SPRINGVILLE CITY COUNCIL AGENDA
WORK MEETING
TUESDAY, NOVEMBER 03, 2026
110 South Main Street
Springville, Utah 84663

MEETING CANCELED

The Springville City Council
Work Study Meeting
scheduled for
5:30 p.m.
November 03, 2026
has been canceled

The Regular Council Meeting will be held tonight
at 7:00 p.m.

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE - POSTED 10/292026

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please get in touch with the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means, and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings.

s/s - Kim Crane, MMC, City Recorder

SPRINGVILLE CITY COUNCIL AGENDA
REGULAR MEETING
TUESDAY, NOVEMBER 03, 2026
110 South Main Street
Springville, Utah 84663

7:00 P.M. COUNCIL MEETING – CITY COUNCIL ROOM

CALL TO ORDER
INVOCATION
PLEDGE
APPROVAL OF THE MEETING'S AGENDA
MAYOR'S COMMENTS

COUNCIL BUSINESS

1. Calendar
   - Nov 11 – Veterans Day (Some City Offices Closed – Wednesday)
   - Nov 17 – Work Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
   - Nov 26-27 – Thanksgiving Holiday Observed (Civic Center Closed – Thursday and Friday)

CEREMONIAL

2. Mayor Youth Awards – Jessica Maxwell, Community Wellness Coordinator

PUBLIC COMMENT – Audience members may bring any item, not on the agenda, to the Mayor and Council's attention. Please complete and submit a "Request to Speak" form. Comments will be limited to two or three minutes, at the Mayor's discretion. State Law prohibits the Council from acting on items that do not appear on the agenda.

CONSENT AGENDA - The Consent Agenda consists of items previously discussed or that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The agenda provides an opportunity for public comment. If, after the public comment, the Council removes an item from the consent agenda for discussion, the item will keep its agenda number. It will be added to the regular agenda for discussion unless otherwise specified by the Council.

3. Approval of the minutes for the October 20, 2026 work and regular meetings

REGULAR AGENDA

4. Consideration and approval of an offer from UDOT to purchase a small strip of land in Kelvin Grove Park related to the Sharp/Tintic Railroad Connection Project – Stacey Child, Parks and Recreation
5. Consideration of extending the timeline of a completion bond for public infrastructure regarding Kelcie Cove Subdivision at approximately 1228 South 400 East, Springville – Chris Wilson, City Engineer

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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.

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s/s - Kim Crane, MMC, City Recorder

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, OCTOBER 20, 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, Internal Services Director Scott Sensanbaugher, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Power Superintendent Mike Pool, Public Works Director-Brad Stapley, Public Safety Director Lance Haight, and Communications Specialist Jennifer Grigg.

CALL TO ORDER – Mayor Packard welcomed everyone and called the Work/Study meeting to order at 5:30 p.m.

COUNCIL BUSINESS

1. Calendar
   - Oct 27-28 – ULCT Annual Conference – Salt Palace, Salt Lake City
   - Oct 30 – Downtown Trick or Treat 3:00 p.m. – 5:00 p.m. (Friday)
   - Nov 03 – Work Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

Mayor Packard asked whether there were any additions to the calendar. City Administrator Fitzgerald reported that there were no items scheduled for the November 3, 2026, Work Meeting and recommended canceling it. The Regular Meeting would be held at 7:00 p.m.

2. **DISCUSSION ON THIS EVENING'S REGULAR MEETING AGENDA ITEMS**
   a) Invocation – Councilmember Ellingson
   b) Pledge of Allegiance – Councilmember Wright
   c) Consent Agenda
      2. Approval of the minutes for the September 08, 2026 Strategy Work Meeting and the October 06, 2026 Work and Regular Meetings
      3. Approval of the Mayor's appointments of Spencer Warren, Bill Gammell, Craig Jensen, and Robert Holt to the Board of Adjustment

DRAFT

Mayor Packard asked whether there was any discussion regarding the Consent Agenda. There was none.

3. **WORK MEETING DISCUSSIONS/PRESENTATIONS**

a) **Art Loops Evaluation Report – Emily Larsen, Museum of Art Director**

Museum Director Emily Larsen introduced Samantha Schifsky, who worked with Brigham Young University on nonprofit evaluations. Ms. Schifsky presented the baseline evaluation of Art Loops, which included interviews with 21 businesses. She reported that businesses valued the Springville community, with 71% of downtown businesses indicating they felt well or very well connected to the community. Additionally, 57% were aware of Art Loops before its launch.

Councilmember Snelson stated that he was pleased with the results but noted the challenges businesses faced downtown. He expressed hope that businesses would help strengthen downtown connectivity.

Ms. Schifsky reported that businesses viewed Art Loops as an opportunity to increase visibility, reinforce Springville's identity as an Art City, encourage walking and exploration, and bring visitors into nearby businesses. Some businesses expressed interest in participating in events or adjusting their hours to accommodate visitors.

Director Larsen noted that most interviews were conducted in May and June, before the year's events had begun.

Ms. Schifsky explained that a follow-up evaluation was planned for spring or summer 2027 to assess downtown appeal, business perceptions, the effectiveness of Art Loops, and community perceptions. The evaluation would also reanalyze foot traffic and the amount of time visitors spent downtown. She noted that the timeline could be adjusted to allow more events to take place before the follow-up.

