



MINUTES
Springville City Council Regular Meeting - May 05, 2026

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, MAY 05, 2026, AT 7:00 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 Excused
Mike Snelson
Mindi Wright

City Staff in Attendance: Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, 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, and Wastewater/Stormwater Collections Superintendent Terrance Harris.

CALL TO ORDER

Mayor Pro Tem Snelson was approved in the prior work meeting to oversee tonight's meeting and called the meeting to order at 7:00 p.m.

INVOCATION AND PLEDGE

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

APPROVAL OF THE MEETING'S AGENDA

Motion: Councilmember Millsap moved to approve move item #9 after #11 and continue #13 to a future meeting. **Councilmember Wright seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith ABSENT, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

MAYORS' COMMENTS

Mayor Pro Tem Snelson welcomed the Council, staff, and those in attendance.

CEREMONIAL AGENDA

1. Springville Museum of Art Royalty

Art Royalty has remained a proud Springville tradition for more than 100 years. Although procedures for selecting Art Royalty have changed, the attendants have continued to serve as valued ambassadors for the museum to the community. Cheney Ray program coordinator presented this year's

attendants with the Art City Spirit Award. Morgan Nielson, Imogen Weight, Lauren Hafen, Clarissa Jensen, Lana Nord, Evelyn Watkins, Slada Crandall, Maggie Minor, and Vivian Sweat.

2. Recognition of the Springville Youth Court Members - Mackenzie Boring, Advisor

Springville Youth Court received their certification from the State of Utah in July 2015. The court is made up of Springville and Mapleton residents ages 14 to 18 in grades 9-12. They hold the positions of mentor, clerk, bailiffs and judges.

Youth Court Advisor Mackenzie Boring explained Springville Youth Court is based on restorative justice. Youth Court volunteers deliberate and come to a consensus on a disposition. The disposition's goal is to provide accountability, skill development and/or a community connection for the offending juvenile. Mackenzie presented and recognized senior high school students participating in youth court. Daniel Anderson, Aubrey, Sophia Cragun, Angelina Love, Bonnie Myers, Molly Nielson, Evelyn Watkins, Brooklyn Johnson, Bridgette Johnson, Adalyn White, Matt Stewart, Beckett Brockbank, and Sully Hall.

3. CERT Graduate Recognition - Lance Haight, Public Safety Director and JoAnna Larsen, Emergency Management

The Community Emergency Response (CERT) program is a 28 hour course with a practical exam and is designed to empower community members to assist first responders during large-scale emergencies or natural disasters when professional resources may be overwhelmed. Chief Haight and JoAnna Larsen presented the CERT graduates; Sherrie Ash, Bill Ash, Collin Ballou, Katelyn Ballou, Jeremiah Buckland, Ann Hribal, Bryce James, Elizabeth Patching, and Rebekah Ream.

4. Council Recognition of Planning Commission Members Genevieve Baker and Ann Anderson - Josh Yost, Community Development Director

Item was continued to May 19, 2026.

PUBLIC COMMENT

Mayor Pro Tem Snelson introduced the Public Comment portion of the agenda and asked if there were any written requests to speak.

Sara Harvey, the chair of the Springville-Mapleton Chamber of Commerce, gave an update to the council. She announced that Business Bingo cards for students (pre-K to 5th grade) are being delivered to local elementary schools this week. The goal is to encourage community interaction, with prize drawings scheduled for June 13th at 4:00 p.m. during Art City Days. She mentioned an upcoming "Bike with the Mayor" event scheduled for May 9th. She stated May is Mental Health Awareness Month, she highlighted an upcoming networking event featuring a presenter from Intermountain Health focusing on the theme "Strong Mind, Strong Business".

David Spencer introduced himself as a candidate running for County Commissioner in the upcoming primary election. He stated that he successfully passed the convention with 52% of the vote. Additionally, he noted that he previously served on the Orem City Council for 12 years and mentioned that he entered politics with the goal of saving local baseball programs.

