

**SMITHFIELD CITY COUNCIL**

**NOVEMBER 9, 2022**

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, November 9, 2022. The meeting began at 6:30 P.M. and Mayor Kristi Monson was in the chair. The welcome pledge of allegiance and thought/prayer was by Wade Campbell.

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

City Manager Craig Giles, Police Chief Travis Allen, Fire Chief Jay Downs, Golf Course Superintendent Chad Daniels, Golf Course Professional Eric Kleven, Planning Manager Brian Boudrero and City Recorder Justin Lewis were also in attendance.

VISITORS: Bob Holbrook, Michael Heaps, Angela Heaps, Reed Scow, Jon Harrop, Austin Lundskog, Scott Gibbons, Jesse Vega, Dallas Nicoll, Scott Archibald, Jacob Archibald, Casey Hillyard, Tori Hillyard, Jeff Jackson, Tanner Webster, James Grunig, Mike Monson

**APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM OCTOBER 12, 2022.**

\*\*\*A motion to approve the October 12, 2022 city council meeting minutes was made by Wade, seconded by Curtis and the vote was unanimous.\*\*\*

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

No Vote: None

**RESIDENT INPUT**

Angela Heaps read the following letter:

“To: Smithfield City Mayor and Council Members

Nov. 9, 2022

I am writing this letter today out of concern for the future of Smithfield City, and for the future of many longtime residents of this town. I have been a resident of this city for 55 years and have watched it grow from a small farming community to what it is today. I have watched us grow and become more diverse. I have seen our town expand in every direction, and while there have been many positive changes, I am feeling concerned for some things that have been proposed and for future proposals.

I am among a group of residents that have worked hard to have a small piece of land and some animals. I come from a family of farmers that have been hard workers and have striven to be productive members of this community. Smithfield wouldn't be what it is today without it's rich history of farming and agriculture, and while we may not be plowing our fields with a team of horses these days it still takes hard work, money and planning to manage land and animals and

without these types of people being part of our demographic, it will drastically change the feel of this city and the atmosphere that people are moving here for.

I have watched Forrester Acres, which was originally donated to Smithfield City by the Forrester family to be used for EQUESTRIAN USE ONLY change from a horse arena and race track to softball, baseball, soccer, and football fields, as well as becoming the new home for the city maintenance sheds, and green waste drop. I'm glad that so many people are able to go there to recreate and enjoy their hobbies, and we are glad to have the nice equestrian facilities that are there too, but my point is that I feel like we have been pretty willing to share our city with everyone.

A large group of horse loving residents fought hard to keep the equestrian facilities that are there. If we hadn't, I fear there wouldn't be a place for us at Forrester Acres. There are more of us than a lot of people realize, and we need to have a voice, so I am writing this letter to appeal to our City leaders for consideration of us and our way of life. We pay our dues to the city and we pay extra taxes to have our land. Please don't take this away from us by crowding our boundary lines with 10,000 square foot lots, apartments and town homes. I have lived on the west side of Smithfield for 32 years, many of us have small hobby farms which we work hard to have. You may think it will all work out, why can't we mix thousands of new people with the farmers and large animal people? Well, you know as well as I do that we will be outnumbered! There will be things that come with "country life" that all those people didn't think about, like flies and manure smells and farmers on tractors towing large equipment and loads of hay or someone riding a horse on the side of the road. There will be complaints and there are lots more of them than there are of us, so what happens to the farmers and large animal lovers many of which were here first. Not to mention the demands that all of these houses pose for our city resources. Every year we pray for enough snow in our mountains to sustain us through the summer months, yet we are approving large swimming pools in big developments and growth that strains our water supply even greater. Other cities are relying on wells close to our city limits for drinking water and wells in Smithfield have already become compromised with more people drawing on the aquifer that supplies them. We might have enough water today, but one day in the not so far future, we might turn on our taps and they will be dry. No amount of money can make more water, and we might wish we had planned better for our city.

I understand that change and growth are inevitable but rezoning from A-10 (Agricultural 10-Acre) and R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone) to MPC (Master Planned Community) zoning is EXTREME! For us large animal owners it's like putting Lagoon in our backyard! MPC zoning increases people, traffic and potential problems dramatically. It all looks good and fancy on paper, but I feel like some of the planning commissions ideas and projects that are being voted through by the council, seem to have little to no regard for the surrounding areas and residents. They seem to cater to the large contractors who have the money and lawyers and connections to do what makes them the most money, and then they move on, leaving people like us to live with the fall out, forcing us to move or give up our way of life.