Councilmember Snelson expressed interest in encouraging businesses to participate in or promote events that would attract more people downtown.

b) **Legal Review and Training – John Penrod, Assistant City Administrator/City Attorney**

City Attorney Penrod provided training on the Fourth Amendment, which protects individuals against unreasonable searches and seizures. He discussed the legal requirements related to FLOCK cameras, immigration, and search and seizure laws.

City Administrator Fitzgerald noted that laws and requirements related to FLOCK cameras continued to evolve and commended officers for their work. Councilmember Wright raised concerns about reported database violations and emphasized the importance of establishing policies, checks, and balances to help prevent misuse.

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 Ellingson moved to adjourn the work meeting at 6:46 p.m. and go into a closed meeting for litigation and property. **Councilmember Snelson 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 Work/Study Meeting held on Tuesday, October 20, 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, October 20, 2026.

DATE APPROVED: _____ _____

Kim Crane
City Recorder

DRAFT

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, OCTOBER 20, 2026, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard

Elected Officials in Attendance: Karen Ellingson
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CALL TO ORDER

Mayor Packard called the meeting to order at 7:07 p.m.

INVOCATION AND PLEDGE

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

APPROVAL OF THE MEETING'S AGENDA

Motion: Councilmember Millsap 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 welcomed the Council, staff, and those in attendance.

CEREMONIAL

1. **CERT Graduate Recognition – Lance Haight, Public Safety Director**

Public Safety Director Lance Haight recognized Community Emergency Response Team (CERT) graduates Savannah Benning, Jonathan Benning, Chris Mattinson, Justin Mattinson, Jennifer Ray, and Hailey Sutherland. He also recognized the volunteer CERT trainers for their service.

DRAFT

PUBLIC COMMENT

Mayor Packard opened the public comment portion of the meeting and asked whether there were any written requests to speak.

Brent Ellingson, representing The Church of Jesus Christ of Latter-day Saints, expressed interest in strengthening relationships between the Church and the City. He invited the Council to tour the Salt Lake Temple and noted that invitations had been emailed but may not have been received.

Kurtt Boucher expressed support for the Station Area Plan, commending the planning process and its integration of public spaces with other City plans. He stated that the plan addressed an important transportation need, encouraged walking and biking, and could stimulate economic development. He thanked those involved for their work.

Tyler Reumond expressed appreciation to City Engineer Chris Wilson and Public Works Director Brad Stapley for addressing his concerns regarding Canyon Road landscaping. He raised concerns that the proposed landscaping, including native grass on the south side and landscaping on the north side, could result in dirt and weeds. He stated that he had discussed the issue with Brad and was willing to work with neighboring property owners on landscaping options.

Jeff Hill submitted written comments, which were included in the meeting record.

CONSENT AGENDA

2. Approval of the minutes for the September 08, 2026 Strategy Work Meeting and the October 06, 2026 Work and Regular Meetings
3. Approval of the Mayor's appointments of Spencer Warren, Bill Gammell, Craig Jensen, and Robert Holt to the Board of Adjustment

Mayor Packard asked for a discussion or a motion on the consent agenda.

There was no discussion.

Motion: Councilmember Ellingson moved to approve the consent agenda as written. **Councilmember Snelson seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0.**

REGULAR AGENDA

4. **Consideration of approving an applicant's written appeal, authorizing a reduction of the Stormwater Impact Fee from $309,090.60 to $77,272.65, and approving a refund of $231,817.95, in accordance with Ordinance 20-2024, Section 9 – Jonah Petersen, Chief Building Official**

Chief Building Official Jonah Petersen reported that on July 29, 2026, the applicant paid a stormwater impact fee of $309,090.60 for Spring Point Retail Center Plat L located at 2303 W 500 N Springville, UT, to proceed with a building permit issuance. Following the payment, per City Code 14-5-409, a written appeal was submitted on September 14, 2026, citing that the site has a significantly lesser impact on the Springville City stormwater system than the original impact fee reflected.

The applicant for Spring Point Retail Center Plat L, 2303 W 500 N Springville, submitted an appeal requesting reconsideration of the stormwater impact fee paid under protest. Staff recommended the Stormwater impact fee be reduced to $77,272.65, and $231,817.95 be refunded to the applicant.

Building Official Petersen stated that approving the staff recommendation for the appeal will result in a $231,817.95 refund from the Stormwater Impact Fund. This will have no immediate impact on the fund and is consistent with Stormwater Impact Fee Ordinance #20-2024.

Petersen stated the amount of impact on utilities reduction would cover the cost.

Motion: Councilmember Snelson motioned to approve the applicant's written appeal, authorize a reduction of the Stormwater Impact Fee from $309,090.60 to $77,272.65, and approve a refund of $231,817.95, in accordance with Ordinance 20-2024, Section 9. **Councilmember Wright seconded** the motion. **Roll Call; Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed 5-0**

Mayor Packard asked about potential adjustments. Administrator Fitzgerald explained that state law allowed the City to charge the maximum allowable impact fee but permitted applicants to appeal and demonstrate a lesser impact. Attorney Penrod discussed stormwater impact fee service areas and explained how they could differ. Fitzgerald stated the refund would be funded through storm drain user fees.

