

**SMITHFIELD CITY COUNCIL**

**MAY 11, 2022**

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, May 11, 2022. The meeting began at 6:30 P.M. and Mayor Kristi Monson was in the chair. The opening remarks were made by Curtis Wall.

The following council members were in attendance: Curtis Wall, Sue Hyer, Deon Hunsaker and Jon Wells.

Council Member Wade Campbell arrived during the meeting.

City Manager Craig Giles, Police Chief Travis Allen, Fire Chief Jay Downs, Rec Director Brett Daniels, Golf Pro Eric Kleven, Golf Superintendent Chad Daniels, Public Works Director Doug Petersen, City Engineer Clay Bodily and City Recorder Justin Lewis were also in attendance.

VISITORS: Roger Davies, Jeff Barnes, Paul Scrowther, Glade Smith, Shawn Kirkley, Elizabeth Kirkley, Mary Feldman, Tami Midzinski, Jamie Anderson, Michelle Anderson, Brooke Freidenberger, Dixee Neugebauer, Zach Smyer

**APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM APRIL 13, 2022.**

\*\*\*A motion to approve the April 13, 2022 city council meeting minutes was made by Curtis, seconded by Jon and the vote was unanimous.\*\*\*

Yes Vote: Wall, Hyer, Hunsaker, Wells

No Vote: None

Absent: Campbell

**RESIDENT INPUT**

ELIZABETH KIRKLEY: When is the newsletter going to come back?

MAYOR: This is the first request we have had asking for it. We did an experiment where we did not do the last newsletter to see if anyone noticed and actually reads it. We are looking at making some improvements with better content and new ideas.

ELIZABETH: Myself and my neighbors noticed it was not there.

**CONTINUED DISCUSSION AND POSSIBLE APPROVAL OF ROGER DAVIES AS A COMMISSIONER ON THE SMITHFIELD CITY PLANNING COMMISSION.**

Mayor Monson stated it is a good idea to have volunteers come in and meet the council before they are considered for an appointment to a board.

Roger Davies introduced himself. Roger has lived in the city for two years in the area of 600 North 600 East. Roger has lived in several different cities such as Holiday, Utah and Idaho Falls, Idaho.

Roger is interested in learning how the city runs and how things are planned.

Roger wasn't sure he would ever be able to serve because he moves so often but he plans to stay here long term and wants to serve.

Roger stated he is known as being approachable and willing to listen.

*\*\*\*Council Member Wade Campbell arrived at the council meeting at 6:37 P.M.\*\*\**

Curtis mentioned Roger built his home as part of the Neighborhood Non-Profit Housing Solutions project.

Deon mentioned it is nice to meet people before they are approved as this has not been done in the past.

\*\*\*A motion to appoint Roger Davies as a Commissioner on the Smithfield City Planning Commission was made by Curtis, seconded by Wade and the vote was unanimous.\*\*\*

Yes Vote: Wall, Hyer, Hunsaker, Wells, Campbell

No Vote: None

Mayor Monson mentioned Roger will start off serving as an alternate commissioner.

**DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 22-06, A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION ON CERTAIN REAL PROPERTY UNDER PROVISIONS OF SECTIONS 10-2-403 AND 10-2-405, UTAH CODE ANNOTATED, AS AMENDED. THE PARCELS BEING CONSIDERED FOR ANNEXATION ARE LOCATED AT APPROXIMATELY 600 NORTH 400 WEST. PARCEL NUMBERS 08-043-0015, 08-042-0012, 08-042-0013, 08-042-0014, 08-042-0015 AND 08-043-0041. THE PARCELS TOTAL APPROXIMATELY 28.8 ACRES.**

Justin stated the request is to annex approximately 28 acres west of 400 West at about 600 North. This is Step 1 of 3 in the process. The Resolution would allow the process to start. The request would come back before the city council two more times. Step 3 would involve the public hearing and vote of the council.

The parcels are located east of the Fox Meadows PUD and west of the Golden Forest development in the area of 400 West.

Curtis asked if the parcels are owned by Dave Olson? Justin replied Dave and his sister, Jan Meier, own the parcels.

Jon mentioned the parcels are located within the annexation boundary.

\*\*\*A motion to adopt Resolution 22-06, a Resolution accepting a Petition for Annexation for Cache County Parcel Numbers 08-043-0015, 08-042-0012, 08-042-0013, 08-042-0014, 08-042-0015 and 08-043-0041 was made by Wade, seconded by Jon and the vote was unanimous.\*\*\*

Yes Vote: Wall, Hyer, Hunsaker, Wells, Campbell

No Vote: None

<p><b>DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 22-07, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 “ZONING REGULATIONS”, CHAPTER 17.68 “CC COMMUNITY COMMERCIAL ZONE”, SECTION 17.68.030 “AREA, WIDTH AND YARD REGULATIONS”.</b></p>
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Clay mentioned the planning commission reviewed and recommended approval of the proposed Ordinance.

