PROVIDENCE CITY COUNCIL MEETING MINUTES
Wednesday October 21st, 2026, 6:00 PM
Providence City Office Building, 164 North Gateway Drive, Providence UT

To view the video recording of the meeting please visit our YouTube Channel found **HERE.**

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

Opening Ceremony:
Call to Order: Mayor Alder
Roll Call of City Council Members: Council Members Kunz, Kirk, Sealy & Campbell.
Staff in Attendance: City Manager Ryan Snow, Community Development Director Skarlet Bankhead & City Recorder Ty Cameron.
Pledge of Allegiance: Mayor Alder
Opening Remarks/Prayer: Council Member Campbell

7 MIN. 30 SEC. (recording starts w. Council Kirks report)
Council Reports: Items presented by the City Council Members will be presented as informational only; no formal action will be taken.

- Council Member Campbell reported on the community well-being survey. Participation was lower than hoped, but the sample was large enough to be informative. Open or green space and traffic were the top concerns, followed closely by water supply, which was heightened by this year's drought. Residents were least concerned about substance use and access to culturally appropriate foods. Mental health access, homelessness, public safety, opportunities for youth, and recreation opportunities fell in the middle. Because many responses concerned the city's future, he said he has been reviewing the general plan and master plans to see whether they will meet future needs, and which areas may need revisiting.

- Council Member Sealy reported that most of her month was virtual while she recovered from foot surgery. She attended the Utah League of Cities and Towns legislative policy committee on Monday. Water was a hot topic, given this year's water conditions, and property tax were expected to be prominent topics in the January legislative session.

- Council Member Kirk reported on her community involvement, including volunteering at the high school and attending Ridgeline and USU athletics. She spent an hour operating the City's street sweeper and learned how much commitment it takes from the city and from residents, who need to keep streets clear of garbage cans and vehicles so curbs can be cleaned. She completed a full-day youth council advisor training, a prerequisite for the Teens Lifting Teens grant in which the youth council participates. She also attended the BRICK summit with the Mayor and other city representatives. She found the event well planned, with strong keynote and breakout sessions, including a land use attorney's presentation on openness to a variety of land uses, though attendance was poor. She and a city staff member had a small-group conversation with the director of the Utah League of Cities and Towns. Council Member Kirk and Council Member Sealy will co-chair Sauerkraut Days with outgoing chair Nicole Bone while a successor is found. Volunteers are needed for a treasurer, yard games, and tournaments such as cornhole, spike ball, and volleyball. Each role is estimated at 10 to 20 hours per year. The youth council also helped prepare for this years sub for Santa events about a month earlier than usual.

- Council Member Kunz reported that he also drove the street sweeper, which showed him that his own trees needed trimming. He will attend the Utah League of Cities and Towns meetings in Salt Lake City next week. He has a mosquito abatement board of trustees meeting the next evening, where the district is seeking about $80,000 in additional funding and considering either avoiding it or increasing the tax. He reported little resident contact this month, with only one email and one text.

- Mayor Alder reported on several matters. Fire districts- She has been in regular meetings on the north and south fire districts, including every other Friday meetings for the south district and every other Wednesday meetings with the county. The goal is to organize fire and EMS coverage across the valley. At the Council of Governments meeting, funding was awarded down to the sixth-ranked project, and Providence's project ranked seventh. This was the third consecutive year the south end of the valley received no road funding. Providence submitted two roundabout projects, one at 3rd East and 2nd North and one at 3rd South and 2nd West. She described the second as a difficult and dangerous intersection, especially at school start and dismissal times. She serves on the Bridgerland board of trustees, which she said builds relationships with community leaders the city can call on. She attended a Salt Lake City meeting of higher education and vocational education trustees on Monday. The BRICK conference focused on affordable housing. She said the community should decide together how to accommodate people who need affordable places to live, rather than letting growth happen without planning for parking and infrastructure. After the fire on the island, in Logan, officials found it difficult to notify residents to evacuate, and few people had signed up for Logan's notification program. Evacuees from three affected stake centers were sent to different locations, one of them in the path of the fire. The city had cards printed with a QR code to sign up for the notification program, which has about eight categories, including emergencies, events, and water outages. Roughly 900 people from about 2,200 households were signed up. She said door-knocking in an emergency endangers both residents and those doing the knocking. She credited Megan the city public information officer for preparing the cards and distributed cards to council members to encourage sign-ups, and the city will track how many sign up.

