

PROVIDENCE CITY COUNCIL MEETING MINUTES

Wednesday June 18th, 2025, 6:00 PM

Providence City Office Building, 164 North Gateway Drive, Providence UT

To view the video recording of the meeting please visit our YouTube channel found [HERE](#).

HR. MIN. SEC. above agenda items are timestamps of the YouTube recording.

Opening Ceremony:

Call to Order: Mayor Alder

Roll Call of City Council Members: Mayor Alder, Council Members, Kunz, Kirk, Sealy, Speth & Nebeker

Staff in attendance: City Manager Ryan Snow, Community Development Director Skarlet Bankhead and City Recorder Ty Cameron.

Pledge of Allegiance: Mayor Alder

6 MIN. 20 SEC.

Council Reports: Items presented by the City Council Members will be presented as informational only; no formal action will be taken.

Council Member Kirk:

- Council Member Kirk began by thanking the Planning Commission for their efforts, acknowledging that serving on the commission is a difficult and often thankless job. She apologized for not showing appreciation for their efforts at the last council meeting and clarified that her intent was to encourage reflection and remind the commission of the magnitude of their positions.
- She reported on the final youth council activity for the previous school year, which was a dance held a couple of weeks ago. She expressed her admiration for the youth who participate in planning and executing these activities. For the upcoming year starting in July, 45 youth in grades 8 through 12 have signed up for youth council, which is an increase of 12 from the previous year. Commented that she would need to come up with more service projects to provide opportunities for the increased number of participants.
- She also reported on her involvement with the potential purchase of park property, which was on the agenda for the meeting. She had been working with the Highlands HOA board to help them understand what might be coming. Additionally, she had been in contact with Nibley City officials regarding the potential South Cache Valley Rec Center.

Council Member Sealy:

- Council Member Sealy reported that she had primarily been working on fiber-related matters since the last meeting. She attended a conference called Fiber Connect with some city staff, where they learned ways to enhance the experience of residents using the city's fiber system. She noted that everyone they spoke to was impressed by the city's 70% take rate, though they aspire to reach 100%. She mentioned that the fiber system is doing well, but they learned about ways to improve and enhance it further.
- She also mentioned that she had been responding to emails and addressing concerns from various residents.

Council Member Speth:

- Council Member Speth reported on attending the recreational special service district information workshop in Nibley with Ryan the city manager. The concept discussed was to create a recreation area with indoor and outdoor facilities. The proposal suggested that cities in the South End and some rural areas come together to fund the project. Three funding options were discussed, including private funding. He noted that each city council and the community would need to be on board to support the project.
- He also represented Providence at the ribbon-cutting ceremony for the new IHCE Logan Clinic on 14th North, which will provide increased access to health coverage, including mental health services.
- He mentioned working with Ryan to explore the possibility of including pedestrian lights at the roundabout. He, along with Ryan and Carrie, also met regarding the proposed property purchase in the Highlands in the Grand View area. Initially, he had reservations about the purchase due to the terrain, but after walking the property and receiving assurances from the owner/developers about shaping the land, he now believes the property has potential. He emphasized the importance of having a park plan to ensure the rough shaping will be most beneficial to the city.
- Lastly, Council Member Speth reported on his contact with Brother Robinson from the Providence LDS Stake Center regarding canyon cleanup. He mentioned passing this information to Ryan for further action.

Council Member Nebeker:

- Council Member Nebeker reported that he had checked in with the Cache County School District, but they either didn't have information for him or had checked out for the summer.
- He mentioned receiving numerous emails about lights and sound in the city. He suggested that residents should talk to their neighbors to resolve issues rather than adding more laws, as it can become complicated. He shared a personal anecdote about having his lights on late while doing irrigation and hoped it didn't bother his neighbors.
- Regarding Sauerkraut Days, Council Member Nebeker expressed interest in participating and helping out, particularly with chalk art on the sidewalks. He requested more information on how he could assist with the event.

Council Member Kunz:

- Council Member Kunz reported meeting with Ryan the previous day to go over most of the agenda items. He mentioned that he had not received the light and sound emails that were discussed earlier but expected to be caught up eventually.
- He reported responding to some emails he had received, including one about canyon cleanup that was forwarded to him. He also mentioned another youth group volunteering for canyon cleanup through Just Serve. He emphasized the ongoing need for cleanup efforts in the canyon due to littering and illegal dumping.
- Council Member Kunz reported on volunteers planning to paint the cattle corral basketball court, though the exact date was not yet settled. He also mentioned other paint projects in progress.
- Regarding mosquito abatement, he reported that it was up and running with no incidents, unlike the previous year which saw some truck accidents and an incident with a resident. He mentioned new equipment, including spray equipment and drones, to help control the mosquito population.