5. **Consideration of a Resolution approving an Interlocal Cooperation Agreement with Provo City on Development – Troy Fitzgerald, City Administrator**

Administrator Fitzgerald presented an update to the City Council regarding an interlocal agreement with Provo City concerning the Iron Yards development. He explained the development is a commercial project located on the border between Springville and Provo. Renderings were showcased, emphasizing the planned landscaping and the expected community amenities.

While the Council previously approved an agreement involving a tax revenue-sharing model over 15 years, Provo requested significant changes, including a 50-year term and additional cost-sharing for public safety. These changes would have substantially increased Springville's financial obligation to over $750,000.

Staff successfully negotiated a new, simplified approach: a single payment of $100,000 to Provo once construction begins. This removes the administrative burden of calculating and splitting tax revenues for the next several decades.

Fitzgerald stated this refined, one-time payment reduces Springville's long-term financial risk, uses existing reserves, and enables the Iron Yards development to proceed immediately.

Motion: Councilmember Smith motioned to approve **Resolution #2026-34** approving an Interlocal Cooperation Agreement with Provo City on Development. **Councilmember Millsap seconded** the motion. **Roll Call; Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed 5-0; Resolution #2026-34 adopted.**

6. **Consideration of an Ordinance approving and adopting the Station Area Plan – Josh Yost, Community Development Director**

Community Development Director Josh Yost reported that the Council considered the Station Area Plan in July and August and continued discussions at the September 1st work meeting. Council discussion focused on the timing of development relative to future transit service and the adequacy of parking as the station area develops. At the September work meeting, two changes were presented. Zoning implementation and parking. The changes clarify implementation of the plan without changing its proposed land uses, densities, or overall development concept.

Director Yost presented the final proposal for the Station Area Plan. The plan serves as a policy foundation to guide future zoning and development, though the specific timeline for the FrontRunner transit extension remains uncertain.

The council discussed public concerns, including potential impacts of a future 900 South overpass on residents of Camelot Village, groundwater and soil conditions, traffic flow, and neighborhood compatibility. The plan aims to taper development intensity at the edges to ensure it fits with existing neighborhoods.

The council noted that while CW Homes is pursuing a standard by-right residential subdivision that does not utilize the new Station Area Plan, the overall vision for the station area remains intact. The Planning Commission recommended approval, with one dissenting vote due to concerns over development intensity.

Council members discussed the necessity of the plan as a proactive measure, noting that Springville is leading other cities in planning for future transit infrastructure.

Motion: Councilmember Millsap motioned to approve **Ordinance #23-2026** adopting the Springville City Station Area Plan. **Councilmember Snelson seconded** the motion. **Roll Call; Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed 5-0; Ordinance #23-2026 adopted.**

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard asked for further discussions or reports.

Councilmember Snelson asked for an update on Winco and Sunpro. Administrator Fitzgerald reported Winco has site plan approval and is working towards their timeline. A meeting with Sunpro is scheduled for the following Thursday to discuss the Dry Creek Parkway property, with a contractual deadline for development set for approximately 17 months out.

Administrator Fitzgerald discussed the timing for the council's annual legislative breakfast. It was decided that early January would be the preferred time to meet with local state representatives to discuss the upcoming legislative session.

Councilmember Wright reported the Community Board is reviewing the General Plan. Confirming that all nine chapters were reviewed, and the board felt the new plan was concise and easy to understand

Councilmember Ellingson reported the Museum of Art held a successful opening of the 40th annual Spiritual and Religious Art of Utah exhibit.

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.

There was none.

ADJOURNMENT

Motion: **Councilmember Snelson moved** to adjourn the meeting at 8:03 p.m. **Councilmember Wright 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, October 20, 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, October 20, 2026.

DATE APPROVED: _____ _____

Kim Crane
City Recorder

DRAFT

STAFF REPORT

DATE: October 29, 2026

TO: Honorable Mayor and City Council

FROM: Stacey Child, Director of Parks & Recreation

SUBJECT: UDOT Right-of-Way Purchase and Temporary Construction Easement – Kelvin Grove Park, Springville - Sharp/Tintic Railroad Connection

Recommended Motion:
Move to authorize the Mayor to execute the UDOT Real Estate Purchase Contract and associated conveyance documents for parcel numbers 156:E and 156:Z at 1500 South 1400 West, Springville, Utah 84663, related to the Springville Sharp/Tintic Railroad Connection Project No. F-LC49(169), in exchange for just compensation of $13,900.00.

Executive Summary:
The Utah Department of Transportation (UDOT), in coordination with the Utah Transit Authority (UTA), is constructing the Springville Sharp/Tintic Railroad Connection – a new segment of track that transitions the FrontRunner commuter rail corridor from the existing Sharp Line to the Tintic Line starting at approximately 1500 South in Springville. This project requires a small acquisition from the west edge of Kelvin Grove Park: a permanent fee simple parcel of 359 square feet (Parcel 156:Z) to be deeded to UTA, and a temporary construction easement of 252 square feet (Parcel 156:E) for the duration of construction. UDOT has offered $13,900.00 as just compensation. The park's functionality, detention basin, and trail system will remain unaffected. UDOT has also committed to installing a 6-foot chain-link fence along the new right-of-way to prevent public access to the tracks. Staff recommends acceptance of the offer and authorization for the Mayor to execute the required documents.

