

1 **PROVIDENCE CITY COUNCIL MEETING MINUTES**

2 **Wednesday, October 21, 2020 6:00 PM**

3 **Providence City Office Building,**
4 **164 North Gateway Drive, Providence UT**

5 **This meeting was live streamed on Providence City's YouTube Channel.**

6
7 **Opening Ceremony:**

8 Call to Order: Mayor Drew
9 Roll Call of City Council Members: Mayor Drew
10 Attendance: John Drew, Kristina Eck, Carrie Kirk, Josh Paulsen, Jeanell Sealy, Brent Speth
11 Pledge of Allegiance: Mayor Drew
12 Opening Remarks – Prayer: Brent Speth
13

14 **Staff Reports:** Items presented by Providence City Staff (including but not limited to: Public Works Director,
15 Administrative Services Director, and City Manager will be presented as information only.
16

17 Rob Stapley, Public Works Director

- 18 • We are preparing for winter. We have redone a few blocks of road. The spring creek crossings will be
19 done soon. We should be able to winterize our wells and booster stations soon. There is a new
20 playground at Zollinger Park. Park restrooms will be closing soon. Leaf bag pick-up will start soon. We
21 need to remind residents not to blow leaves into the gutters or ditches. We only pick up bags.

22 Skarlet Bankhead, Administrative Services Director

- 23 • We received a petition for annexation for the Fuhriman/Low properties. Recreation is winding down. We
24 will work with the youth council to put on the annual tree lighting on Dec. 10.

25 Ryan Snow, City Manager

- 26 • R Snow discussed the master plans that we are working on and the grants that we are applying for. R
27 Snow discussed his visit to Vernal to view their fiber optics project.
28

29 **Approval of the minutes**

30 **Item No. 1.** The Providence City Council will consider approval of the minutes of September 2, 2020

31 **Motion to approve the minutes of September 2nd:** — J Sealy, second — C Kirk

32 *Vote:*

33 *Yea: K Eck, C Kirk, J Paulsen, J Sealy, B Speth*

34 *Nay:*

35 *Abstained:*

36 *Excused:*
37

38 **Item No. 2.** The Providence City Council will consider approval of the minutes of September 16, 2020

39 **Motion to approve the minutes from September 16:** — C Kirk, second — J Sealy

40 *Corrections:*

- 41 • Line 56-57: Logan's program is called "Community Connect."
42

42 *Vote:*

43 *Yea: K Eck, C Kirk, J Paulsen, J Sealy, B Speth*

44 *Nay:*

45 *Abstained:*

46 *Excused:*
47

48 **Public Comments:** Citizens may express their views to the City Council on issues within the City's jurisdiction.
49 Public comments may also be sent to providencecityutah@gmail.com or text comments to 435-752-9441. The City
50 Council may act on an item, if it arose subsequent to the posting of this agenda and the City Council determines
51 that an emergency exists.

- 52 • No public comments
53

54 **Public Hearing:**

55 **Item No. 1. (6:00PM or as soon thereafter as feasible) Bonds to be Issued:** The purpose of this public hearing is to
56 receive input from the public with respect to the issuance of the Providence City’s Water Revenue Bonds, in one or
57 more series, in the aggregate principal amount not to exceed \$2,000,000 for water system improvements, and
58 related improvements.

- 59 • Eric Johnson, bond counsel for the city, explained the bond process. Building costs were discussed.
60 Providence City has money set aside to cover potential overages in cost.

61
62 **Administrative Business Item(s):**

63 **Item No. 1. Resolution 032-2020 – Water Revenue Bond – Final Bond Resolution:** The Providence City Council will
64 consider for adoption: **A RESOLUTION AUTHORIZING \$1,990,000 WATER REVENUE BONDS, SERIES 2020 TO**
65 **FINANCE WATER SYSTEM IMPROVEMENTS, AND RELATED MATTERS.**

66 **Motion to approve Item No. 1 Resolution 032-2020 – Water Revenue Bond: — K Eck, second — B Speth**

67 *Vote:*

68 *Yea: K Eck, C Kirk, J Paulsen, J Sealy, B Speth*

69 *Nay:*

70 *Abstained:*

71 *Excused:*

72

73 **Item No. 2. Presentation & Discussion:** Representatives from MHTN will discuss the progress on the Parks, Trails,
74 and Recreation Continuous Improvement Master Plan.