Mayor Alder:

- Mayor Alder's main news was the opening of Chick-fil-A the following day. She encouraged everyone to support the new business, noting that it would not be open for breakfast on the first day but would be open for lunch. The mayor had spoken with every business in the shopping center about potential issues, and they were all excited about Chick-fil-A's arrival, despite possible inconveniences for their customers.
- She reported on a soft opening held that night, where the lines were moving adequately, though not as fast as they normally do. The mayor shared information about Chick-fil-A's use of AI to predict sandwich production needs and other operational aspects.
- Mayor Alder also reported on chamber meetings and the kickoff of the summer citizens program, with nearly 600 summer residents arriving from warmer states. She highlighted the economic impact of these visitors and encouraged locals to welcome them.
- The mayor mentioned her role as chair of the Land Conservation Board for the state, noting that they had a million dollars to spend on land conservation. She also reported that Cache County had conserved three properties so far.
- Lastly, she reported on the Utah League of Cities and Towns meeting with the legislature, which keeps cities updated on legislative matters affecting municipalities and citizens.

Approval of the Minutes:

20 MIN. 50 SEC.

- **Item No. 1 Approval of the Minutes:** The Providence City Council will consider for approval the minutes of May 21st, 2025. [\(MINUTES\)](#)

- Mayor Alder called for the approval of the minutes of May 21st, 2025.
- No corrections or changes were made or requested.

Motion to approve the minutes of May 21st, 2025. – Council Member Sealy. 2nd- Council Member Speth.

Vote:

Yea- Council Members, Kunz, Kirk, Sealy, Speth & Nebeker

Nay-

Abstained-

Absent-

Motion passes, minutes approved.

Public Comments: Citizens may express their views to the City Council on issues within the City's jurisdiction. The City Council accepts comments: by email providencecityutah@gmail.com, and by text 435-752-9441.

- Mayor Alder opened the floor for public comment.
- George Wooten, a resident living at 10 South Main Street, addressed the council regarding flyers distributed around the city on June 1st. The flyers were from an organization called the Aryan Freedom Network, with the website white power.org. Mr. Wooten expressed concern about the content of the

flyers and the website, which contained Nazi imagery and racist messages. He stated that the intent of these flyers was to shame and intimidate people who don't fit their image of who should live in America, as well as to motivate and empower people who share their feelings.

- Mr. Wooten emphasized that this action of littering threatening material is unacceptable and unwelcome in the community. He noted that this was not an isolated event and provided examples of other recent incidents. Mr. Wooten urged the city council to speak out against this and all acts of intolerance in the community, stating that although residents have the right to believe what they want, they do not have the right to take actions that intimidate, shame, and hurt others.
- Nicole Bone, resident and member of the Sauerkraut Days Committee, gave an update the this year's city celebration and all the fun new events they had planned for this year. City Council asked how they could be or get involved to help out.
- No further comments were made. Mayor Alder closed the public comment portion of the meeting.

Presentations/Public Hearings:

31 MIN. 15 SEC.

- **Item No. 2 FYE 2025 Budget Adjustment Public Hearing:** The Providence City Council will take comments and questions from the public regarding a request to adjust the FYE 2025 budget.
 - Mayor Alder called item 2 and asked Ryan Snow to give an overview of the requested adjustments before opening the floor for public comments.
 - Ryan presented the budget adjustments for the fiscal year ending 2025. He explained that the city has various business units including the general fund, capital projects fund, water, sewer, storm, secondary water, garbage, and fiber. Ryan noted that some items had exceeded revenue and a few had gone over in expenses. Overall, in each department, revenue exceeded expenses more than anticipated.
 - For the general fund, Ryan explained that they needed to add to both revenue and expenses to maintain a balanced budget. He highlighted that in the water fund, there was an overrun in expenses due to unforeseen items such as water leaks and associated labor and repaving costs.
 - Ryan stated that the overall revenue over expense adjustment was increasing revenue by \$398,200 over the increase in expenses. He explained that this adjustment was recommended by the auditor to true up each of the different accounts.
 - No public comments were made during this hearing.

