

SPRING CITY COUNCIL MINUTES

Thursday, January 8, 2026, 7:00 p.m.

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

In Person Attendance: James Baker, Trevor Hooser, Yvonne Wright, Stephen Wright, Scott Newman, Kat Caldwell, Bruce Calldwell, Cory Madsen, Whit Allred, Kim Crowley, James Crowley, Tony Rudman, Liz Rudman, Ruth Bergener, Bruce Spiegel, Dustin Jensen, Sally Scott, Mike Nelson, Dave Fellhauer, Becky Fellhauer, Jane Hawkes, Lowell Brown, Mickey Calderwood, Cerola Calderwood, Del Larsen, Misty Peterson, Kristen Mortensen, Kay Van Buren, Charles Shepherd, Robert Buckner, Suzanne Dean, Torey Allred, Ann Robinson, Suzanne Broadbent, Preston Arnoldson, Jared Nicolson, Chad Huff, Ruth Ann McCain; Recorder

Zoom Attendance: Mike Tullis, Shawn Lindow, Tim Syme, Ron Stewart, Craig, Joe Bennion,

Pledge of Allegiance: Mayor Paul Penrod

Expression of Choice: Scott Newman

Roll Call: Chris Anderson, Marty McCain, Michael Broadbent, Paul Penrod, Courtney Syme, Laurel Workman

Mayor and Council Member Department Reports

Council Member Chris Anderson being a new city councilmember did not have a report.

Council Member Marty McCain stated that the water project is 97% done. Some contingency plans are being looked at, and decisions are being made as to which ones should be completed. This process may take four to six weeks.

The sewer project is moving forward. The contractor has brought in subcontractors and there has been no snow or ice so the projected competition date is the end of February or early March. Muddy conditions have been a problem because of the rain. The contractors are trying to not cause adverse conditions, but it is a problem. When the contractor is done and the rain stops the roads will be put back in the condition they were in before the project started.

Council Member Michael Broadbent being a new city councilmember did not have a report.

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

Council Member Laurel Workman being a new city councilmember did not have a report.

Mayor Paul Penrod stated that the fire station addition is getting ready for trusses and windows. The new fire engine will be here in the next month or month and a half.

Public Comments

Charles Shepherd gave a report from the Friends of Historic Spring City's Candlelight Christmas event. The event had 80% higher attendance this year, with over \$4,500 in ticket sales. Seven homeowners opened their doors, decorated and let people traipse through their homes. People came early, stayed late, enjoyed music, and ate a lot of food. Over 100 pieces of art were sold with proceeds being returned back to the artists reaching nearly \$6,500, and \$2,000 remaining with the Friends for operating expenses.

Scott Newman thanked the new City Council for their willingness to run and serve the people of Spring City. Mr. Newman stated that he researched the best practices among local government city councils regarding public comments. Online he found that best practices include having a sign up forms with commentors needing to sign up in advance and stating the nature or topic of their intended comments, the comment portion of the meeting is held at the beginning of the meeting, have an agreed upon two to three minute time limit, there is no back and forth dialogue between council member and commentors to maintain order and avoid debating, and have council staff research answers to comments, questions, or concerns and publish those within a certain time frame after the meeting. Mr. Newman stated that the city does well with most of the best practices but could improve on the last one. In the past questions, written proposals, or recommendations raised during public comments have generally not been responded to. He would like the new City Council to talk about the best practices for public comments and how to respond.

Misty Peterson stated that she has late penalties that she would like to have dismissed. Mayor Penrod stated that the late penalties are in the amount of \$1,771.26 and asked if she was current with payments. Ms. Peterson stated that she will pay what she can at the end of the month. Mayor Penrod stated that in the past when people have had problems with delinquency on their bills, penalties have been reduced if they pay the current bill and over a few months catch up the utility payments by paying a little more. Del Larsen stated that the current balance is \$3,416 with the penalties. He felt that if the bill was in the \$1,800 to \$2,000 range they could pay that. Mayor Penrod stated that utilities were disconnected in April and asked if any payment had been made sense then. Mr. Larsen stated that he had not because it was too much. Mayor Penrod stated that if they are able to show due diligence and make some payments by the end of the month and come back to City Council next month to see what can be done.