- 75 • Ryan Wallace of MHTN presented the “story map” website showing the master plan.
76 • Amanda Dillon of MHTN explained the community engagement process and the key findings from that
77 process.
78 • Vincent Olcott of MHTN presented the parks inventory and recommendations.
79 • Impact fees were discussed. Grants were discussed.

80

81 **Item No. 3. Presentation: EDCUtah:** Alan Rindlisbacher will introduce EDCUtah and give an incentives overview.

- 82 • Alan Rindlisbacher presented about economic incentive opportunities through EDC Utah and about the
83 importance of having a local incentives policy.
84 • Multi-family housing encroaching on commercial land was discussed, as well as the ratio of commercial
85 that would be needed to provide a sales tax base. The number of housing units needed to attract retail
86 was discussed, as well as the need to have commercial development along transportation corridors.

87

88 **Item No. 4. Resolution 036-2020 – Appoint Designated Water Stock Representative for Blacksmith Fork Irrigation**
89 **Board:** The Providence City Council will consider for adoption a resolution appointing Jeanell Sealy as Designated
90 Water Stock Representative for the Blacksmith Fork Irrigation Board

91 **Motion to approve resolution 036-2020 as written: — J Paulsen, second — C Kirk**

- 92 • Tod Hammond, a board member with Blacksmith Fork Irrigation company, submitted a comment. He
93 explained that any representative that the city selects will need to be voted onto the board at the annual
94 meeting.
95 • The possibility of appointing Kathleen Alder was discussed. J Paulsen is a pending owner of water shares
96 [in Spring Creek Water Company] and could be elected onto Spring Creek Irrigation’s board as well as
97 Blacksmith Fork’s. Several members of the council felt like the representative should be an elected
98 member of the council. R Snow suggested that it could also be a city employee such as himself or the
99 public works director. B Speth agreed.

100 *Vote:*

101 *Yea: K Eck, C Kirk, J Paulsen, J Sealy, B Speth*

102 *Nay:*

103 *Abstained:*

104 *Excused:*

105

106

107 **Item No 5. Resolution 038-2020 – Planning Commission Bylaws:** The Providence City Council will consider for
108 adoption a resolution amending the Planning Commission Bylaws Section 3.2 by allowing the chair to serve
109 consecutive terms.

- 110 • Kathleen Alder, planning commission chair, explained the reasons for this proposed change.

111 **Motion to approve:** — C Kirk, second — J Paulsen

112 *Vote:*

113 *Yea:* K Eck, C Kirk, J Paulsen, J Sealy, B Speth

114 *Nay:*

115 *Abstained:*

116 *Excused:*

117

118 **Item No. 6. Resolution 037-2020 – Agreement:** The Providence City Council will consider for adoption a resolution
119 approving an agreement between Providence City and Spring Creek Water Company. (amended 10/16/2020)

120 **Motion to approve resolution 037-2020:** — J Sealy, second — C Kirk

- 121 • S Bankhead read a letter from Ralph Daniels of the Spring Creek Water Company. He thanked the
122 members of the council, city staff and Spring Creek board member Rod Kowallis who participated in the
123 meetings that led up to this agreement. He said that changes in the articles of incorporation of Spring
124 Creek Water Company, which are referenced in Item No. 3 in the agreement, can only be made by the
125 shareholders. He believes the changes need to be made and will do all he can to get the changes
126 accomplished.
- 127 • Members of the council thanked R Daniels for his participation on the committee.
- 128 • B Speth expressed concern about Item No. 3. If the changes are not made to the articles of incorporation,
129 he hopes this does not proceed to litigation or end the agreement.

130 *Vote:*

131 *Yea:* K Eck, C Kirk, J Paulsen, J Sealy, B Speth

132 *Nay:*

133 *Abstained:*

134 *Excused:*

135

136 **Legislative Business Item(s):**

137 **Item No. 1. Ordinance 2020-011 – Rezone:** The Providence City Council will consider for adoption an ordinance
138 changing the zone for Parcel No. 02-096-0054 from Commercial General District (CGD) to Multi-Family Medium
139 (MFM), located in the general area of 50 North Gateway Dr, containing approximately 3.21 acres

- 140 • K Eck disclosed that her husband works for the applicant.

