

## **SPRING CITY COUNCIL MINUTES**

**Thursday, June 5, 2025, 7:00 p.m. or after the Public Hearing**

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

**In Person Attendance:** Ruth Bergener, Trevor Hooser, Mike Black, Dave Oxman, Yvonne Wright, Cory Madsen, Whit Allred, Michael Broadbent, Dan Rasmussen, James Baker, Sally Scott, Charles Shepherd, Cami Christensen, Christy Stra, Tennessee (John Stewart), Sharron Lamont, Jane Hawkes, Tony Rudman, Liz Rudman, Kristen Mortensen, Robert Buckner, Lowell Brown, Alison Anderson, Ruth Ann McCain; Recorder.

**Zoom Attendance:** John Hawkins, Mike Tullis, Tim Syme, Craig Paulsen, John Hales, Mike Nelson,

**Pledge of Allegiance:** Mayor Chris Anderson

**Expression of Choice:** Sharron Lamont

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

### **Mayor and Council Member Department Reports**

**Council Member Randy Strate** stated that he will talk about a road project later in the meeting.

**Council Member Marty McCain** stated that his items are on the agenda.

**Council Member Ken Krogue** stated that he would talk about the power rates later in the agenda.

**Council Member Courtney Syme** stated that he had nothing to report.

**Council Member Paul Penrod** stated that the cemetery looked nice for Memorial Day.

**Mayor Chris Anderson** stated that he, Shad Hardy, and Paul Penrod met with the Community Impact Board (CIB) that morning. Taking out \$100,000 for fire equipment they were awarded 100% grant for the building. Mayor Anderson stated that Friday was the last day to sign up as a candidate for city government. The bike path construction between Spring City and Mount Pleasant is underway and should be completed in August.

### **Public Comments**

**Cami Christensen** stated that there is building going on in the buffer zone and receiving power. She was wondering why they haven't come to Planning and Zoning. Mayor Anderson stated that this is not a city project they have paid for any work Kent has done. Ms. Christensen stated that she heard that the County will not support the city requiring those in the buffer zone who want one-half acre to annex and connect to our utilities. Council Member Strate stated that the County will not consider an R1 ring unless the city's minimum lot size matches it.

**Charles Shephard** stated that he wanted to share preliminary results from the 2025 Heritage Days. 15 historic houses and outbuildings were on tour. 1,100 tickets were sold equaling \$15,800. 104 paintings were auctioned or sold equaling \$31,500. There were 5 food trucks as well as other crafts, arts, and food sales. Friends of Historic Spring City have in the last two years given \$25,400 in grants to help preserve privately owned historic buildings in Spring City, and \$60,000 as been given to the city for the Activity Center.

**Michael Broadbent** stated that in Spring City 1100 tickets were sold for Heritage Day's. Preservation Utah, which is a statewide preservation group, had a tour one week before Heritage Days and they sold 475 tickets.

**Yvonne Wright** stated that she has be concerned about conflict of interest of those in positions to make decisions. She looked up State Code 20A-11-1601 through 1604 which is the law for Conflict of Interest Disclosures and violations of the law. She feels that it is her right as a citizen to know if there is any conflict of interest with the City Council.

#### **Christine Straatman from North Sanpete High School – New North Sanpete Recreation District**

Christine Straatman stated that she was before the council not as the principal of North Sanpete High School but as a community member living in North Sanpete. Ms. Straatman is part of a group that is pursuing a North Sanpete Recreation District. The district will consolidate the efforts of our small towns to provide recreation opportunities for community members. At the first meeting there were 45 people willing to help. They split into three committees, the first being for community and school operation improvements. They will look at a master plan for improvements. A subcommittee formed was the Special Service District for Recreation, and the other subcommittee formed was a Financial Committee. The reason for doing this is to improve opportunities and be able to find better funding. Mayor Anderson stated that last month we signed a cooperative agreement with Mount Pleasant, and different cities, to share resources for recreational activities. Ms. Straatman stated that Mount Pleasant has many recreational opportunities, but we all need to start contributing. She is looking to gather signatures of 10% of the registered voters which is close to 800 signatures. This will get the process rolling. The vision for the rec center is that all ages will be able to use the facility. The board will consist of five to seven members, one person from each city.