Currently, the front setback in the Community Commercial Zone is 30 feet. The Ordinance would change the front setback to zero if the Ordinance is adopted.

Curtis asked what concerns there are about the Ordinance? Clay replied a developer who owns the building formerly occupied by Expertec wants to give the city some land for a road but the trade off is he wants a zero front yard setback.

Clay stated there are private roads in the city such as at the south end of Lee’s Marketplace and they are not a problem so adopting the Ordinance is not a must.

Curtis mentioned this Ordinance has been created because of the request by Dan Sundstrom. A new road would be created on his parcel going from the highway to 100 West. Dan is willing to give land to the city for the road if the setback requirement is reduced.

Deon stated a zero front setback might be fine in some areas but not all Community Commercial areas. Jon mentioned the setback stays at 30 feet on the highway and along all state roads. It is specifically listed that way in the proposed Ordinance.

Deon stated he had line of sight concerns for drivers in areas where the setback is zero. Jon replied this concerned the planning commission as well and that is why they left the front setback as 30 feet along the highway and state roads.

Mayor Monson stated she was concerned this Ordinance was drafted to make one developer happy and more requests like this will occur.

Curtis stated the city needs the land for the road and the request is to change the setback off of the highway so he felt the Ordinance is appropriate.

Jon stated changing the Ordinance for one person is not appropriate. The Ordinance should be evaluated on its merits to see if it is good for all parcels in this zone.

Jon stated the setbacks are already zero in this zone unless bordering a residential zone.

\*\*\*A motion to adopt Ordinance 22-07, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.68 “CC Community Commercial Zone”, Section 17.68.030 “Area, Width and Yard Regulations” was made by Curtis seconded by Sue and the motion passed by a vote of 4-1.\*\*\*

Yes Vote: Wall, Hyer, Hunsaker, Wells

No Vote: Campbell

<b>READING OF ARBOR DAY PROCLAMATION.</b>
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Mayor Monson read the Arbor Day proclamation.

Deon mentioned he recently attended a Tree Committee meeting. The posters were judged from the local elementary schools for the Arbor Day contest.

Deon was disappointed there were only a couple of posters from Summit Elementary. The other two schools, Birch and Sunrise, each submitted over 100 posters.

Jeff Barnes stated the first, second and third places winners are announced at each school.

Jeff stated a tree will not be planted as part of the Health Days celebration this year. The planting will occur later in the year.

<b>DISCUSSION ON THE POSSIBILITY OF CREATING AN ARTS COUNCIL.</b>
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Mayor Monson mentioned the rec center handles many different programs.

Mayor Monson asked the council to consider creating an arts council. The arts council could do things like arts in the park where local artists display and sell their artwork. Guest speakers could be invited to discuss various topics. The rec center does not have time to handle these types of things and this group could. Movies in the park could be overseen by the arts council. They could also help with other celebrations or events. Some funding in the budget will be required. The key to the program is getting a good volunteer to oversee the program who is willing to put in the time.

Curtis stated he needed to understand better what this council would do and oversee. Movies in the park are expensive. Volunteers would be needed.

The thought is good but more information on what the arts council would do is needed before Curtis would support creating one.

Curtis asked how much funding is needed? Mayor Monson replied volunteers and a vision for the council are needed before anything can be planned for.

Mayor Monson asked for \$2,000 to be included in the new budget for this project.

Curtis asked if the rec center would oversee the arts council or not? Mayor Monson replied the rec center would not be involved with the arts council. Curtis replied he supported the rec center not being involved with the arts council.

Curtis mentioned a movie in the park costs around \$1,000 and is not well attended. Mayor Monson mentioned it was just one item an arts council could consider. Volunteers would be asked for. They would plan what they want to do and ask if the city council supported the request.

Craig mentioned the current budget includes one movie in the park per year at a cost of \$1,500.

Deon mentioned concerts in the park brought people to the downtown area. Complaints were then made there was no room to park. The traffic on Main Street is loud and the concert is hard to hear. If a concert is held in a neighborhood area, then the neighbors complain about the noise.

Curtis asked Mayor Monson if she had anyone in mind to oversee the arts council? Mayor Monson replied she did not.

Curtis stated the city needs to ask for volunteers. Then they can come before the council to review the request. Mayor Monson replied she wanted to know if the city council supported the idea of creating an arts council? Curtis replied until he knew what they would be doing and the cost he could not make a decision.

Craig mentioned an arts council is very common in most cities. In fact, some cities have paid staff in this regard.

Mayor Monson mentioned she would volunteer to help create the arts council.

Curtis mentioned Logan City did something similar to this where local photographers displayed their photos on a quarterly basis and sold them.