Focus of Action:
City Council action is required to authorize the Mayor to execute the UDOT Real Estate Purchase Contract, Quit Claim Deed (Parcel 156:Z), Temporary Construction Easement (Parcel 156:E), and all associated conveyance and closing documents on behalf of Springville City

Background:
UDOT and UTA are extending FrontRunner commuter rail service south through Springville as part of an ongoing regional transit expansion. The project involves two existing rail corridors – the Sharp Line and the Tintic Line – which run roughly parallel but are separated by approximately one-half mile. At approximately 1600 South in Springville, the project requires a transition from the Sharp Line to the Tintic Line. This

transition requires a large-radius connecting curve, which is designated Project No. F-LC49(169): Springville Sharp/Tintic Railroad Connection.

The required alignment passes along the western edge of Kelvin Grove Park, a City-owned park parcel located at 1500 South 1400 West, recorded as Entry No. 27202:2000 in the Utah County Recorder's office (Tax ID: Tax ID 43:151:0145 , total ownership 1.21 acres).UDOT has engaged Horrocks Engineers as the design engineer and Todd Keizer of Keizer Land Services, LLC as the right-of-way acquisition agent. The acquisition package was formally presented to Springville City on October 9, 2026.

Discussion:
The acquisition involves two parcels:
• Parcel 156:Z (359 SF) - Permanent Fee Simple Transfer (Total of .008 acres): A narrow strip along the westerly boundary of Kelvin Grove Park to be quit-claimed to UTA for the permanent railroad right-of-way. This area falls within the footprint of the existing UTA right-of-way corridor and contains no park improvements.

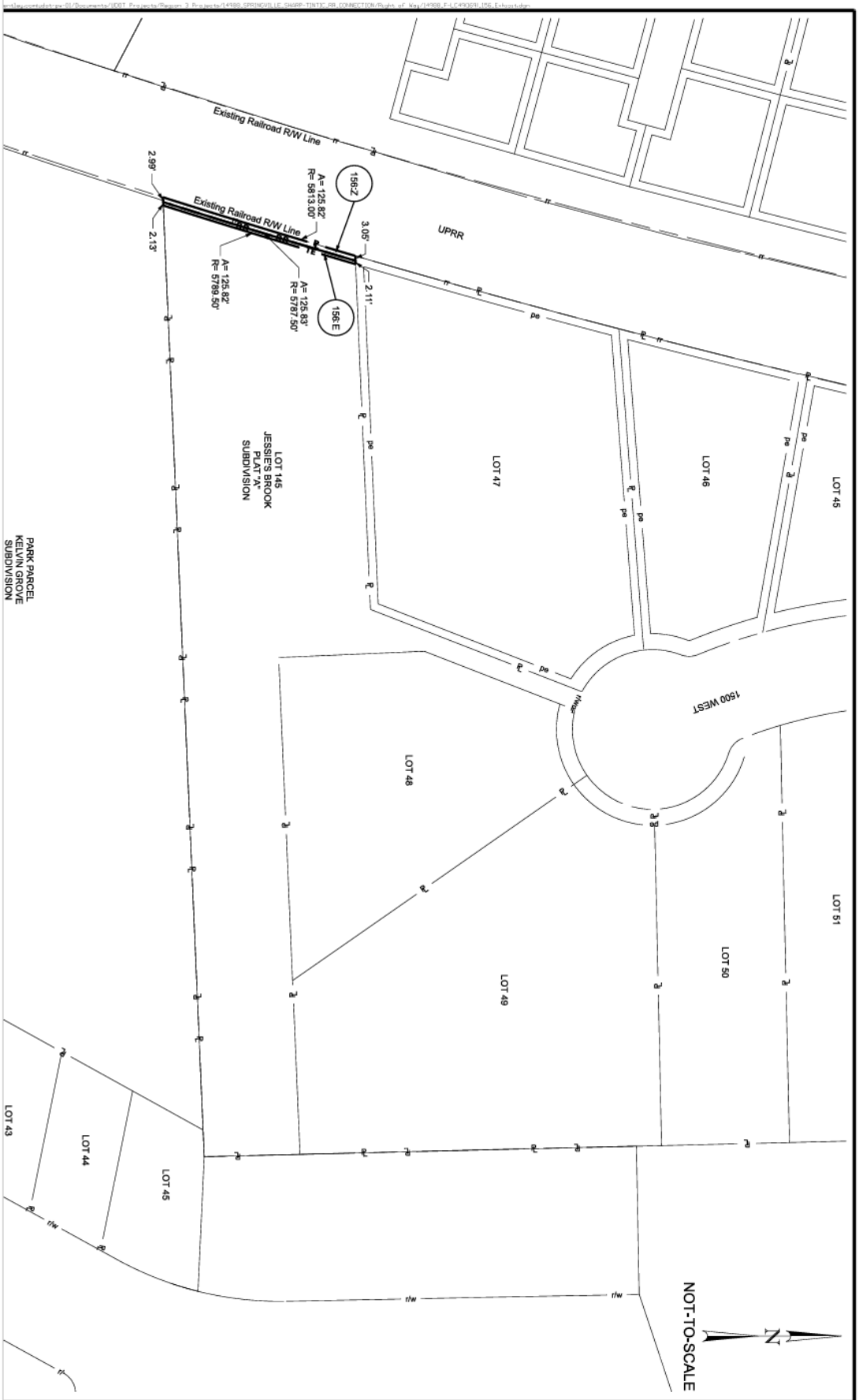
Parcel 156:E (252 SF) – Temporary Construction Easement (Total of .006 Acres): A nonexclusive temporary easement immediately east of Parcel 156:Z to facilitate grading and construction activities. The easement commences upon the start of actual construction, or three (3) years, whichever occurs first. The City retains the right to use the area during construction so long as it does not interfere with construction activities.