Smithfield is growing and everyone contributes to the success and personality of the community, including us farmers and land owners. Please don't get blinded by focusing solely on the possible

revenue that approving these building lots could bring. Please consider the history of our city and the things that have made it the special place that it is. Let's not be the ones that erase that history. Please consider what you want your legacy to be in the role that each of you play at this time in this great city.

I have heard several rude comments when I have expressed concern about how fast things are changing and about our hobbies being at risk, such as "well if you don't like it, then move" or you can't keep people from doing what they want with their property" or "you can't stop growth". We understand that, but couldn't we ease into some of the growth by allowing single family residential properties instead of 300 to 400 homes, apartments and town homes? As small landowners, we would like to be considered too, we bought property where we could have a few animals and enjoy our hobbies. We can't find or afford what we have anywhere else. It's not right or o.k. to push us out and we are relying on you, our city leaders, to look out for us too.

Please vote NO to the request by Visionary Homes to re-zone the parcels located at approximately 700 West 600 North to MPC zone allowing small building lots, apartments and town homes in a primarily agricultural area on Smithfield's northwest side of town.

Thank you, Angela Heaps"

CASEY HILLYARD: I agree with Angie's comments. I am also concerned about the infrastructure in that area. It is already at its limit now. You are not being active in upgrading the system as the city develops. I know my property has been talked about by city employees and elected officials but none of you have ever come to me. There will be a lot more traffic on the corner of 400 North 400 West if the MPC rezone request is approved. I would suggest you come down to the area when school is getting ready to start. It is dangerous. Vehicles don't drive on this road safely. People go way to fast on this corner. We are not ready for 10,000 square foot lots or an MPC in this area. The 400 North road is not ready for this. I think you need review this area before more development is approved.

LEE HELMS: I have a concern about traffic on 400 North. There will be three large developments in this area. They will total over 1,000 building lots. All of them will have at least two cars per unit. All of the traffic will go up and down 400 North. This will become the busiest street in Smithfield. Please consider safety as changes are made in this area. Everyone on 400 North will be impacted by the MPC rezone. Look to funneling traffic elsewhere before approving the MPC rezone request.

<b>YOUTH COUNCIL REPORT</b>
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James Grunig informed the council he is the communications director for the youth council.

James provided an update on recent and future activities of the youth council.

One member helped with a recent tree planting project.

The youth council helped with the Trick or Treat Street event. They helped with the setup and takedown of items.

The light parade was not as enjoyable as people had hoped.

On Saturday, November 12<sup>th</sup> will be the senior citizen masquerade ball. The youth council will meet at 8:00 A.M. to setup and the event will start at noon. The hope is between 150 and 200 people will attend.

The Turkey Trot will happen on Saturday, November 19<sup>th</sup>. The youth council will help at the race stations.

The youth council will help with the setup and takedown for the annual Night of Giving the Smithfield Chamber of Commerce hosts.

A Sub for Santa program is being worked on.

<b>DISCUSSION AND POSSIBLE APPROVAL OF MARTY REEDER AS A MEMBER OF THE LIBRARY BOARD.</b>
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Mayor Monson stated she is submitting the name of Marty Reeder to be a member of the Library Board. Marty is a teacher at Sky View High School.

Wade mentioned the library board approves of the submittal.

Curtis mentioned Marty is an author and has books for sale on Amazon. He is an outstanding person and loves books. He is a good person to have involved with the board.

\*\*\*A motion to appoint Marty Reeder as a member of the Smithfield City Library Board was made by Wade, seconded by Curtis and the vote was unanimous.\*\*\*

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

No Vote: None

<b>DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY GREGORY STABLES LLC FOR APPROVAL OF THE FINAL PLAT FOR THE GREGORY STABLES SUBDIVISION, PHASE 2, A (14) LOT/UNIT SUBDIVISION LOCATED AT APPROXIMATELY 370 NORTH 250 WEST. ZONED R-1-10 PUD (SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FEET PLANNED UNIT DEVELOPMENT OVERLAY ZONE).</b>
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Craig mentioned City Engineer Clay Bodily submitted a staff report for the council to review which discussed the request.

