

1 **PROVIDENCE CITY COUNCIL MEETING MINUTES**

2 Wednesday December 17th, 2025, 6:00 PM

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

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

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

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9 **Opening Ceremony:**

10 Call to Order: Mayor Alder

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

12 Pledge of Allegiance: Council Member Speth

13 Opening Remarks/Prayer: Mayor Alder

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15 **7 MIN. 30 SEC.**

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

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19 **Council Member Sealy**

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- Council Member Sealy shared her experience of attending the National League of Cities and Towns Conference in November, which she attended with Ryan Snow and Mayor Alder. She highlighted that the Church of Jesus Christ of Latter-day Saints was the main sponsor and discussed their JustServe platform for service projects. She praised Ryan's work in sponsoring park improvements and emphasized how service brings the community together.
- Regarding the library funding, Council Member Sealy reported that the Cache County Council approved six months of funding, with the library board now seeking ways to secure the remaining funds through benefactors, fundraising, and reaching out to cities for proportional contributions based on user numbers. She expressed her intention to contact different cities about this funding gap.
- She described the city tree lighting as great, noting how the snow came right on cue just before the lights were turned on, creating perfect ambiance. She also announced that Representative Casey Snider would be holding a town hall meeting on December 29th from 6-7 PM in the council chambers with cider and donuts, providing an opportunity for citizens to ask questions before the legislative session.
- She concluded by expressing appreciation for Jeff Nebeker's four years of service to the community as a council member.

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37 **Council Member Speth**

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- He reported that he had missed the last council meeting due to surgery. He shared that he attended a Cache County Fire District meeting at the mayor's invitation, where discussions focused on restructuring the board composition—whether to have appointed or elected members and whether to become a taxing entity. He noted these issues would likely evolve over time.
- He praised the Christmas tree lighting event, calling it very nice with good turnout. He also reported meeting with Ryan Snow to discuss various issues including city code changes and plans, expressing satisfaction with their productive discussion.
- He concluded by thanking Council Member Nebeker for his service.

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48 Council Member Nebeker
4950 • Noted the new Cache County School District calendar would have school starting later in August and
51 extending into June, with two weeks off in December.
52 • Reflecting on his four years of service, He acknowledged there had been ups and downs but felt he had
53 tried to do what he was elected to do—listen to the people.
54 • He expressed gratitude for working with everyone and getting to know them better, specifically thanking
55 the city manager and staff for everything he had learned. He wished everyone well for the next four years.
5657 Council Member Kunz
5859 • Commented on the JustServe city designation, expressing interest in pursuing it given the community's
60 existing service orientation. He noted they could do a lot of good with that.
61 • Regarding mosquito abatement, he reported interesting statistics from the last meeting: due to dry weather,
62 there were fewer mosquitoes in traps, resulting in about 60% less larvicide use compared to the prior year.
63 This saved money and allowed building reserves. However, the dry conditions also led to increased West
64 Nile virus cases, as birds and mosquitoes congregated together at limited water sources.
65 • He shared a heartwarming story from the tree lighting, arriving just in time with his son to hang an
66 ornament before the countdown. He particularly appreciated when Ryan Snow stuffed his son's pockets
67 with leftover cookies.
68 • He concluded by thanking Jeff for their two years working together and welcoming Scott Campbell to the
69 council.
7071 Council Member Kirk
7273 • Emphasized her love for the community coming together during this time of year. She praised the youth
74 council for adding depth to the tree lighting event and shared that she was out buying more candy canes
75 for Santa when the tree was lit, noting the celebration grows every year.
76 • She highlighted the community's service efforts, describing her involvement in planning a Light the World
77 event in the south end of the city. She shared that bishops submitted 121 specific needs, all of which were
78 fulfilled that night even though the advertising was dismal, plus hundreds more generic needs were met.
79 • She also attended the interfaith lunch at the First Presbyterian Church in place of Mayor Alder, describing
80 how leaders from different religious congregations gathered to create unity within the community. She
81 concluded, there's so much good and I'm glad to be a part of that.
8283 Mayor Alder
8485 • Acknowledged the council's community involvement. She praised the community's merchants and
86 residents for their willingness to give to causes.
87 • The Mayor reported that the Christmas tree lighting raised money shared with partners, including families
88 affected by an accident and The Family Place, to which she had delivered a check that day. She reminded
89 attendees about the giving machines located in front of Great Harvest on Center Street.
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91 • Mayor Alder presented Jeff Nebeker with a parting gift, with Ryan Snow joking that staff wanted Jeff to
92 "get your way at least once," presenting him with a custom street sign titled Nebeker Way.
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94 **Approval of the Minutes:**