The following commitments and conditions apply to the project:

- UDOT has committed to installing a 6-foot chain-link fence along the new right-of-way line to prevent unauthorized public access to the tracks.
- There will be no impact to the functional use of Kelvin Grove Park or the existing detention basin.
- The existing park trail will not be damaged or permanently affected by the construction.
- Construction may result in the loss of trees and may require repair of existing irrigation infrastructure within the easement area. The $4,500.00 just compensation payment is intended to cover the cost of improvements which may include tree replacement and any irrigation repairs.
- City retains fee title to all park lands outside the SF permanent parcel, and the remaining acreage of Kelvin Grove Park are unaffected.

Staff has reviewed the UDOT offer package, including the Statement of Just Compensation, Real Estate Purchase Contract, Quit Claim Deed, Temporary Construction Easement, and plat exhibits prepared by Horrocks Engineers. The valuation is based on a land unit price of $22.50 per square foot applied to the respective areas, with appropriate adjustment factors for property use classification (agricultural)and property percentage utilized. Staff finds the offer reasonable given the minimal impact to park functionality and the associated mitigation commitments.

Exhibit: Parcel Acquisition Map – Kelvin Grove Park
(Parcels 156:E and 156:Z shown on UDOT Right-of-Way Exhibit – Not to Scale)



SPRINGVILLE SHARP/
NTIC RR CONNECTION
F-LC49(169) | PIN 14988

UTAH DEPARTMENT OF TRANSPORTATION

PROPERTY OWNER: SPRINGVILLE CITY

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
156-Z	SPRINGVILLE CITY	0.008	359		1.206	NONE	1.198
156-E	SPRINGVILLE CITY	0.006	252			TEMPORARY	

156-EXHIBIT	06P PARTIAL SUMMARY NO.	PROJECT	SPRINGVILLE SHARP/ TINTIC RR CONNECTION	UTAH DEPARTMENT OF TRANSPORTATION	THIS EXHIBIT IS INTENDED TO BE USED FOR ILL AND AS A NEGOTIATION TOOL FOR THE DEED IT THIS EXHIBIT DOES NOT REPRESENT ANY FIELD S A RECORD OF SURVEY HAS BEEN FILED WITH SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR
		PROJECT NUMBER	F-LC49(169) PIN 14988	PROPERTY OWNER: SPRINGVILLE CITY	
		HORROCKS		PROPERTY ADDRESS: APPROX. 1400 SOUTH 1500 WEST, SPRINGVILLE	

Alternatives:

- Accept the UDOT offer and authorize the Mayor to execute all required documents. (Staff Recommendation)
- Decline the offer and require UDOT to pursue acquisition through condemnation proceedings. This alternative is not recommended, as the acquisition area is minimal, UDOT's just compensation offer is consistent with documented valuation methods, and the City is entitled to, and will receive, compensation regardless of the acquisition path. Condemnation would delay the project and generate legal costs for both parties without benefit to the City.
- Request additional negotiations with UDOT regarding compensation amount, mitigation commitments, or construction conditions. The City retains the right under Utah Code to negotiate with UDOT prior to any legal action being filed, and may request free mediation or arbitration, including an independent valuation, through the Office of the Property Rights Ombudsman.

Fiscal Impact:

UDOT has established just compensation of $13,900.00 for the Subject Property in accordance with applicable Utah State law. The compensation breakdown per the Statement of Just Compensation is as follows:

The $13,900.00 will be received by Springville City upon closing and is intended to offset the cost of replacing any trees lost during construction and repairing irrigation infrastructure damaged within the construction easement area. There is no net fiscal impact to the City's general fund or parks budget. UDOT will pay all escrow and closing fees. No City appropriation is required.

OFFER TO PURCHASE RIGHT OF WAY

Pin: 14988 **Project No**: F-LC49(169)
Owner Name: Springville City
Property Address: 1500 South 1400 West, SPRINGVILLE, UT 84663
Parcel No: 152:E, 152:Z
Authority No: 54863 **Tax Id:** 441380850
Project Location: Springville Sharp/Tintic RR Connection

The Utah Department of Transportation hereby makes you an offer of $5,100.00 as Just Compensation for your property and/or easement(s) on your property.

This is the approved value for the parcel of land described in the Project shown above.

Utah Department of Transportation declares that this offer has been established by the Department as Just Compensation and is in accordance with applicable State laws and requirements. Just Compensation is defined as the fair market value of the property acquired. This amount is based on the land, improvements, and any fixtures considered to be real property.

