

SPRING CITY COUNCIL MINUTES

Thursday, November 7, 2024, 7:00 p.m. or directly after the Public Hearing

The meeting was held in the Council room at Spring City Hall, 45 South 100 East, Spring City, Utah.

In Person Attendance: Mike Black, Chad Huff, Whit Allred, Cory Madsen, Cheryl North, Kat Caldwell, Rick Dyches, Mike Nelson, Su Tullis, Mike Tullis, Clarke Christensen, Gary Parnell, Yvonne Wright, Sonia Brown, John Stewart, Craig Paulsen, Dave McEwan, Melanie Cook, Ann Robinson, Cynthia Van Buren, Kay Van Buren, Ruth Bergener, Jane Hawkes, Roger Minert, Jhan Miller, Marie Cornwell, "Tennessee" John Stewart, Kimberly Stewart, Sonia Brown, Lowell Brown, Corrinne Ackerman, Crystal Krogue, Ken Krogue, Sally Scott, Kristen Mortensen, Ric Smith, Margaret Smith, Ruth Ann McCain; Recorder.

Zoom Attendance: Tim Syme, John's iPad, Ben Hanks, Cynthia, Shelia, Caleb Proulx, Craig Paulsen

Pledge of Allegiance: Chris Anderson

Expression of Choice:

Roll Call: Randy Strate, Marty McCain, Chris Anderson, Courtney Syme, Paul Penrod

Mayor and Council Member Department Reports

Council Member Randy Strate stated that the water project is moving forward. The wells are being cleaned out and will likely need new screens in the bottom. The new road that Phil Wood's project is putting in at 5th North will cross Oak Creek. Phil wanted to make sure that the city will pay for the culvert, he will install it during the excavation and building of the road. Council Member Paul Penrod stated that his understanding is that Mr. Wood would put in all of the culverts. Council Member Strate stated that Mr. Wood would put the culvert in on his property. Council Member Syme asked how long the culvert will need to be and Council Member Strate stated that it will need to be 60 inches, and he is not sure of the length yet. The prices are looking to be between \$7,000 and \$8,000. Craig Paulsen stated that it was Planning and Zoning's understanding that Phil Wood would purchase the material for the road and the city would install it because it is city property. Council Member Penrod asked if Mr. Wood would need to pave the road instead of making a gravel road. Mr. Paulsen stated that for a subdivision roads need to be paved but this is not a subdivision. Ken Krogue stated that he provided the culvert at 400 S and 500 E. but that was a subdivision. Cory Madsen stated that the city does not have the equipment to handle a project of that size so it would be better for the city to provide the culvert and to have Mr. Wood put it in. Council Member Marty McCain asked how much the city would need to pay someone to do the road work? Mr. Madsen stated that MKJ put in a small road for us, and it was \$4,500. This project is much bigger.

Council Member Marty McCain stated that he had nothing to report at this time.

Council Member Courtney Syme stated that he had nothing to report at this time.

Council Member Paul Penrod stated that he had nothing to report at this time.

Mayor Chris Anderson stated that in Nancy's absence he would mention what was brought up in Planning and Zoning. Caroline Pearson applied for a home business license on 7th E and 590 S for a nail salon. Kay Van Buren applied for a zoning permit on behalf of Bryce Zeeman for property on 540 E and 400 N. This is for a small cottage. Johathan Lytle applied for a zoning permit to build a house on 680 E 900 N. Molly O'Mara applied for a permit to demolish a dilapidated house on 260 S 300 E. Paula Carter applied for a permit to replace an old garage at 181 E 100 N. Phil Wood's project was discussed. That project is being reviewed by Sunrise Engineering and an agreement to spell out the details is being put together between the City and the developer. Mayor Anderson stated that he has been trying to figure out how to get library services to Spring City since the Bookmobile has been discontinued. The state library has proposed providing each community with some lockers where you can order a book, and it will be delivered to the locker, and you will return it there as well. Some thought will need to be put into where the lockers will be placed. They will need to have access to an internet connection, and it needs to be where the public can have access. The state will want us to participate in the cost of the system.

Interviews to Fill City Council Seat

Mayor Chris Anderson stated that three applications to fill the vacant council seat were received. After each talk about their objectives and qualifications he invited the applicants to address what quadrant of town they lived in, their position on minimum lot sizes in town, their position on geographic expansion of Spring City, and if they would talk about their qualifications to serve with Planning and Zoning or if they could not work with the members of Planning and Zoning.

John Stewart stated that he asks a lot of questions and hopes that he can get the answers serving here. He is a strong advocate for every lot in Spring City, regardless of what size it is, to be buildable. He does not care about the buffer zone but would like to develop Spring City. Should we annex property? Everybody should be treated equal regardless of who they are. Mr. Stewart stated he would like to see things get done, and that public comments should be later in the meeting so those attending can listen and then ask questions.

