank and add more sources before build-out. Director Monney clarified that developed property takes less water than high-yield agriculture, especially corn.

Assistant Director Nostrom concluded by showing a tour inside Lower Spring Creek tank #3, and describing pressure reducing the pressure to 50 to 110 psi throughout the system. He detailed operational costs, capacity, costs for capital projects, and revenue. Springville City has over 200 miles of water line.

Councilmember Millsap asked if our water system is earthquake-resilient. Assistant Director Nostrom answered we are not well protected. Aged lines will see substantial breaks. The modern tank is more resilient. Mayor Packard added it is set right on the fault. Assistant Director Nostrom agreed saying there would be substantial damage.

c) Internal Services

Director Sensanbaugher introduced himself, stated his priorities and said today he has worked for Springville City for one month. He is listening, learning, and accessing the culture of Springville City. He is meeting with directors and getting to know the staff. Internals Services is responsible for IT, fleet, central shop, facilities maintenance, and development engineering. He considers Springville City coworkers his customers since he will not interact with the public very much. He is focused on learning the way Springville operates its budget and working to fill vacancies in his new department including a facilities manager, GIS Administrator, and an engineer.

He said that he and Administrator Fitzgerald are working on strategic planning and creating a facilities plan setting aside money to use the right way as Springville City grows—a long-term vision. He wants to instill in his staff his strong belief in a service culture. He asked the City Council as the governing body, what their concerns are and said if it is important to you, it is important to me.

Councilmember Jensen asked about the 400 South complex versus buying land in the Whitehead Utility Center area. He asked if Public Works has a long-term plan to move west and the central shop does not need to be on 400 South. He asked if that is Director Sensanbaugher's bailiwick. Administrator Fitzgerald said City Engineer Wilson is leading a team with representatives from each department conducting high-level facilities need analysis. He listed the Oakridge Building, the old seminary building, as possible additions for expanding departments. Even a new Public Works building is estimated to cost more than 40 million dollars. The responsibility and cost to maintain additional buildings falls squarely on Director Sensanbaugher.

Councilmember Wright asked about Director Sensanbaugher's assessment of IT. Director Sensanbaugher said he met with John Gleave and is reviewing that budget. It seems robust and he sees things he likes but frankly, he is a civil engineer, not an IT specialist. He sees needs in strategic planning and is gaining a better understanding of who uses what software including work order systems. There is always room to improve. Councilmember Wright said Google Docs is not robust or safe for a large enterprise. Mayor Packard said Councilmember Wright is a good source and gifted and giving in that area. Director Sensanbaugher said it would take him a while to create a strategic plan. Director Miller agreed that a software called *Teams* is a great tool for any organization and next year the entire city will upgrade to Microsoft Office 365.

d) Power

Director Miller introduced himself as the new Power Director and reported there are currently 28 employees in his department. There are two divisions, Distribution and Generation in two buildings, the Whitehead Utility Center (1986) and the Electrical Operations Building which is just under 10 years old. Springville is a member of the Utah Associated Municipal Power Systems (UAMPS) from which we collectively derive most of our power purchases and the Southern Utah Valley Power Systems (SUVPS) which provides distribution for southern Utah county. Councilmember Snelson asked about employees.

Director Miller listed Mike Poole as the Generation Superintendent who works with six mechanics and Brandon Graham as the Distribution Superintendent who works with eight linemen.

He moved on to a detailed explanation of resource allocation including the Colorado River Storage Project (CRSP), Nebo, Whitehead Power Plant (WHPP), market purchases, Horse Butte Wind, Photovoltaic Wind, Olmstead Provo River, and Red Mesa Solar. Nebo Power Station provides the largest portion. He will come to the City Council with proposals to guide the power resource mixture. The key is the blended cost from all the resources (currently \$63.13 plus additional cost for distribution.) Revenue is up 5.73% in almost every category from FY2023 to FY2024 because Springville City raised the price per kWh by about 10% including residential.

Councilmember Wright asked if rates increase annually. Director Miller said the council decides and Mayor Packard said it can increase annually if the council decides. Director Miller said demand decreased slightly because the rate increased. Councilmember Millsap suggested small annual increases. Councilmember Snelson asked about interruptible power. Director Miller said it is only Claire Anderson's foundry and that can be turned off. Nestle is the only large commercial and they use about 20% of the power of the entire city. Councilmember Wright asked why businesses in the small commercial tier pay more than those in the large commercial tier. Director Miller answered Nestle buys at almost a wholesale price because the city has less overhead. Administrator Fitzgerald said Nestle has a contractual requirement to carry 90% of their power load factor consistently 24 hours a day seven days a week so they can buy baseload power versus peak load power. Director Riddle said residential power customers have huge up and down spikes and a power load of only 20-25% of peak but the city must have power available just in case. That degree of residential inconsistency means Springville must purchase power at the much higher peak load prices.

Director Miller Continued by saying the Nebo Plant is 40 years old and needs major upgrades. He reviewed the replacement of the vintage engines with three new engines for 11.6 million dollars. The staff of the Power Department is talented and did much of the work in-house with completion scheduled for June of 2024 coming in under cost plus ceiling. Councilmember Snelson asked about the chimneys. Director Miller said they will be stainless steel and look nicer. Councilmember Smith asked about selling the vintage engines. Administrator Fitzgerald said valuable parts were salvaged and Director Miller said some parts were sold as scrap and anything else will become a public art installation.

e) Administration

Director Monney started his presentation with a handout of the organization chart for the Administration Department which listed Troy Fitzgerald as the City Administrator, Patrick Monney, Director of Administrative Services, Kim Crane, City Recorder, Jennifer Grigg, Deputy Recorder, and Jack Urquhart is the Analyst/ Social Media Manager. In addition, four part-time office assistants man Administrative Services, an HR Generalist and Analyst run Human Resources, and courts consist of a judge, a court clerk supervisor, a full-time court clerk, and three part-time court clerks. He continued by detailing the duties, accolades, and accomplishments of each FTE (Full-time Equivalent).

City Recorder Kim Crane is a Certified Master Municipal Clerk, Certified State Municipal Clerk, and was elected to the Board of Utah Municipal Clerks. Social media has 12,267 Facebook followers and 5,298 Instagram followers. The Art City Scape Podcasts have been downloaded 1,724 times. 2,837 passports were processed in 2023. 283 employment applications were processed. 2879 cases were filed in the Springville Justice Court.

He concluded by listing some goals for the Administration Department including a mini gallery in the Civic Center, updating the employee handbook processes and procedural manual including digitizing the onboarding process. Administrative Services staff is working toward training and

certification in notarizing and fingerprinting and passport hours are extended to 7:00 p.m. on the first and third Tuesdays of the month. Court clerks are working toward certification including online training and a conference. Most hearings are virtual which is very efficient and cost-saving.

ADJOURNMENT

Motion: Councilmember Jensen moved to adjourn to a closed meeting at 6:53 p.m. to discuss property and at the end adjourn the work session. Councilmember Smith seconded the motion.

ROLL CALL AYE

Craig Jensen
Logan Millsap
Mike Snelson
Jake Smith
Mindi Wright

The motion Passed Unanimously; 5-0

CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

The Springville City Council may temporarily recess the work/study 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 UCA 52-4-205.

This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, March 12, 2024. I, Jennifer Grigg, do hereby certify that I am the duly appointed, qualified, and acting Deputy Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true accurate, and complete record of this meeting held on Tuesday, March 12, 2024.

DATE APPROVED: April 16, 2024

Jennifer Grigg
Deputy Recorder