MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, OCTOBER 21, 2025, AT 7:00 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, Carla Wiese, Planner II/Economic Development and Assistant City Attorney Chris Creer.

CALL TO ORDER

Mayor Packard called the meeting to order at 7:03 p.m.

INVOCATION AND PLEDGE

Councilmember Smith offered the invocation, and Councilmember Snelson led the Pledge of Allegiance.

APPROVAL OF THE MEETING'S AGENDA

Motion: Councilmember Wright moved to approve the agenda as written. **Councilmember Millsap seconded** the motion. **Voting Yes:** Councilmember Jensen EXCUSED, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

MAYORS COMMENTS

Mayor Packard welcomed the Council, staff, and those in attendance.

PUBLIC COMMENT

Mayor Packard introduced the Public Comment section of the agenda and inquired if there were any written requests to speak.

CONSENT AGENDA

1. **Approval of the minutes for the work meeting and regular meeting held on October 07, 2025**
   Mayor Packard asked for a discussion or a motion on the consent agenda.

Motion: Councilmember Snelson moved to approve the consent with corrections to the October 07, 2025, work meeting minutes, changing the cost of a traffic signal from $100,000 to approximately $400,000. **Councilmember Millsap seconded** the motion. **Voting Yes:** Councilmember Jensen EXCUSED, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

Mayor Packard asked Planner Wiese to provide her report on Community Reinvestment Areas that was scheduled for the prior work study meeting.

Planner II Carla Wiese reported that on July 15, 2025, a presentation was given to the City Council regarding Community Reinvestment Areas (CRAs). She stated that the Council had requested additional information and directed staff to conduct community outreach to property owners within the targeted boundary from the north end of Main Street to 800 South. She explained that staff mailed notices to property owners of record and emailed those with available email addresses. Although attendance at the outreach meeting was lower than anticipated, she noted that those who participated were engaged and generally supportive of the concept.

Carla presented a draft resolution for the Council's review and explained that a development impediment study would be required before adoption, as it could not be added afterward. She clarified that the study would identify any impediments to development and would provide the council with the option to use eminent domain if deemed necessary for project purposes. She added that the Redevelopment Agency (RDA) Board would be required to review the matter and hold a public comment period. She concluded by stating that the development impediment findings would be provided to the Council before a meeting was scheduled and that she would return with additional information.

REGULAR AGENDA

2. **Consideration of a Resolution authorizing the Fremont Solar PPA project transaction schedule under the master firm power supply agreement with Utah Associated Municipal Power Systems; and related matters – Jason Miller, Power Director**

Power Director Jason Miller reported that the Fremont Solar Project (Project) consists of a 99 MW photovoltaic generation facility coupled with a 49.5 MW / 198 MWh battery storage system (BESS) located in Iron County, Utah. The combined Project will deliver clean energy and grid flexibility through solar generation and four-hour battery dispatch capability. A portion of Springville's power purchase contracts will expire within three months of the planned commercial operation date (12/2027) of the Project. This resource will mitigate additional market exposure caused by the expiration of the contract.

The Project has been discussed during multiple meetings of the Utility Board. On October 8th, the Board unanimously (10 of 14 present) recommended City Council review and approve the project.

UAMPS is entering into a 25-year solar plus battery Power Purchase Agreement (PPA) with Fremont Solar, LLC, on behalf of participating members. If the project is delayed from the scheduled operation, the agreement includes limited damages.

Director Miller requested approval for the City to enter into a Power Purchase Agreement (PPA) that included battery storage. He explained that new requirements and future resource needs made the battery component important despite the higher cost. He stated that when existing contracts concluded, solar resources would be able to backfill the energy supply beginning in 2027.

Councilmember Snelson asked why the proposed gap in resources should be filled with solar rather than a less expensive option.

Jason responded that no other new projects were coming online and that the Fremont project offered a lower price point. He added that previous wind projects had performed poorly.