34 MIN 30 SEC.

- **Item No. 3 FYE 2026 Final Budget Public Hearing:** The Providence City Council will take comments and questions from the public regarding the City's FYE 2026 final budgets.
 - Mayor Alder called item 3 and asked Ryan Snow to give an overview of the final budgets before opening the floor of public comment.
 - Ryan presented the fiscal year 2026 final budget, which had been open for public review for 30 days. He mentioned receiving a few comments, including one from residents about adding budget for lights at the roundabout. Ryan noted that they have cameras recording traffic and pedestrian counts at the roundabout to help understand the needs.

- Ryan also mentioned the opportunity to buy park property, which wasn't initially expected this year. They are moving money from last year's budget to accommodate this purchase. He also noted that bids for chipseal work came in higher than initially expected, so they made modifications for that.
- Ryan highlighted a few grammatical changes made to the budget, including correcting a reference to a water tank that should have been a water well house. He encouraged council members and the public to review the budget and provide feedback, noting that he had attempted to create a more narrative-style budget this year while keeping it under 65 pages.
- No public comments were made during this hearing.

38 MIN. 25 SEC.

➤ **Item No. 4 Elective and Statutory Officers Compensation Public Hearing:** The Providence City Council will take comments and questions from the public regarding the City's elective and statutory officers compensation as found in the FYE 2026 Final Budget. **(COMPENSATION SCHEDULE)**

- Mayor Alder called item 4 and asked Ryan Snow to give an overview of the final budgets before opening the floor of public comment.
- Ryan presented the compensation schedule for elected and statutory officers. He explained that the schedule shows expected and actual hours worked over the prior year, along with the ranges and rates. Ryan proposed a 2.5% cost of living adjustment (COLA) and a 2.5% merit increase, totaling a 5% increase.
- He noted that a salary survey was conducted and included in the budget to show how the compensation compares with peers statewide. Ryan explained that he took the cost of living increase from the CPI at about 2.1% to 2.5%, choosing the lower end for the council since they often don't take the full increase.
- No public comments were made during this hearing.

40 MIN. 45 SEC.

➤ **Item No. 5 Municipality Broadband, Cable TV & Public Transportation Services Public Hearing:** Providence City Council will be holding a public hearing to take comments and questions regarding Providence City's Municipality Broadband, Cable Television, and Public Telecommunications Services Annual Report per SB 165. Report can be found in the budget (Appendix B).

- Mayor Alder called item 4 and asked Ryan Snow to give an overview of the final budgets before opening the floor of public comment.
- Ryan presented a report required by the state legislature for cities that own municipal fiber networks. The report shows tiers of service, previous and current prices, subscriptions for the previous year, current year, and projections for 10 years.
- The report includes information on coverage, amount of business, total subscribers, revenue expectations, and expenses. Ryan highlighted that after revenue and expenses, there is enough to pay bonds and build some reserve cash. He mentioned the hope to retire bonds early and use any excess money collected to develop future fiber, lower rates, or improve services.
- Ryan also addressed specific questions required by the state, confirming that there have been no service delinquencies, non-payments, unscheduled reserve fund draws, adverse opinions, credit rating changes, bond calls, or tender offers.

- He noted that Providence City currently has 1,829 subscribers to the network, which is the highest number they've had so far.
- No public comments were made during this hearing.

Resolutions/Ordinances:

46 MIN. 10 SEC.

- **Item No. 6 Resolution 04-2025 – Certified Tax Rate:** The Providence City Council will consider for adoption a resolution establishing the certified tax rate for FYE 2026. ([RES. 04-2025](#))

- Mayor Alder called item 6, gave a brief introduction and asked Ryan Snow for a review of the numbers before moving onto a motion.
- Ryan explained the certified tax rate calculation, which is based on the prior year's property tax revenue divided by the current year's valuation expectation. He noted that adopting the certified tax rate would result in collecting the same property tax from current residents as last year, with the rate changing due to changes in valuations. Ryan mentioned that new growth would bring in additional tax revenue.
- Ryan recommended maintaining the certified tax rate, explaining that this would allow the city to grow property tax through new established businesses rather than raising it on current residents.

**Motion to accept the certified tax rate as presented in resolution 04-2025.- Council Member Speth.
2nd- Council Member Kirk.**

Vote:

Yea- Council Members, Kunz, Kirk, Sealy, Speth & Nebeker

Nay-

Abstained-

Absent-

Motion passes, resolution approved.

49 MIN 55 SEC.

- **Item No. 7 Resolution 03-2025 FYE 2025 Budget Adjustments:** The Providence City Council will review, discuss and may take action on a resolution that adjusts the FYE 2025 budget. ([RES. 03-2025](#))

- Mayor Alder called item 7 and noted that this item addressed the budget adjustments for the fiscal year ending 2025 that were discussed earlier in the public hearing. No further comments or discussion were made.

