



MINUTES
Springville City Council Work/Study Meeting - February 03, 2026

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.

3. WORK MEETING DISCUSSIONS/PRESENTATIONS

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

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.

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

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.

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.

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

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.

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.

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.

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 (SUVWMA) water and that the future of Plat A water would require further discussion.

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.

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 calculating fee-eligible costs and presented staff recommendations for indoor and secondary water

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.

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

d) Transportation IFA

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 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 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.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard asked if there was any further discussion.

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.

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 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 between projects, and staff wanted to keep the council aware of where the funds are being used.

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 6:53 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, February 03, 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, February 03, 2026.

DATE APPROVED: February 17, 2026



Kim Crane
City Recorder