Wade stated he was not against the creation of an arts council but felt budgetary funds were better spent elsewhere. Mayor Monson replied she felt several projects could be completed on a small budget.

Jon stated he was willing to consider the request but wants to hear some ideas of what would be proposed.

Deon stated he would consider the request but wanted to know the costs first. If the costs were very high, he would not support the request.

Wade mentioned not much can be accomplished with \$2,000 in today's market. Mayor Monson replied some projects can be done for zero cost.

Sue replied she thought the idea of creating an arts council is a great idea. There are many talented artists in town. It would be nice for them to have a place to display what they have done.

<b>DISCUSSION ON THE MPC (MASTER PLANNED COMMUNITY) ZONE.</b>
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Mayor Monson stated she had some concerns regarding the MPC Zone. Over one hundred acres was rezoned to this classification shortly after the zone was adopted. One positive is water will be saved because the zone allows for apartments, townhomes and single-family homes all in the same area.

Approximately 432 units were approved on just under 100 acres in the northwest portion of town.

On the bench area, in the northeast portion of town, another 450 or so units were approved as well.

Almost 1,000 units have been approved in this zoning classification.

The city is approximately 4,000 units right now. Once all of these units in these areas have been built the city will grow by 25%.

This zone allows for a lot of people in a small area.

The actual look of the area is not known.

Mayor Monson proposed removing the MPC Zone from the city code for a couple of years so the council can see what the area will actually look like when built.

Mayor Monson stated she received a lot of complaints regarding this zone.

Curtis asked Mayor Monson how many complaints she had actually received? Mayor Monson replied she would guess between 30 and 40.

Curtis asked how many people live in town? Craig replied approximately 14,000. Curtis replied that is not very many complaints from so many people.

Curtis asked Mayor Monson if she didn't think these parcels would still be developed even if there was not an MPC Zone? Mayor Monson replied she was not sure.

Mayor Monson stated she didn't want this zone approved all over the city until people could see how it looks. This zone does not make the units any more affordable than other zoning classifications. Neighborhood Non-Profit offers reduced pricing in their program but the other developer is charging full price.

Curtis asked Mayor Monson if she thought the homes being built by Visionary Homes are affordable? Mayor Monson replied they are not affordable. Curtis replied he disagreed. Mayor

Monson replied right now nothing is affordable. Even Neighborhood Non-Profit has raised their prices \$60,000 to \$70,000 over the last couple of years because of the price of materials increasing. Curtis replied he did not agree as he talked to several people living in the Neighborhood Non-Profit homes and they all told him without their assistance they could not afford the home.

Curtis mentioned the MPC Zone gives the city control of being able to offer a mix of different units in the same area with a lot of open space. There are going to be parks in the MPC Zone projects. The MPC Zone did not bring the builders to the city. They were already here working on other projects. The MPC Zone took two years to get drafted, amended and adopted by both the planning commission and city council.

Curtis stated he heard from people the mayor is telling developers how many units they can put on their land and that is wrong.

The county is trying to find ways to make housing more affordable.

The property would still be developed even if the MPC Zone was not in place according to Curtis.

The city is growing. The valley is growing. Utah is growing. The western United States is growing. Everywhere is growing. The land is going to be developed whether this zone is in place or not.

Mayor Monson stated she wanted to see how the area physically looks before more requests are approved.

Curtis mentioned the city is not growing any faster than anywhere else locally. Everywhere in the valley is growing as is Box Elder County. Eighty percent of those building are children of those who already live here.

Mayor Monson mentioned there are water problems. There is talk of needing to grow in and up but the council continues to approve projects to make the city grow outward.

Curtis asked Mayor Monson to clarify what water problems the city has. Mayor Monson replied the residents need to be careful when they water outside because of the drought.

Mayor Monson stated she wants to see how these areas look before more are approved.

Mayor Monson has a concern about high density housing and wants to visit with those living in these units to get their thoughts on these types of projects.

Deon stated the project being done by Visionary Homes in the northwest part of town is not in an MPC Zone. Jon replied that is correct. The Visionary Homes project is zoned as a PUD (Planned Unit Development).

Mayor Monson stated she knows a council member had a concern about the MPC Zone because it was mentioned in a council meeting when a request was approved. Jon replied he was the one who made the comment. The Golden Forest development did not mix up the units as much as Neighborhood Non-Profit has. It would be difficult to amend the ordinance in this regard.

Jon stated he did not support getting rid of the MPC Zone as it won't be physically viewable in the city for several years.

Curtis mentioned with interest rates going over 5.00% and the high cost of materials building is going to slow down.

Deon mentioned things have slowed down this year, compared to the last five years, in regard to buying and selling. The interest rate has gone up and will continue to go up which is a major factor. Curtis mentioned it is forecasted the interest rate will be around 8.00% by the end of the year. Right now it is approximately 5.25% which is about three percent higher than last year.

