

SMITHFIELD CITY COUNCIL

JUNE 14, 2023

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, June 14, 2023. 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 Jon Wells.

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

City Manager Craig Giles, Interim Fire Chief Jeff Peterson, City Engineer Clay Bodily, Interim Library Director Karen Bowling, Golf Superintendent Chad Daniels, Recreation Director Brett Daniels, Planning Manager Brian Boudrero, Police Chief Travis Allen, Public Works Director Josh Wright and City Recorder Justin Lewis were also in attendance.

VISITORS: Robert Laursen, Rod Hammer, Jeff Barnes, Bayler Gunnell, Karl Lambert, Todd Orme, Bob Holbrook, Aaron Rudie, Jenn Staker, Chris Harrild, Caralee Stokes, Chris Olsen, Stuart Reis

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM MAY 10, 2023.

A motion to approve the May 10, 2023 City Council Meeting minutes was made by Wade, seconded by Sue and the vote was unanimous.

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

No Vote: None

DISCUSSION WITH CACHE COUNTY FIRE CHIEF ROD HAMMER.

Mayor Monson introduced Cache County Fire Chief Rod Hammer.

Chief Hammer informed the council the proposal in no way effects the current agreement with Richmond City.

The issue is the lack of firefighters during daytime hours in the north end of Cache Valley. It is hard to get volunteers during the day when people are at work.

The proposal is to put two personnel in the Richmond Fire Station, Monday through Friday from 8:00 A.M. to 5:00 P.M.

Richmond is a good location for the employees to be able to quickly get to any area in the north end of the valley.

Because of the contract, Smithfield will have final say in fire service for Richmond City.

The intent is to have a cooperative agreement between the agencies.

There are some large commercial businesses close to Richmond: Lower Foods, Pepperidge Farms, Casper's Ice Cream and Presto Products. If there is a fire at any of those facilities a fast response time is a must.

Wade concurred it is hard to get volunteers and this agreement could be a good thing for all involved.

Chief Hammer mentioned a benefit Smithfield could see is because of the mutual aid contract if the Smithfield fire department is already out on calls and more staffing is needed the employees from Richmond could respond to a call in Smithfield.

Wade asked if new employees would be hired by the county? Chief Hammer replied the intent is to hire part-time employees. The hope is to hire employees from the Smithfield Fire Department who would like extra hours outside of their normal work schedule. These employees already know the policies and procedures of the Smithfield Fire Department. The hours would be limited to less than 30 per week because the job would be non-benefited.

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 23-09, A RESOLUTION OF SUPPORT FOR A COOPERATIVE AGREEMENT BETWEEN RICHMOND CITY, SMITHFIELD CITY AND THE CACHE COUNTY FIRE DISTRICT FOR DAYTIME STAFFING OF FIREFIGHTERS IN THE RICHMOND, UTAH FIRE STATION.

A motion to adopt Resolution 23-09, a Resolution of support for a cooperative agreement between Richmond City, Smithfield City and the Cache County Fire District for daytime staffing of firefighters in the Richmond, Utah fire station was made by Wade, seconded by Curtis and the vote was unanimous.

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

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY BAYLER GUNNELL FOR APPROVAL OF THE FINAL PLAT FOR THE GUNNELL MINOR SUBDIVISION, A (2) LOT/UNIT SUBDIVISION LOCATED AT APPROXIMATELY 119 WEST 100 SOUTH. PARCEL NUMBER 08-086-0065. ZONED R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FEET).

Bayler Gunnell informed the council he owns the property and there is a house currently located on it. The intent is to split off the extra land and create a new building lot.

Wade stated he did not have any concerns where it is not creating a flag lot or interior lot and the new lot will have frontage on an existing city street.

A motion to approve the Final Plat for the Gunnell Minor Subdivision, a (2) lot/unit subdivision 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 THE REQUEST BY VISIONARY HOMES FOR APPROVAL OF THE AMENDED FINAL PLAT FOR THE VILLAGE AT FOX MEADOWS PUD, PHASE 4, A (9) LOT/UNIT SUBDIVISION LOCATED AT APPROXIMATELY 735 WEST 600 NORTH. ZONED R-1-10 (PUD) (SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FEET PLANNED UNIT DEVELOPMENT OVERLAY ZONE).

Wade asked why the final plat was being amended? Brian stated the developer wants to split the original Phase 4 into two phases because of the amount of infrastructure which needs to be installed. Rather than one large phase; the developer would like to have two smaller phases. Eventually the remaining parcel will be Phase 7.

