

SPRING CITY COUNCIL MINUTES

Thursday, September 3, 2026, 7:00 PM

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

In Person Attendance: Yvonne Wright, Kat Caldwell, Ken Law, Becky Fellhauer, Suzanne Broadbent, Ruth Bergener, Robert Buckner, Bruce Spiegel, Kristen Mortensen, April Cooley, Lowell Brown, Anne Osborne, Kent Kummer, Tom Brunner, Suzanne Dean, Trevor Hooser, Cory Madsen, Ruth Ann McCain; Recorder.

Zoom Attendance: Cheryl North, Craig Paulsen, Michael Miller, Michael Nelson, Public Works, ipad-susan,

Pledge of Allegiance: Mayor Paul Penrod

Expression of Choice: Tom Brunner

Roll Call: Michael Broadbent, James Baker, Chris Anderson, Paul Penrod, Laurel Workman, Stan Soper.

Mayor and Council Member Department Reports

Council Member Michael Broadbent reported that the Master Transportation Plan approved last month was subject to a revision to one of the maps. After trying for approximately two weeks to reach the engineering firm, he had made contact and was scheduled to meet with them the following day to review the requested changes. He will report back to the Council next month.

Council Member Broadbent reported on a subdivision south of the City where the developer is behind on obligations related to the subdivision. Some lot owners have contacted Electrical Superintendent Kent Kummer about getting power to their individual lots, bypassing the developer, and are willing to pay the additional costs. Council Member Broadbent asked how the City should handle the situation and whether allowing individual property owners to proceed could set a bad precedent.

Mr. Kummer explained that he would not install power in a way that would compromise the engineering already completed for the 25-lot subdivision. If the property owners are allowed to proceed, the infrastructure would need to be installed according to the engineered design, including the required conduit and other improvements. He said he did not want the City placed in the middle of determining how costs should be divided among individual property owners and wanted to make sure the City was made whole and was not subsidizing the improvements.

Council Member Chris Anderson expressed concern about disadvantaging property owners who purchased lots and are now unable to build because of the developer's situation. He felt there may be a way to allow them to move forward without hurting the City, provided the improvements are properly funded. Council Member James Baker asked whether an arrangement

similar to a previous line-extension agreement could be used, where those benefiting later contribute toward the cost. Council Member Anderson said it could be a similar approach.

Mr. Kummer asked for Council direction before proceeding and noted that the City has not spent any money on the subdivision. Council Member Anderson said the matter was not on the agenda for formal action, but emphasized that the City should not be disadvantaged or left holding the bag for any expense. Mayor Paul Penrod reported that the City Attorney had been contacted regarding the developer's outstanding obligations. After discussion, the Council agreed to continue holding off on proceeding at this time.

Council Member Broadbent explained that the current electrical impact fee is tied to the project upgrading the City's electrical system from two voltages to a single higher voltage. That project is expected to be completed this coming spring, at which time the justification for the current impact fee will end. The City is considering a future power substation project, estimated at approximately \$2 million, as a possible basis for a new impact fee. A new impact fee would require a study in accordance with State law. Mr. Kummer estimated the study could cost approximately \$30,000 or less. Broadbent said the City should begin the process so the necessary study and impact fee can be in place before the current project is completed.

Council Member Broadbent reported that the City will not move forward with the previously discussed electric vehicle charging stations along Main Street because the operating costs would result in the City losing money.

Council Member Broadbent reported that Mr. Kummer would like to reconvene the Power Board, which has not met for a couple of years. Items for review would include the City's current solar policy, the Electrical Department's finances, and the appropriate amount to maintain in reserves once the Department's existing debt is paid. The Power Board could also provide ongoing review of the Department's budget.