95 **23 MIN. 10 SEC.**

96 ➤ **Item No. 1 Approval of the Minutes:** The Providence City Council will consider for approval the
97 minutes of Tuesday November 18th, 2025. ([MINUTES](#))
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100 • Mayor Alder called for the approval of the minutes of November 18th, 2025.
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102 **Motion to approve the minutes of November 18th, 2025. Council Member Sealy. 2nd - Council
103 Member Kirk.**

104 **Vote:**

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

106 **Nay-**

107 **Abstained-**

108 **Motion passes, minutes approved.**

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

113 • Mayor Alder opened the floor for public comment.
114 • Chris Studinger made a comment regarding item 4 stating that he supported the change or
115 ordinance.
116 • No further comments were made.
117 • Mayor Alder closed the public comment portion of the meeting.
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120 **Reports and Presentations:**

122 **27 MIN. 10 SEC.**

123 ➤ **Item No. 2 Audit Presentation & Review:** Auditors from Aycock, Miles, & Associates CPA's will
124 present to the City Council their findings and recommendations per their audit. The Providence City
125 Council will review, discuss, and may take action on approving the City's annual audit review.
126 ([REPORT](#))

127 • Mike Miles from Aycock, Miles & Associates CPA's presented the audit via video conference,
128 praising the experience working with Ryan Snow and Tyler, calling it probably the best
129 experience we've had since auditing the city.
130 • Mr. Miles focused on the governmental funds balance sheet (page 18), highlighting that cash
131 increased by almost \$1.9 million from the prior year to just over \$7.8 million. He noted restricted
132 cash for road impact fees, cemetery perpetual care, and park impact fees totaled over \$1.7
133 million, with park impact fees growing from about \$617,000 to \$917,000.

- 134 • The total fund balance reached \$9,857,000, an increase of just over \$2.3 million from the prior
135 year. Mr. Miles emphasized this represented another significant surplus on the year.
- 136 • For revenues and expenses, Mr. Miles reported total governmental revenues of \$7.4 million
137 against expenses of approximately \$5.5 million, resulting in a surplus of \$2,356,214—
138 significantly higher than the prior year's \$105,000 surplus.
- 139 • Reviewing the business-type activities, Miles detailed each fund's performance:
 - 140 ▪ **Water Fund:** Despite spending over \$3 million on construction (including drilling a new
141 well and installing new meters), the fund maintained strong cash flow from operations of
142 \$753,000. Miles calculated that excluding interfund borrowing and construction costs, the
143 water fund generated a cash surplus of \$951,429.
 - 144 ▪ **Wastewater Fund:** Showed excellent performance with cash and receivables increasing
145 by about \$1 million to just over \$6.2 million. The fund had no debt and achieved a net
146 income of \$1,365,000, partly due to \$540,000 in grants.
 - 147 ▪ **Storm Water Fund:** Maintained healthy operations with \$676,000 in cash and
148 receivables against only \$22,000 in liabilities.
 - 149 ▪ **Solid Waste Fund:** In its first full year of independent operation, it achieved a
150 remarkable turnaround from an \$8,000 deficit the prior year to a \$310,000 net income.
151 Ryan Snow emphasized this saved residents nearly half a million dollars compared to
152 consortium pricing.
 - 153 ▪ **Fiber Fund:** Revenues increased to \$840,000 (up \$320,000 from prior year), with the
154 fund now cash-flow positive after construction of the network.
- 155 • Parties discussed long term debts and loans and the general fund budget expenditures and noted
156 that it was under budget.
- 157 • Mr. Miles concluded by noting all departments came in under budget, with the general fund
158 spending \$835,000 less than budgeted. He reported no compliance findings or control
159 deficiencies.
- 160 • Ryan Snow added that of the \$6 million in new construction, \$1.8 million came from grants,
161 allowing cash to increase even after significant capital projects.

162 **Motion to accept the annual audit review and report. – Council Member Kunz. 2nd- Council
163 Member Speth.**

164 **Vote:**

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

166 **Nay-**

167 **Abstained-**

168 **Motion passes, audit review approved.**

171 **59 MIN 20 SEC.**

172 ➤ **Item No. 3 100 E Plans and Updates:** The Providence City Council will review and discuss the
173 current plans and updates to 100 E. [\(TREE ASSESSMENT\)](#), [\(ENVIRO. STUDY\)](#),
174 [\(ENGIN. EST.\)](#), [\(PROJECT CERT.\)](#), [\(SHPO\)](#), [\(PROJECT](#)

175 [STANDARDS\)](#), [\(UDOT PLANS\)](#)

176 • Mayor Alder explained this item fulfilled the council's promise to provide citizens with reports
177 regarding the 100 East project. Ryan Snow outlined the attached documents: the arborist report

178 (tree assessment), environmental reports, engineering cost estimates, State Historic Preservation
 179 Office comments, project standards wording, and UDOT plans.