#### **Jane Hawkes – Awards for Wildfire Mitigation Day**

Jane Hawkes stated that on May 3<sup>rd</sup> a collaboration of the State Fuel Crew and our Fire Department got together to help with fire mitigation. Sharron Lamont and Liz Ann Huntsman were the recipients of the best fire mitigation improvements. The Fire Department received a gift card from Terrals. Matt stated that the City and County are made up of volunteer fire fighters, and that fire safety is the Fire Department's main purpose. He invited everyone to create a safe fire environment around their homes. Doing this will help firefighters be able to help you better if a fire breaks out.

#### **Planning and Zoning Report and Consideration of Recommendations**

Council Member Randy Strate stated that a business license application for Brian Allen was discussed but no action was taken because Mr. Allen was not in attendance to ask questions. Mr. Allen's home is out of the commercial district and there was some discussion that Planning and Zoning may extend the commercial district to the city boundaries on Main Street. There was a

property realignment request for Mark Allen and Lawrence Gardner. Neither were in attendance to ask questions of them, and this item was tabled. Planning and Zoning approved and recommend adding the water exaction agreement wording to the annexation policy. Planning and Zoning recommended reducing the percentage of multifamily housing from 5% to 3% in the ordinance that we will be having a public hearing on. Council Member Strate stated that he would like the Council to discuss Planning and Zoning's recommendations. Mayor Anderson asked what it would look like if multifamily dwellings were 3% or 5%. Council Member Strate stated that currently Spring City has about 450 homes. A 5% estimate would allow 22 doors. There are 16 doors or eight units now so six more doors would be allowed or three units. At 4% one unit would be allowed and at 3% no more doors would be allowed. Council Member Strate stated that the multifamily is a zone and there is only one area with that zone in the city now. For any more units to be built the rezoning process would need to take place. If 5% were allowed rezoning would need to happen before applications could be considered. Council Members Strate, Krogue, and McCain felt that 5% was a good number. Council Member Penrod and Mayor Anderson felt that the Planning and Zoning recommendation of 3% was a good number. There was some discussion on the difference between the percentages, capping the growth of multifamily units the city, and rezoning and public hearings needed for rezoning. Council Member Penrod asked why have Planning and Zoning if the Council is going to ignore their recommendations, and felt that the Council should take their recommendation of 3%. Council Member Strate stated that the controls put in the draft ordinance came out of a joint work meeting in March and were written and given to the City Council and Planning and Zoning in April. Council Member Syme stated that he is willing to compromise and go to 4%. **Council Member Courtney Syme motioned to change the ordinance from 5% on the multifamily units to 4%.** There was no second on the motion and died for lack of a second motion. **Council Member Paul Penrod motioned to go with the 3% that Planning and Zoning recommended.** There was no second on the motion and died for lack of a second motion. The draft will remain as it is for the Public Hearing.

#### **Power Rates – Resolution 2025-04**

Council Member Ken Krogue stated that there was a public hearing earlier in the evening that included the power rates. The resolution is to put the power rates in place for the next three years which includes the Power Cost Adjustment (PCA) needed for the staff to monitor costs so we don't go upside down again.

**Council Member Paul Penrod made a motion to approve the power rates resolution. The 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

#### **Set Salary for the Justice Court Judge – Resolution 2025-05**

Mayor Chris Anderson stated that every year we set the salary for our Justice Court Judge. The salary is determined by stated statute. Mayor Anderson went through the resolution and how the salary for our Justice Court Judge will be set at \$8,250 for the year, or \$687.00 a month.