Tony Rudman stated his appreciation to the new Council for their service to the community, and he looks forward to resolving the outstanding litigations. Mr. Rudman stated his desire that the City Council sit down and talk with them sometime before the 21st to try to come to a resolution before the oral argument on the big lawsuit set for oral argument on a motion to dismiss. This way they could make another recommendation to the judge to resolve this internally rather than have the District Court decide it. Mr. Rudman stated that if something is resolved on 05, the second lawsuit can be dismissed easily. The third lawsuit on the unanimous vote getting rid of the referendum is currently in front of the Utah Supreme Court and they accepted an emergency RIP, it's been briefed, and they are waiting to see if they want an oral argument on it.

FY 2024-2025 Audit Report, Ron Stewart with Gilbert & Stewart

Ron Stewart stated that he is with Gilbert and Stewart CPA's, and they were contracted this last fiscal year to do the City's audit. There are three areas that are looked at in the city. The first is to make sure the financial statements are materially correct, meet banking standards, and can be relied upon. The second is to look at internal controls. Are they designed, implemented, and

work effectively. The third is to look at state compliance and make sure that compliance is met biased on the requirement of the state law required by the State Auditor’s Office for that year. Mr. Stewart went through the steps that were taken to come to the audit’s conclusion. Mr. Stewart stated that in their opinion the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of Spring City as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America. This is a clean opinion, unmodified opinion and the best opinion that can be received. This means that the financial report meets the accounting standards and the numbers can be relied upon. Mr. Stewart stated that in evaluating the City’s controls, it is their opinion that the city has designed and implemented proper controls and they are working. There are no issues or findings. In the area of state compliance after performing procedures and due diligence in testing it was found that you are in compliance with state law in the areas that were looked at.

Council Member Courtney Syme made a motion to approve the audit report and the audit. The motion was seconded by Council Member Marty McCain. Discussion: There was no further discussion.

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Yes

Preston Arnoldson, Use of Boulders Reuse & Revenue Sharing Proposal

Preston Arnoldson stated that he was the owner of Arnoldson Rawhide Construction. Large natural occurring boulders are being uncovered by the infrastructure projects and being relocated to city property. Mr. Arnoldson proposed to have contractors fill out an application to become operators for the city by reusing the boulders. This would apply only to boulders that are being unearthed by the city projects, and the city would retain ownership of the boulders until they are sold to contractors who would be approved to participate. The contractors would assume full responsibility for collection, sorting, equipment usage, transportation, safety, and cooperations with one another. To create fairness any qualified licensed and insured contractor could apply to participate under the same framework and revenue sharing terms. This would not be a one-off arrangement. Mr. Arnoldson would like to know if the council is open to moving forward with is proposal as pilot program and if they would provide direction on any changes they would like to see made. The council asked questions and Mr. Arnoldson answered them all.

Jared Nicolson, Use of Boulders

Jerry Nicholson stated that he has been in the rock business since 2005. The rock mining process is started by digging a hole and moving dirt and pulling out three to five foot boulders which he sells to people like Preston. Mr. Nicholson stated that when he leaves a site the ground looks nice. He would like to see what he can do to help the city out at the dump site for the rocks. He would dig through the site and hope that there are rocks that can be used. He would leave the site looking nice. Mr. Nicholson answered all of the questions asked by the City Council.

Torey Allred, Annexation 15000 N 8315 E

Torey Allred introduced himself and said that although he has roots here in Spring City he has just recently moved in and is looking to annex his property. The purpose of annexation is so that when he splits his property for his daughter to build, she may connect to the water and sewer instead of drilling a well and putting in a septic system. Council Member Courtney Syme asked if they have power through the city. Mr. Allred stated that electricity is through Rocky Mountain Power. He has city water, pressurized irrigation, and a septic system. Mr. Allred answered all questions put to him by the Council.