Council Member Broadbent also discussed the electrical cost of operating the City's water pumps. Although the pumps serve the water system, the approximately \$1,000 to \$2,000 monthly electrical expense is currently carried by the Electrical Department. He expressed concern that this reduces the amount available to pay down the Electrical Department's debt and suggested considering whether the expense should instead be accounted for through the Water Department. Mayor Penrod suggested discussing the accounting with Dave Oxman. Council Member Broadbent noted that the Electrical Department's debt is not being paid down very quickly and that approximately \$2,000 per month could make a difference.

Council Member James Baker reported that, prior to the annual Plein Air event, Kent Kummer contacted him about a problem with the air conditioning in the building housing Spring City Arts. Mr. Kummer recommended having the system serviced at a cost of approximately \$500. Council Member Baker authorized the work, noting the importance of the Plein Air event to the community and the need to keep the gallery cool.

Council Member Baker also reported that the committee reviewing the City's signage and lighting ordinance has met twice. The committee reviewed the current City ordinance and ordinances from Mount Pleasant and Ephraim and is looking for another similarly sized historic community for comparison. Committee members have also photographed signage throughout Spring City.

Council Member Baker explained that Roger Roper previously helped Mount Pleasant develop a historic street guideline booklet for residents and business owners regarding signage and lighting. Mr. Roper has offered to provide a draft that could be adapted using Spring City's own information and photographs to reflect the uniqueness of Spring City. The Council is now waiting for the committee to complete its work and report back.

Council Member Chris Anderson gave kudos to the Spring City Fire Department for its involvement with the recent fires. He noted that the response was a large statewide effort, with personnel coming from as far away as New Mexico and Australia. He expressed appreciation for everything the Fire Department did to assist with the fires and noted that favorable weather also helped bring the fires under control.

Council Member Laurel Workman thanked residents for their efforts to conserve water during what has been a rough year, noting that the City is making it through.

She also thanked Anne for her help with City events and for the work she did on the July 24th celebration. With the loss of Christi McGriff for the next few years, the City is looking for someone willing to help with the Miss Spring City Pageant and someone to assist with the Youth Council. Council Member Workman asked for names of anyone who may be interested in helping and thanked everyone who helped make the July 24th celebration a success.

Council Member Stan Soper noted that his items were on the agenda.

Mayor Paul Penrod reported that the City is looking for an Emergency Preparedness Program Manager who would oversee an emergency preparedness committee. He said he would like to get that rolling again and have a program in place in case something bad happens. A couple of individuals have expressed some interest in helping. Mayor Penrod invited anyone interested in serving on the committee to contact him so the City can begin rebuilding the emergency preparedness program.

Public Comments

Cheryl North, owner of property at 625 North Main, commented regarding the Randy Strate subdivision. She said she and three neighboring property owners have been waiting for a response from the City and expressed concern that all four did not receive notice regarding the subdivision. She said they felt disrespected by suggestions that they had simply failed to pay attention to their mail.

Ms. North also expressed concern with the Board of Adjustment's decision and alleged that proper legal procedures and notice requirements were not followed. She stated that Randy Strate should receive the same treatment as other Spring City residents, with no special treatment. She said the neighboring property owners have spent time and money challenging the matter and asked the Mayor and Council to ensure that City processes are handled legally and fairly for all taxpayers.

Anne Osborne requested assistance from the Fire Department for the Trunk or Treat on October 31st to close Main Street from 1st North to 1st South from 6:00 to 7:00 p.m. She also asked anyone with corn stalks available for decorating Main Street to let her know.

Tom Brunner questioned the information being provided regarding the City's current water supply and tank levels. He said the City has experienced droughts before and questioned why, with the City's tanks, springs, and wells, there is now concern about available water. He stated that he had not seen proof supporting the reported conditions and asked the City to provide information showing how the water situation was determined.

Mr. Brunner also expressed opposition to restricting new water connections, stating that he felt it would stop growth in the City when there are still many vacant lots. He also questioned the need for a future electrical substation and the expense of an impact fee study, referring to previous information he had received that the electrical system had capacity for additional homes. He asked the Council to provide proof and supporting information for the decisions being considered.