The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, and other related transportation uses.
This letter is not a contract to purchase your property. It is merely an offer to purchase the property and/or purchase easement(s) on your property for $5,100.00. Along with this Offer attached are the Statement of Just Compensation and the Agency's Brochure. Your signature is for the purpose of verifying that you have actually received these items. Signing this document does not prejudice your right to have the final amount determined through Condemnation proceedings in the event you do not accept this Offer. Information regarding your rights is explained in the agency's brochure.

Information about the acquiring process and procedures is included in the Agency's Brochure, which has been given to you. Other information regarding your rights as a property owner was also given to you with this offer. If you have questions regarding this offer or information given to you, please contact me, Todd Keizer (Consultant). I can be reached at 310-497-4012.

Receipt: Please sign below to indicate you have received the following documents:
Ombudsman's Acquisition Brochure - Your Guide to Just Compensation
Offer to Purchase & Offer Letter
Statement of Just Compensation
Right of Way Contract
Deed(s) and/or Easement(s)
Map and legal description

Date: _____ *By:* _____
Signature of Grantor/Owner

Date: _____ *By:* _____
Signature of Grantor/Owner

Date: 03/05/2026 *By:* _____
Todd Keizer (Consultant) / Acquisition Agent

Project No: F-LC49(169) Parcel No.(s): 152:E, 152:Z

Pin No: 14988 Job/Proj No: 54863 Project Location: Springville Sharp/Tintic RR Connection
County of Property: UTAH Tax ID / Sidwell No: 441380850
Property Address: 1500 South 1400 West, SPRINGVILLE, UT 84663
Owner's Address: 110 South Main Street, SPRINGVILLE, UT 84663
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Springville City
Grantee: Utah Department of Transportation (UDOT)/The Department

March 5, 2026

RIGHT OF WAY DONATION

I/we Springville City
acknowledging that I/we have the right to receive just compensation for the right of way parcel noted above, agree to donate said property and easement(s) to Utah Department of Transportation without compensation, and to deliver properly executed deeds and instruments of conveyance with any and all releases necessary to provide clear title. Further, we understand that we have the right to know the appraised value of the property being donated, however we are waiving our right to have the property and easement(s) appraised.

Signed By: _____, As the Grantor
On this _____ day of _____.

STATE OF UTAH)
)s
COUNTY OF _____)

On the _____ day of _____, _____, personally appeared before me _____ the signer(s) of the within instrument, who duly acknowledge to me that they/he/she executed the same.

My commission expires Notary Public

_____ _____
Notary Date

Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-LC49(169) Parcel No.(s): 152:E, 152:Z

Pin No: 14988 Job/Proj No: 54863 Project Location: Springville Sharp/Tintic RR Connection
County of Property: UTAH Tax ID(s) / Sidwell No: 441380850
Property Address: 1500 South 1400 West, SPRINGVILLE, UT 84663
Owner's Address: 110 South Main Street, SPRINGVILLE, UT 84663
Primary Phone: Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Springville City

IN CONSIDERATION of the mutual promises herein and subject to approval of the UDOT Director of Right of Way, Springville City ("Owner") agrees to sell to the Utah Department of Transportation ("UDOT") the Subject Property described below for Transportation Purposes,[1] and UDOT and Owner agree as follows:

1. SUBJECT PROPERTY. The Subject Property referred to in this Contract is identified as parcel numbers 152:E, 152:Z, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. UDOT shall pay and Owner accepts $5,100 for the Subject Property including all improvements thereon and damages, if any, to remaining property. The foregoing amount includes compensation for the following cost to cure items, which are the responsibility of Owner to cure (if applicable): **N/A.**

3. SETTLEMENT AND CLOSING.

3.1 Settlement. "Settlement" shall mean that Owner and UDOT have signed and delivered to each other or to the escrow/closing office all documents required by this Contract or by the escrow/closing office, and that all monies required to be paid by Owner or UDOT under this Contract have been delivered to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Closing. "Closing" shall mean that: (a) Settlement has been completed; (b) the amounts owing to Owner for the sale of the Subject Property have been paid to Owner, and (c) the applicable closing documents have been recorded in the office of the county recorder ("Recording"). Settlement and Closing shall be completed at the earliest time convenient to the parties and the closing office.

3.3 Possession. Upon signing of this Contract by Owner and the UDOT Director of Right of Way, Owner grants UDOT, its employees and contractors, including utility service providers and their contractors, the right to immediately occupy the Subject Property and do whatever construction, relocation of utilities or other work as required in furtherance of the above referenced project.

4. PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.

4.1 Prorations. All prorations, including but not limited to, homeowner's association dues, property taxes for the current year and rents shall be made as of the time of Settlement.

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1. "Transportation Purposes" is defined as all current or future transportation uses authorized by law, including, without limitation, the widening, expansion, and/or construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio-fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, statutory relocations caused by the project, and other related transportation uses.

Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-LC49(169) Parcel No.(s): 152:E, 152:Z

Pin No: 14988 Job/Proj No: 54863 Project Location: Springville Sharp/Tintic RR Connection
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Primary Phone: Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Springville City

4.2 Fees/Costs.

(a) Escrow Fees. UDOT agrees to pay the fees charged by the escrow/closing office for its services in the settlement/closing process.