Kay Van Buren stated that he lives on the north side of town. As for experience he has been a contractor and developer and hopes this will help Spring City in the growth it is experiencing. He served on the Growth Committee and felt that he has a better understanding of the details and growth patterns here. He feels that all parts of the city should be represented, and he can represent the northeast part of town.

Ken Krogue stated that he lives on the south side of town. He served on the Growth Committee with Kay, and through research and his own feelings of citizen equity he feels that half-acre lots would be okay. After looking at property in the buffer zone and the growth that is happening there, he feels that we need a plan that is structured and controlled for both in the city and out of the city. No city utility resources should be expanded to anyone outside of the city for those not willing to annex. Mr. Krogue stated that he wanted to continue the work that has been done with the Growth Committee, be constructive, and that he does not have any concerns or problems working with the members of Planning and Zoning or the city staff.

Questions from the City Council: Council Member Randy Strate asked each of the candidates what stood out to them in the Growth Committee presentation that Ken gave and what stood out to them from the dissenting opinion that Sonia put out? Tennessee (John) stated that people got

hurt because they didn't want to hear the facts. Historical Spring City doesn't pay the taxes. People that move here put more into the city than the historical part of the city does. He likes the historical part of the city, but we have got to build something for our children and grandchildren. We've got to grow and capitalize on the assets in the city, not outside of the city. Council Member Courtney Syme stated that Tennessee answered one of his questions, which is what your vision for the future of Spring City is, and he asked what he would like to accomplish being on the City Council. Tennessee stated that he would like to grow Spring City for the children and develop our assets in town. Council Member Syme asked if he was supportive of an appointed Planning and Zoning Commission and Board of Adjustments, and what is the most serious issues Spring City faces and what he sees as solutions? Tennessee stated that he had mixed feelings about this. They should have a list of people that the City Council should vet, and there should be a public hearing to get public input before they are appointed. The most pressing issue is revenue sources, and cutting our operating expenses is the solution. Mr. Van Buren answering Council Member Strate's question, stated that what stood out to him from Ken's presentation is how many half-acres lots already exist in Spring City, in the dissenting view what stood out is the need for the city plan to be reviewed and more formalized so it can be given to developers and property owners to help the city move along. Mr. Van Buren stated the following answering Council Member Syme's same questions. He has lived in Spring City for three years, and his vision for Spring City is the historical pioneer feeling of the community and would like to have a city plan that reflects that. He is in favor of working with the Planning and Zoning Commission. An issue Spring City faces is revenue and how to take care of the city, and the solution is to explore more commercial revenue. Mr. Krogue answered Council Member Strate and Syme's questions stating that what stood out to him was the master plan, and from his presentation is the blend between the historical as the heart and soul but property rights as a key foundation. He has lived here 6 ½ years, and his agenda for the city is to help the city with the big picture and be willing to make hard decisions while honoring the core of what makes Spring City. Planning and Zoning has done a great job in a couple of key areas but there are some major concerns among other constituencies within the city that are not being listened to. He is not sure if it is better to appoint or to elect but we need to be more open to meeting the needs of the city and not specific singular constituents within the city. Pressing issues for the city is revenue, we need to get to a level so we don't sacrifice who we are. We need to increase revenue and lower costs but be strategic about it.

Vote for New City Council Member

Vote:

Paul Penrod	Kay Van Buren
Courtney Syme	John Stewart
Marty McCain	Ken Krogue
Randy Strate	Ken Krogue

Because a majority vote was not met a coin toss was made between Kay Van Buren and John Stewart. There was a coin flipped between Mr. Van Buren and Mr. Stewart. Mr. Van Buren called tails in the air and the coin landed heads up. The vote was called again between Ken Krogue and John Stewart.

Vote:

Paul Penrod	Ken Krogue
Courtney Syme	Ken Krogue

Marty McCain Ken Krogue
Randy Strate Ken Krogue

Swearing In New Council Member

Ken Krogue was sworn in as the new City Council Member.

Public Comments

Sonia Brown stated that she interviewed sister cities and sent the information she collected to each council member, and that a developer should have the burden of responsibility for roads and culverts.

John Stewart stated that public comments are at the beginning and the public doesn't know what to comment on. Mayor Chris Anderson stated that it is tricky where we put comments because others are upset when they are at the end. The Council Members agreed with Mayor Anderson and were sympathetic to what Mr. Stewart was saying.

Clarke Christensen stated that public comments at the beginning and ending of the meeting were frustrating for different reasons. He would like to have more notice on meetings but not have several notices from the state website. Mr. Christensen would like issues that are coming up put on the city website.

