

NO FORMAL ACTIONS ARE TAKEN IN A WORK MEETING

5:30 P.M. - WORK MEETING - MULTI-PURPOSE ROOM

CALL TO ORDER

COUNCIL BUSINESS

1. Calendar

- Mar 03 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Mar 08 - Daylight Savings
- Mar 17 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

2. **REVIEW OF THE 7:00 P.M. REGULAR COUNCIL MEETING AGENDA ITEMS**

- a) Invocation - Councilmember Smith
- b) Pledge of Allegiance - Councilmember Snelson
- c) Consent Agenda
 - 2. Approval of the minutes for the work meeting and regular meeting held on February 03, 2026.

3. **WORK MEETING DISCUSSIONS/PRESENTATIONS**

- a) Wastewater Pretreatment - Brad Stapley, Public Works Director
- b) History of Springville City Code, Section 3-7-801, Hen Chickens for Egg Production- Troy Fitzgerald, City Administrator
- c) General Discussion regarding Impact Fees - John Penrod, Assistant City Administrator/City Attorney

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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.

7:00 P.M. COUNCIL MEETING - CITY COUNCIL ROOM

**CALL TO ORDER
INVOCATION
PLEDGE
APPROVAL OF THE MEETING'S AGENDA
MAYOR'S COMMENTS**

1. Swearing in of the Springville City Youth Council

PUBLIC COMMENT - Audience members may bring any item, not on the agenda, to the Mayor and Council's attention. Please complete and submit a "Request to Speak" form. Comments will be limited to two or three minutes, at the mayor's discretion. State Law prohibits the Council from acting on items that do not appear on the agenda.

CONSENT AGENDA - The Consent Agenda consists of items previously discussed or that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The agenda provides an opportunity for public comment. If, after the public comment, the Council removes an item from the consent agenda for discussion, the item will keep its agenda number. It will be added to the regular agenda for discussion unless otherwise specified by the Council.

2. Approval of the minutes for the work meeting and regular meeting held on February 03, 2026.

REGULAR AGENDA

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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.

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE - POSTED 02/13/2026
In compliance with the Americans with Disabilities Act, the city will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please get in touch with the City Recorder at (801) 489-2700 at least three business days prior to the meeting.
Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means, and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings.
s/s - Kim Crane, MMC, City Recorder



MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, FEBRUARY 03, 2026, 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: Karen Ellingson
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, Library Director Dan Mickelson, Parks and Recreation Director Stacey Child, Power Director Jason Miller, Public Safety Director Lance Haight, Water Superintendent Tyson Bartlett, Assistant Public Works Director Jake Nostrom, and Assistant Public Works Director Jeff Anderson,

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

COUNCIL BUSINESS

1. Calendar

- Feb 16 - President's Day Observed (Civic Center Closed - Monday)
- Feb 17 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Mar 03 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

Mayor Packard asked if there was any discussion regarding the upcoming calendar. He noted that a discussion was scheduled for the February 17, 2026, work meeting concerning a proposed amendment to the city code related to chickens.

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

- a) Invocation - Councilmember Millsap
- b) Pledge of Allegiance - Councilmember Ellingson
- c) Consent Agenda
 2. Approval of the minutes for January 14, 2026, Budget Meeting and the January 20, 2026, Work Meeting and Regular Meeting
 3. Approval of a Resolution for the 2026 Public Meeting Calendar - Kim Crane, City Recorder

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

42

3. WORK MEETING DISCUSSIONS/PRESENTATIONS

44

a) **Property Discussion - Scott Sensanbaugher, Internal Services Director**

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Internal Services Director Scott Sensanbaugher reported on the proposed purchase of property from PRI located east of the Deseret Industries building. He stated that PRI had requested a friendly condemnation letter due to internal requirements governing the sale of property, which would allow the transaction to proceed. He explained that the property was being considered as the proposed site for Fire Station #43.

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b) **Pressurized Irrigation Master Plan IFFP/IFA**

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Assistant Public Works Director Jeff Anderson explained that master plans assisted in establishing levels of service, projecting and estimating growth, quantifying system assets, and verifying adequate water rights. He stated that the Equivalent Residential Connection (ERC) was used to calculate indoor and outdoor water use, with outdoor use based on lot size, irrigated acreage, and key system design criteria. He noted that land uses determined irrigation factors and that growth estimates were projected over a ten-year period. He added that the City was working to transition existing customers from culinary water and dry lines to Pressurized Irrigation (PI) as PI sources became available.

58

He reported that the sources of PI were Hobble Creek and Strawberry Reservoir. He stated that the main storage facility was Bartholomew Pond, which had a total capacity of 32 acre-feet, and that even with a six-foot fluctuation, storage remained within the 19.4 acre-foot limit.