Approval of the Minutes:

➢ **Item No. 1 Approval of the Minutes:** The Providence City Council will consider for approval the minutes of September 16th, 2026. **(MINUTES)**

- Mayor Alder called for the approval of the minutes.
- No corrections or changes were requested.

Motion to approve the minutes of September 16th, 2026. – Council Member Kirk. 2nd- Council Member Sealy.
Vote:
Yea- Council Members Kunz, Kirk, Sealy & Campbell.
Nay-
Abstained-
Absent- Council Member Speth.

Motion passes, minutes approved.

Presentations/Public Hearings:

20 MIN. 20 SEC.

- **Item No. 2 Budget Adjustment to current FYE 2027 budget:** The City Council will take comments and questions regarding a request from the city to adjust the current budget for the possible purchase of parcel 02-096-0064. Purchase of parcel is set to be discussed later in the agenda.

  - Mayor Alder introduced the item as a budget adjustment for the current fiscal year, which ends June 30. City Manager Ryan Snow explained that the adjustment would allow for a possible capital purchase. He clarified that approving the budget adjustment would not require the purchase itself, which would be a separate action under Item No. 4.
  - Manager Snow explained that the adjustment would increase the use of prior-year funds in the capital projects fund reserve by approximately $1,500,000. Of that, $300,000 would be allocated to land under the property maintenance parks property acquisition line, and the remainder would go to administrative capital purchases. He noted that the city also holds about $563,000 in its restricted park impact fee account, which could be used toward property purchases and park expansion, and about $5,600,000 in the remaining reserve of the 45 fund. The adjustment would not increase revenue or raise taxes, and would only allocate previously reserved funds toward a potential purchase.
  - Manager Snow said the opportunity arose when a landowner approached the city about selling a 2.3-acre parcel next to the city park. It includes a house, field space, and 11 garage bays. The city currently has 16 bays in total, so the parcel would nearly double its garage storage capacity.

Public Hearing

  - Mayor Alder opened the public hearing.
  - Joe Bates spoke in opposition. He compared the urgency of the proposed purchase to the earlier purchase of the current City Hall building, which he said was bought for $1,075,000 without due diligence on adaptation costs and later required substantial additional spending. He stated that the county assessor values the proposed parcel at $1,018,000 and that three online valuation sites average about $1,014,000, both well below the reported asking price of $1,400,000. He questioned whether the largest building has more than four or five bays large enough for the city's dump trucks and garbage trucks. He also questioned whether its floor and the outdoor asphalt can support vehicles weighing 20 to 30 tons, and noted that the 36-year-old house would need to be brought up to commercial and ADA standards if used as an office. If the Council considers the purchase, he asked that the City Manager return with a detailed description of how each building would be used, by which department, and the estimated cost to meet commercial codes. He suggested alternatives: buying agricultural acreage and building purpose-built facilities, or adding a 100- to 120-foot garage at the city yard for an estimated $200,000 to $300,000, which would keep storage and maintenance together. He asked the Council to vote against the proposal. He provided layout documents to the Council.
  - No other members of the public commented, and Mayor Alder closed the public hearing. No action was taken on this item at this time; the associated purchase was addressed under Item No. 4.