Mayor Packard asked whether incentives similar to Rocky Mountain Power's could be considered for residents to install home battery systems. He also inquired about the status of nuclear energy development.

Jason stated that staff could look into options for incentivizing homeowners to install batteries, noting that Rocky Mountain Power currently had the ability to turn off customer-installed batteries when they were not needed. He also explained that some planning for nuclear resources was underway and that certain state approvals had already been completed.

Motion: Councilmember Millsap moved to approve **Resolution #2025-35,** authorizing Springville City to enter into the Power Purchase Agreement (PPA) to receive 8.57% of the 99 MW expected Fremont Solar Project (Project) output. **Councilmember Snelson seconded** the motion. **Roll Call Vote Yes**: Councilmember Jensen EXCUSED, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent**. **Resolution #2025-35 Adopted**

3. **Consideration of an Ordinance amending Springville City Code Section 11-3-402, Definitions, and adopting Section 11-6-135, concerning Land Use Application Expirations – Laura Thompson, Planner**

Planner Laura Thompson reported that the City Council considered the proposed amendments on April 15, 2025. The council members supported the proposal; however, they wanted to see a policy that establishes the process for notifying applicants, outlines expectations for applicants, and ensures accountability.

She explained the city has multiple land use application types that can remain under review for years until they are eventually withdrawn or abandoned. The proposed amendments will help keep the development review process efficient and remove outdated applications that may no longer be compliant with current regulations.

Councilmember Smith asked how many applicants would be affected by the proposed change. Laura reported that the change would affect about a dozen applicants and stated that a few other cities had adopted similar approaches.

Councilmember Smith asked whether other cities were implementing similar practices and inquired whether only one extension would be allowed.

Councilmember Wright stated that the policy would need to be applied consistently and should clearly specify that only one extension would be allowed. Councilmember Smith agreed.

Attorney Penrod stated that the proposed change would need to be incorporated into the ordinance and discussed further. He added that an agreed-upon timeline would need to be established and noted that the item could return to the Council for future consideration.

Councilmember Millsap commented that additional clarification and more specific language were needed.

Motion: Councilmember Snelson moved to continue the item to an unspecified date. **Councilmember Millsap 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**.

4. **Consideration of an <u>Ordinance</u> amending Title 11, Development Code, and Title 14, Subdivision Regulations, concerning development approval processes – Josh Yost, Community Development Director**

Community Development Director Josh Yost reported that he sought to clarify administrative processes related to the Lakeside Overlay. He stated that the Lakeside Overlay had never been applied to any property, was not connected to the Lakeside Landing Overlay, and would be removed.

Yost then reviewed the proposed amendments. He explained that on July 16, 2024, the City Council had approved updates to the City's residential and commercial subdivision regulations and application procedures, including preliminary and final plan checklists, to align with Utah State Code. He stated that the current amendments were intended to address irregularities in Titles 11 and 14 regarding approval processes by the Land Use Authority and included updated subdivision checklists to ensure clarity and consistency.

Motion: Councilmember Millsap moved to <u>approve</u> **<u>Ordinance #20-2025,</u>** amending Springville City Code Title 11, Development Code, and Title 14, Subdivision Regulations, concerning development approval processes. **Councilmember Wright seconded** the motion. **Roll Call Vote Yes**: Councilmember Jensen EXCUSED, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent**. **Ordinance #20-2025 Adopted**

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard asked for any further discussion. There was none.

CLOSED SESSION, AND ADJOURNMENT IF NEEDED – TO BE ANNOUNCED IN MOTION

The Springville City Council may adjourn the regular meeting and convene into a closed session as provided by UCA 52-4-205.

ADJOURNMENT

Motion: **Councilmember Snelson moved** to adjourn the meeting at 8:07 p.m. **Councilmember Millsap seconded** the motion. **Voting 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 Regular 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

K Crane

Kim Crane
City Recorder