



**MINUTES**  
**Springville City Council Work/Study Meeting - January 20, 2026**

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MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, JANUARY 20, 2026, AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

**Presiding and Conducting:** Mayor Matt Packard Excused

**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, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Power Director Jason Miller, Public Works Director Brad Stapley, Assistant Public Works Director Jake Nostrom, Wastewater/Stormwater Collections Superintendent Terrance Harris, and Wastewater Superintendent Tyler Lowe.

**Motion:** Councilmember Snelson moved to appoint Councilmember Wright as Mayor Pro Tem for this evening's meetings. Councilmember Ellingson seconded the motion. Vote Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion Passed Unanimously, 5-0

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

**COUNCIL BUSINESS**

1. Calendar

- Feb 03 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- 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.

Mayor Pro Tem Wright asked if there was any discussion about the upcoming calendar.

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

- a) Invocation - Councilmember Wright
- b) Pledge of Allegiance - Councilmember Smith
- c) Consent Agenda

2. Approval of the minutes for the Special Meeting on December 31, 2025, and the Work and Regular Meetings held on January 06, 2026

3. Approval of an Ordinance

Mayor Pro Tem Wright asked if there was any discussion on the consent agenda. There was none.

### **3. WORK MEETING DISCUSSIONS/PRESENTATIONS**

#### **a) Wastewater Collections Master Plan IFFP/IFA and Sewer Treatment IFA**

Public Works Director Brad Stapley reported that the last update to the Wastewater Master Plan occurred in August 2020. The purpose of the update is to establish levels of service, project and estimate growth, gather flow data, and develop a hydraulic model.

An Equivalent Residential Unit (ERU) is defined as approximately 250 gallons per day. Peak flows within sewer pipes are not to exceed 75 percent of capacity. The city's wastewater system includes approximately 150 miles of sewer line, 14 sewer pumping stations, and 2,900 manholes. Flow data is collected and analyzed at various locations throughout the city. Rain events and infiltration can significantly impact system performance.

Since 2020, infiltration has been reduced from 0.8 million gallons per day (MGD) to 0.4 MGD. The hydraulic model is used to determine flow patterns and variations throughout the system. Capital improvement projects are planned based on projected growth. The Master Plan includes future projects for Lakeside, Buc'ees, and the 1600 South corridor.

Brad reviewed the proposed impact fee for wastewater collections and the Water Reclamation Facility Impact Fee Analysis. Annual updates to the Impact Fee Analysis (IFA) are planned to account for inflation and revised project costs. The ERU is based on 2.3 persons and 250 gallons per day of peak flow to establish the level of service. A surcharge study is currently underway to review commercial and residential rates. Growth projections will be reviewed and updated over time, with inflation adjustments considered as necessary. The proposed impact fees for both wastewater treatment and collections were discussed, with Springville anticipating to remain on the lower end of impact fees compared to surrounding cities.

#### **b) Storm Water IFA**

Chris Thompson of Hansen, Allen, and Luce Engineers presented the annual storm drain Impact Fee study. He emphasized the importance of consistency in impact fee reviews. A future storm drain system was evaluated to determine infrastructure needs associated with growth.

Chris explained how impervious areas are calculated for single-family residential properties and reviewed the Impact Fee Facilities Plan. A correction was made to the impact fee calculations, resulting in a decrease for single-family residential and an increase for multi-family and non-residential development.

#### **c) Sewer Treatment IFA**

Brad Stapley stated that each of the impact fee plans has been presented to the Utility Board and the Planning Commission. Staff plans to return to the City Council at a regular meeting on February 17, 2026, for council consideration and potential adoption.

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

Mayor Pro Tem Wright 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 Smith** moved to adjourn the work meeting at 6:44 p.m. **Councilmember Snelson seconded** the motion. **Vote Yes:** Councilmember Ellingson, 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, January 20, 2026. 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, January 20, 2026.*

DATE APPROVED: February 03, 2026

  
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Kim Crane  
City Recorder