Wade mentioned he has been watching trends in the valley, Utah and the west. Everywhere is growing. The city needs to grow up and in as well. Nothing is ever exactly as planned. The vision of the MPC Zone will most likely be a little different than what is actually built.

Wade stated he was not in favor of removing the MPC Zone from the code of the city.

Wade mentioned building is going to slow down. The economy in general is starting to slow. Inflation is over eight percent. Everything matters not just building. People cannot keep paying current costs. Naturally, there will be a market correction.

Wade asked if there are any requests for this zone right now? Craig replied there are not any current zoning requests for this zone.

Curtis mentioned timing was a big part of the two previous approvals. The landowners wanted to sell at what they thought was the highest amount for their land.

The city cannot annex much further north or west based on the current annexation plan. There will continue to be small requests of most likely ten acres or less. There are very few large chunks of land left to annex.

Deon mentioned Nibley City does not have an MPC Zone. In Nibley it is subdivision after subdivision because there is not another option.

Deon mentioned he recently drove to St. George. Other communities are growing faster than Cache Valley. The entire state is growing.

Jon mentioned the Golden Forester project was originally forecasted at taking at least four to five years to build. The Neighborhood Non-Profit project will take over a decade to complete. The economy is going to slow and these projects will slow down as well.



Wade stated he understood Mayor Monson's concerns but did not agree with them. Water is conserved on smaller building lots.

Mayor Monson stated she wants to see the area and get a feel for the zone. Wade replied no matter what zones are in place; the residents will never be happy with growth.

Sue stated her concern is large developers buying up the condominiums and townhomes and making them into rental units. Wade replied the city cannot control who buys or sells. If a home or condominium becomes a rental unit there is not anything the city can do about it.

Deon stated there are 500 building lots approved north of his home. Almost every school in the valley is growing. Well over 50% of the growth is internal growth for our own children. There has to be place for people to build. With the LDS Church building a temple in the city even more pressure will be put on the city to grow and expand.

The consensus of the city council was to leave the MPC Zone in place and not consider removing it from the municipal code of the city.

**PUBLIC HEARING, NO SOONER THAN 7:00 P.M., FOR THE PURPOSE OF DISCUSSING THE PROJECT DETERMINED TO BE APPLIED FOR IN THE CDBG SMALL CITIES PROGRAM FOR PROGRAM YEAR 2022. THE PROJECT IS TO INSTALL A WATERLINE AND BUILD A ROAD FOR A PROJECT LOCATED ON CROW MOUNTAIN ROAD (600 EAST). COMMENTS WILL BE SOLICITED ON THE PROJECT SCOPE, IMPLEMENTATION AND ITS EFFECTS ON THE RESIDENTS.**

*\*\*\*The public hearing was opened at 7:33 P.M.\*\*\**

Jon mentioned the city partners with groups on CDBG projects such as this one. Craig concurred.

There were not any other questions or comments.

*\*\*\*The public hearing was closed at 7:34 P.M.\*\*\**

**PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING THE FISCAL YEAR 2023 BUDGET WHICH IS THE PERIOD OF JULY 1, 2022 THROUGH JUNE 30, 2023.**

*\*\*\*The public hearing opened at 7:35 P.M.\*\*\**

JAMIE ANDERSON: Approximately four years ago a large property tax rate increase was proposed. Based on feedback from the residents the increase was implemented over a two-year period. The city council decided to hold the property tax rate the same moving forward. Last year the rate was not held the same as the previous years. I encourage you to think long and hard about holding the rate the same to not put the city behind financially. I encourage you to hold the rate the same as previous years.

MAYOR MONSON: What happened last year?

JAMIE: The council voted down holding the rate the same 3-2. I cannot attend the taxation hearing in August of this year but I want you to know I support holding the rate the same moving forward.

*\*\*\*The public hearing closed at 7:36 P.M.\*\*\**

<b>CONTINUED DISCUSSION ON THE FISCAL YEAR 2023 BUDGET WHICH IS THE PERIOD OF JULY 1, 2022 – JUNE 30, 2023.</b>
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Craig mentioned there were not a lot of changes since the last review.

A Day of Service line item had been added for \$2,000. This is to help pay for the dumpster rental, posters, advertising and miscellaneous costs.

An arts council line item for \$1,500 has been included.

The Senior Center meal line item has been increased \$2,000 because of the rising cost of food.

As part of some recent legislation it is mandatory the city offer mental health services in the police and fire department. This applies to current employees as well as retired employees. It is hard to budget for because of some unknowns about the legislation. At this time, \$12,000 has been added to the police budget and \$15,000 to the fire department budget. The city is trying to find out if an EAP Plan will cover this requirement. The city can cover the entire staff for \$5,000 per year if the plan is approved. The legislation is part of House Bill 23.