CONSENT AGENDA

5. Approval of the minutes for the April 16, 2026, Budget meeting, and the April 21, 2026, Work meeting, and Regular meeting.
6. Approval of the UDOT Right-of-Way Purchase and Temporary Construction Easement - Kelvin Grove Park, Springville - Sharp/Tintic Railroad Connection - Jeff Anderson, Assistant Public Works Director

Mayor Pro Tem Snelson asked for a discussion or a motion on the consent agenda.

Motion: Councilmember Ellingson moved to approve the consent agenda as written. Councilmember Wright seconded the motion. Voting Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith ABSENT, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

REGULAR AGENDA

7. Consideration of a Resolution and Deferral Agreement to defer installing sidewalk to a later date at the location of 500 North 950 West - John Penrod, Assistant City Administrator/City Attorney

John reported that Chase and Madison Ewell are in the process of building a home and developing property in the area of 500 North and 950 West. The properties on both sides of the Ewell property do not have curb, gutter, or sidewalk. The proposed agreement would allow the Ewells to not install sidewalk at this time, but require them to install or pay for the uninstalled sidewalk, when one of the following occurs: the City gives notice to install the improvements; abutting properties install the improvements; a special improvement district is set up to install the improvements; or the Ewells develop more of their property.

John explained the sidewalk improvements are what they would like to defer. Staff have recommended against deferring and requiring improvements. City code does have timing for installing improvements. Also, building another structure over 200 square feet would trigger the requirement to install sidewalks.

Mr. Ewell said sidewalks would not lead anywhere at this time. Eventually they would like to have a shop exterior garage. Councilmember Wright commented if putting it in later the expense would be more. Mr. Ewell said they are keeping with farmland and not developing for as long as possible.

Councilmember Ellingson asked about having the cost paid up front and putting it into escrow for the future. John stated it could be done and has not been discussed with the Ewells'.

Councilmember Snelson said he was agreeable to the deferral. Councilmember Wright would like to not set a precedence and have the sidewalk installed at this time.

Mr. Ewell said if sidewalk was installed at this time it would lead to an unsafe place to cross. Councilmember Ellingson agreed she has walked the area. In this particular case is a unique situation and supports the agreement.

Brad Stapley said there are concerns when not having requirements completed when they are required. Trying to eliminate problems later down the road. Councilmember Ellingson asked if it would be helpful to have language in the agreement about not planting trees or adding landscaping.

Councilmember Millsap expressed the difficulty when the decision is on an individual versus the city. It is hard to separate and not have it left for another council to solve later. Councilmember Millsap expressed there is value to adding an ADA ramp or landing site. Brad expressed having just the ramp would not be practical without a sidewalk.

Motion: Councilmember Ellingson motioned to approve. Attorney Penrod interjected it may need to be continued in order to have discussions with the Ewells and have the language worked out.

Councilmember Ellingson withdrew her motion and motioned to move it to the next council meeting. Councilmember Snelson seconded the motion. Vote Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith ABSENT, Councilmember Snelson, and Councilmember Wright OPPOSED. The motion **Passed, 3 in favor, 1 opposed, and 1 absent.**

8. Consideration of approving the sale of a portion of the city detention pond property at 400 South 1800 East, Springville - Jake Nostrom, Assistant Public Works Director

Superintendent Terrance Harris reported the owners of the lot at 484 1800 E on the south side of the City detention pond, Craig and Jodie Allred, have requested to purchase a small strip of City property to allow their daughter's planned home to meet required setbacks. City staff also determined that existing City landscaping extends beyond the property line onto the Allred's property. After the engineering review, the detention pond can be reshaped while still meeting the required 25-year storm capacity. Staff recommended selling an 8-foot-wide strip to the Allred's and allowing them to complete the reshaping and restoration work in accordance with the proposed plans.