Melanie Cook stated that she would like to see resolutions published on the website so proper public comments can be made.

Spring City's Support of the Northern Sanpete County's Library System

Mayor Chris Anderson stated that the state provides lockers and services for books for communities, but they would like participation from the city that is about \$1 per resident per year to help defray the costs. The Council discussed the cost, and that \$1 is a better price than \$10 for a library card at a sister city. They also discussed going to another city to see how the lockers work, and that this would need to be in next year's budget if it is decided to participate in the program.

Council Member Courtney Syme made a motion to take no action and table it for further investigation. The motion was seconded by Council Member Paul Penrod. Discussion: There was no further discussion.

Vote:

Paul Penrod	Yes
Courtney Syme	Yes
Ken Krogue	Yes
Marty McCain	Yes
Randy Strate	Yes

Take One Leave One Library, Lou Gagon

Ms. Gagon wanted to put in a take one leave one library but will work with Mayor Anderson and the state with the lockers for books.

Community Development Block Grant (CDBG) – Proposed Projects

Council Member Marty McCain stated there were good recommendations for the CDBG application. The city is looking for help with the design for the fire station or the roof being fixed.

Council Member Courtney Syme made a motion to move forward with the application. The motion was seconded by Council Member Ken Krogue. Discussion: There was no further discussion.

Vote:

Paul Penrod	Yes
Courtney Syme	Yes
Ken Krogue	Yes
Marty McCain	Yes
Randy Strate	Yes

Impact Fees

Council Member Randy Strate stated that he worked with Sunrise Engineering and our attorney to raise our impact fee for water from \$2,311 to \$4,464. Our sewer impact fee after looking at some additional costs is now \$4,547. Both updated analyses are the same in the content from the original analysis presented the only changes are the fees. It was decided to hold a public hearing on December 5th to start at 6:30 pm with our next Council meeting starting after the hearing is over or at 7:00 pm.

TPA Grant Application Proposed for a Transportation Master Plan

Council Member Randy Strate stated that he is looking into a grant that would help write a strong transportation master plan. This plan will be more specific looking to the future. Our roads are deteriorating fast, and it is expensive to take care of them. There is a high demand for grants, they are based on a scoring system, and without a good plan in place you can't score well. Council Member Strate stated that he has been working with Sunrise Engineering to see what a good master plan should look like. They outlined the amount that should be applied for, and Sunrise stated that they would help us put in the grant application pro bono. For the application a match from the city will need to be stated. The match can start at 6.6%. Sunrise gave us the option of asking for \$50,000 to \$75,000 depending on how detailed we want our master plan to be. The mayor, Cory, and Council Member Strate will need to discuss what they want the plan to look like, and that will decide what to put in the plan. Last year the average participation in the application was 19%. It was discussed that we may need to participate 20% to give us a higher chance to get the grant. Council Member Strate stated that this would be worth it in the long run if we have a master plan that will enable us to receive higher grants to help with the cost of construction projects for the roads. The match will not need to be paid right away and may be able to be budgeted in next year's budget. Council Member Strate will move forward with the application.

Set Public Hearing for Adopting a Power Cost Adjustment (or PCA) to All Spring City Power Rates

Council Member Marty McCain stated that a Power Cost Adjustment takes a 12-month rolling average to help our base power cost. This will keep our power bill steadier instead of having high and low costs with the fluctuation of power costs. A public hearing date was set to explain more fully what the Power Cost Adjustment is and give the public a chance to comment on it. The public hearing was set for November 21st at 6:30 pm.

A Resolution Authorizing and Approving the Millard County Power Project Power Sales Contract with Utah Associated Municipal Power Systems; and Related Matters – Resolution 2024-16

Kent Kummer stated that UAMPS implemented an integrated resource plan where they evaluated the 56 cities that are members of UAMPS. They identified means of having stable power through natural gas. Power sales contracts have been sent out, which allows UAMPS to move forward with the building of the power plants. It establishes what kind of product will be produced, who is going to pay for it, to look at the cost of building, and to set up Phase 1, Phase 2, and Phase 3. The first plant is near Delta and is a 360 megawatt peaking plant which will cover towns peaking hours and then go down. The second plant will be built near Pocatello and is 200 megawatts of 12 gas engines. UAMPS is tasked with meeting 85% of the prescription for the 200 megawatts. There is an “off ramp” in the power sales contract stating that if there are not enough people signing up then everyone can get out of the plant. The timeline for these plants to “come on” is 2029. We are getting 300 kW of the 200 megawatts. We will only pay the cost of the plant, and the cost of transmission based on our percentage of the plant. The peaking plant is 46,000 kW and we are getting 460 kW. This is based on 1.7% energy growth in Spring City.