Resolutions/Ordinances:

28 MIN. 35 SEC.

- **Item No. 3 Resolution 11-2026 Creed Estates LLC Petition for annexation:** The Providence City Council will review, discuss and may take action on a resolution approving further consideration for a petition to annex parcel 02-117-0054 located in the general area of 246 E 1200 S and consisting of 9.82 acres into Providence City. **(RES 11-2026)** & **(APPLICATION)**

  - Mayor Alder introduced the resolution approving further consideration of a petition to annex parcel 02-117-0054, approximately 9.82 acres in the general area of 246 East 1200 South. She and Manager Snow clarified that the resolution only authorizes the city to consider the annexation. Staff has not yet evaluated the proposal, because city code requires the Council to decide first whether it is willing to consider it. If the Council approves, staff would complete due diligence and return with pros, cons, and considerations. Public hearings would follow.
  - A city staff members described the next steps. Staff would review the application with the city attorney, notify the Council of a certified petition, and set a public hearing with notice to property owners in the area. Staff estimated the earliest public hearing and ordinance consideration would be at the December meeting, depending on the attorney's availability. Manager Snow added that the proposal would also go to the Planning Commission for zoning, with further hearings in that process.
  - Manager Snow displayed a map showing the parcel at the southern end of the roadway where Gateway Drive becomes 480 West and then Garden Drive. It lies in the unincorporated county, within the city's annexation boundary area, east of USU property.
  - Bryan Cragun, the applicant's representative, spoke during public comment. He described developing a neighborhood in West Valley City, where he lives. He said he waits to pursue projects only when he believes in them fully, and that he considers this parcel well suited to a community-oriented neighborhood. He said the project would support housing for people who contribute to the area.
  - Council Member Campbell asked whether the city has infrastructure concerns about supporting the area. Manager Snow said the city does not review projects in detail at this stage but plans for areas within its annexation boundary and has no current concerns. Council Member Campbell said his remaining questions could wait until the proposal is further along.
  - Manager Snow asked whether the owners of the three parcels that would remain in the county had been approached about joining the petition. Mr. Hustad, the property owner, said he and his wife visited nearby homes after purchasing the property as an investment to explain his intentions, and that most neighbors were supportive. Some of the neighboring properties are in Millville. He said neighbors had not been specifically asked whether they would annex into Providence, but he believed they would consider it and that two had expressed interest. He noted that the extension of 480 West or Garden Drive through the property would bring the road close to connecting. He said this would help relieve congestion near the high school and improve access to the school, and he believed the city's master plan calls for that road. Manager Snow said it would be easier if all parcels went through the process together, but that it was not required. Any parcel left out could later petition separately.

- Parties discussed the process of incorporating or asking the surrounding parcels that were in the County if they would want to participate in the annexation. Staff described the process and indicted that a possible amended petition could be filed.

Motion to approve Resolution 11-2026, approving further consideration of the Creed Estates LLC petition for annexation of parcel 02-117-0054, was made by Council Member Kirk and seconded by Council Member Campbell.
Vote:
Yea- Council Members Kunz, Kirk, Sealy & Campbell.
Nay-
Abstained-
Absent- Council Member Speth.

Motion passes, resolution approved

Plans and Other Business:

43 MIN. 05 SEC.

- **Item No. 4 Purchase of Parcel 02-096-0064 with associated budget adjustment:** The Providence City Council will review, discuss and may take action on purchasing parcel 02-096-0064 with an associated budget adjustment per the public hearing held prior to this item.

  - Manager Snow presented the proposed purchase of parcel 02-096-0064. The city received an appraisal from Mr. Singleton, who has completed several appraisals for the city, valuing the property at $1,485,000. The owner approached the city and agreed to sell for $1,400,000. Manager Snow said he and the Council Member Kunz reviewed the property and cross-checked the appraisal. They calculated land at $3 per square foot and compared the garage and shop to the cost of the city's most recent building. They also considered the cost of constructing a shop and the house, and these estimates came out significantly above the proposed price.
  - Manager Snow described several potential uses, none of which have been committed.
    - **Storage:** The property has 11 bays, compared with the city's current 16. The shop could house all six garbage trucks, which are currently stored outdoors. It could also house the city's two street sweepers, of which only one can currently be stored indoors, along with other equipment and park equipment now kept in portable trailers.
    - **Parks:** The parcel is between 2nd West and Gateway Drive with good access and is adjacent to the city park, where the city has recently invested significantly in fields. The master plan calls for a pavilion, restroom, and other amenities, and the parcel would add roughly an acre of field space. This is especially important because the elementary school has fenced and restricted its property. The master plan's alternative of expanding the park by acquiring individual lots was estimated at $250,000 per lot, or $500,000 for half an acre.
    - **Fire and EMS:** Logan provides EMS service from a facility about a mile and a half from the city's boundary, and growth between that point and the city will slow response times. The Council previously declined a petition for annexation or boundary line adjustment, the