Motion: Councilmember Millsap moved to approve Resolution #2026-16 approving the sale of approximately 8 feet by 128.5 feet (1028 sq. ft.) of City-owned property along the south edge of a Springville Detention pond located at 400 S 1800 E to Craig and Jodie Allred at the Utah County-assessed land value of \$19.28 per square foot, and authorize the Allred's to complete the pond reshaping and restoration work as proposed. Councilmember Wright seconded the motion. Roll Call Roll Call Vote Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith ABSENT, Councilmember Snelson, and Councilmember Wright. The motion Passed Unanimously, 4-0 with 1 absent. Resolution #2026-16 Adopted

10. Presentation by an Executive Officer or the Budget Officer regarding the intended property tax rate increase in the Tentative Budget - Bruce Riddle - Assistant City Administrator/Finance Director

Bruce explained that House Bill 236 is a piece of legislation focused on increasing transparency and implementing new disclosure requirements for cities when they propose property tax rate increases beyond the certified tax rate. Although the bill was not yet officially in effect, the city chose to comply with its requirements during this meeting in anticipation of future obligations. Specifically, the bill requires an executive or budget officer to present a formal statement regarding the city's intent to increase the property tax rate. The council will have complied with having the Mayor Pro Tem read this required statement into the record, which outlines the purpose of the proposed increase to help offset inflation-related costs in city operations, and commit to providing formal notice and holding a public hearing.

11. Presentation and Property Tax Increase Statement established by House Bill 236 (2026) by an Executive Officer or the Budget Officer that the tentative budget includes a proposed property tax increase - Bruce Riddle - Assistant City Administrator/Finance Director
Bruce reported

Mayor Pro Tem Snelson read the property tax statement as follows:

State law requires the City to make the following statement regarding property taxes.

In Utah, a city's property tax rate does not automatically increase with inflation. When costs rise, maintaining current service levels sometimes requires a deliberate adjustment to the tax rate.

Springville City is currently considering levying a property tax rate that exceeds the certified tax rate for the upcoming fiscal year, which begins July 1, 2026.

If approved, the proposed increase would generate approximately \$97,000 in additional ad valorem property tax revenue, representing an approximate 3.0% increase in the City's property tax revenue. The purpose of this proposed increase is to help offset inflation-related cost increases in City operations that rely on property tax funding.

If Springville City proceeds with this proposed tax rate increase, the City will provide formal notice and conduct a public hearing, as required by state law, at which members of the public will have the opportunity to comment.

Notice of this meeting has been provided in accordance with the Open and Public Meetings Act and includes a separate agenda item for this required statement.

12. **Consideration of a Resolution and presentation by an Executive Officer or the Budget Officer, which provides to the public a Property Tax Impact Schedule as a separate document from other budget documents - Bruce Riddle - Assistant City Administrator/Finance Director**

Bruce reported that the property tax impact schedule is a document intended to inform the public of the financial effects of a proposed 3% property tax increase. For the average residential property in Springville valued at just over \$500,000, the annual impact of the 3% increase is estimated at \$6.36. Businesses, which do not receive the same 45% assessed value discount as residential properties, would see an estimated impact of \$11.57 for a \$500,000 property. The proposed 3% increase is projected to generate approximately \$97,000 in additional revenue for city operations, which is allocated across various departments, including public safety (\$46,000), public works and streets (\$8,800), community development (\$1,500), parks/recreation/culture (\$27,000), and other general government services (\$12,000). The impact only applies to the portion of the property tax used for general operations, while fixed debt service payments for the library and recreation center bonds remain unchanged. Bruce stated that the statements and schedules will be made available online and on social media.

Councilmember Snelson asked about tax revenue received and how new growth affects service levels. Bruce explained that correlating growth with the impact on city services involves a "stair-step" issue. Because services like police protection operate at specific threshold levels, the city cannot incrementally add resources linearly. Instead, growth happens gradually while service level changes must occur in larger, discrete blocks once specific thresholds are met, making it difficult to synchronize the two perfectly.

Councilmember Wright acknowledged that the city cannot control external economic factors such as fuel costs. Bruce noted that because these rising costs are external to the city's control, they must be addressed by adjusting budgets as they arise. The core challenge presented is balancing these uncontrollable, inflationary pressures while maintaining the service levels that the city council has established based on resident expectations.