Council Member Randy Strate made a motion to approve Resolution 2024-16 for the Millard County Power Project with a caveat that the mayor will review the contract and is comfortable with it. The motion was seconded by Council Member Paul Penrod. Discussion: There was no further discussion.

Vote:

Randy Strate	Yes
Marty McCain	Yes
Ken Krogue	Yes
Courtney Syme	Yes
Paul Penrod	Yes

A Resolution Authorizing and Approving the Power County Power Project Power Sales Contract with Utah Associated Municipal Power System; and Related Matters– Resolution 2024-17

Council Member Randy Strate made a motion to approve Resolution 2024-17 for the Power County Power Project with a caveat that the mayor will review the contract and is comfortable with it. The motion was seconded by Council Member Courtney Syme. Discussion: There was no further discussion.

Vote:

Randy Strate	Yes
Marty McCain	Yes
Ken Krogue	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Consider Amending or Repealing Multifamily and Trailer Court Zone Ordinances

Mayor Anderson stated that we have an ordinance for multifamily housing and a project has been approved. Mayor Anderson asked if the ordinance should have modifications to it, like how dense the housing should be. If it is acknowledged that the Council would like to move forward reviewing and modifying the two ordinances, then no other applications will be accepted. After

some discussion it was decided to have a work meeting to discuss modifications of the ordinances after the first of the year.

Council Member Courtney Syme made a motion to accept no more applications for zoning changes of trailer parks or duplexes until after a work meeting is held to discuss the possibility of possible amendments to the ordinances that now exist. Motion was seconded by Council Member Paul Penrod. Discussion: There was no further discussion.

Vote:

Randy Strate	Yes
Marty McCain	Yes
Ken Krogue	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Fraud Risk Assessment

Mayor Chris Anderson stated that the Fraud Risk Assessment is completed every year. It goes through responsibilities and separation of duties. This will be posted on the State Auditors website where it is available to the public.

Council Member Paul Penrod made a motion to accept the Fraud Risk Assessment. Motion was seconded by Council Member Marty McCain. Discussion: There was no further discussion.

Vote:

Randy Strate	Yes
Marty McCain	Yes
Ken Krogue	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Snowblower for the Cemetery

Council Member Paul Penrod stated that they have three bids and money in the budget for a snowblower for the cemetery.

Council Member Paul Penrod made a motion to accept the Cub Cadet bid for \$2,499. The motion was seconded by Council Member Courtney Syme. Discussion: There was no further discussion.

Vote:

Randy Strate	Yes
Marty McCain	Yes
Ken Krogue	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Financial Report for October 2024

Council Member Courtney Syme made a motion to approve the financial report. The motion was seconded by Council Member Paul Penrod. Discussion: There was no further discussion.

Vote:

Randy Strate	Yes
Marty McCain	Yes

Ken Krogue	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Payment of Bills

Council Member Paul Penrod made a motion to approve the bills. Motion was seconded by Council Member Ken Krogue. Discussion: There was no further discussion.

Vote:

Randy Strate	Yes
Marty McCain	Yes
Ken Krogue	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Delinquent Accounts

There was one delinquent account requesting the late fees be removed.

Council Member Randy Strate made a motion that any late fees will be waived if the account is brought to a zero balance withing the next 90 days. **The motion was seconded by Council Member Courtney Syme. Discussion:** There was no further discussion.

Vote:

Randy Strate	Yes
Marty McCain	Yes
Ken Krogue	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Approve Minutes for September 18, 2024, Work Meeting

Council Member Paul Penrod made a motion to approve the minutes for the September 18th work meeting. The motion was seconded by Council Member Ken Krogue. Discussion: There was no further discussion.

Vote:

Randy Strate	Yes
Marty McCain	Yes
Nancy Allred	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Approve Minutes for October 3, 2024, Public Hearing

Council Member Paul Penrod made a motion to approve the minutes for the October 3rd public hearing. The motion was seconded by Council Member Ken Krogue. Discussion: There was no further discussion.

Vote:

Randy Strate	Yes
Marty McCain	Yes
Nancy Allred	Yes
Courtney Syme	Yes

Paul Penrod Yes

Approve Minutes for October 3, 2024, City Council

Council Member Paul Penrod made a motion to approve the minutes for the October 3rd City Council meeting. **The motion was seconded by Council Member Ken Krogue. Discussion:**

There was no further discussion.

Vote:

Randy Strate Yes

Marty McCain Yes

Nancy Allred Yes

Courtney Syme Yes

Paul Penrod Yes

Adjournment: 9:51 pm

APPROVED