\*\*\*A motion to approve the Final Plat for the Gregory Stables Subdivision, Phase 2, a (14) lot/unit subdivision located at approximately 370 North 250 West was made by Wade, seconded by Sue and the vote was unanimous.\*\*\*

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

No Vote: None

**DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 22-20, AN ORDINANCE REZONING CACHE COUNTY PARCEL NUMBER 08-109-0016 FROM GC (GENERAL COMMERCIAL) TO M-1 (MANUFACTURING). THE PARCEL IS LOCATED AT APPROXIMATELY 881 SOUTH 200 WEST AND IS 10.00 ACRES. THE REQUEST WAS SUBMITTED BY SUMMIT CREEK PARTNERS/AUSTIN LUNDSKOG.**

Wade mentioned a building is already being built on the parcel. Mayor Monson mentioned the Roolee Boutique was going to build on this parcel and then sold it.

Austin Lundskog mentioned construction of the building started in 2019 or 2020. The project then stalled for approximately 1 ½ years. Austin purchased the parcel and is working to finish building the building.

The intent is to lease the space for warehousing if the rezone is approved. There are other industrial type businesses in the surrounding area and warehousing space is needed.

Curtis mentioned the cement work and floor was previously done and Austin has worked to build the building.

\*\*\*A motion to adopt Ordinance 22-20, an Ordinance rezoning Cache County Parcel Number 08-109-0016 from GC (General Commercial) to M-1 (Manufacturing) was made by Wade, seconded by Jon and the vote was unanimous.\*\*\*

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

No Vote: None

**DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 22-21, AN ORDINANCE REZONING CACHE COUNTY PARCEL 04-006-0001 FROM A-10 (AGRICULTURAL 10-ACRE) TO CC (COMMUNITY COMMERCIAL). THE PARCEL IS LOCATED AT APPROXIMATELY 1050 SOUTH MAIN STREET AND IS APPROXIMATELY 7.72 ACRES. THE REQUEST WAS SUBMITTED BY TANNER WEBSTER.**

Tanner Webster stated the intent is to possibly develop the parcel with a convenience store and a couple of restaurants. The request follows the General Plan.

Wade stated his concern was access onto the highway. A new signal light was recently installed at 1000 South Main. Access should be considered as the parcel is developed.

Curtis mentioned the property owner of the parcel formerly owned by Expertec is providing access going to the west on the north side of property. This parcel is located south of the parcel being considered for rezone.

Chad Harris mentioned he owns the property south of the parcel being considered for rezone. Chad owns a dental office and building operated by a chiropractor. Chad does not want to see access to the parcel being rezoned through his property. Curtis mentioned the discussion has been that a new road will be built long term south and west of Chad's parcels running north and south to access 1000 South.

Jon mentioned UDOT (Utah Department of Transportation) will ultimately decide access off of the highway.

Chad mentioned he has enough property west of his existing buildings where approximately five more buildings could be built. The intent of the area was this would be a gateway to the city and a professional plaza area.

Chad stated he did not want access through his property to the parcel being developed. Mayor Monson mentioned UDOT will ultimately decide where access is granted off of the highway.

\*\*\*A motion to adopt Ordinance 22-21, an Ordinance rezoning Cache County Parcel Number 04-006-0001 from A-10 (Agricultural 10-Acre) to CC (Community Commercial) was made by Curtis, seconded by Wade and the vote was unanimous.\*\*\*

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

**DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 22-22, AN ORDINANCE REZONING CACHE COUNTY PARCEL NUMBERS 08-042-0003, 08-042-0025, 08-042-0024 AND 08-042-0007 FROM A-10 (AGRICULTURAL 10-ACRE) AND R-1-10 PUD (SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FEET PLANNED UNIT DEVELOPMENT OVERLAY ZONE) TO MPC (MASTER PLANNED COMMUNITY). THE PARCELS ARE LOCATED AT APPROXIMATELY 700 WEST 600 NORTH AND TOTAL APPROXIMATELY 66.49 ACRES. THE REQUEST WAS SUBMITTED BY VISIONARY HOMES, LLC/PARKER MCGARVEY.**

Wade mentioned he is concerned with growth. Many residents have reached out to him with major concerns about growth. Residents are not happy with all of the developments which have been previously approved. It is a hard decision to decide what is best. This area of town has grown a lot.