Curtis asked if three more phases still need to be approved? Brian replied later in this meeting Phases 5 and 6 will come before the council for consideration. Down the road Phase 7 will come to the council for consideration.

A motion to adopt the amended Final Plat for The Village at Fox Meadows PUD, Phase 4, a (9) lot/unit subdivision 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 THE REQUEST BY VISIONARY HOMES FOR APPROVAL OF THE FINAL PLAT FOR THE VILLAGE AT FOX MEADOWS MPC, PHASE 5, A (61) LOT/UNIT SUBDIVISION LOCATED AT APPROXIMATELY 575 NORTH 600 WEST. ZONED MPC (MASTER PLANNED COMMUNITY).

Jon asked if this phase is the first phase that is zoned MPC (Master Planned Community)? Brian replied that is correct.

Jon asked why this is Phase 5 of the project and not Phase 1? Brian replied because the developer is using the phasing numbers for the entire subdivision of which some is zoned PUD (Planned Unit Development) and some is zoned MPC. Curtis asked if there is any issue with how it is named? Brian replied the staff does not have any concern in this regard.

A motion to approve the Final Plat for The Village at Fox Meadows MPC, Phase 5, a (61) lot/unit subdivision was made by Curtis, seconded by Jon and the vote was unanimous.

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

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY VISIONARY HOMES FOR APPROVAL OF THE FINAL PLAT FOR THE VILLAGE AT FOX MEADOWS MPC, PHASE 6, A (57) LOT/UNIT SUBDIVISION LOCATED AT APPROXIMATELY 650 NORTH 550 WEST. ZONED MPC (MASTER PLANNED COMMUNITY).

A motion to approve the Final Plat for The Village at Fox Meadows MPC, Phase 6, a (57) lot/unit subdivision was made by Sue, seconded by Wade and the vote was unanimous.

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

DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY NEIGHBORHOOD NONPROFIT HOUSING CORPORATION, FOR APPROVAL OF THE FINAL PLAT FOR THE SMITHFIELD POINTE SUBDIVISION, PHASE 4, A (32) LOT/UNIT SUBDIVISION LOCATED AT APPROXIMATELY 540 EAST 780 NORTH. ZONED MPC (MASTER PLANNED COMMUNITY).

Wade asked if this is the first MPC phase in the subdivision? Brian replied this will be the second approved phase in the area with MPC zoning.

A motion to approve the Final Plat for the Smithfield Pointe Subdivision, Phase 4, a (32) lot/unit subdivision 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 23-17, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 “ZONING REGULATIONS”, CHAPTER 17.120 “USE MATRIX TABLE”, SECTION 17.120.010 “USE ALLOWANCE MATRIX”.

Wade asked what prompted the creation of this ordinance? Brian replied in the last year he has come across several of these requests which are very similar in nature. They all basically have the same conditions put in place. Not all of these types of businesses, “Home Occupation – Disruptive”, need to go before the planning commission. This would also allow the staff to send any controversial request, which is not a normal request, to be sent to the planning commission for review and approval or denial. One such request will be heard by the planning commission at their meeting on June 21st.

Curtis asked for an example of a disruptive home occupation. Brian replied a flower shop located in a home which has an employee and does deliveries. Basically any home-based business with vehicles coming and going is considered disruptive. Curtis mentioned in this case disruptive is more about traffic than noise? Brian replied that is correct. Any request with a noise related concern will automatically go to the planning commission for approval or denial.

Brian mentioned a daycare is also considered a disruptive business and that is what the request is for next week.

Curtis asked if Preston Watts Autobody is considered disruptive because they have their employees park on the city street during the day? Brian replied they are a commercial business so they have different rules. This ordinance only applies to “Home Occupation – Disruptive” business license requests.

A motion to adopt Ordinance 23-17, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix” was made by Curtis, 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 23-06, A RESOLUTION AMENDING THE FISCAL YEAR 2023 BUDGET WHICH IS THE PERIOD OF JULY 1, 2022 THROUGH JUNE 30, 2023.

The public hearing was opened at 6:53 P.M.

There were not any comments or questions.

The public hearing was closed at 6:54 P.M.

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 23-06.

Wade mentioned all of his questions have been answered as the council has listened to requests over the last several months.

Jon did not have any concerns.

A motion to adopt Resolution 23-06, a Resolution amending the Fiscal Year 2023 Budget 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 RESOLUTION 23-07, A RESOLUTION ADOPTING THE FISCAL YEAR 2024 BUDGET WHICH IS THE PERIOD OF JULY 1, 2023 THROUGH JUNE 30, 2024.

