



MINUTES
Springville City Council Work/Study Meeting - October 21, 2025

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, OCTOBER 21, 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 Excused
Logan Millsap
Jake Smith
Mike Snelson
Mindi Wright

City Staff in Attendance: City Administrator Troy Fitzgerald, 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, Public Works Director Brad Stapley, Planner II/Economic Development Carla Wiese, and Assistant City Attorney Chris Creer.

CALL TO ORDER - Mayor Packard welcomed everyone and called the Work/Study meeting to order at 5:32 p.m.

COUNCIL BUSINESS

1. Calendar

- Oct 31, 2025 - Annual City Downtown Trick or Treat 3:00 p.m. to 5:00 p.m.
- Nov 02, 2025 - Daylight Savings Ends
- Nov 04, 2025 - Municipal General Election
- Nov 04, 2025 - Work Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

Mayor Packard asked if there was any discussion about the upcoming calendar. There was none.

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

- a) Invocation - Councilmember Smith
- b) Pledge of Allegiance - Councilmember Snelson
- c) Consent Agenda
 - 1. Approval of the minutes for the work meeting and regular meeting held on October 07, 2025

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

3. WORK MEETING DISCUSSIONS/PRESENTATIONS

a) Economic Update Presentation - Robert Spendlove

Mayor Packard introduced Robert Spendlove, Chief Economist for Zions Bank, a macroeconomist who presents all over the Intermountain West.

Robert Spendlove presented on navigating economic policy shifts and began by asking attendees how they felt about the economy. Responses indicated that the job market appeared to be slowing, consumers continued to spend, housing activity had slowed due to pricing, and consumer debt was rising as many tried to understand current economic conditions.

He reviewed key economic indicators, stating that GDP had grown by 3.8% in the second quarter and was expected to grow by the same amount in the third quarter. He noted that blue-chip consensus forecasts had predicted that tariffs would increase inflation and negatively affect the real economy. He reported that the Federal Reserve had begun lowering interest rates again and that the market anticipated additional rate cuts. He also discussed challenges related to mortgage rates.

Spendlove explained that the federal employment report had not been completed due to the ongoing government shutdown. He referenced ADP data showing private-sector job losses for the second consecutive month, noting that ADP's sample did not include government jobs, small businesses, and other sectors. He reported that the national unemployment rate had increased in August but had since declined to 4.3%.

He reviewed average effective tariff rates since 1970 and stated that current tariffs had not caused inflation. He said retail sales remained strong but that there were signs of underlying economic weaknesses. He noted that the national debt continued to rise.

Spendlove reported that Utah's population growth and employment were increasing, with unemployment below the national average. He stated that Utah's home prices were significantly higher than the national average, but appreciation remained stable. He added that wage growth in Utah was above the national average, median household income was among the highest, and Utah continued to have the strongest economy in the country.

b) Station Area Plan Update - Josh Yost, Community Development Director

Director Josh Yost reported on the Station Area Plan and explained that a presentation had been given to the Planning Commission the previous week. He stated that the plan area extended from 1500 West to 1200 West and from 900 South to Center Street. He noted that existing planning goals for the West Fields included establishing a community core.

Yost explained that staff were analyzing the area to address housing, business, industry, transportation, and public life needs. He outlined guiding questions for the planning process, including how to design for future residents, how to support economically sustainable retail, and how to integrate community values and traditions into new mixed-use development.

He reviewed guiding principles, which included designing streets for all users with an emphasis on pedestrian comfort and bicycle safety; providing diverse residential options such as condos, apartments, and townhomes to support a multigenerational community; creating public spaces that accommodate both planned and informal gatherings; capturing the value of transit; promoting physical connections within the community; and visually reflecting Springville's values through building form and style.

Yost reported that the Planning Commission had expressed concerns that the visual plan map did not accurately represent the plan and that the plan did not designate specific street locations. He stated that staff was working to clarify that the current concept was not final and that additional information would be brought back to the City Council.

- c) **Community Reinvestment Area Follow-Up - Carla Wiese, Planner II/Economic Development**
Moved the discussion to the regular meeting.

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 Snelson moved to adjourn the work meeting at 7:00 p.m. **Councilmember Smith seconded** the motion. **Vote Yes:** Councilmember Jensen EXCUSED, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, October 21, 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, October 21, 2025.

DATE APPROVED: November 04, 2025



Kim Crane
City Recorder