180 • Council Member Kirk reflected on making the original motion requiring these reports,
 181 acknowledging it made it really difficult to move forward but was necessary to address citizen
 182 concerns and demonstrate thorough research. She emphasized, research has been very, very
 183 thorough before moving forward with this project.

184 • Terry Davies, resident, expressed concern about the statement that no trees would be cut down,
 185 noting this had already occurred. She questioned whether placing a 5-foot sidewalk in yards
 186 would affect trees, asking about recognition of property pins and their impact on tree
 187 preservation.

188 **Resolutions/Ordinances:**

189 **1 HR. 03 MIN. 50 SEC.**

190 ➤ **Item No. 4 Ordinance 07-2025: PCC 1-3-2 Residence for persons w. disabilities amendment:**
 191 The Providence City Council will review, discuss and may take action on an ordinance that amends PCC
 192 1-3-2. Amendment seeks to clarify the definition of residence for persons w. disabilities. Planning
 193 Commission held a public hearing on November 19th and recommended that the City Council approve the
 194 amendments
 195 **(ORDIN. 07-2025)**

196 • Ryan Snow explained this ordinance would add clarifying language to the definition of residence
 197 for persons with disabilities, specifically adding "which complies with laws applicable to the
 198 type of dwelling being occupied."
 199 • Sheri Berry also supported the clarification, emphasizing all homes have the same restrictions
 200 and limits on them no matter who lives there.
 201 • Jay Hymas delivered a detailed opposition statement, arguing the ordinance was not merely a
 202 clarification but a substantive change. He stated: The ordinance does not clarify existing law. It
 203 changes it, and the difference matters. He explained that the current code defines residences for
 204 persons with disabilities as those licensed or certified by state authorities, with no explicit
 205 language tying disability residences to zoning-based occupancy caps.
 206 • He argued that adding the phrase "comply with laws applicable to the dwelling type being
 207 occupied" introduces a new condition that changes how disability housing is evaluated and
 208 enforced. He contended that when laws affect protected classes, restrictions must be explicit.
 209 Silence cannot be used to impose limits that were never clearly stated.
 210 • Mr. Hymas also noted that state licensing already regulates occupancy, safety, staffing, and
 211 capacity, and that disability housing receives different treatment under state and federal law. He
 212 concluded by offering to provide vehicle and visitor logs to address any public nuisance
 213 concerns.
 214 • David Hendrickson briefly supported the amendment, saying "just have the same rules apply to
 215 anybody" and thanking the council for their service to the community.
 216 • Council Member Kirk addressed the audience, explaining that council members complete
 217 extensive homework including listening to Planning Commission hearings, having discussions
 218 with citizens, and responding to emails. She clarified: "When we don't have discussion, it's
 219 because we are not by law allowed to discuss with each other outside of this meeting and public
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221 meetings, but we can discuss with citizens, and we do a lot of homework before we come to this
222 meeting."

223 **Motion to approve ordinance 07-2025, PCC 1-3-2 residents of persons with disabilities amendment.-**
224 **Council Member Sealy. 2nd- Council Member Speth**

225 **Vote:**

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

227 **Nay-**

228 **Abstained-**

230 **Motion passes, ordinance approved.**

231 **1 HR. 15 MIN. 10 SEC.**

232 ➤ **Item No. 5 Ordinance 06-2025: Wildland Urban Interface proposed code amendment:** The
233 Providence City Council will review, discuss and may take action on an ordinance regarding a proposed
234 code amendment to Providence City Code 9-6-7 & 10-5-7; as it relates to the city's Wildland Urban
235 Interface Code. Planning Commission held a public hearing on November 19th and recommended that the
236 City Council approve the amendments. **(ORDIN. 06-2025) (2006 UTAH WILDLAND**
237 **URBAN INTERFACE CODE) (HB 48 WUI INFO.)**