The road on the west side of area being considered for rezone, 800 West, is a problem and will continue to be a problem.

Wade stated he voted to support the creation of the MPC Zone. Traffic studies and other pertinent information has been supplied by the developer but the request is still troublesome.

Maximizing the density on some parcels to save other parcels from being developed is a good thought. One issue is there is no guarantee those other parcels won't be developed long term. Water will be saved where homes take up the land formerly watered for agricultural purposes. Growth is a concern and will continue to be a concern.

Jon mentioned in the last year or so two MPC rezone requests have been granted. The planning commission spent a lot of time, almost two years, creating the code which governs the MPC zone. There is no way to see what one of these developments will look like at this time. None of the parcels have been built out and it will take many years to do so.

Jon asked Scott Gibbons, chairman of the planning commission, to give a brief overview of why the MPC Zone was created.

Scott mentioned at the time the smallest allowed parcel size was 10,000 square feet or an R-1-10 designation. This would cause sprawl because no smaller building lot options were available.

The ordinance is not perfect and is still being worked on. The intent was to keep large developments on smaller tracts of land.

Another item of concern in the past was having large areas of only condominiums or apartments. They were condensed only in certain areas. The intent was to mix these types of units into other places as well. Not just having groupings of homes only and apartments only but having a mix of them together. The thought process was a child could live in a townhome close to mom and dad when they leave home and go on their own.

Wade stated his concerns all along have been 800 West and Saddleback Road. Neither of these roads are any better today.

Curtis asked Wade what a solution should be? The council recently denied a multi-family request on the interior of a block in the middle of the city. People don't want these types of units inside the city or on the outside edge as well.

Curtis mentioned a resident thought over 300 building permits were issued per year in the city. The last time Curtis checked 106 had been issued in the previous twelve months. For the entire city not as many building permits are being issued as people think. Neighborhood Housing Solutions is on a ten-year plan with their development. Visionary Homes is slowly building on a long-term plan. Building is going to slow down even more as interest rates keep rising.

Curtis asked how many building permits were issued in the last month? Brian Boudrero replied eleven.

Curtis mentioned the MPC Zone includes trails and open space requirements. One home in town used enough water in one month on their grass for eleven homes. The roads in the city are not perfect and need to be addressed. None of these MPC zone projects will be viewable in their entirety for at least eight to nine years. Natural growth and pricing will dictate how fast things

grow. People don't want internal or outside edge growth. People are moving back to Cache Valley after having moved away when they were younger.

Wade stated he supported seeing inner blocks utilized as he utilizes an inner block area for agricultural purposes. Other areas in town on the inner block area are nothing but weeds.

Deon mentioned on Election Day the residents of Cache Valley approved an open space bond. Deon voted against it. Deon stated it will cost everyone in the valley more money. Everyone will pay property tax on the bond. The existing undeveloped land will increase in price because when other land is no longer available for development it increases the value of the remaining land. If the cost of land increases the cost of a new home increases.

Deon stated in his opinion open space is better preserved by cities preserving the land through zoning. Bigger building lots require more land to be developed. Many people who moved away years ago are moving back. There are more jobs available in the valley than in the past. People are now longer moving away they are staying here when they leave home. Growth is coming. When Deon was young there were not any buildings along the highway from 1000 North Main in Logan all the way to Smithfield. Hyde Park and North Logan, at the time, were located much further to the east away from the highway. More growth will continue to happen. The MPC zone is a piece of the future.

Jon mentioned there are double frontage lots along 800 West. The road, 800 West, is considered a collector road.

Jon asked the developer to assure the driveways to these homes would be from the interior of the development not onto 800 West.

Jon mentioned the same needs to happen along the northern boundary as well. No access onto the main road. All of the access needs to be on the interior of the development. Dallas Nicholl replied access on the north and west would all be from the interior. Curtis mentioned this was a requirement of the planning commission as well.

Jon asked if a fence could be installed along 800 West? Jon's concern was people with boats and trailers could easily use 800 West to access the back of their homes. Dallas replied the city can make sure there is only interior access during building permit approval process as well since the city must sign a zoning clearance.

Dallas mentioned the covenants, codes and restrictions can also include no access off of 800 West.

Curtis mentioned he did not think this would be an issue because on 1000 East and 250 East there are developments like this and none of the homes are accessed from the back.

Dallas mentioned there is a small strip of common area along the northern boundary which will keep people from accessing those lots from the north side as well.