Motion to accept the budget adjustment for FYE 2025 as presented in resolution 03-2025.- Council Member Sealy. 2nd- Council Member Kunz.

Vote:

Yea- Council Members, Kunz, Kirk, Sealy, Speth & Nebeker

Nay-

Abstained-
Absent-

Motion passes, resolution approved.

51 Min 15 SEC.

- **Item No. 8 Ordinance 03 -2025 FYE 2026 Final Budgets:** The Providence City Council will consider for adoption a resolution approving the FYE 2026 Final Budgets for all funds. **(ORDIN. 03-2025 FINAL BUDGETS)**

- Mayor Alder called item 8 and noted this item addressed the approval of the fiscal year 2026 final budgets that were discussed earlier in the public hearing.
- During the discussion, Ryan clarified that the compensation schedule discussed earlier was included in this budget approval as there was some confusion among council members about whether the compensation schedule was being approved separately or as part of the overall budget.

Motion to approve ordinance 03-2025 FYE 2026 Final Budgets. – Council Member Kirk, 2nd – Council Member Speth.

Vote:

Yea- Council Members, Kunz, Kirk, Sealy, Speth & Nebeker

Nay-

Abstained-

Absent-

Motion passes, ordinance approved.

53 MIN. 25 SEC.

- **Item No. 9 Ordinance 04-2025 Timber Brook Rezone:** The Providence City Council will review, discuss and may take action on an ordinance that rezones parcel 02-096-0048, located in the general area of 314 W 100 S Providence Ut, from AGR. to R-1-6. Planning Commission held a public hearing on June 11th and recommended that the City Council approve the rezone as requested. **(ORDIN. 04-2025) & (ANAYLSIS) & (APPLICANT PRESENTATION)**

- Mayor Alder called item 9, gave a brief introduction and asked Skarlet Bankhead to give an overview of the application.
- Skarlet Bankhead presented the staff report for the Timber Brook rezone request. The proposal was to rezone parcel 02-096-0048, located in the general area of 314 W 100 S Providence, from Agriculture to R-1-6. She explained that the Planning Commission held a public hearing on June 11th and recommended that the City Council approve the rezone as requested.
- She detailed the review process, which included ensuring compliance with state code, city code, and the general plan. She noted that the parcel does not have any sensitive areas but does have a source protection zone due to its proximity to a well, though housing is a permitted use within that area.

- Skarlet compared the proposed R-1-6 zone with the more common R-1-12 zone, explaining differences in lot sizes, setbacks, and allowed uses. She noted that large animals would not be permitted in the R-1-6 zone, even if lot sizes were large enough.
- Dallin Tolman, representing Timber Brook Homes, presented the development proposal. He explained that their business model focuses on providing affordable but quality homes, primarily single-level homes appealing to a broad market including first-time homebuyers, young families, and elderly residents. Mr. Tolman stated that most of their homes sold this year have been under \$450,000, ranging from 1,500 to 2,000 square feet.
- He explained that the R-1-6 zoning would allow for more efficient lots due to the parcel's width, while still maintaining lot sizes over 10,000 square feet for most lots. He emphasized that this zoning would allow them to offer an affordable product that's not multi-family housing.
- During public comment:
 - Nate Worthen expressed concerns about the proposed zoning, noting that it doesn't align with the general plan's recommendation of R-1-12 and doesn't provide a gradual transition from surrounding zones.
 - Reese Peterson raised concerns about increased traffic and safety issues for children in the area.
 - Eric Jones spoke in favor of the development, arguing that it would provide opportunities for first-time homebuyers and those looking to transition to single-family homes.
 - Jill Peterson expressed concern about the lot sizes being smaller than surrounding properties.
- Council members engaged in extensive discussion about the proposed rezone, considering factors such as affordability, consistency with surrounding zones, and potential impacts on the neighborhood. There was debate about whether to approve the R-1-6 zoning or consider a compromise such as R-1-8.
- After the vote, there was discussion about potential alternatives, including the possibility of a code amendment to allow smaller frontages in R-1-10 zoning. However, it was clarified that this would require a new application and process.

Motion to accept ordinance 04-2025 to rezone the proposed parcel from Agriculture to R-1-6.- Council Member Nebeker. 2nd – Council Member Speth.

