

1 **PROVIDENCE CITY COUNCIL MEETING MINUTES**

2 Wednesday January 21st, 2026, 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 the 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 and Campbell.

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

14 Pledge of Allegiance: Council Member Campbell

15 Opening Remarks/Prayer: Council Member Kirk

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17 **Swearing in of new Council Member Scot Campbell:** Mayor Alder will swear in new council member Scot
18 Campbell.

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20 • Mayor Alder swore in new city Council Member Scot Campbell.

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22 **5 MIN. 00 SEC.**

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

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26 Council Member Kunz

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- Reported a slower month due to the holidays. He mentioned receiving no emails since his last request for citizen input, though he had received many previously.
- He discussed monitoring state legislature bills that could affect the city, particularly those related to property tax, sales tax, and community taxation.
- He highlighted one bill proposing to increase the primary residence exemption from 45% to 60%.
- Council Member Kunz mentioned his upcoming mosquito abatement meeting focused on bill approvals and noted his regular meetings with City Manager Ryan Snow to discuss agenda items and city operations.

35 Council Member Kirk

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- Also reported a quieter month but noted they were gearing up for activities. She had been planning youth council events, announcing a service project at the Cache County Humanitarian Center on January 29th, which was open to all.
- She enthusiastically described a February 7th polar plunge fundraiser at Next Meter, offering to personally pay entrance fees for youth council members and their friends. The event runs from 10 AM to 2 PM, with the youth council meeting at 11 AM. She expressed particular support for the cause, as it benefits clean water projects in Africa that she personally monitors through her day job.
- She announced 19 youth would attend a three-day leadership conference at Utah State University, an increase from the usual eight participants thanks to grant funding.

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- She was also preparing for the Easter egg hunt, which will be moved to March 28th with two sessions at 11 AM and noon, each capped at 150 children with online registration. She emphasized her ongoing goals of creating community sense of place, improving parks, increasing communication, and listening to residents.

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49 Council Member Sealy

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- Has focused heavily on library matters, reporting that the county had funded half the library budget just before the last meeting. Two board meetings had occurred since then, with another scheduled for the following night. She actively sought volunteers to serve as Friends of the Library for fundraising and public engagement.
- She noted increased activity with the Legislative Policy Committee as the legislature began its session.
- She had been addressing code enforcement concerns from Hillcrest subdivision residents and planned to research federal and state codes for potential solutions.
- Regarding schools, she reported that the new Nibley Middle School was 66% complete, with drywall, tile, kitchen, cabinetry, and fire systems progressing. Teachers would likely move the week school starts, which would be tight timing. She also noted the district was also changing to an Aspire math curriculum.

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62 Council Member Speth

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- Welcomed Scot Campbell and expressed eagerness to work with him.
- He reported meeting with Ryan Snow to review the Wildland Urban Interface (WUI) map, which fortunately showed no Providence structures would be affected - only areas in Logan Canyon and Blacksmith Fork Canyon. He explained that House Bill 48 requires property owners in wildland areas to take fire prevention responsibility or potentially pay up to \$700 annually in taxes for wildland fire suppression, even without experiencing fires.
- He attended the Cache County Emergency Manager's Monthly Roundtable, reporting the area was at 84% snowpack - the highest in Utah. He noted a magnitude 3.0 earthquake had occurred in Logan Canyon near Temple Fork on January 7th at 3:28 PM.
- He discussed emergency management planning for sheltering both people and pets during disasters, emphasizing the importance of accommodating animals.
- He announced upcoming training opportunities including NIMS 402 for senior officials, CERT training starting January 28th as a hybrid class, ongoing ham radio operator recruitment, and FEMA ACS-20 training on February 3rd-4th for post-earthquake building assessment. This free training would teach participants to evaluate building safety after earthquakes.

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80 Mayor Alder

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- Her report emphasized her service on multiple committees, many of which she chairs. She explained how these positions help her connect with county and state officials who can assist Providence.
- She highlighted the recent submission of a \$1.2 million grant application and noted her established relationships with state and federal legislators who know her by name.

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- 87 The mayor emphasized that council members and staff have citizens' best interests at heart and that
- 88 Providence has more active grants than any other valley city, crediting Ryan Snow's grant-writing abilities
- 89 and the team's implementation efforts.

90 **Approval of the Minutes:**

91 **22 MIN. 15 SEC.**

92 ➤ **Item No. 1 Approval of the Minutes:** The Providence City Council will consider for approval the

93 minutes of December 17th, 2025. ([MINUTES](#))

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- 95 Mayor Alder called for the approval of the minutes of December 17th.
- 96 No corrections or changes were suggested.