Brian mentioned the planning commission asked the developer to install a fence along the western and northern boundaries of the development.

Curtis mentioned the planning commission also discussed driveway lengths and additional parking spaces as part of their discussion.

\*\*\*A motion to adopt Ordinance 22-22, an Ordinance rezoning Cache County Parcel Numbers 08-042-0003, 08-042-0025, 08-042-0024 and 08-042-0007 from A-10 (Agricultural 10-Acre) and R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone) to MPC (Master Planned Community) was made by Curtis, seconded by Wade and the motion passed by a vote of 3-2.\*\*\*

Yes Vote: Wall, Hunsaker, Wells

No Vote: Hyer, Campbell

**PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING ORDINANCE 22-24, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 2 “ADMINISTRATION AND PERSONNEL”, CHAPTER 2.16 “CITY OFFICERS GENERALLY” BY ADDING IN ITS ENTIRETY SECTION 2.16.170 “HEARING OFFICER”.**

*The public hearing was opened at 7:32 P.M.*

There were not any comments or questions.

*The public hearing was closed at 7:32 P.M.*

**DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 22-24.**

Mayor Monson mentioned if an employee wants to file an appeal there is an appeals process. This ordinance would create a hearing officer position who would oversee the appeal hearing. Craig replied the hearing officer would deal with employee grievances. The staff feels it is better to have a hearing officer than a board for these types of issues.

Curtis asked if this was an issue in the past? Craig replied the city should have had a board in place but one was actually never formed.

Curtis mentioned this should help to protect the employee and the city. Craig concurred and mentioned this outlines what happens if a grievance is filed.

\*\*\*A motion to adopt Ordinance 22-24, an Ordinance amending the Smithfield City Municipal Code Title 2 “Administration and Personnel”, Chapter 2.16 “City Officers Generally” by adding in its entirety Section 2.16.170 “Hearing Officer” was made by Wade, seconded by Sue and the vote was unanimous.\*\*\*

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

No Vote: None

**DISCUSSION AND POSSIBLE APPROVAL OF A HEARING OFFICER.**

Craig informed the council Judge Matthew Funk is willing to serve as the hearing officer for the city.

Judge Funk is the judge for Richmond and Providence.

Curtis asked if he is only paid when needed? Craig replied that is correct.

Curtis asked if this will be a yearly renewal? Craig replied Judge Funk will stay the hearing officer as long as he wants or until the council chooses to replace him. It does not require yearly approval.

\*\*\*A motion to appoint Judge Matthew Funk as the Smithfield City Hearing Officer was made by Jon, seconded by Wade and the vote was unanimous.\*\*\*

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

No Vote: None

**PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING RESOLUTION 22-12, A RESOLUTION AMENDING THE PREVAILING FEE SCHEDULE OF THE CITY SPECIFICALLY THE MONTHLY SEWER UTILITY RATE.**

*The public hearing was opened at 7:37 P.M.*

There were not any comments or questions.

*The public hearing was closed at 7:37 P.M.*

The discussion and possible vote of the city council on this Resolution will happen at the Wednesday, December 14<sup>th</sup> city council meeting.

**DISCUSSION AND POSSIBLE VOTE ON AMENDMENTS TO THE EMPLOYEE PERSONNEL MANUAL.**

Craig mentioned “Article V – Fire Duty” of the personnel manual needs to be updated to match the fire department policy. The entire existing policy would be replaced and match current department policy.

In “Article IV- Suspension”, “Article V – Demotions”, and “Article VI – Dismissal” the “appeals board” would be replaced with “hearing officer”.

“Article VIII – Appeal Procedure” would be added in its entirety.

A new section entitled “Smithfield City First Responder Mental Health and Wellness Program” would be added in its entirety.

House Bill 23 made a requirement to provide mental health counseling to first responders.

The city is offering this service to all full-time employees not just first responders.

The city has contracted with Blomquist Hale for this service.

State statute is being adopted as policy in this regard.

Jon asked for clarification on who is entitled to this service. Craig replied the law only requires for first responders but the city has included all full-time employees.

Jon asked if the families of full-time employees are included? Craig replied they are required as state code requires it.

Curtis asked if legal counsel reviewed this new section? Craig replied legal counsel did not review this section because it is based off of existing state code.