James Baker, Main Street

James Baker thanked Chris Anderson for his support for the Main Street Program along with the Friends of Historic Spring City and the Daughters of the Utah Pioneers. Mr. Baker stated that the City Council has the responsibility to work collaboratively with citizens and organizations to develop updated and comprehensive General Plan. Mr. Baker stated that he feels that a Master Plan for economic development needs to be made focusing on Main Street and Center Street. When he has looked for major grants, they ask for the City's General Plan and a Main Street Master Plan. Mr. Baker stated that in 2025 Ruth Bergner, Becky Fellhauer, and himself formerly organized the Main Street Program with articles of incorporation. This program is guided by the Utah Main Street Program and the Main Street America's Coordinating Program. Mr. Baker stated that the City Council and Planning and Zoning must make decisions that are fully aligned with our city code as well as state and federal law. Mr. Baker then explained how helpful he has been providing information from the Historical Main Street Subcommittee to the Planning and Zoning Commission. He then brought up that the Spring City Arts sign was not approved by the Historical Main Street Subcommittee and is not on their property. His concern is that other property owners on Main Street may put up billboards directing individuals to property located in different areas of the town. Mr. Baker stated that our code states that signs may only be on the property of the business. Our city code may need to be revisited if necessary. Mr. Baker stated that he would like to offer to put together a group of individuals to create a Main Street and Economic Development Master Plan for the city.

Council Member Marty McCain asked what the Main Street's focus is. Mr. Baker stated that it is the economic development of the Main Streets of America. Their focus is the economic development of Spring City and how they can draw tourism help local cottage industries. Mr. Baker stated that what was approved by the State of Utah is to cover the entire city of Spring City. The State did come back and ask for them to focus on a smaller area from 200 West to 200 East, but Mr. Baker stated that they would like to encourage the cottage industries as well.

Council Member McCain asked Mr. Baker if he was still opposed to having the light commercial district all the way down Main Street? Mr. Baker stated that he is supportive of having the light commercial district extend from one end of town to the other.

Planning and Zoning Report

Council Member Marty McCain stated that Kay Van Buren has been serving on the Planning and Zoning Commission and is getting ready to serve a mission for the Church of Jesus Christ of Latter-day Saints so he will be stepping down from the Commission. Council Member McCain thanked Mr. Van Buren for his service, and stated that per city ordinance our alternate Andrew Skousen will be taking Mr. Van Buren's place. The resolution for the change will take place next

month. The Council will need to hold a work meeting to interview possible alternates for Planning and Zoning.

Council Member McCain stated that this year Planning and Zoning will need to look over the sign issue. This may need to be done in a work meeting first. The concern is having an ordinance that is not enforced, but the thing to look as is if this would be a land use ordinance or an administrative ordinance.

Council Member McCain stated that Planning and Zoning did pass some business licenses and had other discussions.

Ordinance 2026-01 An Ordinance Modifying by Amendment Appeals in Title 3 Chapter 1 Section 12(I) and Title 10 Chapter 5 Section 5(G) to be consistent with Utah State and Spring City Code That Administrative Action by the City Council can be Appealed to the Board of Adjustment

Council Member Chris Anderson stated that the Board of Adjustment cannot hear appeals of legislative decisions of the City Council. It was noted that there were a couple of references in our code where appeals to the Board of Adjustment for City Council actions were allowed. This ordinance clears up the language to say that a person could appeal to the Board of Adjustment for administrative decisions of the City Council.

Council Member Chris Anderson made a motion to approve the amendments to the two ordinance referenced here to make it clear that the Board of Adjustments hears appeals of only administrative actions of the City Council not legislative actions. **The motion was seconded by Council Member Marty McCain.** Discussion: There was no further discussion.

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Yes

Dark Sky Ordinance

Council Member Chris Anderson stated that over the last few years several people have suggested that we look at adopting a dark sky ordinance in Spring City. We are a rural area with beautiful skies and can see the stars. This ordinance is a draft for everyone to look over and give feedback on. It is a combination of Moroni and Helper's ordinance. Council Member Anderson asked for everyone to please look it over, give feedback, and have an in-depth discussion in the future.