The annual health insurance renewal came back with a 25% increase. The broker for the city put the city plan out to bid. Most carriers declined to bid the renewal. The loss ratio for the insurance company is 148%. Meaning the insurance company paid out \$1.48 for every \$1.00 they collected in premium from the city.

Curtis asked why some companies did not bid the renewal? Craig replied because the loss ratio was more than they were comfortable with.

Craig mentioned the one positive is the size of the group is right where the plan can be bid as a large group or a small group. A large group is defined as 50 participants. The city has more than 50 full-time employees but some do not utilize the health insurance coverage.

Small group coverage is based on age and the renewal would be a 1.3% increase. The downfall is the out-of-pocket maximum goes from about \$11,200 to about \$14,000.

If the city stays on the current plan; the increase for a family is about \$327 per month. There are two other options with worse coverage and they would result in an increase of \$260 and \$80 a month, respectively.

Jon asked what the current deductible amount is? Craig replied it is \$5,600 for a family and \$2,800 for an individual.

Curtis asked how many full-time employees are not utilizing the health insurance benefit? Craig replied five at this time.

Curtis asked how that impacts the renewal? Craig replied by those five waiving coverage it allows the city to apply as a small group because it keeps the total number under 50.

Jon mentioned a small group renewal results in a small renewal increase and a large group renewal is a large renewal increase.

Wade asked what age group the majority of the full-time employees are in? Craig replied the majority are over 50 and under 30. There are very few from 31-49.

Wade stated the city needs to be able to attract employees. Most new employees will be entry level, young and starting to have families. A better package needs to be offered even if it is at a higher cost.

Craig mentioned the city pays 100% of the cost of the monthly premium. Not many other cities do this. It is an attractive option if this option can still be offered. It is hard to attract new employees if they have to pay a lot for health insurance.

Craig mentioned two other plans were quoted and they do not allow for out of network options which is troublesome.

Chad Daniels mentioned his staff at the golf course is young. If they have to start paying an additional \$7,200 per year for health insurance, they will seek employment elsewhere. Curtis concurred.

Curtis mentioned other employers are having the same issues. Craig mentioned the city usually does not compete with the private sector because of specialized jobs such as police officer or firefighter. These types of jobs only have competition from other local cities and departments.

Chief Downs mentioned all of the fire departments in the valley are competing with each other for the same small group of candidates.

Craig mentioned if the city stays with the current health insurance option the increase for the year will be approximately \$124,000.

Curtis asked how many employees are eligible for health insurance? Craig replied 55.

Jon stated he did not want to lose employees. This would require new employees to be hired and trained which has a big associated cost.

Craig mentioned the city is constantly trying to fill positions. The city advertised for a couple of parks employees for several months and finally filled the positions. The fire department just barely filled an option position. The police department is trying to fill open positions.

Wade stated he is not comfortable with the amount of the increase but the city cannot afford to lose employees. Curtis and Sue both concurred.

Craig mentioned the health insurance renewal is almost always the hardest part of the budget process.

Craig asked the council if it is okay to order the equipment which is included in the new budget because of the timeline to receive the equipment? Some of the equipment ordered over a year ago still has not been received. If by chance some equipment becomes available and it is in the new budget the equipment would not be received until after July 1<sup>st</sup>.

The consensus of the city council was to order the equipment in the Fiscal Year 2023 budget now with the understanding none of the equipment could be received before July 1<sup>st</sup>.

Mayor Monson thanked Craig and the department heads for the time and effort that goes into creating the budget and staying within budget.

Jon thanked the department heads for running good departments.

Jon stated one of the reasons the city has been able to retain employees is because of the department heads and how they run their departments.

<b>DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 22-02, A RESOLUTION ESTABLISHING THE MONTHLY CULINARY WATER SERVICE UTILITY RATE.</b>
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Mayor Monson mentioned this Resolution had been discussed for the last few months and now it is time for the council to decide how to proceed.

Deon stated his preference is to increase the monthly base rate from \$18 to \$20 not \$22 as proposed.

Jon mentioned the proposal has a higher base rate than proposed last month but a lowered tiered rate on a few of the line items.

Wade stated he talked with Jon and Sue about the proposed Resolution and asked for the changes in the proposed Resolution to be made. Costs are increasing. By increasing the base rate from \$20 to \$22 and decreasing some of the tiered rates it will soften the blow a little bit to those who do not have irrigation water available for their yards. The intent was to make the increase as equitable as possible. Any increase is hard. The intention from the beginning was to make the highest water users pay the most money. Those using 100,000 gallons or more per month will pay significantly more if this Resolution is adopted.

Deon stated he did not feel the tiered rate should be lowered for those using 75,000 gallons or more per month.

