



**MINUTES**  
**Springville City Council Work/Study Meeting - September 01, 2026**

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MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 01, 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, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Internal Services Director Scott Sensenbaugher, 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 welcomed everyone and called the Work/Study meeting to order at 5:32 p.m.

Tyler Wilkins, Assistant Parks and Recreation Director introduced James Blake the new CRC Operations Superintendent. James addressed the Mayor and Council and said he was looking forward to inspiring the youth and senior citizens in what the CRC has to offer.

## **COUNCIL BUSINESS**

### **1. Calendar**

- Sep 07 - Observation of the Labor Day Holiday (Civic Center Closed-Monday)
- Sep 08 - Budget Strategy Meeting 4:00 p.m.
- Sep 15 - Work Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

Mayor Packard asked if there were any additions to the calendar. He reminded the council of the upcoming Strategy Meeting on September 08, 2026 at Hobbie Creek Golf Course at 4:00 p.m.

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

- a) Invocation - Councilmember Wright
  - b) Pledge of Allegiance - Councilmember Smith
  - c) Consent Agenda
3. Approval of the minutes for the August 04, 2026 work and regular meetings, and the August 18, 2026 Truth in Taxation meeting

4. Approval of a Resolution allowing Springville City to reclaim an abandoned cemetery lot for resale - Stacey Child, Parks and Recreation Director

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

### 3. WORK MEETING DISCUSSIONS/PRESENTATIONS

#### a) Presentation and discussion on the Draft Final TUF study - Jeff Anderson, Assistant Public Works Director

Assistant Public Works Director Jeff Anderson reported on the Transportation Utility Fee (TUF). He explained that staff reviewed comments received during the study and worked to develop the best approach. He stated that the Council would need to determine a recommended residential TUF amount.

Jeff identified funding gaps for road maintenance, active transportation projects, pedestrian connectivity and sidewalk improvements, and intersection improvements. He reviewed the TUF calculation methodology and explained how costs would be allocated proportionately. He stated that the Institute of Transportation Engineers (ITE) Trip Generation Manual would be used as required by state law.

Jeff reviewed the proposed fee categories, including residential, commercial, and public uses, and discussed options for combining or separating single-family and multi-family residential units. He asked the Council for directions regarding the TUF amount and whether residential and commercial fees should be combined or separated. Staff recommended a combined TUF.

Council members reached consensus in favor of a combined TUF rate. Assistant Public Works Director Jeff Anderson reviewed the proposed implementation process, including an appeal process, ongoing administration, monitoring and updates, and adoption of a code section establishing the process. He reported that 17 cities in Utah currently have a TUF.

Jeff also reviewed the Optimized Pavement Management Strategy (PASER), which was intended to extend the life of roadways. He explained that an average PASER value of seven was recommended and that the target would focus on roadway lifespan rather than relying solely on the PASER rating.

Councilmember Ellingson asked whether the goal of the Transportation Utility Fee (TUF) was to support road maintenance and extend roadway longevity. Jeff confirmed that was the goal and reviewed staff's recommended TUF funding breakdown.

Mayor Packard invited each Councilmember to provide feedback on the proposed fee. Councilmember Wright expressed concern that the recommended \$8.50 monthly fee was twice the \$4.00 amount initially presented and stated she could not support the \$8.50 amount.

Councilmember Ellingson noted that the \$4.00 amount had previously been presented to the community and expressed concern that increasing it to approximately \$8 could be difficult to communicate. She suggested increasing the fee incrementally over time.

Councilmember Millsap stated that if \$8.50 was the amount needed to adequately maintain the roads, he would support the recommendation. Councilmember Snelson expressed concern about increasing the fee from \$4 to \$8 but reviewed the calculations and stated that the \$8.50 amount would be more cost-effective over time. He supported selecting an efficient amount rather than increasing the fee annually.

Councilmember Smith asked about the process for increasing the fee in the future. Administrator Fitzgerald explained that Public Works would need to provide justification for an updated fee.

Councilmember Wright asked whether recently completed road projects could affect the funding needs. Jeff explained that staff had considered the significant work recently completed and noted that inflation could influence future costs.

Jeff stated that staff would provide community information meetings and informational materials. He reported that the target for implementation of the TUF was January 2027.

b) **Continued discussion regarding the Station Area Plan - Josh Yost, Community Development Director**

Director Yost reported on the Station Area Plan and reviewed the plan summary and policy statement. He explained that the plan addressed parking concerns and provided general recommendations for the area. He stated that staff felt confident the residential area west of the railroad tracks could develop into a stable and sustainable neighborhood with connections to 1750 West and the Camelot Trail system.

Councilmember Millsap asked how well the plan aligned with the property owner's intent. Director Yost stated that the plan was aligned with the property owner's goals and that the property owner was pleased with it.

Councilmembers Snelson, Millsap, and Ellingson requested that the Station Area Plan be brought before the Council for approval. Councilmember Smith suggested shelving the plan. Councilmember Wright expressed uncertainty about how the area might change over time.

Mayor Packard invited the property owner's representative, Dane Hill, Asset Manager with Property Reserve, to comment. Dane stated that the property owner wanted guidance from the Council regarding the future of the area and viewed the plan as the adopted guidance they could use to move forward.

Director Yost stated that staff would bring the Station Area Plan to the Council for consideration and approval. He also stated that he would discuss the plan further with Councilmembers Smith and Wright and address any questions they had.

**MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

Mayor Packard asked if there was 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 Snelson moved** to adjourn the work meeting at 7:00 p.m. **Councilmember Smith 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, September 01, 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, September 01, 2026.*

DATE APPROVED: September 15, 2026



Kim Crane  
City Recorder