62

c) **Culinary Water Master Plan IFFP/IFA**

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Assistant Public Works Director Jeff Anderson reported that the City's water system included 220 miles of pipe, seven wells, five springs, nine tanks, two pump stations, and eleven pressure zones. He explained that staff had quantified system assets, including wells and springs, and conducted a capacity analysis assuming the largest well was out of service. He stated that the City had met and exceeded storage capacity requirements and had sufficient water rights. Ongoing water adjudication was discussed, along with potential future culinary water options.

70

He reported that fire flow deficiencies were evaluated using a hydraulic model to determine where improvements were needed. He explained that capital projects required constructing entire pipelines upfront, with reimbursement occurring over time through impact fees. He stated that the average replacement cycle for existing pipes was approximately 85 years and that staff was reviewing funding solutions for pipe replacement.

72

Mayor Packard asked whether replacement costs were calculated in current dollars. Jeff Anderson confirmed that the estimates were based on current dollars and noted that costs would escalate over time.

76

Jeff Anderson reviewed water rights, average demand, and potential water rights for use in the Pressurized Irrigation (PI) system. He stated that staff was reviewing options related to Southern Utah Valley Municipal Water Association (SUVMA) water and that the future of Plat A water would require further discussion.

80

Councilmember Ellingson asked whether water savings could be achieved by changing delivery methods. Jeff Anderson stated that he would review the question and report back to the Council. He noted that the ten-year plan included extending the PI source to areas west of the freeway.

84

Jeff Anderson reported on the IFFP and IFA plans, explaining that they projected ten years ahead. He stated that growth would utilize available capacity and that growth would pay for the capacity it required, with future system growth paying only for the service it needed. He reviewed the process for

86

88 calculating fee-eligible costs and presented staff recommendations for indoor and secondary water
90 impact fees. He also provided a comparison of impact fees among surrounding municipalities, noting that
Springville's fees were approximately 33 percent lower than neighboring cities.

92 Councilmember Ellingson asked about safeguards against contamination events. Water
Superintendent Tyson Bartlett explained the measures the City used to prevent and respond to such
94 events.

96 **d) Transportation IFA**

96 Assistant Public Works Director Jeff Anderson reported on proposed updates to transportation
impact fees. He stated that the goal was to keep pace with inflation, verify projected growth, and confirm
98 supporting data. He explained that Level of Service (LOS) described the operating performance of an
intersection or roadway and was measured on a scale from A to F during the PM peak hour, with the
100 measurement used as a rating scale. He reviewed transportation impact fee projects planned over the
next ten years and noted that Springville's impact fees were below the county average.

102 **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

104 Mayor Packard asked if there was any further discussion.

106 Assistant Public Works Director Anderson reported on a two-million-dollar grant for the highline
ditch. They would like to move \$500,000 in Funds not used towards an Automated Meter (AMI) meter
reading project.

108 Assistant Public Works Director Jake Nostrom reported on updates for the headworks and
screening. The budget is a little short for engineering. He explained that 650 feet of pipeline is on hold
110 due to the price of construction. They would like to move \$500,000 from that project and put it towards
the headworks project. Finance Director Riddle stated that budget dollars are moving in the same fund
112 between projects, and staff wanted to keep the council aware of where the funds are being used.

114 **ADJOURNMENT CLOSED SESSION IF NEEDED - TO BE ANNOUNCED IN MOTION**

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

118 **Motion: Councilmember Smith moved** to adjourn the work meeting at 6:53 p.m. **Councilmember
Snelson seconded** the motion. **Vote Yes:** Councilmember Ellingson, Councilmember Millsap,
120 Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed
Unanimously, 5-0**

122
124 *This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, February 03,
2026.*

126 *I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, Utah County, State
128 of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday, February
03, 2026.*

130 *DATE APPROVED:* _____

132 *Kim Crane
City Recorder*



MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, FEBRUARY 03, 2026, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

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, Parks and Recreation Director Stacey Child, Power Director Jason Miller, and Public Safety Director Lance Haight.

CALL TO ORDER

Mayor Packard called the meeting to order at 7:02 p.m.

INVOCATION AND PLEDGE

Councilmember Millsap offered the invocation, and Councilmember Ellingson led the Pledge of Allegiance.

APPROVAL OF THE MEETING'S AGENDA

Motion: Councilmember Snelson moved to approve the agenda as written. Councilmember Smith **seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0**

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.

Emily Anderson spoke about allowing chickens and provided a presentation. She said supply chain issues are something to prepare for and not to rely on them. We can have both a small-town feel and businesses.

Councilmember Millsap acknowledged that emails from citizens have been received by the council. Mayor Packard said there will be a presentation during the work session on February 17, 2026, regarding chickens, and then before the city council on March 03, 2026, for consideration.

CONSENT AGENDA

1. Approval of the minutes for January 14, 2026, Budget Meeting and the January 20, 2026, Work Meeting and Regular Meeting
2. Approval of a Resolution for the 2026 Public Meeting Calendar - Kim Crane, City Recorder

Mayor Packard asked for a discussion or a motion on the consent agenda.