Deon wanted a decrease in the proposed base rate and an increase in the proposed tiered rates in the higher usage categories.

Jon stated he supported the tiered rate as proposed.

Deon stated the tiered rate only really effects people for the summer months where a change to the base rate effects people year-round.

Jon stated comparing what other cities charge is not an apples-to-apples comparison. Each city has its own infrastructure and expenses. The local infrastructure needs to be updated and improved.

Wade replied there are pipes in the ground which are over one hundred years old and need to be replaced.

Deon stated another possibility is to have two rate schedules. One in the time of drought and when in the time of non-drought. The drought years would have a higher rate. Curtis replied the governor is encouraging something similar to this. Deon stated the rate could be based on the snowpack level on April 1<sup>st</sup> of each year.

Wade mentioned changes to the base rate and tiered rate will help generate revenue to pay for improvement projects. Having the highest tiered rate increase from \$1.40 to \$4.00 will help with water conservation.

Mayor Monson asked the council how they wanted to proceed. Wade and Jon both stated they supported the Resolution as proposed. Deon stated he would prefer a \$20 per month base rate and not \$22.

Deon stated there is a misconception in the community about the proposal. Residents think the increase is to pay for growth. The funds are being used to replace old waterlines not install new waterlines for growth.

Deon talked to some public works employees. They told him there are many areas in the city where lead and PVC pipe connect. These areas continue to break and create problems.

Deon asked Doug Petersen how old most of the waterlines are? Doug replied the majority of the older waterlines are at least 40 years old.

Sue and Curtis both stated they supported the Resolution as written.

\*\*\*A motion to adopt Resolution 22-02, a Resolution establishing the monthly culinary water service utility rate was made by Wade, seconded by Curtis and the motion passed by a vote of 4-1.\*\*\*

Yes Vote: Wall, Hyer, Wells, Campbell

No Vote: Hunsaker

**DISCUSSION AND UPDATE ON THE 600 WEST SEWER UPGRADE PROJECT.**

Craig mentioned the project had been bid and awarded. There were some issues with the bonding and contract but those have been resolved.

Lloyd Facer Excavation was the winning bidder at \$2,820,914. The next closest bid was \$4,633,465.

The current issue is locating precast manholes. Right now orders are not being accepted locally for 17 weeks.

The intent was to do the project this summer but because of supply chain issues that is most likely not possible. Most likely only a portion of the project will be done this year. The project will stop for the winter months. The project will then be completed next spring.

Curtis asked if the price would remain the same? Craig replied all of the materials are on order and will be stored until needed.

Curtis asked if the manholes will be ordered in 17 weeks? Craig replied the engineer and contractor are looking throughout the western United States for possible options. If none can be found they will be ordered locally.

Curtis asked if locally they would be ordered from Robertson Manufacturing? Craig replied Robertson was purchased by Oldcastle. The local plant was closed down and moved to the Ogden area.

Jon mentioned the project will start on 100 South and go north. What happens when they get to Summit Creek where there will be water in the creek? Craig replied the creek is being bored. There will not be an open cut.

**DISCUSSION AND UPDATE ON GARBAGE SERVICE.**

Mayor Monson mentioned the 19 local mayors and the county meet on a weekly basis. Things are progressing very slowly. An RFP (Request for Proposal) is being worked on by Craig and two other city managers.

Craig mentioned it is hard to create an entity with 19 members who want individual bids for service.

Some of the cities want one price for the entire valley. Other cities want their own pricing so they are not subsidizing other cities.

The intent of the RFP is to obtain individual bids for each entity.

A concern about only having one private contractor in the valley is it might not offer good pricing. More than one contractor would allow bidding where the price might be lower.

There will be a significant amount of upfront cost for any carrier to serve the valley.

There are three options for service for the city. One, be part of the group of nineteen other local entities. Second, combine with a couple of other local entities in close proximity to the city. Third, offer the service internally. The third option would be the last option considered because of the upfront cost. The nice thing about doing it internally is the city would 100% control everything from pricing to how the service is done.

Curtis mentioned finding employees to offer this service would be hard right now.

Craig mentioned right now there are typically six or seven garbage trucks in the city at all times during the day. The city would have to purchase a fleet of trucks.

Residential curbside pickup is the biggest item.

Curtis asked if North Logan and Hyde Park want to do their own thing? Craig replied they do not. The North Logan Mayor is the person leading the group of nineteen.

Curtis asked if garbage, recycling and green waste will be offered? Craig replied they are included in the RFP. Each one will have to be evaluated when the bids come in. The cost of recycling will increase but how much is an unknown at this time.

Deon mentioned he talked to a representative of Waste Management at the Utah League of Cities and Towns meetings. They intend to submit a proposal. The representative from Republic was not as informed about what is happening in Cache Valley. Craig mentioned the group has talked to Atlas and Ace as well.