Wade mentioned this has been one of the harder budgets to balance. A lot of time and effort has been spent. The property tax rate and amount will be finalized at a later date.

Mayor Monson mentioned the department heads save money and don't spend up to their budgeted amount if they don't need something. They save money where they can and don't just go out and frivolously buy things. The proposed budget is sound and has been worked on for many months.

Wade mentioned not all requests were funded but he appreciated the department heads for working with what is approved.

Curtis mentioned this was the eighth budget he has worked on. Two with Mayor Simmons, four with Mayor Barnes and two with Mayor Monson. A lot of work was done previously and information disseminated when the property tax rate was held or adjusted in the past.

Curtis stated he was struggling with keeping the status quo on wages and other options should be considered moving forward. The department heads should be able to evaluate each member of their department and give them an increase based on the value of the work they do. The council and staff should consider not doing just a cost-of-living increase moving forward. The amount being given through the cost-of-living increase can amount to a lot of money for those employees on the higher end of the wage scale. This discussion has not taken place in the past but needs to happen in the future. Wade replied there are two different items to discuss; merit increases and cost of living adjustments. Some of the employees are worth the seven percent cost of living increase and some are not. Other factors should be considered in future years. Curtis mentioned the department head should have more control on determining how much each employee is given. Better employees should be paid more. All departments have good employees but some employees are more important than others. Valuable employees should be rewarded. Deon mentioned he stated at the last council meeting he feels there should be a tiered structure over a cost-of-living increase and he feels the same way now. The city does not have the commercial tax base other cities have. Approximately 92% of the taxable property in the city is residential. Residents pay a higher amount here than in other cities because of the lack of commercial businesses. The Cache County Treasurer's Office supplied this information to Deon.

Jon asked how grants are figured into the new budget. Craig replied grants are not included until they are received as they are typically an unknown.

Mayor Monson mentioned Jon will be putting together some property tax information to send out to the residents regarding the proposed increase as well as the public safety utility fee going away.

A motion to adopt Resolution 23-07, a Resolution adopting the Fiscal Year 2024 Budget was made by Wade, seconded by Jon and the motion passed by a vote of 4-1.

Yes Vote: Wall, Hyer, Wells, Campbell

No Vote: Hunsaker

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 23-08, A RESOLUTION SUPPORTING AN APPLICATION TO THE WATER CONSERVATION FIELD SERVICES PROGRAM.

Craig informed the council the staff would like to apply for a water system optimization grant. The grant is about optimizing the culinary water system. Information gathered from this project can then be used to apply for other funding opportunities in the future. A Resolution of support by the council is required to apply for the grant.

A motion to adopt Resolution 23-08, a Resolution supporting an application to the Water Conservation Field Services Program was made by Jon, seconded by Wade and the vote was unanimous.

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

DISCUSSION ON CULINARY WATER CAPITAL IMPROVEMENT PROJECTS.

Craig mentioned the Capital Improvement Project list in the Water Enterprise Fund consists of twelve projects with an estimated cost of \$20,000,000. A new water tank is needed. The actual cost, depending on the location, will be approximately four to six million dollars. It is estimated the projects will cost closer to twenty-five million dollars because of inflation.

Costs are still increasing substantially. A sewer project estimated at approximately one million dollars ended up costing between two and three million dollars.

There is a 100-year-old spring line in the canyon which needs to be replaced. It crosses the river several times. There was a concern with the flooding this spring the waterline could be damaged beyond repair. The line is exposed in some places and leaking in others. The estimated project cost is six million dollars.

There is approximately four million dollars in the fund balance. Money has been saved in the past but there is not anywhere near enough funds available for these projects.

The two options are to bond or do nothing. What does the council want to do?

Wade asked if the estimate for the new water tank includes the purchase of land? Clay replied the engineering firm included property acquisition in the estimate but it will vary based on the location and cost.

Jon asked if the tank would be a 2-million-gallon tank or a 3-million-gallon tank as he had heard both numbers. Craig replied both sizes had been considered. A cost benefit ratio was run where the project which is done is the one for the most value for the dollar. Under current conditions a 2-million-gallon tank is the best option. Jon replied the cost per gallon should be optimized on the project. Craig replied the water in the tank needs to churn and not get stagnant as well so that is a factor.

Wade asked if growth is accounted for in these projects? Craig replied it is and the annexation boundary area is also included.

Curtis asked if a 2,500,000-gallon tank was an option? Craig replied 2,000,000- gallon is the size the city can best utilize now for the money spent. Curtis replied if the cost between a 2,000,000-gallon tank and a 3,000,000-gallon tank is around \$500,000 it is better to have more capacity. Even having a 2,500,000-gallon tank is better than 2,000,000. Clay replied the ability to fill the tank must also be considered.