Power Pole Bids – Kent Kummer

Council Member Michael Broadbent reported that the City received two bids for new power poles: \$23,725 from Bell Lumber and Pole Company and \$28,734.80 from Western United Electric Supply. He noted that the City typically seeks three bids, but there are limited suppliers for this type of purchase.

Council Member James Baker asked whether the poles were for replacement within the City or for a new subdivision. Electrical Superintendent Kent Kummer clarified that they are for replacement of existing City poles. He explained that approximately 25 poles still need to be replaced and that the old hydro line east of the Packer Subdivision has 30-foot poles that have been in the ground since approximately 1980. Mr. Kummer said his approach is to replace aging poles before they break.

Council Member Chris Anderson noted that poles can take a long time to obtain and prices continue to increase, making it beneficial to have poles available when needed. Mr. Kummer added that purchasing a full load allows the City to receive a better price rather than splitting an order with another community. When asked about proceeding with only two bids, City Recorder

Ruth Ann McCain explained that the City has done so in the past when a third viable supplier was not available.

Council Member Michael Broadbent made a motion to approve the bid from Bell Lumber and Pole Company for \$23,725. **The motion was seconded by Council Member Laurel**

Workman. Discussion: There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Planning and Zoning Report

Council Member Michael Broadbent reported that the Planning and Zoning Commission had a busy meeting. Regarding the Phil Wood subdivision, the Commission had previously asked Mr. Wood to develop a homeowners association-type agreement for the proposed duplexes. Mr. Wood worked with his attorney and returned with a “custodial land use agreement.” Planning Commission Chairperson Cami was unsure about the agreement and asked the City Attorney to review it. The City Attorney advised that the agreement would be okay. The Commission voted 3-yes and one abstention, to recommend acceptance of the agreement.

The Ken Krogue subdivision was approved unanimously. Council Member Broadbent also explained an unusual portion of the City’s half-mile buffer zone near the sewer ponds. He said the buffer normally extends one-half mile from the City boundaries, but in the northwest corner the County had Sunrise Engineering bump out the boundary so that all of the sewer ponds would be within Spring City’s affected area. He brought this to the Council’s attention because a property owner has a lot right along that boundary and is considering some type of development, which could potentially give Spring City some say in the matter. He said it was not a significant issue at this time, but something the Council should be aware of.

Council Member Broadbent also discussed the need for the Zoning Administrator and Planning and Zoning Commission Chair to be able to consult with the City Attorney when they need help interpreting the code or addressing unusual land-use matters. He noted that Section 10-4-2(3) addresses consulting the City Attorney regarding violations but does not clearly address seeking legal advice on other matters. He suggested this may be another area of the code that could use a tweak.

Finally, Council Member Broadbent reported that the Commission is continuing work on the General Plan update. The Commission is particularly interested in a proposal from Citi Design Group. A work meeting was scheduled for Wednesday, where Commission members Craig and Kay Van Buren would review concerns they identified with the existing General Plan and help the Commission determine where we are and where we want to go. The Commission then plans

to meet with the proposed consultant to discuss the project, make sure everyone is on the same page, and see whether the proposal and cost can be refined.

Review of the March 11, 2026, Board of Adjustment Decision Concerning the Strate-Up Subdivision

Mayor Paul Penrod introduced discussion regarding the Board of Adjustment decision and noted that the matter involved possible litigation. Council Member Michael Broadbent said he was a little bit leery of discussing the matter for that reason but provided Council members with copies of the neighboring property owners' attorney's letter, the applicable Utah State Code regarding the granting of variances, and a draft resolution. He explained that his intent was to make sure the City had crossed all of our T's and dotted all of our I's and had followed the proper process.