South Millville matter, because of response time concerns. The property could potentially serve as a station site, with the house providing required housing. The city has about three years remaining on its contract with Logan.

  - **Other options:** The house could be rented through a property manager or separated and sold, and the city would not need to hurry to put it to use. Manager Snow said Nibley and Millville would also be interested in such a facility.

- Manager Snow said the timing was driven by the opportunity: the owner approached the city, and the city did not seek out the property. He noted that any discussion of price or negotiation different from the appraisal would need to occur in a closed session, with action taken after returning to open session.
- Council Member Kunz asked about the existing house lease. Manager Snow said it runs another six months to a year, that the tenant is an employee of the current owner, who is willing to help relocate the tenant, and that the tenant is aware of the city's interest. The city would allow 30 to 90 days and would not close sooner. The tenant currently has use of the garage but not the shop. Council Member Kunz also asked what formal inspection was planned in light of Mr. Bates's comments. Manager Snow said that once under contract, the city would conduct due diligence, including a home inspection of the house, testing by public works staff, and a core sample of the asphalt to determine its thickness.
- Council Member Kirk noted that open space ranked among the top citizen priorities in the well-being survey and that expanding park space was her main reason for running for council six years ago. She said the city has been trying to acquire property month after month and that it is difficult in a landlocked city. She noted that Manager Snow has been proactive in approaching landowners. She also noted that the city cannot pay more than appraised value, while private sellers often get more from developers. She asked whether the house would need to be brought to commercial standards if used for EMS housing. Manager Snow said it would not unless it is open to the public, as a library or city hall would be, and that the house is a single-level three-bedroom, three-bath home with a loft.
- Council Member Campbell asked about the number of bays. Manager Snow said the property has 11 bays in total, including a three-car garage. Manager Snow said the shop could fit garbage trucks and likely fire trucks, and the smaller garage could hold street sweepers or an ambulance.
- Council Member Campbell raised concerns about whether the slab and pavement could bear heavier city vehicles, noting a crack across the paved area between the shop and garage. He asked whether employees would have an office and restroom and expressed concern about added costs for any change of use. Mayor Alder noted the former owner stored a helicopter in the building, which suggested the loads were light.
- Manager Snow said the shop already includes an office and a restroom. He said that asphalt is better than the dirt pads currently used for much of the city's storage and that the city regularly maintains cracks. He said the city was not in the business of maintaining houses and would likely turn management of the home over to a property management company. Council Member Campbell said he had reviewed online valuations that appeared to vary widely, but he considered the professional appraiser reliable. He also confirmed that the city would observe noise ordinance and quiet hours, since residents are nearby.

- Manager Snow said the adjacent homes are multi-family rather than single-family, that city staff generally do not work before 6 a.m. or after 10 p.m. except in emergencies, and that the larger park would benefit those residents.
- Council Member Sealy said she wished to have a price discussion with the Council, which could only occur in a closed session, and asked to move the discussion to the end of the meeting after staff reports. Manager Snow suggested the Council reorder the agenda or postpone action on Item No. 4 until after the closed session.

Motion to move the remaining agenda items forward and postpone the decision on Item No. 4 until after a closed session was made by Council Member Sealy and seconded by Council Member Kunz.
Vote:
Yea- Council Members Kunz, Kirk, Sealy & Campbell.
Nay-
Abstained-
Absent- Council Member Speth.