Wade asked if it would be possible to work with Hyde Park and Richmond on a joint venture where they are already partners in other areas? Mayor Monson replied at this time the group of nineteen has committed to work together.

Mayor Monson stated the intent of the group is to avoid the current situation in the future.

Craig mentioned if the city did its own service, it would take about two days per week for the residential cans. The city would pursue working with other local entities to fill the other two or three days per week to help offset the cost.

Wade stated his biggest concern was not subsidizing other cities. Each city should pay their own amount on their own merits. Those who get charged more should pay more. It is not fair to charge everyone the same price when the costs are different.

Jon mentioned he does not blame Logan City for terminating the agreement. The large cities in the valley have subsidized the smaller cities and county for way to long. Paradise should pay more than Logan because they are further away.

Craig stated he expected this to be a monthly discussion moving forward.

Wade mentioned he talked to Issa Hamud. Issa works for Logan City. Logan City is willing to work with the cities as they make this change. Logan will not cut the cities off on January 1, 2023 if some additional time is needed.

Craig mentioned Issa offered input on the RFP that is being created. Logan is also going to help answer questions the carriers who bid the project have.

### **CITY MANAGER REPORT**

Craig mentioned the city applied for a \$99,000 grant which will help with GIS mapping as well as purchasing GIS mapping equipment. The grant is available for the city to apply for because a high-pressure natural gas line runs through the city.

A grant has been submitted to meter the 139 irrigation water connections the city oversees. The application is in the amount of \$408,936. The grant can pay up to 70%. If approved, the city would have to cover the cost of \$122,680. The grant application is scheduled to be reviewed on August 4<sup>th</sup>.

The staff has been looking for ways to offer continuing education opportunities. A memorandum of understanding has been signed with Columbia Southern University. This would allow employees to enroll in programs as well as their families. There is no cost to the city. A discount on tuition would be offered and books would be free of charge.

The city was notified a RAPZ Tax application in the amount of \$90,000 had been approved for Forrester Acres.

An application in the amount of \$30,000 had been awarded for improvements to the Douglass Mercantile Building.

The Children's Youth Theatre received \$3,200.

Curtis asked if there was any news from the buyer of the parcels formerly owned by Marty Spicer? Craig replied the city is aware of the purchase and the units being up for rent. The city has not had anything officially submitted in regard to any projects on the property.

Wade mentioned The Charcoal Grill is relocating from this area to Federal Avenue in Logan. The rent the new owner was going to charge was more than they could afford to pay. The grill is now closed so they can move.

### **COUNCIL MEMBER REPORTS**

Curtis mentioned he purchased the candy for the council for Saturday's Health Days parade. The council will walk and Mayor Monson will ride in a side by side where she just had knee replacement surgery.



The rec center is doing well. All programs are growing and doing well. More kids have signed up for soccer than ever before.

Sue did not have anything additional to report.

Deon mentioned the Lions Club built 20 beds during the Annual Day of Service. About 3,000 glasses were tested. Two quilts were started. One was completed. People from outside of the city such as Richmond, Bountiful, Riverdale and North Logan all participated with the Smithfield Lions Club. The Lions Foundation donated \$3,000 to help cover the cost of the materials for the beds. Preston Watts Collision and Glass donated \$1,000 as well to help pay for the cost of the beds.

Testing the glasses is an ongoing project throughout the year.

A new president of the local Lions Club will be named on Thursday night.

The Citizen of the Year will be presented at the Youth Theatre production on Friday, May 13<sup>th</sup>. Mayor Monson will be in attendance at the event. Lions Club President Dennis Spraggins will do the presentation.

Deon suggested considering having a place in town for a farmers' market to take place.

Jon mentioned the senior center program is doing well. They appreciate having a little extra funding in the new budget to help pay for the rising cost of food. The senior center committee toured the Park Community Center in Richmond to look at some possible ideas for the future.

The Historical Society will have a display on Saturday, May 14<sup>th</sup> in the Youth Center. They will be commemorating 100 years of the fire department and library as well as 126 years for the Blue Sox.

A contractor has been hired to redo the roof on the Douglass Mercantile Building. The project should be completed by the end of May. The project is being paid for with grant funding. A local contractor is doing the work.

Wade mentioned the library will be doing a book sale on Saturday, May 14<sup>th</sup> as part of the Health Days celebration.

The library staff is working on ways to commemorate the library being open for 100 years.

The fire department is going to put the brush truck on the board at the end of this week. The wildland fire season has already started.

Mayor Monson mentioned the Annual Day of Service was a success. A lot of people participated but not as many as she hoped for. A special thanks to Doug Petersen and Barbara Kent for their help with the event. A lot of cleanup was done in Smithfield Canyon.