The proposed resolution would ask the Board of Adjustment to review its actions and would also refer the matter to the City Attorney to review the process and determine whether everything had been handled properly. Council Member Broadbent said he viewed the review as a learning opportunity, noting that those serving the City are citizens trying to do our best and that everyone can learn as issues become more complicated.

Council Member James Baker asked about the Council's previous request to meet with the City Attorney. Recorder Ruth Ann McCain reported that she had contacted City Attorney Wes Mangum, who advised that he had reached out to the other attorney but had not received a response and therefore had nothing further to report. Mayor Penrod said communication regarding the matter should be between the attorneys.

Council members discussed whether the proposed resolution should move forward. Mayor Penrod clarified that the item was on the agenda for discussion only and could not be voted on that evening. Council Member Stan Soper recommended that, before the Council formed opinions or determined whether a resolution was necessary or appropriate, the entire Council meet with the City Attorney, hear his assessment, ask questions, and receive direction on the appropriate next steps. Council Member Chris Anderson agreed that the Council should be taking direction from the attorney rather than telling the attorney how to proceed.

The Council agreed that the City Attorney's advice should be obtained. Mayor Penrod directed Recorder McCain to schedule a closed session with the City Attorney and the full Council as soon as possible to discuss the matter and receive legal guidance.

Amendment #5 Work Release No. 2023-1 (New Well Development Project)

Council Member Laurel Workman reviewed Sunrise Engineering's proposal for preliminary work related to a possible new City well. She explained that the City still has funding available from approximately \$450,000 previously discussed for water projects, some of which has already been committed toward fire hydrants. The proposed amendment would authorize Sunrise Engineering to complete the preliminary work necessary to determine whether the well is a

viable future option; it would not include actually drilling the test well. Mayor Paul Penrod noted that the test drilling and related services were estimated at approximately \$55,000.

Council Member Stan Soper summarized the previous discussion with Sunrise Engineering, noting the concern with declining groundwater conditions and the City's need for additional source capacity. Trevor Hooser clarified that the City is currently at approximately the capacity required for its present needs, including fire flow, but State requirements also require the City to maintain excess capacity, and it is that required excess capacity where the City is deficient. Mayor Penrod and Council Member Workman also noted the significant reduction in spring production this year. Council Member Workman said that with funding currently available, it made sense to use it to determine whether another well is a viable option.

Council Member Michael Broadbent made a motion to approve the proposal. **The motion was seconded by Council Member Laurel Workman.** During further discussion, Council Member James Baker pointed out that Sunrise Engineering's scope specifically excludes negotiating with property owners for access, purchase of the well site, or necessary easements. Those responsibilities would remain with the City. He questioned whether the City should commit the funds before knowing whether access to a suitable property could be obtained.

Council members discussed whether identifying and contacting potential property owners would occur before or as part of the preliminary work. Council Member Soper recalled Sunrise Engineering explaining that several properties within a few hundred feet of the identified area could potentially accommodate the well, rather than there being only one specific site. He also disclosed that his brother owns property within the general area and stated that he would not participate in any negotiations involving his brother. Council Member Workman agreed to contact Sunrise Engineering to clarify whether the engineering work and the City's discussions with potential property owners could proceed simultaneously.

After further discussion, the Council chose not to delay the project outright.

Council Member Stan Soper made a motion to approve this subject to verifying to your satisfaction, Ms. Workman, that this project can proceed simultaneously with the city's discussion with potential landowners, and that the two things are not sequential. **The motion was seconded by Council Member Michael Broadbent.** **Discussion:** There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

2026-10 An Ordinance Amending Title 8 Chapter 5 Backflow and Cross-Connections

Council Member Laurel Workman explained that some residents have sprinkler systems that can switch between irrigation and culinary water. Because irrigation water has been unavailable for portions of this year, more residents have switched their systems to culinary water, and the City has found some connections where the required backflow protection was not installed properly. She explained that improper backflow connections could contaminate the City's culinary water system.