Consider Execution of Quitclaim Deed to Adjust Boundaries Between the City Yard and the Allred Family Property

Council Member Chris Anderson stated that in the past the Allred's gifted some property to the city for our city yard. When the Allred's and Lindow's were doing the survey for their annexation they pointed out that our fence line doesn't match what their donation was. They need to meet a certain acreage requirement to keep their Greenbelt designation, so our fence line needs to match the gift. Also, one building exceeds the gift area. To not move the building the fence line needs to be moved and a quitclaim deed can be done to make it all work. The City

Council would need to approve this action. We don't have the paperwork yet and they are not at the meeting so this will need to be postponed until next month.

Council Member Chris Anderson made a motion to defer this until further information to take action. **The motion was seconded by Council Member Michael Broadbent. Discussion:**

There was no further discussion.

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Yes

Bed Organizer for Public Works New Truck

Cory Madesen stated that he would like to order a deck system for the new work truck. It is a system installed in the back with drawers to organize tools. The costs is \$1,593. Council Member Courtney Syme pointed out that it is below our limit needing bids, but asked if it is in Cory's budget. Cory stated that he does have the money in his budget.

Council Member Marty McCain made a motion to approve the invoice for a new truck bed organizer for \$1,593.52 from T&T Lighting and Upfitting. **The motion was seconded by Council Member Chris Anderson. Discussion:** There was no further discussion.

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Yes

Possible Closed Session to Discuss Pending Litigation and the Character, Professional Competence, or Physical or Mental Health of an Individual, Vote (2/3 Needed)

Council Member Marty McCain made a motion to move into a closed session. **The motion was seconded by Council Member Courtney Syme. Discussion:** There was no further discussion.

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Yes

The Council moved into a closed session at 8:42 PM

The Council moved back into the City Council meeting at 9:26 PM

Mayor Paul Penrod stated that the Council was back from a closed session where pending litigation was discussed as well as personnel issues.

Roll Call: Chris Anderson, Marty McCain, Michael Broadbent, Paul Penrod, Courtney Syme, Laurel Workman

Financial Report for December 2025

Council Member Courtney Syme made a motion to approve the financial report for December 2025. **The motion was seconded by Council Member Marty McCain.** **Discussion:** There was no further discussion.

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Yes

Payment of Bills

Council Member Marty McCain made a motion to pay the bills. **The motion was seconded by Council Member Chris Anderson.** **Discussion:** There was no further discussion.

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Yes

Delinquent Accounts

Mayor Penrod stated that in the past when someone struggling has come forward people in town have helped out. There was a discussion about the situation, and it was decided to turn on the utilities on if they pay the reconnection fee, stop the penalties, not erase the penalties yet but when they are current decide how much can be erased. If they don't pay a monthly bill the utilities will need to be turned back off. This should be on the agenda next month.

Council Member Chris Anderson made a motion to allow the water and electricity be turned back on provided that the reconnection fee is paid and this is revisited each month to make sure they are paying at least their current amount and if they get current, pay their back principle, then we can forgive the penalties. **The motion was seconded by Council Member Michael Broadbent.** **Discussion:** There was no further discussion.

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Yes

Minutes for December 4, 2025, City Council Meeting

Council Member Michael Broadbent stated that he would like a correction to be made in the

minutes, he is not a plaintiff in the lawsuit. Ruth Ann McCain stated that the statement was said in the meeting, but a record would show in these minutes that he was not a plaintiff.

Council Member Chris Anderson made a motion approve the minutes for the meeting on December 4th with a notation that there was some inaccurate information in there. **The motion was seconded by Council Member Marty McCain. Discussion:** There was no further discussion.

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Abstain

Council Member Marty McCain motioned to adjourn our regular Council meeting on January 8, 2026.

Adjournment: 9:37 PM

APPROVED

