MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, JUNE 02, 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	Excused

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, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, 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 Works Director Brad Stapley, Public Safety Director Lance Haight, Fire Chief Hank Clinton, and Holly Wilkinson, Controller.

CALL TO ORDER – Mayor Packard welcomed everyone and called the Work/Study meeting to order at 5:34 p.m.

COUNCIL BUSINESS

1. Calendar
   - Jun 06-13 - Art City Days Celebration
   - Jun 08 - Art Loops Ribbon Cutting 6:00 p.m.
   - Jun 16 – Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

Mayor Packard asked if there were any additions to the calendar. He then invited Parks and Recreation Director Stacey Child to provide an update on preparations for the upcoming Art City Days celebration.

Parks and Recreation Director Stacey Child reported on the schedule of events for Art City Days. She stated that activities would begin with a wiffle ball tournament on Friday evening, followed by a 5K fun run on Saturday morning and the rodeo that evening. She explained that the "Meet the Mayor, Catch the Council" event would feature smaller giveaway items this year, including magnetic puzzle pieces provided by the Parks and Recreation Department. Residents would be able to purchase a puzzle base and collect magnetic pieces, certificates, and small prizes from the Mayor and City Council. She also noted that golf carts would be available for the Mayor and Council at the start of the parade.

Emily Larsen announced that the official launch of the Art Loops program would take place on June 8, 2026, at 6:00 p.m.

2. **DISCUSSION ON THIS EVENING'S REGULAR MEETING AGENDA ITEMS**
   a) Invocation – Councilmember Snelson
   b) Pledge of Allegiance – Councilmember Millsap
   c) Consent Agenda
      3. Approval of the minutes for May 19, 2026, work and regular meetings
      4. Approval of the 2026 Fireworks Restrictions – Hank Clinton, Fire Chief

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

3. **WORK MEETING DISCUSSIONS/PRESENTATIONS**
   a) **Presentation of the FY26 Fraud Risk Assessment Report – Holly Wilkinson, Finance Controller**

Finance Controller Holly Wilkinson provided training on fraud risk assessment requirements, noting that City Council members are required to complete the training once every four years. She reviewed the fraud risk assessment process and explained that the assessment scoring measures the effectiveness of internal controls. She stated that the City's insurance policy requires the City to maintain a specified score to remain eligible for coverage. She also reported that annual ethics pledges are required from the Mayor, City Council, and all City employees. Additional requirements include at least 40 hours of formal training for a member of management, the establishment of a fraud hotline, and the formation of a formal Audit Committee. She noted there would need to be another councilmember on the Audit Committee since Councilmember Jensen's term was up.

Councilmember Karen Ellingson volunteered to serve on the Audit Committee.

   b) **Discussion of Moderate-Income Housing development opportunity on City-owned land at 1200 West Center Street – Josh Yost, Community Development Director**

Community Development Director Josh Yost presented information regarding City-owned surplus property located at 1200 West Center Street, noting that the site contains three buildable parcels. He explained that the property presents an opportunity to help meet the City's moderate-income housing goals and strategies. He introduced Steve Bond of HomeOwnership4U, a nonprofit housing developer, to discuss a potential housing project. Yost later asked for Council feedback on whether staff should continue pursuing the concept, noting that the original intent of acquiring the property was to complete the roadway and that additional work would be needed to develop a neighborhood plan.

Steve Bond explained HomeOwnership4U's model of developing owner-occupied homes with fixed development fees and controlled sales commissions to improve housing affordability. He proposed giving priority opportunities to individuals who work in Springville. He presented a conceptual site plan for the City-owned property that would accommodate fourteen homes while respecting setback requirements. He emphasized that the plan and architectural designs were conceptual in nature. Bond also outlined a homeowner partnership program requiring buyers to work in Springville and enter into an owner-occupancy agreement. He discussed efforts to create efficiencies and explored innovative approaches to provide additional benefits to homeowners.

Councilmember Smith asked whether there would be mechanisms to ensure long-term homeowner occupancy.