44 **Motion: Councilmember Ellingson moved to approve the consent agenda as written.**
45 **Councilmember Wright seconded the motion. Voting Yes:** Councilmember Ellingson, Councilmember
46 Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion
47 **Passed Unanimously, 5-0.**

48

REGULAR AGENDA

50 4. **Consideration of a Resolution and Amendment to the Development Agreement with Lakeside**
51 **Landing Development - Josh Yost, Community Development Director**

52 Attorney Penrod explained that a development agreement is considered a land use law and
53 therefore, should be adopted by ordinance.

54 Community Development Director Josh Yost reported the Lakeside Landing Special District
55 Overlay was adopted in December 2021. A development agreement was recorded in April 2022 between
56 the city and the district's two primary landowners. The agreement's two primary purposes were to
57 establish vesting periods and set timelines for the completion of two planned public parks.

58 The development group defaulted on the agreement because the two public parks were not
59 completed by April 2025. To continue the development process, the City and the development group
60 negotiated the terms of an amendment. This amendment reestablishes the required time period for
61 completing and installing the Parks and resets the vesting period for Design Rights.

62 The proposed amendment establishes a new completion timeline for the two public parks, the
63 North and South Neighborhood Parks, contingent on development progress in the north and south
64 portions of the district. Each park must be completed before the city will issue any building permits for
65 more than 40% of the units in each respective portion of the district. The proposed amendment also resets
66 the six-year vesting period for the Design Rights, which includes all articles of the Lakeside Special
67 District Overlay Zone except Article 2, which contains the regulating plan and the provisions determining
68 residential density and required commercial space. The 15-year vesting period for these Article 2 rights
69 began in 2022 on the effective date of the original agreement and is not changed by this amendment.

70 Councilmember Snelson asked about the reason for the delay. Attorney Penrod explained that
71 the intent had been to move quickly, but the process had taken longer than anticipated.

72 Mayor Packard asked how the completion of the park was being managed. Josh explained that
73 no more than 40% of building permits would be issued until the park was completed. Mayor Packard
74 inquired whether a bond or similar mechanism could be put in place to ensure completion of the park.
75 Attorney Penrod responded that it could be possible.

76 Mayor Packard invited Glen Lent, owner of Lakeside Landing, to speak. Glen reported that utilities
77 had required significant time and expense, with approximately \$7.5 million spent to date. He explained
78 there was no pressurized irrigation available at the site, preventing park irrigation. Infrastructure needs
79 had to be identified and constructed, with reimbursement anticipated through impact fees. He stated the
80 developer was willing to work with the city and described the site as challenging, particularly regarding
81 sewer infrastructure. He indicated the project would be a mixed-use development, with retail occurring
82 over time.

83 Councilmember Snelson asked whether there were prospective retail clients, and Glen responded
84 that retail would develop gradually as part of the mixed-use concept.

85 Councilmember Wright asked about the different project areas and the 40% limitation. Josh
86 explained that the north and south portions would be completed separately. Administrator Troy Fitzgerald
87 added that the phasing was also related to cash flow considerations. Attorney Penrod stated there was
88 still room for negotiation and that any amendment would need to return to the council for approval.

90 Councilmember Ellingson asked who would determine substantial completion of the park.
91 Attorney Penrod stated that substantial completion would require all amenities to be installed and the
92 park to be safely usable. Parks and Recreation Director Stacey would review and approve the completion.
93 The park design would be coordinated between the developer and the parks department.

94 **Motion: Councilmember Smith** moved to approve Ordinance#02-2026, the First Amendment to
95 the Development Agreement for Lakeside Landing Property between the City of Springville, Lakeside
96 Land Partners, and Davies Design Build. **Councilmember Wright seconded the motion.** Voting Yes:
97 Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and
98 Councilmember Wright. **The motion Passed Unanimously, 5-0. Resolution #2026-02 Adopted**

100 **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

101 Mayor Packard asked for any further discussion.

102 Administrator Fitzgerald reported that the time was approaching to appoint replacements to
103 various boards and commissions. He reviewed the applicable city code and outlined the process for
104 suggesting and appointing individuals. He stated that replacements would need to be approved by the
105 council, preferably by March 17, 2026.

106 Mayor Packard announced council assignments, stating that Councilmember Ellingson would
107 work with the PAR Board and Councilmember Snelson would work with the Utility Board.

108

109 **CLOSED SESSION, AND ADJOURNMENT IF NEEDED - TO BE ANNOUNCED IN MOTION**

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

112 There was none.

113 **ADJOURNMENT**

114 **Motion: Councilmember Snelson** moved to adjourn to a closed meeting for property and litigation.
115 The regular meeting was adjourned at 7:45 p.m. **Councilmember Smith seconded the motion. Voting
116 Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember
117 Snelson, and Councilmember Wright. **The motion Passed Unanimously, 5-0.**

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122

123 *This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday,
124 February 03, 2026.*

125 *I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, Utah
126 County, State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this
127 meeting held on Tuesday, February 03, 2026.*

128

129 DATE APPROVED: _____

130

Kim Crane
City Recorder