



MINUTES  
Springville City Council Work/Study Meeting - May 06, 2025

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MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, MAY 06, 2025, 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  
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, Director of Administration Patrick Monney, Internal Services Director Scott Sensanbaugher, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Power Director Jason Miller, Public Safety Director Lance Haight and City Engineer Chris Wilson.

**CALL TO ORDER** - Mayor Packard welcomed everyone and called the Work/Study meeting to order at 5:33 p.m.

#### **COUNCIL BUSINESS**

1. Calendar

- May 20 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- May 26 - Memorial Day Observed (Civic Center Closed, Monday)
- Jun 07-14 - Art City Days Festivities

Mayor Packard asked if there was any discussion about the upcoming calendar.

Stacey inquired whether the council was interested in participating in the "Meet the Mayor" and "Catch the Council" events during Art City Days.

Councilmember Smith suggested that council members wear identifying shirts so the public would recognize them during the event.

Patrick announced that the "Bike with the Mayor" event was scheduled for the upcoming Saturday.

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

- a) Invocation - Councilmember Millsap
- b) Pledge of Allegiance - Councilmember Jensen
- c) Consent Agenda

2. Approval of minutes for the April 15, 2025, work meeting and regular meeting

### 3. Approval of the Mayor's appointment of Matt Howard to the Library Board

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

### 3. WORK MEETING DISCUSSIONS/PRESENTATIONS

#### a) Spring Oaks Geological Study - Chris Wilson, City Engineer

City Engineer Wilson provided an update on the Spring Oaks hillside study. He reported that recent issues in the area included water line breaks, the formation of sinkholes, and structural movement in some homes. The investigation began with a site observation by Earthtec, followed by the city's outreach to the Utah Geological Survey and a geological study conducted by another firm.

Wilson explained that the problem might be due to natural piping—water moving through the soil and creating voids—rather than an actual broken pipe. The city engaged GeoStrata to perform an electrical resistivity study to better understand underground conditions. He noted that during previous development, drainage from the hillside was historically present but had been covered, which likely led to underground water flow.

A solid pipe in the area had been under pressure and was found to be bent or broken. The findings concluded that underground water movement had corroded some of the pipe, and portions had since been replaced with PVC pipe. However, it was determined that the water line itself was not the original cause of the problem; rather, the same subsurface conditions contributing to pipe failure were also affecting nearby homes.

Councilmember Snelson questioned how development in the area had been approved in the past. Chris responded that development practices have changed significantly over the years, and current standards now require geological reports that were not mandated at the time of the earlier development.

Councilmember Snelson also asked whether the ground shifting was being caused by water or by the mountain itself. Chris stated that the issue appeared to be water-related.

Chris added that while long-term studies and monitoring could be conducted, it was unlikely that the movement of water or the mountain could be mitigated. He explained that the recent studies were conducted to establish a factual basis, provide necessary information, and support informed decision-making moving forward. Public Works recommended sealing roads and installing cross gutters to improve surface water drainage.

Councilmember Millsap asked how many times the broken water line had been repaired and what the long-term solution would be. Chris outlined various options that could help mitigate issues with the water line.

Chris noted that while the sinkholes occurred within the same timeframe as the water main break, it was unclear exactly when the sinkholes had formed.

Mayor Packard asked John to provide additional information. John stated that, based on expert assessments, the city's water line was not the cause of the problems. He emphasized that water does not flow uphill, and the evidence pointed to water coming off the hillside as the source of the issue. He added that further in-depth studies could be conducted.

Chris confirmed that other homes in the area were experiencing ground movement and noted that there was evidence of such movement prior to the water line break.

Mayor Packard asked resident Craig Lowe if he would like to speak.

Resident Craig Lowe stated that he believed the sinkholes were caused by a water line break. He reported that on the day of the break, both the road and a home had sunk. He also mentioned that during previous line breaks, water had run down the ditch. According to Lowe, someone had assessed the situation and concluded that the cause was indeed a water line break.

Mayor Packard asked the council if they wanted further study

Councilmember Millsap asked what further study might accomplish. Chris replied that it could possibly lead to mitigation measures.

Councilmember Snelson wanted to know if the water pipe break had caused a larger problem by disturbing or moving sediment, expressing the need to understand whether the pipe break had exponentially worsened the situation. Councilmember Millsap agreed that he had the same concern.

Councilmember Jensen used an analogy, comparing the situation to a power line knocking down a pole and causing a fire, emphasizing the need to decide on a course of action.

Councilmember Wright asked about the extent of the city's responsibility.

Councilmember Snelson asked John if there was any precedent regarding liability. John explained that the situation was difficult and noted that experts had informed the city that the water line break did not cause the homes to sink.

Councilmember Smith asked if additional sinkholes had formed after the water pipe was repaired. Chris said he had not received reports confirming either way. He added that Earthtec had secondhand knowledge from an initial study concerning another home and had not recommended building a home in that location.

Mayor Packard stated that from a legal standpoint, the city did not appear liable and acknowledged that Chris had presented the facts. He noted that the council would need to decide on the next steps and suggested tabling the discussion for a future meeting.

b) **Discussion on pending Ordinance for amendments to Title 11, Land Use Code - Carla Wiese, Planner**

Carla explained the pending ordinance amending Title 11 was in the works. She said they will be going to the Planning Commission with recommendations from the Community Board and the north area plan. Mayor Packard asked Carla to send information to the council.

c) **Discussion regarding Agreement with UDOT regarding a City Property Access Agreement - 1600 South - Brad Stapley, Public Works Director**

Chris reported that a property had been sold to the Utah Department of Transportation (UDOT) for the construction of an interchange. He explained that the property originally had two access points, plus an additional access located under the overpass. UDOT had requested an emergency access to the property that would not be available for public use.

Troy and staff had requested that the city retain access to the property for its use as needed.

Councilmember Millsap explained that access for active transportation would allow safer travel. Troy said they will discuss more with UDOT.

d) **Presentation on Victim Advocacy - Libby Hancock, Legal Intern**

Libby Hancock, a high school legal intern, reported on the internship program. She explained the role of a Victim Advocate and discussed the emotional impact the job can have on advocates. Due to time constraints, she provided a copy of her presentation to the council.

Mayor Packard asked if Libby would be willing to present her full presentation at the council meeting immediately following the current session.

## **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

Mayor Packard asked if there was any further discussion. There was none.

## 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.*

**Motion:** Councilmember Millsap moved to adjourn the work meeting at 6:55 p.m. **Councilmember Smith seconded** the motion. **Roll Call Vote Yes:** 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 06, 2025. I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, 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 06, 2025.*

DATE APPROVED: May 20, 2025

  
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Kim Crane  
City Recorder