Vote:

Yea- Council Members Speth & Nebeker

Nay- Council Members Kunz, Kirk, & Sealy

Abstained-

Absent-

Motion does not pass, ordinance **denied.**

Agreements, Contracts, Bid Awards:

1 HR. 58 MIN. 50 SEC.

- **Item No. 10 Purchase of Park Property from Providence Highlands LLC:** The Providence City Council will review, discuss and may take action on the purchase of property for the purpose of building a park on proposed lot 101 of Providence Highlands Phase 5. **(EXHIBITS) & (SALE**

AGREEMENT)

- Mayor Alder called item 10, gave a brief introduction and asked Ryan Snow to give an overview of the parcel and sale agreement.
- Ryan presented a proposal to purchase Lot 101 in Providence Highlands Phase 5 for the purpose of building a park. The lot is approximately 3.25 acres, located near 1000 South and Grand View Drive. The proposed purchase price is \$550,000.
- Ryan explained several conditions of the sale agreement, including:
 - The purchase would be completed upon recording of Phase 5, likely in January.
 - An easement for a potential storm drain line.
 - An option for the city to purchase additional pieces of property within 13 months of closing.
 - The seller's ability to donate the property at an agreed price plus 15% if the city decides not to exercise its purchase option.
- Ryan noted that some of the purchase would be funded through impact fees, with some of the money likely to be recouped as the developer pays impact fees for the surrounding development.
- Council Member Speth suggested adding a condition to allow for city input on the grading plan for the property.

Motion to purchase the park property from Providence Highlands LLC, item number 10, lot 101, with the option to purchase the other indicated lots and the contingency that they're allowed to give feedback on grading.- Council Member Kirk. 2nd- Council Member Speth.

Vote:

Yea- Council Members, Kunz, Kirk, Sealy, Speth & Nebeker

Nay-

Abstained-

Absent-

Motion passes, city to move forward with sales agreement.

Plans and Other Business:

2 HR. 19 MIN. 45 SEC.

- **Item No. 11 Appointment of new members to the Historic Preservation Commission:** The Providence City Council will review, discuss and may take action on appointing new members to the city's Historic Preservation Commission.

- Mayor Alder presented two potential new members for the Historic Preservation Commission: Ken Thigpen and Susan Baker.
- Ken Thigpen, a long-time resident of Providence, has a background in construction and experience with planning and zoning processes.
- Susan Baker comes from a family that has produced much of the written history of Providence. While her background is more in historical documentation rather than physical property preservation, she expressed enthusiasm for contributing to the city's historical preservation efforts.
- George Wooten, a current member of the Historic Preservation Commission, spoke in support of both candidates, noting that they bring valuable breadth of experience to the commission.
- Mayor Alder noted that there would still be 2 HPC seats open but that the individual or resident would need a specific background to fill them.

Motion to appoint Ken Thigpen and Susan Baker to the Historic Preservation Commission. – Council Member Speth. 2nd- Council Member Kirk.

Vote:

Yea- Council Members, Kunz, Kirk, Sealy, Speth & Nebeker

Nay-

Abstained-

Absent-

Motion passes. New members appointed.

Staff Reports: Items presented by Providence City Manager and/or Staff will be presented as information only.

- Ryan provided updates on several ongoing projects and initiatives:
- Striping and Chip Seal: Ryan presented plans for extensive road maintenance work, including striping and chip sealing throughout the city. He emphasized the importance of driving at or below the speed limit on newly chip-sealed roads to avoid rock chips.
- Lift Station: The lift station is mostly installed, with work ongoing on the electrical components. Ryan noted a slight delay but expressed hope for it to be operational by early to mid-July.
- UDOT River Trail: Ryan reported on ongoing discussions about a potential trail on the west side of the highway, for which the state has allocated \$4 million. He mentioned upcoming meetings with Nibley and Millville to discuss maintenance responsibilities.
- Budget Approval: Ryan thanked the council for approving the budget, allowing city staff to continue their work for another year.
- Ty Cameron, city recorder, reported that there will be a primary election for the two council seats due to the number of candidates who applied. He mentioned that he had just approved the ballot and that it would be mailed out in the coming weeks.
- Skarlet Bankhead reported on rec. field closures and recreation sports coming to an end for a few months.
- Councilmember Brent Smith suggested looking into creating a fire break on the city-owned property south of Baker's on the hill, similar to what neighboring properties have done.

Motion to adjourn meeting. – Council Member Kirk. 2nd- Council Member Sealy.

Vote:

Yea- Council Members, Kunz, Kirk, Sealy, Speth & Nebeker

Nay-

Abstained-

Absent-

Motion passes, meeting adjourned.

Minutes approved by vote of council on ____ day of _____ 2025.

I swear that these minutes are true and correct to the best of my knowledge.

Ty Cameron, City Recorder