**Council Member Ken Krogue made a motion to approve the salary for the Justice Court Judge at \$8,250.00. 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

#### **Compensation Increase for Specific Officers – Ordinance 2025-02**

Mayor Chris Anderson stated that consideration for the ordinance to increase compensation for specific employees was discussed in an earlier public hearing.

**Council Member Courtney Syme made a motion to approve the compensation increases. The motion was seconded by Council Member Ken Krogue. Discussion:** There was no further discussion.

Vote:

Randy Strate	Yes
Marty McCain	Yes, for everyone but Ruth Ann McCain – he abstained from that vote.
Ken Krogue	Yes
Courtney Syme	Yes
Paul Penrod	Yes

#### **2025-2026 Original Budget – Resolution 2025-06**

Council Member Courtney Syme asked if there were any questions about the budget. There were no questions.

**Council Member Courtney Syme made a motion to approve the budget for the 2025-2026 fiscal year. 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

#### **New Sewer Project Connection Letter**

Council Member Marty McCain stated that this letter has been put together to give pertinent information for the sewer project. Timeframes of when the sewer project would be finished and how long septic tank users would have to connect to the sewer system are set in the letter. A work meeting will be needed to discuss changing our ordinance to make changes for sewer pumps. Council Member McCain stated that the letter currently allows 24 months for septic system users to connect to the sewer system and will not require impact fees. This is only for

those who are using septic systems before March 5, 2025. Any home built after March 5, 2025, will need to connect to the sewer system when it becomes available and new homes will be required to pay impact fees. Mayor Anderson stated that when meeting with those who were concerned about connecting to the sewer system and after talking to the engineers it was decided that if a pump would be needed to be installed to have access to the sewer system that the city would not force anyone to do that. Legal counsel has said that this would need to be put into an ordinance because right now the city code states that if you are within 300 feet you must connect. It was decided to draft the wording in an ordinance and bring it to the council instead of having a work meeting. No action was taken on this agenda item.

### **Transportation Master Plan**

The city secured a grant to do a Master Transportation Plan. Mayor Anderson and Council Member Strate met with Sunrise Engineering about the implementation of the plan and Council Member Strate met with Jones & DeMille for the same thing. Council Member Strate stated that the grant awarded, plus the city's contribution amounts to \$65,200 to complete the Master Transportation Plan. Sunrise helped submit the grant and their proposal gives the city an idea of how to develop the Master Plan. Council Member Strate would like to see our roads be given a point system where the worst road in town would have the highest score. The streets would then be addressed based on what score it has. After meeting with Cory a list of categories to score was developed. This idea was conveyed to Sunrise, and they felt that they could give us a good Master Plan staying within the amount of money allocated for this. Council Member Strate stated that after meeting with Jones & DeMille he was impressed with them. They have a program, that was developed in Germany that maps the condition of the roads. A camera would be used and while driving on the roads all of the irregularities are mapped, and the streets will be automatically scored. This program will take the manual scoring of the roads and make it subjective and consistent. The program does not do dirt roads only paved roads. The representative from Jones & DeMille stated that the Master Transportation Plan with this system and the reports for a year would be covered by \$65,200. After the first year of service a yearly subscription fee would be needed to continue have the program available to us. This requires a long-term subscription cost which is estimated to be \$5,000. This is the only drawback Council Member Strate sees. Council Member Courtney Syme asked if any references were given from Jones & DeMille. Council Member Strate stated that he did receive references but has not had time to check them out. Council Member Ken Krogue asked if this would help implement a road impact fee. Council Member Strate stated that Charles McLean from Jones and DeMille stated that it would be difficult for Spring City to implement a road impact fee. State code provides road impact fees to increase your road capacity. Spring City has a broad grid layout and we don't have a capacity problem. Within the Master Plan city code can be implemented where new residents, that are building a home on a street that doesn't exist, can be charged a fee-in-lieu-of. This is where the city, instead of requiring new resident to put in the frontage road, they pay the city the cost of the frontage road and the city holds that money to pave the whole street. This would be a line-item fee if the street needs to be developed. There was some discussion about using the two different engineering firms. Council Member Strate stated that he accepted the Transportation Grant, set up the account to accept the grant, and there is more paperwork that needs to be turned in by the end of July,