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- 239 • Ryan Snow introduced the ordinance, explaining the state required adoption of the 2006 WUI
240 (Wildland Urban Interface) code. He noted this wouldn't significantly change Providence's
241 practices due to existing water pressure requirements on the east bench.
- 242 • Fire Chief Thompson provided extensive explanation, distinguishing between two separate but
243 related issues. First, the city must adopt the 2006 WUI code and establish a boundary map.
244 Second, the state would create its own high-risk mapping that would trigger property tax
245 assessments.
- 246 • Chief Thompson explained this legislation, House Bill 48 sponsored by Casey Snider,
247 represented an unprecedented reach by the state into property taxation. He emphasized: "This is a
248 reach from the state that adds quite a bit of responsibility to individuals... they're coming to
249 assess directly down to the property tax."
- 250 • The Chief detailed how the Cooperative Wildfire Protection Program (CWPP) currently protects
251 cities from wildfire costs, citing the Green Canyon fire in North Logan that approached \$1
252 million in suppression costs. He stressed the importance of maintaining compliance with the
253 Cooperative Wildfire System (CWS) to avoid compromising this protection.
- 254 • Regarding mapping, Chief Thompson explained the state would likely use a Structure Exposure
255 Score (SES) of 7, based on likelihood of burning in wind-driven fires and ember load distances.
256 He showed how an SES of 5 would impact much more of Providence, while the proposed 7
257 would align roughly with the Bonneville Shoreline Trail and deer fence.
- 258 • Council Member Speth expressed strong concerns about the scattered brown spots on the map
259 extending into downtown areas. He stated: "I cannot justify this map in classifying it as 7" and
260 worried about insurance implications. Speth insisted Exhibition B be modified for it to clearly
261 show only the Bonneville Shoreline Trail as the boundary.
- 262 • Chief Thompson agreed the intent was to follow the deer fence and Bonneville Shoreline Trail,
263 consistent with Logan City's approach. He suggested adding written boundary descriptions rather
264 than relying solely on the mapping tool's sporadic dots.

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- Mayor Alder raised additional concerns about insurance impacts, noting companies could use this information to increase rates or deny coverage.

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Motion to approve ordinance 06-2025, adopting the 2006 edition of the International Wildland Urban Interface Code with a modification to exhibit B to indicate that the east boundary will follow the Bonneville shoreline trail from the north boundary to the south boundary.- Council Member Speth. 2nd- Council Member Sealy.

Vote:

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

Nay-

Abstained-

Motion passes, ordinance approved.

1 HR. 42 MIN 10 SEC.

➤ **Item No. 6 Ordinance 08-2025: PCC 10-9-8 Mining and similar activities code amendment:** The Providence City Council will review, discuss and may take action on an ordinance that amends PCC 10-9-8 Mining and Similar Activities. Planning Commission held a public hearing on November 19th and recommended that the City Council approve the amendments. **(ORDIN. 08-2025)**

- Ryan Snow explained this ordinance restored and updated mining regulations that were inadvertently removed during codification. The Planning Commission had worked extensively on the code, incorporating public comments and concerns.
- Skarlet Bankhead clarified that while typically red text indicates changes, in this case the entire chapter was new code, with red highlighting changes made during the Planning Commission process.
- Council Member Sealy raised several concerns about the ordinance. She questioned whether fencing requirements should be more specific, similar to pool code requirements, to "reasonably deter children from climbing it to gain access." She specifically worried about orange netting or open rail fencing being considered acceptable when trying to keep children away from gravel operations.
- She also asked about trucking restrictions, expressing concern about safety if trucks couldn't shift on hills. Council members and staff discussed the difference between regular shifting and "Jake braking" (engine braking), with Council Member Speth explaining that truckers with standard transmissions typically don't shift downhill due to the complexity and safety risks involved.
- Ryan Snow addressed the fencing concern by noting this was for temporary mining operations, not permanent facilities, so any fencing would also be temporary. He explained the ordinance already required six-foot fencing with locking gates and no trespassing signs.
- Regarding setback requirements, Mr. Snow clarified there were two different standards: all mining areas must be 200 feet from residential property lines, while crushers or similar machinery must be 500 feet from residential structures due to noise and safety concerns from potential flying rocks.

Motion to approve ordinance 08-2025, an ordinance amending code to regulate mining and similar activities, with a modification that item 2A includes language that the fence "reasonably deters children from entering the property." – Council Member Speth. 2nd- Council Member Kunz.