97 **Motion to approve the minutes of December 17th – Council Member Speth. 2nd- Council Member**

98 **Kirk.**

99 **Vote:**

100 **Yea- Council Members Kunz, Kirk, Sealy, Speth and Campbell.**

101 **Nay-**

102 **Abstained-**

103 **Motion passed unanimously. Minutes approved.**

104 **Public Comments:** Citizens may express their views to the City Council on issues within the City's jurisdiction.

105 The City Council accepts comments: by email providencecityutah@gmail.com, and by text 435-752-9441.

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- 107 Mayor Alder explained that public comments were for items not on the agenda and wouldn't involve back-and-forth discussion. She announced that future meetings would move public comments to the end to allow for individual conversations afterward.
- 108 Andrew Larson appeared with his sons Zachary and Steven, apologizing for a late email sent that morning about raising pigs. He explained they had moved from Iron County three years ago and wanted to instill hard work and patience with animals in his children. They had successfully raised a pig for the Cache Valley Fair the previous year using Nibley's facilities. Mr. Larson researched Providence ordinances, finding that Title 5 prohibits potbellied pigs and Title 10's family food production standards exclude pigs, though other agricultural animals are allowed on certain lot sizes. He requested an exemption for 4-H students to raise two pigs for four months on their half-acre lot on Edgewood Drive. He assured the council they would maintain sanitary conditions as they had done successfully in Nibley. Nibley couldn't accommodate them this year due to upgrades with Utah State.
- 109 Mayor Alder suggested they meet with staff about conditional use permits and next steps, demonstrating why public comments would move to the meeting's end for follow-up discussions.

130 **Reports and Presentations:**

131 **28 MIN. 00 SEC.**

132 ➤ **Item No. 2 Connect Board City Representative Appointment:** The Providence City Council will
133 review discuss and may appoint Scott Theurer as the City's Representative on the Connect Board.

135 • Mayor Alder introduced the need to appoint a representative to the Connect Board (formerly
136 Cache Valley Transit) following Jeff Turley's resignation. Scott Theurer had volunteered to
137 represent both Providence and River Heights, having already received approval from River
138 Heights City Council.

139 • Mr. Theurer introduced himself, expressing appreciation for the city and its leadership. He and
140 his wife Anne had lived in Providence since the 1970s and raised their family there. His
141 professional background included healthcare work, specializing in helping rehabilitation
142 hospitals and nursing homes regain financial stability and licensure. His work took him
143 statewide, handling finances, Medicare audits, and computer systems. He was prepared to attend
144 a training meeting the following day.

145 • Council Member Speth spoke highly of Mr. Theurer, having known him and his wife for many
146 years and having inspected his facilities when he managed Sunshine Terrace. Council Member
147 Speth vouched for Mr. Theurer's character and competence.

148 • Council Member Sealy requested regular reports from Mr. Theurer, noting they hadn't received
149 many from the previous representative. She asked about supporting his service on the board. Mr.
150 Theurer explained that River Heights had assigned him a council member to report to and
151 offered to provide brief memos after meetings or attend council meetings as needed.

152 • Mayor Alder suggested quarterly reports and encouraged him to contact her if uncertain about
153 the council's position on any matter. Council Member Kirk suggested reports only when
154 pertinent information arose rather than strictly quarterly.

155 • Mr. Theurer outlined the board's limited but important responsibilities: hiring four key
156 employees including the director, approving budgets, and approving capital improvements and
157 large purchases. He noted the board operates at a higher level while the appointed manager
158 handles employees and day-to-day operations.

159 **Motion to appoint Scott Theurer as the city's representative on the Connect Board.- Council**
160 **Member Sealy. 2nd- Council Member Speth.**

161 **Vote:**

162 **Yea- Council Members Kunz, Kirk, Sealy, Speth and Campbell.**

163 **Nay-**

164 **Abstained-**

165 **Motion passed unanimously, Scott Theurer is appointed as representative for the city.**

166 **Public Hearings:** None

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175 **Resolutions/Ordinances:**
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177 **37 MIN 00 SEC.**

178 ➤ **Item No. 3 Resolution 01-2026 Updated City Fee Schedule:** The Providence City Council will
179 review, discuss and may take action on a resolution that updates the City's Fee Schedule for the upcoming
180 2026 calendar year **(RES. 01-2026)**