The proposed ordinance changes would give City employees clearer authority to inspect these connections and would provide for annual checks to make sure they are properly installed and meet requirements. Mayor Paul Penrod noted that City employees had already found a suspected connection that was installed incorrectly. Council Member Chris Anderson said his own system had also been found to be incorrect and had to be reworked so there was no physical connection between the systems.

Council Member Workman also discussed language that appeared to allow older systems to be grandfathered. Trevor Hooser clarified that, under State requirements, backflow connections cannot be grandfathered. Council Member Anderson agreed that improperly protected connections create a potential contamination risk to the City's culinary water system.

Council Member Michael Broadbent made a motion to approve Ordinance 2026-10, an ordinance amending title 8, chapter 5, Backflow and Cross-Connections. **The motion was seconded by Council Member James Baker. Discussion:** There was no further discussion
Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Ordinance 2026-11 An Ordinance Amending Title 8 Chapter 3: Sewer Connection Deferrals

Council Member Stan Soper introduced a proposed amendment to the City's sewer ordinance to address properties where connecting to the sewer system presents unusual physical difficulties. He explained that during earlier discussions residents had been told the City may consider an exemption or deferral when connection was too difficult or impractical. Two situations have brought the issue forward: one property where connection would require a private pump system to move sewage uphill, and another where an existing underground geothermal system creates a significant physical conflict with installing the sewer connection.

Council Member Soper explained that the proposed ordinance would allow the City Council to grant a deferral based on specific, objective physical conditions rather than simply because a

property owner does not want to connect or because of the expense. A deferral would remain with the property only while the qualifying condition exists. For example, if the geothermal system were later removed, the condition supporting the deferral would no longer exist. Mayor Paul Penrod and Council Member Chris Anderson agreed that there are properties where connection is genuinely impractical, noting that the Council had previously indicated it did not want to require private pumping systems because of their expense and ongoing maintenance.

Council Member Laurel Workman emphasized that a deferral should require a specific physical reason and not simply be granted because someone has a septic system and does not want the expense of connecting. She also raised a broader concern about documenting City notices. She asked whether the City could establish a process that provides a record showing when property owners were informed of requirements, particularly when residents later say they did not receive notice.

Recorder Ruth Ann McCain explained that the City maintains records of notices that have been sent, including the list of properties within 300 feet and records of the sewer letters advising property owners of the two-year connection requirement. She noted that certified mail is costly and also depends on the recipient picking it up. She explained that addresses are obtained from County records and encouraged property owners who are not receiving notices to make sure their mailing address is current with the County.

Council Member Soper suggested using an affidavit of mailing to document future notices. The affidavit could identify the date the notice was mailed, include a copy of the notice and the list of addresses, and be signed and retained as the City's record without the expense of certified mail. Council members discussed this as a possible way to strengthen the City's documentation of future notices.

Council Member Soper also said he had considered whether the proposed sewer ordinance should allow deferrals based on financial hardship but concluded that such a provision would become difficult to administer. He suggested that financial hardship is better addressed through grants, subsidies, or other community assistance rather than through an exemption from the connection requirement. Council Member Workman acknowledged that connection can be a hardship for some residents but reiterated the importance of residents being properly informed of the requirement.

Council Member Stan Soper made a motion to pass the resolution. The motion was seconded by Council Member Laurel Workman. Discussion: There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Review and Possible Adoption of the 2025 Municipal Wastewater Planning Program Annual Report – Trevor Hooser

Trevor Hooser presented the annual Municipal Wastewater Planning Program report, explaining that it is required each year and must be adopted by the City Council. He said the report reviews areas such as operator certifications, financial management of the sewer system, and capital improvement needs.

Council Member Stan Soper asked whether the report identified areas where the City needs to improve or follow up. Mr. Hooser said there are some items that need attention, including updating the City's sanitary sewer program, while other portions of the report do not apply to Spring City. When asked whether any of the City's responses raised an immediate concern about major fines, failures, or citations, Mr. Hooser said no. He did note that an incorrect population figure of 10,000 was included in the report and would need to be corrected.