Motion passes, item set to closed session to discussion cost of parcel.

- Council returned from closed session and made the following motion.

Motion to approve item number 4 – purchase of parcel 02-096-0064 with the contract purchase of 1.4 million dollars with due diligence and the requested budget adjustment. – Council Member Kirk.
2nd- Council Member Sealy.
Vote:
Yea- Council Members Kunz, Kirk, Sealy & Campbell.
Nay-
Abstained-
Absent- Council Member Speth.

Motion passes.

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

- Mayor Alder invited public comments. No one came forward.

1 HR. 9 MIN. 35 SEC.

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

- Manager Snow reported on infrastructure and other projects.
  - **2nd East:** The sidewalk project is progressing. Work from 2nd North to Center Street was expected to be mostly complete by the end of the week, with driveway paving the following week. The contractor aims to close most of the project by Halloween to avoid sidewalk safety hazards.

- **1st East (2nd South to 3rd South):** Engineering design is complete, and staff were meeting the next day with the two adjacent property owners. The project is not yet ready for bid.
- **Additional sidewalk work this fall:** The city is working on sidewalk on 2nd North between 3rd East and 4th East ahead of the extension of 4th East. On 300 South in front of Barbados, the city has bought the right-of-way and received a bid for sidewalk only, since the COG funding for widening and curb and gutter was not awarded. The sidewalk would connect the multi-family housing to 485. The city has also obtained a price to rebuild a pedestrian ramp at the southeast corner of Spring Creek Parkway and 3rd East so a crosswalk can be painted across the east side of that intersection. The goal is to complete these projects this fall.
- **12th South sewer line:** The sewer line is connected through, work on the flume and meter was underway, and the city hopes for substantial completion by October 31.
- **Water:** The city is comparing its approach, a voluntary plan with leak notification, against other cities' mandatory restrictions. The city reduced water use by about 10 percent despite growth, with no mandatory restrictions. It holds strong water rights, has drilled a new well, plans to bid the well house this winter, and expects to add the well to the system next year. It is also working with the water company and on leak detection.
- **Trails and safe routes:** The Safe Routes to School project on 1st East is complete. The city now has a continuous biking and walking connection from Main Street to Spring Creek Road through the Canyon Trail, and sidewalk from Main Street and 4th South up to Center Street.
- **Ballot question:** The library ballot question has been distributed.

- Skarlet Bankhead announced that the tree lighting will be held on December 3, with Santa attending, and asked that the word be spread.
- Council Member Sealy also relayed questions she had received about the library ballot measure. The dollar amount on the ballot is based on a tax rate applied to home value, and residents can calculate their own amount. The city used a $500,000 home value as the average figure supplied by the county. The measure gauges public interest in a library, and the service level and funding would be set at a future truth in taxation process if the Council proceeds after the election. Manager Snow added that the question is based on a full year of the county's library budget, roughly $250,000, with no growth factored in. The Council could choose to do something different from the ballot question. The amount actually taxed would be determined in the next budget year. Mayor Alder encouraged residents to vote.

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

- The Council moved into a closed session to discuss the purchase price of parcel 02-096-0064, a land acquisition matter noticed on the agenda.

Motion to enter a closed session to discuss the purchase price of parcel 02-096-0064 was made by Council Member Sealy and seconded by Council Member Campbell.
Vote:
Yea- Council Members Kunz, Kirk, Sealy & Campbell.

Nay-
Abstained-
Absent- Council Member Speth.

Motion passes, council enters closed session to discuss purchase price of parcel.

- After closed session council revisited item number 4 for further motion.

Motion to adjourn meeting. – Council Member Sealy. 2nd- Council Member Campbell.
Vote:
Yea- Council Members Kunz, Kirk, Sealy & Campbell.
Nay-
Abstained-
Absent- Council Member Speth.

Motion passes, meeting adjourned.

Next scheduled council meeting will be held November 18th @ 6 pm

Minutes approved by vote of Council on ____ day of _____ 2026.

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

_____
Ty Cameron, City Recorder