Director Yost responded that occupancy requirements would depend on the length of time the homeowner remained in the home and explained that any associated mortgage lien would need to be satisfied upon sale of the property.

City Administrator Troy Fitzgerald stated that staff had been exploring ways to encourage participation from the housing market and develop proof of concept. He noted that staff were seeking opportunities for City involvement, subject to Council direction and approval.

Councilmember Millsap asked for clarification regarding development fees associated with the proposed housing project.

Community Development Director Josh Yost explained that the City could consider waiving certain development fees; however, some fees, including impact fees, could not be waived. He also stated that the purchase price of the City-owned property could not be reduced as part of the proposal.

Councilmember Karen Ellingson asked how property taxes would be addressed for prospective homeowners. Steve Bond explained that during the home closing process, buyers would receive information regarding assessed property values, property taxes, and any applicable subsidies.

The City Council expressed consensus that they were interested in receiving additional information and continuing discussion of the proposal.

Mayor Packard asked for a projected timeline for the project. Director Yost responded that staff would need to work through the real estate transaction process and review any zoning considerations. He stated that staff would provide the Council with a detailed timeline and outlined additional steps that would be required, including neighborhood outreach efforts.

Steve Bond asked about the timeline requirements for the sale of the City-owned property.

City Administrator Troy Fitzgerald explained that the proposal would require time for review and noted that a forty-five-day process would be required before the property sale could proceed.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard asked if there was any additional discussion.

City Administrator Troy Fitzgerald reported that the Community Board had completed its review of the General Plan. He explained that Community Development Director Josh Yost was gathering feedback from City staff and the Community Board to provide to the consultant. The consultant would require approximately one month to incorporate the comments before the draft is ready for community outreach. Fitzgerald stated the long-range goal was to present the updated General Plan at a City Council work meeting in November.

Councilmember Karen Ellingson reported that the PAR Board did not have a meeting scheduled for the week.

Parks and Recreation Director Stacey Child reported that a clock tower had been installed at the golf course and invited Council members to view the completed project. She also reported that sod had been installed at McWane Park and that work on the sound system was ongoing. She stated the park was expected to be ready for Art City Days activities and announced that the McWane Park ribbon-cutting ceremony was scheduled for June 13, 2026, at 7:30 p.m. as part of the concert and fireworks event.

Councilmember Snelson reported that he had recently provided training to the Utility Board.

Councilmember Millsap noted that newly appointed Utility Board members were actively participating and learning. He also reported that the governance structure and bylaws of the South Utah Valley Solid Waste District (SUVSWD) may be revised, although no formal discussion had yet occurred. He further reported that South Utah Valley Power Systems (SUVPS) continued work on transmission line projects intended to support future growth and improve system reliability, and that project costs are allocated annually based on usage.

Public Works Director Brad Stapley provided an update on the 1600 South project, reporting that construction remained on schedule. He stated that staff were coordinating with the Utah Department of Transportation (UDOT) and affected property owners regarding the installation of a traffic signal at 1750 West. In response to a question from Mayor Packard, Stapley reported that the panels for the Sharp Tintic crossing had been installed. He also stated that work was underway on a signal at SR-51 and 1600 South near the T-Bone Restaurant and that roadway widening improvements on SR-51 and a future signal at Evergreen Road were planned.

Mayor Packard asked for an update regarding the rail consolidation project. City Administrator Troy Fitzgerald reported that UDOT was continuing to fund preliminary design and environmental review work for the project.

Councilmember Snelson asked about the status of a proposed land exchange involving property owned by the Forest Service. City Attorney John Penrod explained that approximately 72 acres located west of Hobble Creek Golf Course and near the debris basin were being considered for exchange. He stated that the Forest Service had expressed interest in exchanging that property for approximately 400 acres of hillside property in the Grindstone area and that the exchange would be based on equivalent property values.

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 6:56 p.m. **Councilmember Smith seconded** the motion. **Vote Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright ABSENT. 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, June 02, 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, June 02, 2026.

DATE APPROVED: June 16, 2026

Kim Crane
City Recorder