\*\*\*A motion to adopt amendments to the Employee Personnel Manual was made by Wade, seconded by Curtis and the vote was unanimous.\*\*\*

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

No Vote: None

<b>DISCUSSION ON THE SPRINKLER SYSTEM AT THE BIRCH CREEK GOLF COURSE WITH GOLF COURSE SUPERINTENDENT CHAD DANIELS.</b>
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Golf Course Superintendent Chad Daniels reviewed the sprinkling system at the golf course.

The golf course opened in 1963.

In 1978 additional land was purchased and twelve new holes added. Three holes were closed.

Typically, sprinkler systems are replaced every 20 to 25 years.

The oldest portion of the sprinkling system was installed in the 1960's and the newest section was installed in 1978.

The current system is very labor intensive to keep it functioning.

The sprinkler heads are spaced every ninety feet and go down the middle of the fairway.

All watering outside of these areas is down manually.

A new pump station was installed. This year was the first year it was used for an entire season. The pump station was built to accommodate a new irrigation system.

The pipe which is currently installed in the ground is minimal in size. The pump station cannot be maximized because of the limited pipe size.

The sprinkler heads which were installed in 1978 are outdated. Parts are no longer available for purchase. When one of the heads fail it costs \$130 for the parts to replace it. Around 25 failed this year.

There are hundreds of sprinkler heads throughout the golf course.

The current sprinkling system is not efficient. It is estimated the system is less than 50% efficient.

Hoses are used 24/7 to cover areas during the summer months to keep the course playable.

Chad's proposal to the city council was to get an engineered plan for a new sprinkling system.

Jim Ruelle does this type of plan for golf courses only.

Currently, Jim is working on 15 of these types of projects.

The estimated cost is \$20,000 to \$30,000.

The engineered plan would be a bid ready document even if the system were replaced in phases.

Jon asked if a new system was installed how much water could be saved? Chad replied that is an unknown. Right now watering is all or none on the current system. It does not allow for select watering of areas like a new system would.

The pressure in the current system varies from 110 psi (pounds per square inch) to 150 psi. The pressure is very high. A new system would be approximately 60 psi. This would allow for more watering at night rather than during the day which is currently being done.

The sprinkler heads in a new system would be 60 feet apart not the current distance of 90 feet. Better coverage means more water will be saved.

Jon asked Chad if he thought at least 20% would be saved? Chad replied he would estimate at least 20% if not more.

Wade asked if the request is to use funds from the budget to pay for the plan? Craig replied that is correct. There are grants available for water wise systems as well as efficiency improvements. Without a design and cost estimate the city cannot apply for these grants.

Curtis asked if a new system would have smart controls? Chad replied the current system has that capability.

Curtis mentioned a system which requires less pressure will be more efficient.

Chad mentioned there will be a cost savings on electricity as well.

Curtis stated he supported having the study completed.

Mayor Monson mentioned the only way to apply for grants is to have this information available.

The consensus of the council was to have Jim Ruelle complete an engineered study on a new sprinkling system for the golf course.

<b>DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 22-13, A RESOLUTION UPDATING THE PREVAILING FEE SCHEDULE OF THE CITY.</b>
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Craig mentioned himself, Chad Daniels and Eric Kleven reviewed the fees at the golf course now the season is over and would like to make some changes.

One big change would be to offer a season pass rather than an annual pass.

The proposed changes/updates were as follows:

Season Pass

Adult Regular – Age 18 to 59 (November 1 <sup>st</sup> – October 31 <sup>st</sup> )	\$1,100
Senior – Age 60 plus (November 1 <sup>st</sup> – October 31 <sup>st</sup> )	\$1,000
Fall Season Pass (September 1 <sup>st</sup> through close of course)	\$350

Punch Pass

Regular 20 Rounds – 9 holes	\$320
Senior 20 Rounds – 9 holes	\$280
Regular 20 Rounds – 9 holes with cart	\$480
Senior 20 Rounds – 9 holes with cart	\$440
Christmas/Valentines/Spring – Regular 20 Rounds – 9 holes (December 1 <sup>st</sup> – March 31 <sup>st</sup> )	\$300
Christmas/Valentines/Spring – Senior 20 Rounds – 9 holes (December 1 <sup>st</sup> – March 31 <sup>st</sup> )	\$260
Regular 10 Rounds – 9 holes	\$170
Senior 10 Rounds – 9 holes	\$150
Black Friday 10 Round – 9 holes	\$150

Eric Kleven informed the council many of the punch pass holders play every day, Monday through Friday. Over the course of a year it equates to about \$5.00 per round they are paying.

