



MINUTES
Springville City Council Regular Meeting - August 18, 2026

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, AUGUST 18, 2026, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard Electronic Participation

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, 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, and Public Safety Director Lance Haight

CALL TO ORDER

Mayor Packard called the meeting to order at 7:02 p.m. and announced that he would be attending the meeting electronically and asked Councilmember Snelson to conduct the meeting in person. He also stated that, in order to comment online during the Public Hearing, there was a meeting link on the front page of the Springville City website www.springvilleutah.gov. He asked them to please include their name when logging in and turn their camera on.

INVOCATION AND PLEDGE

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

APPROVAL OF THE MEETING'S AGENDA

Motion: Councilmember Ellingson 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**.

MAYOR'S COMMENTS

Mayor Packard asked Councilmember Snelson to conduct the meeting while he is in attendance online and welcomed the Council, staff, and those in attendance

Councilmember Snelson announced that regular public comment would not be heard tonight, only the Truth and Taxation public hearing and budget.

PUBLIC HEARING AGENDA

1. **Public Hearing for consideration of a Resolution regarding Truth in Taxation and adoption of the Certified Tax Rate. A property tax increase would generate \$97,000 and would offset cost increases in City operations that rely on property tax funding – Bruce Riddle, Assistant City Administrator/Finance Director**

Director Riddle reported that the City Council held a budget strategy session on January 14, 2026, followed by a budget retreat on April 16, 2026, where budget materials previously distributed were presented and discussed. Taking input from the Council, the staff made changes to the budget documents presented at the retreat, and on May 5, 2026, the Springville City Council adopted a Tentative Budget for the 2026-2027 fiscal year. The Tentative Budget was made available for public review for at least 10 days prior to a public hearing on June 16, 2026.

On June 16, 2026, the City Council opened a properly noticed public hearing to gather comments on the proposed budget. After closing the public hearing, the City Council adopted an Interim Budget with its proposed property tax revenues to be effective July 1, 2026, and to remain in place until a Truth in Taxation hearing tonight.

Director Riddle explained that the final budget adoption would reappropriate restricted funds from a property tax increase into the general budget. He went on to explain that property tax revenue does not automatically adjust for inflation, creating a gap in buying power over time. There is an inverse relationship between property values and the tax rate; as home values rise, the tax rate generally decreases to keep revenue levels steady. The city's general operations tax rate is very competitive compared to neighboring cities

Councilmember Snelson stated that in order to comment online during the Public Hearing, there is a meeting link on the front page of the Springville City website www.springvilleutah.gov. He asked them to please include their name when logging in and turn their camera on.

Councilmember Snelson opened the public hearing.

Nat Veblungsnes commented that the state requires that a city go between 5% and 35% in reserves. The city hit 32.2% in reserves. She asked if the city is already on the higher end, why there is a need for more taxes.

Councilmember Snelson asked if Director Riddle could give more information. Director Riddle explained that the city aims to maintain its reserves near the upper end (35%) of the state-mandated 5%-35% range to ensure financial stability and maintain a high credit rating. The reserves act as a "rainy day" fund, providing essential flexibility during economic downturns or unexpected events. This policy directly influences the city's bond ratings, which helps secure lower interest rates when the city needs to issue debt. The council and staff discussed how maintaining these funds allows the city to act on strategic opportunities, such as land purchases that can later be sold or developed to benefit taxpayers and generate future revenue.

Jeffrey Lee Mills asked for clarification on the city's budget graphs and reserves, specifically questioning the Springville City share of property taxes and how the city manages its "rainy day" or reserve funds.

Director Riddle explained the complexities of Utah's sales tax distribution, noting that the city's growth in sales tax revenue is influenced by population-based distribution rather than just local point-of-

sale generation. He also highlighted that the city is currently experiencing slower growth compared to surrounding communities, which impacts their proportional share of state sales tax pools.

Jeff Kroneberger expressed frustration regarding property tax increases on commercial properties and encouraged the city to work more closely with developers to foster economic growth rather than restricting potential development projects

Cameron Veblungsnes asked about the rainy-day fund and suggested the city utilize a portion of the reserves rather than raise a permanent tax.

Director Riddle stated reserves can fluctuate and are vital for maintaining a healthy bond rate, which ultimately saves taxpayers money by lowering interest rates on future debt.

Cameron asked how the city is helping to bring business into the city. He has heard comments that the city is not friendly to new business.

Councilmember Millsap said that the reserve fund functions as an "opportunity fund." A recent purchase and subsequent sale of the Santana property to SunPro as a successful example of how the city uses these funds to generate profit, offset costs for residents, and secure long-term economic development opportunities.

Rachelle Olsen Johnson asked if there was a published line-item budget and what services would be diminished or what would be elevated by the increase,

Councilmember Snelson explained that the proposed \$97,000 property tax increase is intended to maintain current service levels in the face of inflation, rather than expanding or elevating services.

Administrator Fitzgerald stated the budget could be found on the city website, and the council would be meeting on September 08, 2026, for a budget strategy meeting.

Jeff Kroneberger raised concerns about recent changes to land use and development regulations near 400 North. He argued that some of the restrictions being implemented might negatively impact properties that have the potential to generate significant tax revenue. He advocated for the city to foster a more cooperative relationship with local developers and business owners. He emphasized that some current properties are considered "blighted" but could be redeveloped to become profitable assets for the city. He urged the council to broaden their perspective and work closely with stakeholders to ensure that zoning decisions support economic growth rather than hindering it.

Councilmember Snelson asked if there were any public comments online. There were no participants online for public comments.

Motion: Councilmember Millsap moved to close the public hearing. Councilmember Wright seconded the motion. Voting Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0.**

Motion: Councilmember Smith repeated his motion to confirm numbers and moved to approve Resolution #2026-26 adopting the Certified Tax Rate of 0.001021 (comprised of a tax rate of 0.000733 for General Operations of the City and a tax rate of 0.000288 for Interest and Sinking Fund/Bond purposes) to be levied on all taxable property within the corporate limits of Springville City in order to support the tax revenue in the General Fund and Debt Service Fund. **Councilmember Wright seconded the motion. Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0.**

REGULAR AGENDA

2. **Consideration of a Resolution adopting a Final Budget for Springville City Corporation in the amount of \$126,996.387 for Expenditures and Transfers in the 2027 Fiscal Year beginning July 01, 2026 - Bruce Riddle, Assistant City Administrator/Finance Director**

Director Riddle reported that the proposed final budget was fundamentally the same as the interim budget reviewed by the council in June. The only adjustments made are minor line-item changes required to incorporate the specific property tax revenue figures approved earlier in the meeting. He confirmed that the previously passed interim budget remains accessible to the public on the city website, and that this document would be updated to reflect the new final budget totals once adopted.

Motion: Councilmember Ellingson moved to approve Resolution #2026-27 adopting a Final Budget for Springville City Corporation in the amount of \$126,996,387 for expenditures and transfers in the 2027 Fiscal Year ending June 30, 2027. Councilmember Smith seconded the motion. Voting Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0.**

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard thanked everyone for their comments, and the council takes them very seriously. He asked if there were any further comments from the council. There were none.

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 8:29 p.m. Councilmember Millsap seconded the motion. Voting 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 Regular Meeting held on Tuesday, August 18, 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, August 18, 2026.

DATE APPROVED: September 01, 2026



Kim Crane
City Recorder