Jon mentioned the local elementary schools will be touring the Youth Center during the week as part of the Health Days celebration.

Curtis asked for an update on the cemetery road project. Craig replied the original contractor backed out. The only option now is a complete rebuild of the roads. The estimated cost is \$700,000. There has been \$250,000 budgeted for the project. With the available budget funds some of the interior roads will be redone. Not all roads will be able to be completed.

Wade mentioned a resident who complained about the condition of the cemetery last year stated so far this year it looks better than last year.

Curtis mentioned there are issues at the cemetery around the Dolores Wheeler headstone. The area is just dirt and weeds. This area in the grounds is really struggling.

Jon mentioned getting some of the roads redone is better than none of them being redone. It will be a good project to get started.

Craig mentioned the city has struggled with staffing at the cemetery. The employees have left for other employment on a regular basis. A new employee started to oversee the grounds within the last couple of weeks.

Mayor Monson mentioned there will not be an Arbor Day tree planting ceremony as part of Health Days. The event will be held at a later date.

*\*\*\*The council took a short recess at 8:45 P.M.\*\*\**

*\*\*\*The council meeting was reconvened at 8:52 P.M.\*\*\**

<b>EXECUTIVE SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION. UTAH CODE ANNOTATED 52-4-205 (1) (C).</b>
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*\*\*\*A motion to close the regular council meeting and open the executive session was made by Jon, seconded by Wade and the vote was unanimous.\*\*\**

Yes Vote: Wall, Hyer, Hunsaker, Wells, Campbell

No Vote: None

*The executive session opened at 8:53 P.M.*

Those in attendance: Mayor Monson, Curtis Wall, Sue Hyer, Deon Hunsaker, Jon Wells, Wade Campbell, Craig Giles and Justin Lewis

*\*\*\*A motion to close the executive session and reopen the regular council meeting was made by Wade, seconded by Deon and the vote was unanimous.\*\*\**

Yes Vote: Wall, Hyer, Hunsaker, Wells, Campbell  
No Vote: None

*The executive session closed at 9:24 P.M.*

*\*\*\*Wade made a motion to adjourn at 9:24 P.M.\*\*\**

**SMITHFIELD CITY CORPORATION**

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Kristi Monson, Mayor

**ATTEST:**

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Justin B. Lewis, City Recorder

**SMITHFIELD CITY CORPORATION  
96 South Main  
Smithfield, UT 84335**

**AGENDA**

Public Notice is given that the Smithfield City Council will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, May 11, 2022**. The meeting will begin at 6:30 P.M.

Welcome and Opening Ceremonies by Curtis Wall

1. Approval of the city council meeting minutes from April 13, 2022.
2. Resident Input
3. Continued discussion and possible approval of Roger Davies as a Commissioner on the Smithfield City Planning Commission.
4. Discussion and possible vote on Resolution 22-06, A Resolution accepting a Petition for Annexation on certain real property under provisions of Sections 10-2-403 and 10-2-405, Utah Code Annotated, as amended. The parcels being considered for annexation are located at approximately 600 North 400 West. Parcel Numbers 08-043-0015, 08-042-

0012, 08-042-0013, 08-042-0014, 08-042-0015 and 08-043-0041. The parcels total approximately 28.8 acres.

5. Discussion and possible vote on Ordinance 22-07, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.68 “CC Community Commercial Zone”, Section 17.68.030 “Area, Width and Yard Regulations”.
6. Reading of Arbor Day proclamation.
7. Discussion on the possibility of creating an Arts Council.
8. Discussion on the MPC (Master Planned Community) Zone.
9. Public Hearing, no sooner than 7:00 P.M., for the purpose of discussing the project determined to be applied for in the CDBG Small Cities Program for Program Year 2022. The project is to install a waterline and build a road for a project located on Crow Mountain Road (600 East). Comments will be solicited on the project scope, implementation and its effects on the residents.
10. Public Hearing for the purpose of discussing the Fiscal Year 2023 Budget which is the period of July 1, 2022 through June 30, 2023.
11. Continued discussion on the Fiscal Year 2023 Budget which is the period of July 1, 2022 – June 30, 2023.
12. Discussion and possible vote on Resolution 22-02, a Resolution establishing the monthly culinary water service utility rate.
13. Discussion and update on the 600 West sewer upgrade project.
14. Discussion and update on garbage service.
15. City Manager Report
16. Council Member Reports
17. Executive Session to discuss pending or reasonably imminent litigation. Utah Code Annotated 52-4-205 (1) (c).

Adjournment

**\*\*\*Items on the agenda may be considered earlier than shown on the agenda.\*\*\***

In accordance with the Americans with Disabilities Act, individuals needing special accommodation for this meeting should contact the City Recorder at (435) 792-7990, at least three (3) days before the date of the meeting.