



MINUTES
Springville City Council Work/Study Meeting - May 21, 2024

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, MAY 21, 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
Jake Smith
Mike Snelson Attended Via Telephone
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, Community Development Director Josh Yost, Administrative Services Director Patrick Monney, Internal Services Director Scott Sensenbaur, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Public Works Director Brad Stapley, and Lieutenant Jeremy Leonard.

CALL TO ORDER - Mayor Packard welcomed everyone and called the Work/Study meeting to order at 5:31 p.m.

COUNCIL BUSINESS

1. Calendar

- May 27 - Memorial Day Observed (City Civic Center Closed-Monday)
- Jun 01 - Jun 08 - Art City Days Celebration
- Jun 04 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Jun 11 - Work Study Meeting 5:30 p.m.

2. DISCUSSION ON THIS EVENING'S REGULAR MEETING AGENDA ITEMS

- a) Invocation - Councilmember Smith
- b) Pledge of Allegiance - Councilmember Snelson
- c) Consent Agenda
 3. Approval of the minutes for the April 30, 2024, Budget Meeting and the May 07, 2024, work meeting and regular meeting
 4. Approval of a Resolution approving volunteers for Art City Days 2024 - Stacey Child, Parks and Recreation Director
 5. Approval of a Resolution and Power Facility Buyout Agreement between Spanish Fork City and Springville City so that Spanish Fork may compensate Springville for power lines, equipment, and labor belonging to Springville - Jason Miller, Power Director

6. Approval of the Mayor's reappointment of Travis Ball, Bryan Boshell, Nile Hatch, Rollin Hotchkiss, and Mark Lamoreaux; and the appointment of Denice Gale, Jeremy Chandler, John Chaston, and Joshua Reidhead to the Utility Board

Mayor Packard asked if there was any discussion on the consent agenda. There was none.

3. DISCUSSIONS/PRESENTATIONS

a) Discussion of an Interlocal Agreement associated with property southwest of SR51 - John Penrod, Assistant City Administrator/City Attorney

John reported that Aki Miyagi had requested an interlocal agreement for utilities to be serviced by Spanish Fork City, while Springville City would provide power for undeveloped property located southwest of Highway 51, including a planned subdivision. Unlike previous agreements for one or two houses, this request involved an entire subdivision. Mr. Miyagi would need to navigate the land use process with Springville City before seeking approval from Spanish Fork for water, sewer, and other utilities.

Troy read a letter from Spanish Fork City stating they do not provide utilities outside city limits and had not committed to doing so for Mr. Miyagi. John explained the complexities of intercity utility arrangements, particularly regarding maintenance responsibilities and cost allocations for road repairs related to utility work. The council would need to decide whether to pursue further discussions with Spanish Fork on this matter.

Councilmember Millsap inquired about the collection of impact fees. John responded that while the city could not charge an impact fee for water, it might be possible to do so for parks.

Councilmember Jensen commented that pursuing the agreement would be challenging. Jensen emphasized that if Mr. Miyagi wanted to take on this challenge, it would not be the city's responsibility to fight the battle for utilities.

Mayor Packard noted that developers typically handle the arrangements for bringing utilities to their properties and expressed uncertainty about setting a precedent by approving this request. Josh mentioned that there had been interest in the southern part of the city over the years.

Troy remarked that development pressure impacts various parts of the city and that utilities would eventually extend south, noting current development pressure to the west of the freeway. Mayor Packard stated that it was now up to Mr. Miyagi to communicate with Spanish Fork. Troy acknowledged the complexities involved and outlined that the process would require a detailed proposal from Mr. Miyagi, which would necessitate staff time for review and the establishment of a policy for other properties in the area.

Councilmember Smith expressed that Mr. Miyagi should be responsible for the necessary work. While Smith was not opposed to an interlocal agreement, they were against annexation.

Councilmember Millsap shared a personal inclination to support the idea due to the Miyagi family's efforts in the area. However, Millsap questioned the practicality of an interlocal agreement, arguing that residents of Springville should use the city's utilities and warning that allowing exceptions could undermine the city's integrity.

Councilmember Jensen emphasized that the responsibility for the work lay with the requester, suggesting that Mr. Miyagi could collaborate with other landowners to find a solution for utilities.

Councilmember Wright expressed the initial belief that Spanish Fork was more involved in the process and mentioned that there were other options for the Miyagi family to explore.

Mayor Packard agreed, stating that Mr. Miyagi should investigate the various available options.

b) Discussion regarding a Power Facility Buyout Agreement between Spanish Fork City and Springville City - Jason Miller, Power Director

Brandon reported on the power buyout agreement, explaining that the system had been depreciated over 32 years. He described that as part of the 1600 South interchange project design, there would be on and off-ramps affecting the current location of some power lines. UDOT agreed to pay Springville Power for the removal of these lines. In Phase 2, UDOT would replace the line on the east side of the freeway with an underground line to serve the same area. On the west side, the line fell within Spanish Fork's service territory. Spanish Fork agreed to reimburse Springville for this line as part of the efforts to clarify service territory boundaries.

c) Moderate Income Housing Strategies Discussion - Carla Wiese, Planner

Carla reported on state law requirements for moderate-income housing in the general plan, noting the need to choose from a predetermined menu of strategies. The city must demonstrate progress in three strategies to comply and five strategies to qualify for priority funding. In 2023, the city showed progress in four areas. For 2024, the city would need to amend the plan to select new strategies. Carla discussed the state's proposed strategies, highlighting that most of the selected strategies would require council approval.

Councilmember Jensen suggested doing what was in line with the city.

Mayor Packard stated for the record that the council supports affordable housing and emphasized the need to carefully consider the plan of action.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Brad reported that micro surfacing road work would begin next week. Mayor Packard inquired about the activities above Bartholomew Park, to which Brad responded that a water line was being installed up to the water tank.

Mayor Packard informed the council about new state legislation concerning homelessness in Utah County, highlighting the requirement for warming centers and available beds between October and April. He emphasized the need to develop a plan and noted that he currently serves on a committee tasked with providing information on potential locations for a warming shelter.

Troy informed the council about new legislation mandating a public hearing concerning pay increases for executive staff. He mentioned that this item would be included on an upcoming agenda.

ADJOURNMENT CLOSED SESSION IF NEEDED - TO BE ANNOUNCED IN MOTION

The Springville City Council may temporarily recess the meeting and convene in a closed session as provided by UCA 52-4-205.

ADJOURN

Motion: Councilmember Wright moved to adjourn the work meeting at 6:47 p.m. **Councilmember Jensen seconded** the motion. **Voting Yes Councilmember Jensen:** Councilmember Jensen, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously; 5-0**

This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, May 21, 2024. 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, accurate, and complete record of this meeting held on Tuesday, May 21, 2024.

DATE APPROVED: June 04, 2024



Kim Crane
City Recorder