(b) Title Insurance. If UDOT elects to purchase title insurance, it will pay the cost thereof.

5. TITLE TO PROPERTY. Owner represents and warrants that Owner has fee title to the Subject Property. Owner shall indemnify and hold UDOT harmless from all claims, demands and actions from lien holders, lessees or third parties claiming an interest in the Subject Property or the amount paid hereunder. Owner will convey marketable title to the Subject Property to the Grantee shown on Exhibit A at Closing by deed(s) in the form shown on Exhibit A, except for easements which Owner will convey in the form also shown on Exhibit A. The provisions of this Section 5 shall survive Closing.

6. OWNER DISCLOSURES CONCERNING ENVIRONMENTAL HAZARDS. Owner represents and warrants that there are no claims and/or conditions known to Owner relating to environmental hazards, contamination or related problems affecting the Subject Property. Owner agrees to transfer the Subject Property free of all hazardous materials including paint, oil and chemicals. The provisions of this Section 6 shall survive Closing.

7. CONDITION OF SUBJECT PROPERTY AND CHANGES DURING TRANSACTION. Owner agrees to deliver the Subject Property to UDOT in substantially the same general condition as it was on the date that Owner signed this Contract.

8. AUTHORITY OF SIGNER(S). If Owner is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing this Contract on its behalf warrants his or her authority to do so and to bind the Owner.

9. COMPLETE CONTRACT. This Contract, together with any attached addendum and exhibits, (collectively referred to as the "Contract"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The Contract cannot be changed except by written agreement of the parties.

10. ELECTRONIC TRANSMISSION AND COUNTERPARTS. This Contract may be executed in counterparts. Signatures on any of the documents, whether executed physically or by use of electronic signatures, shall be deemed original signatures and shall have the same legal effect as original signatures.

11. ADDITIONAL TERMS (IF APPLICABLE):

None.

Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-LC49(169) Parcel No.(s): 152:E, 152:Z

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Primary Phone: Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Springville City

SIGNATURE PAGE TO
UTAH DEPARTMENT OF TRANSPORTATION
REAL ESTATE PURCHASE CONTRACT

CONSULTANT DISCLOSURE. Owner acknowledges that Todd Keizer, through Keizer Land Services, LLC, is a consultant for the Acquiring Agency, and will receive compensation from the Acquiring Agency for providing Right of Way Acquisition services.

Authorized Signature(s):

_____ _____
Print Name: Date

_____ _____ _____ _____
100% Springville City - OWNER(s) Date Date

UTAH DEPARTMENT OF TRANSPORTATION

_____ _____
Ross Crowe Date
UDOT Director of Right of Way

Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: F-LC49(169) Parcel No.(s): 152:E, 152:Z

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Primary Phone: Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Springville City

Exhibit A
(Attach conveyance documents)

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

WITH A COPY TO:
Springville City
110 South Main Street
Springville, UT 84663

Temporary Easement

(CITY)
Utah County

Tax ID No. 43:151:0145
PIN No. 14988
Project No. F-LC49(169)
Parcel No. LC49:156:E

Springville City, Grantor, a municipal corporation of the State of Utah, hereby GRANTS and CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described easement in Utah County, State of Utah, to-wit:

A temporary easement upon part of Lot 145 of Jessie's Brook Plat "A" Subdivision, according to the official plat thereof recorded April 13, 2005, as Entry No. 39096:2005, in the office of the Utah County Recorder, situate in the SE1/4 SE1/4 of Section 6, Township 8 South, Range 3 East, Salt Lake Base and Meridian, to facilitate the construction of Springville Sharp/Tintic RR Connection, known as Project No. F-LC49(169). This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be nonexclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement are described as follows:

Beginning at the intersection of the easterly Springville Sharp/Tintic Railroad right of way line of said project and the northerly boundary line of said Lot 145, which point is 3.05 feet N.87°32'28"E. from the Northwest corner of said Lot 145; and running thence N.87°32'28"E. 2.11 feet along said northerly boundary line to a point of curvature of a non-tangent curve to the right with a radius of 5,789.50 feet, at a point 18.00 feet radially distant easterly from the right of way control line of said project, opposite

Continued on Page 2

approximate Engineers Station 55+95.65; thence southerly along said curve with an arc length of 125.82 feet concentric with said right of way control line, chord bears S.16°58'46"W. 125.82 feet, to the southerly boundary line of said Lot 145, at a point opposite approximate Engineers Station 54+70.21; thence S.87°32'28"W. 2.13 feet along said southerly boundary line to said existing easterly right of way line, at a point of curvature of a non-tangent curve to the left with a radius of 5,787.50 feet; thence northerly along said curve in the existing right of way line an arc length of 125.83 feet, chord bears N.16°59'11"E. 125.83 feet, to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described easement contains 252 square feet in area or 0.006 acre.

Note: The above described record bearings equal Project bearings.

Continued on Page 3

PIN No. 14988
Project No. F-LC49(169)
Parcel No. LC49:156:E

IN WITNESS WHEREOF, said Springville City has caused this instrument to be executed this ____ day of _____, A.D. 20 ____, by its Mayor.