**Council Member Ken Krogue made a motion to approve using Jones & DeMille to do the Transportation Project. The motion was seconded by Council Member Paul Penrod.**

**Discussion:** Council Member Strate stated that there is about \$200,000 in the Class C Road fund. Cory feels that 4<sup>th</sup> North is the street that needs to be ground and done. Cory Madsen stated that weeds are growing out of the middle of the road. When plowing the road, it can only be plowed one way. Council Member Strate stated that there are two bids to repave 400 North from Main Street to 700 East. Bennet Paving's bid is for \$207,380 and Hale's bid is for 218,640. He asked the Council if it would be best to get the work done on this budget or roll it into next year's budget. There was some discussion about 400 North and if it was important enough to do now or wait until after the Master Plan is completed to do any work. It was decided to put this on the agenda for the Special City Council to vote on June 26, 2025.

Vote:

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

#### **Public Hearing for Land Use Change Being Held on June 26, 2025, Allowing for One-Half Acre Minimum lot size**

Council Member Randy Strate asked if the Public Hearing would be held in the ballroom. It was determined that it would be. Council Member Randy Strate stated that he would like to address the public to make sure that everyone understands and is educated on the facts. After that there would be the public comment period. It needs to be clear to all where to sign up to speak because there has been confusion in the past. Council Member Strate stated that he would also like to have a question and answer period where there is interaction and open dialogue. Mayor Anderson stated that he thought this would be good.

#### **Certified Tax Rate**

Mayor Chris Anderson stated that we have not asked for an adjustment to be made to our tax rate. Ruth Ann McCain stated how the State and County work out the rates; the city is told on the 8<sup>th</sup> what the rate will be, and it needs to be certified by the city by the 22<sup>nd</sup>. Tonight is to inform the Council that the Tax Rate will be approved and then the City Council will officially approve the Tax Rate at the Special City Council meeting. Council Member Ken Krogue stated that the city can push back on the rate. Ms. McCain stated that yes, the city can but we are past the date to declare that. Council Member Randy Strate stated if we look into truth in taxation it needs to be started in January. Dave Oxman stated that if you were to do truth in taxation the County would need to be notified by June 1<sup>st</sup>.

**Makayla Hoenicke** stated that she was Boyd Mickel's granddaughter, Mark and Leslie Mickel's daughter. They are having issues with items missing from her grandfather's grave. Some of the missing items are flags, signs, and solar lights. West of the cemetery there was a pile where the stuff missing was found. Other graves still had solar lights and decorations around them. Ms. Hoenicke talked to Chris about the situation but tonight their stuff at the cemetery was missing again. Council Member Randy Strate stated that our city policy is to remove things every seven days to mow and maintain the grounds. Ms. Holmic stated that the sign at the cemetery says flowers will be removed and decorations if deemed necessary. They have made sure that their decorations are close to the cement and not out far from the headstone. Her concern is that not

everyone is being treated the same, and she feels that her family is being targeted. Mayor Anderson stated that this issue will be discussed at our next staff meeting. Council Member Courtney Syme stated that we cannot control what has happened in the past but being consistent with out code is what needs happen moving forward. He also stated that our code is vague and may need to be redressed.

#### **Financial Report for May 2025**

**Council Member Ken Krogue made a motion to approve the financial report. The 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

#### **Payment of Bills**

**Council Member Courtney Syme made a motion to pay the bills. 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

#### **Minutes for May 8, 2025, City Council Meeting**

**Council Member Ken Krogue made a motion to approve the minutes. The 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

**Council Member Ken Krogue made a motion to adjourn the meeting. Council Member Marty McCain seconded the motion.**

**Adjournment: 8:40 pm**

**APPROVED**