Mr. Hooser explained that the report helps verify that system operators are properly certified, that sewer finances are appropriately managed, and that the City is identifying needed capital improvements. He noted that a recent improvement is the trash screen, which will help keep gloves, debris, and other materials from entering the sewer lagoons.

Council Member Soper also asked about businesses and other potential sources of chemicals entering the sewer system. Mr. Hooser explained that the City performs hazard assessments that look at chemical dispensers and other materials being used in businesses that could enter the wastewater system. He noted that even common cleaning chemicals can affect the bacteria needed for the sewer lagoons to function properly. Council Member Chris Anderson thanked Mr. Hooser for keeping the City current on its annual reporting requirements.

Council Member Stan Soper made a motion to approve the Municipal Wastewater Planning Program subject to the population change being made. **The motion was seconded by Council Member Michael Broadbent. Discussion:** There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Cemetery Ghost Tour Request

Council Member Chris Anderson explained that Council Member James Baker had contacted him regarding a proposed cemetery tour sponsored through the Main Street organization. Council Member Anderson said he did not believe he had individual authority to approve the event and had recommended bringing it to the Mayor or Council. He reviewed the City's

cemetery regulations with the organizers and noted concerns regarding liability, potential damage, and the need to be respectful of those buried in the cemeteries and their families.

Council Member Baker explained that the proposed event is intended as an economic development and fundraising activity highlighting Spring City's history. Tours would be held Friday and Saturday evenings during October, with groups of approximately 20 people transported by trailer to the Pioneer Cemetery and the newer cemetery. A docent would share brief stories about early Spring City residents and others recognized for their military, church, or community service. Council Member Baker said the organizers had obtained appropriate insurance coverage for the event.

Council Member Anderson said he did not believe formal City action was necessary for the tours but encouraged the organizers to follow the cemetery requirements, protect against liability, and be respectful, particularly because some residents have family members buried there and may have concerns about the event. Council Member Laurel Workman said that after reading the script, she was impressed that it was educational and respectful of Spring City's history. Becky Fellhauer explained that the event would have a little flavor of Halloween, but the focus would remain on the history and people of Spring City rather than presenting the cemeteries as haunted. Mayor Penrod expressed support and hoped the event would be successful.

Council Member Baker also noted that Cynthia DeGray has requested assistance with repairing the Pioneer Monument, where the inscription at the top is no longer readable. He said she has provided the original wording, and they have agreed to work with her and the City toward having the monument repaired.

Delinquent Accounts

There were no accounts brought forward.

Financial Reports for August 2026

Council Member Michael Broadbent made a motion to approve our financial reports for August 2026. **The motion was seconded by Council Member James Baker. Discussion:** There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Payment of Bills

Council Member Laurel Workman made a motion to pay the bills. **The motion was seconded by Council Member Michael Broadbent. Discussion:** There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Minutes for July 30, 2026, Work Meeting

Council Member Michael Broadbent made a motion to approve the minutes for the July 30, 2026, Work Meeting. **The motion was seconded by Council Member James Baker.**

Discussion: There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Minutes for July 30, 2026, Special Council Meeting

Council Member Laurel Workman made a motion to approve the minutes for the July 30, 2026, Special City Council Meeting. **The motion was seconded by Council Member Michael**

Broadbent. Discussion: There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Minutes for August 6, 2026, City Council Meeting

Council Member James Baker made a motion to approve the City Council meeting minutes for August 6th, 2026. **The motion was seconded by Council Member Laurel Workman.**

Discussion: There was no further discussion

Vote:

Michael Broadbent	Yes
James Baker	Yes
Chris Anderson	Yes
Laurel Workman	Yes
Stan Soper	Yes

Council Member Laurel Workman Motioned to Adjourn

Adjournment: 8:53 p.m.

APPROVED