308 **Vote:**

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

310 **Nay-**

311 **Abstained-**

312 **Motion passes, ordinance approved.**

313 **Plans and Other Business:**

314 **1 HR. 55 MIN. 45 SEC.**

315 ➤ **Item No. 7 2026 City Meetings, Events and Holiday Schedule:** The Providence City Council will
316 review, discuss and may move forward with approving the city's 2026 Meetings, Events and Holidays
317 Schedule. [**\(2026 SCHEDULE\)**](#)

318 • Council Member Sealy identified several corrections needed to the proposed schedule: the city
319 council meeting date should read "16th" instead of "6th"; the car show wasn't highlighted on the
320 calendar; and there were inconsistencies between the cemetery closure dates listed (December
321 24-28) and what was shown on the calendar.

322 **Motion to adopt the holiday schedule for 2026 as amended with corrections. – Council Member**
323 **Sealy. 2nd- Council Member Kirk**

324 **Vote:**

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

326 **Nay-**

327 **Abstained-**

328 **Motion passes, 2026 schedule approve.**

329 **1 HR. 58 MIN. 35 SEC.**

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

331 • Ryan Snow delivered a comprehensive staff report highlighting the city's accomplishments and
332 ongoing projects:
333 ○ **Grants and Finances:** Applied for over \$10 million in grants this year and over \$50
334 million in the past six years. Of the \$6 million in construction projects completed, \$1.8
335 million came from grants.
336 ○ **Parks and Recreation:**
337 ■ Hillcrest Playground expansion equipment has been ordered
338 ■ Grandview property purchase proceeding, delayed until after new year for seller's
339 tax reasons
340 ■ Thompson Field has one trail side completed, irrigation mostly installed
341 ○ **Infrastructure:**
342 ■ Replacing downtown sidewalks with over 2-inch lifts after cutting 7,000 trip
343 hazards

348 ▪ Replaced or replacing over 1,000 water meters
349 ▪ Providence now has "the most advanced water system in the county" with AMI
350 technology
351 ▪ Working on well house design and sewer lift station improvements
352 ○ **Utilities Performance:**
353 ▪ Sewer lift station management brought in-house saved over \$600,000
354 ▪ Received \$600,000 grant for sewer improvements
355 ▪ Garbage system saved residents nearly \$500,000 through city operation
356 ▪ Fiber connections at record 1,890 and rising, now cash positive
357 ○ **Water Conservation:** Through cooperation with Spring Creek Water Company, utilized
358 almost 300 million gallons of water, reducing pumping costs and providing backup during
359 electrical issues with wells.
360 ○ **Facilities:** Resurfaced and improved flooring in public restrooms at Providence Town
361 Park, soccer fields, Zollinger Park, and the cemetery. Mr. Snow stated the city's goal to
362 "have the best looking public restrooms."
363 ● The staff expressed appreciation for the council's support and wished everyone happy holidays.

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365 ➤ **Item No. 8 City Managers Yearly Review (Closed Session):** Providence City Council will move to a
366 closed session to do their annual review of the City Manager. Council may discuss and take action on the City
367 Manager's compensation/bonuses within the already approved budget.

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369 ● Executive Session Notice: The Providence City Council may enter into a closed session to discuss pending
370 or reasonably imminent litigation as allowed by Utah Code 52-4-205(1)(c). The Providence City Council
371 may enter into a closed session to discuss professional competence or other factors allowed by Utah Code
372 52-4-205(1)(a). The Providence City Council may enter into a closed session to discuss land acquisition
373 or the sale of real property Utah Code 52-4-205(1) (d) and (e).

374
375 **Motion to enter an executive session to hold the city managers yearly review. – Council Member**
376 **Sealy. 2nd- Council Member Speth.**

377 **Vote:**

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

379 **Nay-**

380 **Abstained-**

381
382 **Motion passes, council enters closed session.**

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384 **Motion to close the executive session. – Council Member Speth. 2nd- Council Member Sealy. Vote:**
385 **Yea- Council Members Kunz, Kirk, Sealy, Speth & Nebeker**

386 **Nay-**

387 **Abstained-**

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389 **Motion passes.**

390
391 **Motion to give city manager a 5% bonus. – Council Member Kirk. 2nd- Council Member Kunz**

392 **Vote:**

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

394 **Nay-**

395 **Abstained-**

396 **Motion passes.**

397 **Motion to adjourn meetings.- Council Member Kunz. 2nd- Council Member Speth.**

400 **Vote:**

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

402 **Nay-**

403 **Abstained-**

404 **Motion passes, meeting adjourned.**

405 **Next council meeting is January 21st, 2026.**

406 Minutes approved by vote of council on 21st day of January 2026.

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

413
414 Ty Cameron, City Recorder.

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