STATE OF UTAH)
) ss.
COUNTY OF)

Springville City

_____
Matt Packard, Springville City Mayor

On the date first above written personally appeared before me, Matt Packard, who, being by me duly sworn, did say that he is the Mayor of Springville City, a municipal corporation of the State of Utah, and he further acknowledged to me that said instrument was signed by him in behalf of said Municipal Corporation by authority of Springville City Code, and he acknowledged to me that said Municipal Corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

_____
Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

WITH A COPY TO:
Utah Transit Authority
669 West 200 South
Salt Lake City, Utah 84101

WITH A COPY TO:
Springville City
110 South Main Street
Springville, UT 84663

Quit Claim Deed

(CITY)
Utah County

Tax ID No. 43:151:0145
PIN No. 14988
Project No. F-LC49(169)
Parcel No. LC49:156:Z

Springville City, Grantor, a municipal corporation of the State of Utah, hereby QUIT CLAIMS to the UTAH TRANSIT AUTHORITY, a large public transit district organized and existing pursuant to Utah law, Grantee, at 669 West 200 South, Salt Lake City, Utah 84101, for the sum of TEN ($10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee, being part of Lot 145 of Jessie's Brook Plat "A" Subdivision, according to the official plat thereof recorded April 13, 2005, as Entry No. 39096:2005, in the office of the Utah County Recorder, situate in the SE1/4 SE1/4 of Section 6, Township 8 South, Range 3 East, Salt Lake Base and Meridian, for the construction of existing Springville Sharp/Tintic RR Connection, known as Project No.F-LC49(169). The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said Lot 145, being also at a point in the existing easterly UTA railroad right of way line; thence N.87°32'28"E. 3.05 feet along the northerly boundary line of said Lot 145 to a point of curvature of a non-tangent curve to the right with a radius of 5,787.50 feet, at a point 16.00 feet radially distant easterly from the right of way control line of said project, opposite approximate Engineers Station 55+94.97; thence southerly along said curve with an arc length of 125.83 feet, concentric with said right of way control line, chord bears S.16°59'11"W. 125.83 feet, to the southerly boundary line of said Lot 145, at a point opposite approximate Engineers

Continued on Page 2

Station 54+69.49; thence S.87°32'28"W. 2.99 feet along said southerly boundary line to said existing easterly right of way line, at a point of curvature of a non-tangent curve to the left with a radius of 5,813.00 feet; thence northerly along said curve in the existing right of way line an arc length of 125.82 feet, chord bears N.16°57'35"E. 125.82 feet, to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 359 square feet in area or 0.008 acre.

Note: The above described record bearings equal Project bearings.

Continued on Page 3

PIN No. 14988
Project No. F-LC49(169)
Parcel No. LC49:156:Z

IN WITNESS WHEREOF, said Springville City has caused this instrument to be executed this ____ day of _____, A.D. 20 ____, by its Mayor.

STATE OF UTAH)
) ss.
COUNTY OF)

Springville City

_____
Matt Packard, Springville City Mayor

On the date first above written personally appeared before me, Matt Packard, who, being by me duly sworn, did say that he is the Mayor of Springville City, a municipal corporation of the State of Utah, and he further acknowledged to me that said instrument was signed by him in behalf of said Municipal Corporation by authority of Springville City Code, and he acknowledged to me that said Municipal Corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

_____
Notary Public

STAFF REPORT

DATE: October 29, 2026
TO: Honorable Mayor and City Council
FROM: Chris Wilson, City Engineer
SUBJECT: CONSIDERATION OF KELCIE COVE SUBDIVISION IMPROVEMENT BOND EXTENSION

RECOMMENDED MOTION

Motion to approve the extension of improvement bonding for the Kelcie Cove residential subdivision development to October 9, 2027.

EXECUTIVE SUMMARY

Per Springville Municipal Code Title 14, Chapter 5, Section 101, all public improvements shall be completed by the developer within one year from the date of final approval or from the date plat recording. Failure to complete the improvements may result in forfeiture of improvement bonding. Final approval for this development was granted by the Community Development Director on May 2, 2025 and the plat was recorded on October 9, 2025.

Staff has notified the Developer of possible violation of time constrains related to completion of public infrastructure improvements on September 8, 2025. The Developer has acknowledged the need for addition time to complete improvements and has requested a one-time extension per the above code. The Developer has incumbered delays to the project schedule primarily due to coordination with Springville Irrigation Company regarding an active irrigation ditch running through the property. The Developer has a current letter of credit for all improvements with the City. Staff recommends the consideration of a reasonable extension to the date of October 9, 2027.

SUMMARY OF ISSUES/FOCUS OF ACTION

As per the municipal code stated above, the City needs to take action based deadlines and schedules required of development code.

ALTERNATIVES

The alternative to this recommendation would be forfeiture of the improvement bond once the one year expires and the City would complete the remainder of the public improvements. The developer has shown intent to complete all of the infrastructure improvements and therefore forfeiture of the bond is not recommended at this time.

FISCAL IMPACT

This action has no fiscal impact on the City. The City would continue to hold the cash bond for the incomplete infrastructure improvements until completion and acceptance by the City.

Sincerely,

Chris Wilson, City Engineer