



MINUTES
Springville City Council Work/Study Meeting - November 18, 2025

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, NOVEMBER 18, 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 Excused
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, 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, Engineer Tana Uyema, Facilities Superintendent Gavin Whiting, and City Engineer Chris Wilson

CALL TO ORDER - Mayor Packard welcomed everyone and called the Work/Study meeting to order at 5:30 p.m.

COUNCIL BUSINESS

1. Calendar

- Nov 27-28 - Thanksgiving Holiday Observed, City Offices Closed (Thursday and Friday)
- Dec 02 - Work Study Meeting 5:30, Regular Meeting 7:00 p.m.

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

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

- a) Invocation - Councilmember Snelson
- b) Pledge of Allegiance - Councilmember Smith
- c) Consent Agenda
 2. Approval of the minutes for the November 04, 2025, work and regular meetings.
 3. Approval of a Resolution and renewal of the Juro software agreement - Scott Sensanbaugher, Internal Services Director

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

3. WORK MEETING DISCUSSIONS/PRESENTATIONS

a) Shooting Range Update – Scott Sensanbaugher, Internal Services Director

Scott Sensanbaugher reported on the lead contamination issue in the Senior Center basement, which contains a former shooting range. He explained that Utah Trust, the City's insurer, had expressed concerns about inadequate barriers and hazardous exposure to lead and noise. The Trust recommended that any refurbishment follow NIOSH standards, noting that OSHA, EPA, and HUD guidelines were unclear for this situation. He stated that the Trust referenced a standard of 200 micrograms per square foot.

Sensanbaugher reviewed work conducted between April and August 2024, during which staff coordinated with contractors on possible retrofits to the range. In August, the focus shifted to environmental cleanup. He reported that contractors had been unable to give firm cost estimates, with possible cleanup costs reaching into the hundreds of thousands of dollars. An RFP resulted in no responses, and contractors contacted directly cited uncertainty and the need for additional testing.

He stated that a consultant reviewed upstairs testing results, confirming the upstairs area was safe based on assessments by risk management and insurance. The downstairs, however, was highly contaminated. Cleanup estimates for the basement were approaching \$1 million. Sensanbaugher recommended replacing the upstairs HVAC system to eliminate any risk of contamination and noted that the current budget allowed staff to cover and limit access to the basement to facilities personnel only. He added that staff had submitted a pre-application for a Community Development Block Grant, though the funding would not cover the full cost.

Councilmember Smith asked whether the ducts could be cleaned instead of replaced. Sensanbaugher responded that the HVAC system was due for replacement, and doing so would remove any remaining chance of contamination.

Sensanbaugher stated that staff had proposed pursuing a Community Development Block Grant and had already submitted a pre-application. He noted that the grant would not cover the full cost of cleanup.

Councilmember Snelson stated that it appeared the City could not proceed with any use of the basement without first cleaning it.

Councilmember Jensen asked whether the basement needed to be cleaned if it remained inaccessible.

Councilmember Wright asked whether the City could be certain there was no risk to individuals upstairs. Sensanbaugher responded that multiple areas upstairs had been tested and confirmed safe, and that sealing the HVAC would further reduce risk.

Mayor Packard opened the item for public comment.

A member of the public, Robert, commented that seniors had long been exposed to lead from older infrastructure and described his own history of being tested for lead. He expressed concern that, without a functioning range, youth programs would lack a place to shoot, noting that he was not aware of an alternative range in Utah County. He referenced prior use of the Garth Killpack range and explained that the community had traded that space with Springville Police to allow use of the Senior Center facility.

Councilmember Wright stated that the City would ultimately be responsible for cleaning the basement and reiterated concern for those who occupied the upstairs area.

Councilmember Jensen suggested sealing the basement and following the recommendations provided by the insurance representatives. He noted the importance of the range to the community, particularly for Hunter Safety training, and stated that the City should consider either replacing the facility or finding a way to lessen the impact of its loss.

Councilmember Snelson stated that the basement needed to be cleaned and that the City must explore funding options for cleanup and determine whether the space could continue to function as a range. He suggested a potential partnership structure similar to the Art Museum's relationship with the

Art Association, in which the City owns the property but collaborates with community members or shooting-range users to support operations and funding. He emphasized the need to continue discussing options for maintaining a shooting-range amenity either at the Senior Center or elsewhere in the community.

Councilmember Smith stated that he would hate to see the shooting range discontinued. He emphasized the need for more youth programs and noted that if this were the only facility of its kind in Utah County, the community would need a replacement sooner rather than later.

Mayor Packard stated that the City should look for grant opportunities to support the cleanup effort. He asked the council to consider whether a youth shooting program should be incorporated if the facility were cleaned and restored.

Councilmember Snelson stated that the community could be a valuable resource for developing funding ideas.

Councilmember Smith added that the City would need program data, including how many youth had participated in the shooting program, to help explain the program's value to the community.

Mayor Packard invited individuals to attend the 7:00 p.m. meeting if they wished to offer additional public comment.

b) 1600 South Betterment Discussion - Chris Wilson, City Engineer

City Engineer Chris Wilson reported on the criteria for the 1600 South corridor, noting that a form-based code would be developed later and that no specific standards had been established yet. He stated that preliminary guidance suggested elements such as trees, benches, trash cans, landscaping, and lighting.

Wilson reviewed the planned widening of SR-51, with completion anticipated by December 31, 2026. He explained that betterment utilities had been identified in the master plan and that a moratorium would be placed on cutting into the asphalt once the project was finished. Staff was working to complete needed preparations ahead of the moratorium and had requested that UDOT refrain from installing concrete in the medians to allow for future landscaping.

Wilson stated that the agreement with UDOT indicated that the City's funding would not be due until July 2026. He reported that staff had reviewed potential betterments and evaluated options for landscaping versus art elements. Stacey noted that maintaining trees in the median would be difficult, and staff were researching a range of landscaping options that balanced art and plant materials. Future discussion would be held on which park strips the City would be responsible for maintaining.

Wilson added that discussions were underway regarding street lighting, decorative elements, and associated costs. Troy explained that UDOT typically coordinates with landowners during these types of projects.

Mayor Packard asked staff to return with lighting recommendations, including cost estimates.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard asked if there was any further discussion.

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 6:48 p.m. **Councilmember Wright seconded** the motion. **Vote Yes:** Councilmember Jensen, Councilmember Millsap EXCUSED, 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, November 18, 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, November 18, 2025.

DATE APPROVED: December 16, 2025



Kim Crane
City Recorder