The golf course is usually playable seven to eight months per year.

Some golf courses in the state no longer offer season passes as a way to boost revenue by making the player pay the regular fee each time they play.

The vast majority of the people playing the Birch Creek Golf Course in November are season pass holders.

Mayor Monson asked how many season pass holders there are? Eric replied around 60 to 80 per year which equates to about 10% of the green fee revenue received by the course.

Curtis asked how big the men's association is? Eric replied it is the largest in the state with 532 members.

Wade mentioned several residents told him they are happy the golf course is able to cover its expenses.

Mayor Monson mentioned some users of the golf course miss having golf carts included in the season pass cost.

\*\*\*A motion to adopt Resolution 22-13, a Resolution updating the Prevailing Fee Schedule of the City was made by Curtis, seconded by Wade and the vote was unanimous.\*\*\*

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

No Vote: None

## **CITY MANAGER REPORT**

Craig mentioned the Birch Creek well should be repaired and operational by the end of the week of November 14<sup>th</sup>.

The city experienced a major water leak on 100 North 600 West on the morning of Wednesday, November 9<sup>th</sup>. A settling problem caused the waterline to rupture. The million-gallon tank was drained because of the leak. The SCADA system which alerts the Public Works Department of changes in the system failed and did not send out a notification to the staff. The settling problem has affected the trail along the pickle ball courts. Water in the area was shut off for approximately five hours while the repair was made. The area will need to be cleaned up and repaired after it dries out.

Wade asked if a notice was sent out to the residents effected by the waterline being shutoff in the area? Craig replied a notice was not put out to the entire city. The water was only shutoff a few hours so a notice was not delivered.

Curtis asked if there would be a job search to replace Doug Petersen? Craig replied right now Josh Wright is the Interim Public Works Director. Nothing is being advertised right now while he is being evaluated. Josh has worked for the city for a long time and is very dedicated and knowledgeable.

Chief Allen mentioned the police department has recently received seven new Ford F150's and two new Toyota Tundra pickup trucks. The intent was to rotate out two more vehicles in the next fiscal year (2024). The trucks which were recently received took ten to eighteen months to receive from when they were ordered. A supplier the city works with, The Bancorp, has two new Ford F150's another entity did not end up taking. They have been offered to the city. The city has the option to take these two trucks or wait and order two new trucks next year with an unknown delivery date. The Dodge Durango's are being surplused. So far three have been sold for approximately \$53,000. Those funds could be used to purchase one new truck and lease one new truck.

Craig mentioned if the council approves the purchase one of the trucks would be purchased outright and the other truck would be leased.

Wade asked what a truck costs to purchase? Chief Allen replied the truck costs approximately \$38,000 and an additional \$10,000 is needed to properly outfit the truck for public safety use.

Jon asked how many vehicles the department owns? Chief Allen replied eight vehicles are being leased and five have been purchased.

Jon asked if there is a preference to leasing or owning? Craig mentioned the city has had good luck with the leasing program. When used as a patrol vehicle it is hard on the vehicle. The investigator and code enforcement vehicles are used differently so they are better to be owned.

Chief Allen mentioned an equipped vehicle can be leased for about \$7,500 a year so there is not such a big impact of having to pay upfront the entire cost of the vehicle.

The consensus of the city council was to purchase the two new trucks now.

<b>COUNCIL MEMBER AND MAYOR REPORTS</b>
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Deon mentioned the Lions Club will be hosting a blood drive on Monday, December 19<sup>th</sup>.

Sue mentioned the Lions Club and youth council will be hosting the senior citizen masquerade ball on Saturday, November 12<sup>th</sup>.

Jon mentioned the Historical Society applied for a grant, up to \$50,000, for the Douglass Mercantile Building.

The seniors are meeting weekly and will have their annual Thanksgiving Day lunch on Tuesday, November 15<sup>th</sup>.

Mayor Monson mentioned the first senior center newsletter was distributed this week.

Wade mentioned the library board is going through some training with the state.

Right now there are two jobs being advertised for the library. One is to help with social media and programming and the other position is to replace an employee who is leaving.