Motion: Councilmember Wright moved to approve Resolution #2026-15, acknowledging that the Finance Director and Executive Officer/Budget Officer presented a tentative budget including a proposed property tax increase and a property tax impact schedule in accordance with Utah law. Councilmember Millsap seconded the motion. Roll Call Roll Call Vote Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith ABSENT, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent. Resolution #2026-15**

9. **Consideration of a Resolution of the Springville City Council acknowledging:**

- the filing of the tentative budget for fiscal year 2026-27 prepared by an Executive Officer or the Budget Officer pursuant to Section 10-6-111 of the Utah Code, adopting the tentative budget subject to further review and consideration by the Council,
- establishing the date, time, and place for a public hearing on the tentative budget prior to adoption of the final budget for fiscal year 2026-27, subject to the requirements of Sections 59-2-919 and 59-2-924 of the Utah Code,
- ordering publication of notices as required by law, and
- ordering the tentative budget to be available for public inspection in the office of the City Recorder and on the City's website for at least 10 days prior to adoption of the final budget.

Bruce reported that, as required by State Code, the City Council needs to adopt a Tentative Budget, which has been presented in preliminary form at an April 16, 2026, budget retreat. The Tentative Budget needs to be made available for public inspection and then considered for adoption as a Final

Budget after a public hearing, which is intended to be held on June 16, 2026. He went on to explain that the State Legislature enacted new legislation that goes into effect on May 6, 2026, and requires additional notification and disclosure items if a municipality is contemplating a Truth in Taxation hearing associated with the budget. Such is the case with Springville, so there are separate agenda items and disclosure documents included with the budget materials.

Bruce explained that we rely on the Utah Economic Council Report to the governor, which informs the state's budget development and provides insights into national and state-level economic principles, including consumer spending, labor market trends, and economic risks, that ultimately affect the city's budget.

In the budget review process, the US CPI inflation rate, the US unemployment rate, and the real GDP are considered. The council initiated the process in the fall with strategy meetings to discuss priorities and strategic directions, followed by further discussions in January regarding specific budget items. City staff worked for two months to prepare both capital and operating budgets. A budget retreat was held in April to present the tentative budget in draft form for council feedback.

Councilmember Wright thanked all of the staff for their efforts on the budget this year. Councilmember Ellingson expressed her appreciation for the careful attention to the budget and the efforts made so that the council understands.

Motion: Councilmember Ellingson moved to approve Resolution #2026-14 and adopt the City of Springville's tentative budget for Fiscal Year 2026-2027 and set a Public Hearing for adoption of the Final Budget on June 16, 2026, at 7:00 p.m. Councilmember Millsap seconded the motion. Roll Call Roll Call Vote Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith ABSENT, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent. Resolution #2026-14 Adopted**

13. **Consideration of an Ordinance amending Title 10 of Springville City Code to comply with Wildland Urban Interface regulations established by House Bill 48 (2025), and to clarify the base floor elevation for construction in the Westfields and other Springville communities - Jed Neilsen, Building Department**

The item was continued to a future council meeting.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Pro Tem Snelson asked Internal Services Director Sensanbaugher if there had been any progress on providing streaming services in the multi-purpose room for meetings. Scott noted that the mayor had intended to discuss the matter with Troy, but they haven't been able to connect yet, and he would follow up with them.

Councilmember Millsap reported that the steering committee for the Spring Creek Trail feasibility study held its final meeting this past week. He is optimistic about the study's outcome and anticipates a report in the coming weeks, which should move the project for a trail connecting Springville to Provo closer to reality.

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

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

ADJOURNMENT

Motion: Councilmember Wright moved to adjourn at 9:01 p.m. **Councilmember Ellingson seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith ABSENT, Councilmember Snelson, and Councilmember Wright. **The motion Passed Unanimously, 4-0 with one absent.**

This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, May 05, 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, May 05, 2026.

DATE APPROVED: May 19, 2026



Kim Crane
City Recorder