- 181 • Ryan Snow presented the updated fee schedule changes to the council. He explained that most
182 changes were formatting improvements, with actual fee changes highlighted in blue.
- 183 • No changes were proposed for animal control or business license fees. Cemetery fees remained
184 unchanged except for adding clarifying asterisks. The 30-minute increment clarification for late
185 burial charges was explained as a deterrent to ensure graves could be closed safely before dark.
- 186 • A new fiber tier was added for 8-10 gigabit service at \$58, responding to customer demand for
187 higher speeds. Ryan explained that while marketed as 10 gig, actual service ranges from 8-10
188 gigs depending on provider overhead.
- 189 • New fees were added for sign permits and condominium subdivision applications for commercial
190 properties. Tennis lesson fees were updated.
- 191 • Sewer rates would increase 5% to match Logan's treatment cost increases. Mr. Snow humorously
192 noted his ongoing search for \$88 million to build Providence's own treatment plant, joking about
193 asking banks for a loan where he'd only repay \$30 million.
- 194 • Storm water fees would increase 2%, funding improvements like the recent First East drainage
195 project. Snow characterized storm water as their least-funded enterprise fund, expecting gradual
196 increases over time.
- 197 • Garbage rates would increase 2.5% due to contractor labor increases and aging truck replacement
198 costs. Snow emphasized that while the consortium Providence didn't join was implementing
199 5.5% increases (matching their previous year), Providence's 2.5% increase would save residents
200 over \$800,000 over 7-9 years at current rates.
- 201 • Three new water tiers were added for conservation, affecting only users exceeding 300,000
202 gallons monthly. Snow noted 95% of users would see no change. The tiers included 300,000-
203 500,000 gallons, 500,000-1,000,000 gallons, and over 1,000,000 gallons to promote conservation
204 among high-volume users.
- 205 • Mr. Snow described personally contacting all December users exceeding these thresholds to
206 check for leaks. The new metering system provides daily reads with hourly data, enabling leak
207 detection within 24 hours. Examples included a resident using 6,000 gallons daily from a leaking
208 frost-free tap and a business whose air-pressured valve opened overnight when power shut off,
209 wasting water continuously.
- 210 • Mayor Alder shared her own experience with the system identifying her commercial irrigation
211 system's double-watering due to programming errors.

212 **Motion to accept the updated Providence City fee schedule. – Council Member Sealy. 2nd- Council
213 Member Campbell.**

214 **Vote:**

215 **Yea- Council Members Kunz, Kirk, Sealy, Speth and Campbell.**

216 **Nay-**

217 **Abstained-**

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219 **Motion passed unanimously, fee scheduled amended.**
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221 **Agreements, Contracts, Bid Awards:** None
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223 **Plans and Other Business:**
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225 **49 MIN 50 SEC.**

226 ➤ **Item No. 4 Providence City Council Goals & Assignments:** The Providence City Council will
227 review, discuss, and may take action on approving their goals and assignments for 2026.
228 **(ASSIGNMENTS)**

229 • Mayor Alder explained she and Ryan Snow had met nearly a month ago to review assignments
230 considering the new council member and changes.
231 • Council Member Speth asked about attending Cache County Fire District meetings as part of his
232 fire assignment. The mayor confirmed this, noting he should report back on items like the WUI
233 issue that had surprised them. He confirmed he would contact the district and attend meetings as
234 Providence's non-voting representative.
235 • When asked about the Cache Valley Economic Alliance assignment, Council Member Kirk
236 inquired about the mayor's vision for participation. Mayor Alder indicated it involved quarterly
237 meetings with Sean Milne and promised to gather more information about requirements.
238 • Ryan Snow noted he had updated the document to show "Connect" instead of "Cache Valley
239 Transit" to reflect the recent name change. Council Member Kirk mentioned her previous Cache
240 County Visitors Bureau assignment had minimal activity as they lack regular meetings or a
241 board, with Julie operating independently. The mayor encouraged maintaining contact and
242 monitoring their website for events where Providence could participate.