Wade mentioned the fire department is busy with a lot of calls. Right now the department is trying to replace some employees who accepted employment elsewhere.

Mayor Monson mentioned she attended a recent library staff meeting. Karen and the staff are doing a great job.

Curtis mentioned he talked with Brett Daniels and Richard Varela about the Ambassador program for the city.

Curtis contacted several other cities to see what they are doing in this regard.

Curtis is creating a summary sheet of what others are doing and some possible options for the council to consider with the program moving forward.

The DUP (Daughters of Utah Pioneers) took over the parade float in Clarkston where they no longer have a royalty.

Curtis mentioned he is in the process of gathering some information on some grass that can reduce watering by 30%. The seed sells for \$9.82 per bag. A place in Salt Lake received 1,000 bags and sold them in 47 minutes. One bag will provide enough seed for 1,000 square feet.

Curtis and representatives from Visionary Homes are going to contact Hobbs Turf Farm in Franklin, Idaho to see if they are willing to grow this blend of grass. Typically it takes about two years to establish grass which can be cut for sod and then regrow.

Mayor Monson mentioned the Arts Council met on Tuesday, November 8<sup>th</sup> at the library. It was discovered the art which is hung in the library is not hung properly.

An art sale will be held on Friday, December 2<sup>nd</sup> from 5:30 to 8:00 P.M. Teachers from Sky View High School will be involved. Some of the proceeds from the sale will be retained by the Arts Council. The funds will then be utilized to help properly hang and display the artwork in the library as well as change the lighting on the artwork. A food truck will be invited to come and be part of the event. Advertising on the event will start soon.

*\*\*\*Wade made a motion to adjourn at 8:21 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, November 9, 2022**. The meeting will begin at 6:30 P.M.

Welcome pledge of allegiance and thought/prayer by Wade Campbell

1. Approval of the city council meeting minutes from October 12, 2022.
2. Resident Input
3. Recognition of Cathy Brooksby for years of dedicated service overseeing the Health Days Ambassador program.
4. Discussion and possible approval of Marty Reeder as a member of the Library Board.
5. Discussion and possible vote on the request by Gregory Stables LLC for approval of the Final Plat for the Gregory Stables Subdivision, Phase 2, a (14) lot/unit subdivision located at approximately 370 North 250 West. Zoned R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone).
6. Discussion and possible vote on Ordinance 22-20, an Ordinance rezoning Cache County Parcel Number 08-109-0016 from GC (General Commercial) to M-1 (Manufacturing). The parcel is located at approximately 881 South 200 West and is 10.00 Acres. The request was submitted by Summit Creek Partners/Austin Lundskog.
7. Discussion and possible vote on Ordinance 22-21, an Ordinance rezoning Cache County Parcel 04-006-0001 from A-10 (Agricultural 10-Acre) to CC (Community Commercial). The parcel is located at approximately 1050 South Main Street and is approximately 7.72 acres. The request was submitted by Tanner Webster.
8. Discussion and possible vote on Ordinance 22-22, an Ordinance rezoning Cache County Parcel Numbers 08-042-0003, 08-042-0025, 08-042-0024 and 08-042-0007 from A-10 (Agricultural 10-Acre) and R-1-10 PUD (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone) to MPC (Master Planned Community). The

parcels are located at approximately 700 West 600 North and total approximately 66.49 acres. The request was submitted by Visionary Homes, LLC/Parker McGarvey.

9. Public Hearing for the purpose of discussing Ordinance 22-24, an Ordinance amending the Smithfield City Municipal Code Title 2 “Administration and Personnel”, Chapter 2.16 “City Officers Generally” by adding in its entirety 2.16.170 “Hearing Officer”.
10. Discussion and possible vote on Ordinance 22-24.
11. Discussion and possible approval of a Hearing Officer.
12. Public Hearing for the purpose of discussing Resolution 22-12, a Resolution amending the Prevailing Fee Schedule of the city specifically the monthly sewer utility rate.
13. Discussion and possible vote on amendments to the Employee Personnel Manual.
14. Discussion on the sprinkler system at the Birch Creek Golf Course with Golf Course Superintendent Chad Daniels.
15. Discussion and possible vote on Resolution 22-13, a Resolution updating the Prevailing Fee Schedule of the City.
16. Discussion on the workweek of December 26<sup>th</sup>.
17. City Manager Report
18. Council Member and Mayor Reports

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.