141 **Motion to approve Item No. 1 Ordinance 2020-011 rezone of parcel 02-096-0054 from Commercial General**

142 **District to Multi-Family Medium density, located in the general area of 50 North Gateway Dr:** — B Speth, second
143 — C Kirk

- 144 • Ben Steele of Visionary Homes (the applicant) explained the proposed live-work units. The proposed zone
145 would be less dense than the adjacent Providence Gateway development. The HOA and the price point of
146 the units were discussed. Sales tax and business types that would be allowed were discussed.
- 147 • Kathleen Alder, Planning Commission Chair, spoke about the rezone. The Commission liked the live-work
148 units. The risk is that we cannot guarantee that someone will run a business out of the bottom part. There
149 were some concerns about parking, but it seemed like the live-work units in Logan did not have more
150 than 1-2 customers at any time.
- 151 • S Bankhead noted that the general plan does not anticipate changing this parcel from commercial to
152 residential.
- 153 • R Snow discussed the tax implications of multi-family development, and suggested that the Council have a
154 tax training meeting to discuss these issues more fully.
- 155 • Nate Worthen of Providence spoke about the ¼ acre parcel north of the proposed rezone that is owned
156 by The Church of Jesus Christ of Latter-day Saints. He felt that the zoning of this parcel should be
157 addressed for consistency. He also spoke about the property to the west that is zoned as Mixed Use. He
158 felt that a more consistent zoning for the parcel we are talking about tonight would also be Mixed Use.
159 This would give the city more control over the commercial aspect. He is in favor of the live-work units, but

160 feels that there needs to be commercial space available for when people grow out of them.

161 *Vote:*

162 *Yea: K Eck, C Kirk, B Speth*

163 *Nay: J Paulsen, J Sealy*

164 *Abstained:*

165 *Excused:*

166

167 **Council Reports:** Items presented by the City Council members will be presented as informational only; no formal
168 action will be taken. The City Council may act on an item, if it arose subsequent to the posting of this agenda and
169 the City Council determines that an emergency exists.

170

171 Carrie Kirk

- 172 • We have a great group put together for the Youth Council. We had a meeting. The youth made a logo and
173 a theme. They are trying to put together a movie in the park before Halloween. They are planning on
174 helping with the tree lighting event in December. We will have an activity in November where they will be
175 sworn in and learn about city government.

176 Brent Speth

- 177 • B Speth spoke about the new coronavirus health guidelines issued by the state of Utah. We all need to be
178 careful as we move forward with our lives. We are in a high transmission area in Cache Valley. Social
179 gatherings are limited to 10 people.

180

181 Mayor Drew

- 182 • STRATA has produced a video for the public explaining the fiber project.
- 183 • We made our presentation to COG [for 100 S improvement funding]. There were many good applications,
184 and there is a chance that we will not get funding this year.
- 185 • B Speth spoke about the commitment that we made to residents that we would get this done in a three-
186 year time frame.

187

188 **Executive Session Notice:**

189 The Providence City Council may enter into a closed session to discuss pending or reasonably imminent litigation as
190 allowed by Utah Code 52-4-205(1)(c).

191 The Providence City Council may enter into a closed session to discuss professional competence or other factors
192 allowed by Utah Code 52-4-205(1)(a).

193 The Providence City Council may enter into a closed session to discuss land acquisition or the sale of real property
194 Utah Code 52-4-205(1) (d) and (e).

- 195 • No executive session

196

197 ***Motion to close the meeting:*** — C Kirk, second — J Sealy

198 *Vote:*

199 *Yea: K Eck, C Kirk, J Paulsen, J Sealy, B Speth*

200 *Nay:*

201 *Abstained:*

202 *Excused:*

203

204 Meeting adjourned at approximately 9:10 PM

205 Minutes prepared by Jesse Bardsley

206 Minutes approved by vote of the Council on November 18, 2020

207

208

209

210

211

212 _____
John Drew, Mayor

Skarlet Bankhead, City Recorder