243 **Motion to accept Providence city's Council Goals and Assignments for 2026. – Council Member**
244 **Campbell. 2nd- Council Member Kunz**

245 **Vote:**

246 **Yea- Council Members Kunz, Kirk, Sealy, Speth and Campbell.**

247 **Nay-**

248 **Abstained-**

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250 **Motion passed unanimously, goals and assignments approved.**
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252 **Study Items:**

253 **55 MIN. 45 SEC.**

254 ➤ **Item No. 5 OPMA Training:** The City Council will watch and review the OPMA training from the
255 Utah Office of the State Auditor per the annual state requirement. **(VIDEO)** & **(KEY**
256 **SUMMARIES HANDOUT)**

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258 • Mayor and council watched the OPMA training video.
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- Following the video, Council Member Sealy asked whether the two-thirds vote requirement for closed sessions applied to members present or all members. Mayor Alder and Ryan Snow clarified it meant two-thirds of members present at the meeting.
- Council Member Sealy questioned the requirement for public participants to provide written materials. Mayor Alder reasoned that verbal comments are captured in recordings, and Ty Cameron confirmed he attaches any provided handouts to minutes but doesn't require written statements for verbal comments.
- Council Member Speth asked if their current practices aligned with requirements. Mayor Alder expressed confidence in their compliance. Ryan Snow praised their minimal use of closed sessions compared to other cities that hold them at every meeting. He noted seeing other councils discuss items not on agendas, which Providence avoids. Ryan emphasized that if council members recognized violations elsewhere but weren't surprised by the training content, it indicated Providence follows proper procedures.
- Council Member Speth complimented Mayor Alder's meeting management, keeping discussions on track and preventing late-night meetings. Mayor Alder credited council members for gathering information beforehand, reducing meeting discussion time. She noted the efficiency required by having only one monthly meeting forces better organization and preparation.

1 HR. 11 MIN. 25 SEC.

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

- Ryan Snow provided multiple project updates. He visited Hillcrest Park where the new playground equipment had been delivered to the installer's warehouse. Installation scheduling was underway, with utility marking calls planned. The favorable weather provided good installation conditions. Next phases would include a restroom and pavilion, with potential pickleball or multi-use sports courts if additional funding becomes available.
- Geotechnical testing was completed along First East for the retaining wall project, with test results pending.
- The 200 East design project was starting after resolving initial obstacles with UDOT and the city's engineer.
- The 1200 South sewer line expansion with Logan reached 90% design review. Snow clarified this was design terminology, not project completion. Logan handles most design and technical work while Providence covers most costs.
- The Grandview land purchase grant application for \$1.2 million was submitted. The developer's property donation would serve as most of the required 50% match, with minimal city payment required, preserving funds for improvements. Results would take months.
- The water meter installation project had updated over 1,900 meters with 500-600 remaining. The system enables identification of leaks and unusual usage patterns for customer notification.
- Park reservations had opened for the season.
- Mr. Snow enthusiastically announced that Providence would have the valley's best public restrooms by summer. Floor resurfacing was complete in most facilities, with two remaining. All partitions in older restrooms would be replaced before reopening. He shared his personal investment in quality public facilities and pride in the improvements.
- Regarding Spring Creek Water Company collaboration, Mr. Snow reflected on progress made since joining the board and praised the working relationship with the council.
- He introduced upcoming changes to design standards and specifications. Providence would transition from maintaining its own standards to adopting the American Public Works Association (APWA)

305 national standards with Providence-specific modifications. This mirrors Logan and Nibley's approach,
306 with about 50 Utah cities already using this system. Providence would be the third of 18 valley cities to
307 adopt it. The change would reduce Providence's standards from hundreds of pages to perhaps a dozen
308 pages of local exceptions. This standardization would benefit builders, developers, and inspectors by
309 creating consistency. Planning Commission would hold public hearings, potentially as early as February.
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- 311 • Council Member Sealy confirmed Sunrise Engineering was assisting with the standards transition.
- 312 • Council Member Speth asked about the 1200 South sewer project's location. Snow confirmed it would
313 run down the middle of the road, requiring full closure from Highway 89/91 to 1700 East for months.
314 The project would follow the old straight road alignment, not the current curve. Some sections would
315 require pumping sewage over ground between manholes. Snow warned this would create significant
316 traffic impacts, affecting Walmart access and forcing all traffic to alternate routes. He emphasized this
317 was coming "like a freight train" despite being at 90% design, with construction bidding expected in
318 summer. While Logan owns the road and manages design, Providence funds the project and ultimately
Logan will own the infrastructure.

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

322 **Vote:**

323 **Yea- Council Members Kunz, Kirk, Sealy, Speth and Campbell.**

324 **Nay-**

325 **Abstained-**

326 **Motion passed unanimously, meeting adjourned.**

327 **Next city council meeting is February 18th, 2026 @ 6 pm.**

328 **Minutes approved by vote of council on _____ day of _____ 2026.**

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

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336 **Ty Cameron, City Recorder**