Jon asked if the projects listed are for the next five years? Craig replied the plan includes projects for 1-5 years, 5-10 years, and so on but the current projects being considered are in the five-year window and immediate needs.

Jon asked if the spring collection waterline needs to be done before the new water tank is built? Craig replied the city was sent a letter by state stating the city does not have enough capacity for fire flow purposes.

Craig stated the city has around \$4,000,000 in the fund balance and the water tank project and spring line project will cost over \$12,000,000. The projects cannot be done in phases. Each project has to be completed in its entirety once it starts.

The staff has applied for grants for some of these projects and the applications have been denied. The reason they have been denied is because the city has a high MAGI (Median Adjusted Gross Income) compared to the other applicants who applied. The funding will go to the cities with the lower MAGI.

Jon asked if homeowners will save on their insurance policies once a water tank is built. Clay replied the deficiency is more of a monthly deficiency than a daily deficiency and typically insurance companies are not aware or involved in anything like this. Wade replied insurance companies do take into account the distance a fire station is from a home.

Curtis mentioned really the only way to fund these projects is through bonding. The interest rate will be a big factor. It will be a decision which will need to be considered in the future.

Craig asked the council how they would like to proceed or if they would like to proceed. Mayor Monson replied Preston, Idaho waited for so long the estimated cost of their project doubled. These are necessary projects. If they are not addressed the city could be setting itself up for a disaster. If the spring line breaks and cannot be repaired the city could be out of water. The longer the city waits to do these projects the more they will cost. A decision of how to proceed needs to be made. Wade stated the residents need to be educated on this subject. More residents are attending meetings than in the past. Information on this subject needs to be advertised. The public needs to be heard from on this subject.

Curtis asked when was the last project the city bonded for? Justin replied the new library building. Craig stated the project before that was a water tank.

Jon asked if the Rec Center bond was paid off. Craig replied it was paid off.

Mayor Monson asked the council what they are going to do when the residents say no, we don't want you to spend the money. Are you willing to let the city go without water? Wade replied the residents need to learn and be informed.

Curtis asked if this is something that would be started this year? Craig replied the design of the projects would take around twelve months. The site location for the new tank needs to be finalized.

Curtis asked if the bonding has to be put in place to move forward? Craig replied most likely nothing would happen with any bonding this calendar year it would most likely be in 2024 if the council elects to move forward. Curtis replied bonding information is needed for the council to review. Jon mentioned if the city can get a loan from the state, it will most likely be at lower interest rate than on the open market. Craig agreed and mentioned the state might be able to loan some funding for some of the projects but most likely not all of the projects.

Craig mentioned only one of the twelve projects is related to growth. A small portion of the new water tank can be attributed to growth. The existing residents will pay for these projects because they are not growth related.

Mayor Monson asked the council if they are willing to consider bonding for these projects? Curtis replied information should be gathered for consideration.

The consensus of the council was to gather bonding information to review and consider at a future council meeting.

CITY MANAGER REPORT MUNICIPAL ELECTION UPDATE
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Craig updated the council on the Central Park well project. The new waterline is losing pressure. The contractor is digging up certain areas and doing testing. Once the leak is repaired the intent is to pave 100 West as soon as possible. Some of the electrical components will not arrive until August. Very little progress is being made right now until the leak is fixed.

Curtis asked who will pay to repair the leak? Craig replied the contractor will pay for this portion of the project.

Curtis asked if the new well was supposed to be online by July and now it looks like it will be August. Craig stated that is correct.

Garbage service will stop with Logan City on June 30th and begin with Econo Waste, Inc. on July 1st. Routes are being finalized. The intent is to start pushing out information to the residents the week of June 19th. Information will be spread via social media and email. There is also an entire section of the website dedicated to solid waste service.

The city office is closed on Monday, June 19th in observance of Juneteenth.

Justin updated the council on the upcoming municipal election.

There are twelve candidates running for three city council seats. The candidates are as follows in no particular order: Sarah J. Price, Jay D. Downs, Chris Olsen, Todd Orme, Karl Lambert, Jon Wells, Aaron Rudie, Stuart Reis, Jeffrey H. Barnes, Dan Sundstrom, Ted F. Stokes and Jenn Staker.

The primary election will reduce the number of candidates from twelve to six.

The general election will see the election of three city council members.

Due to the resignation of Representative Chris Stewart the primary election has been rescheduled from August 15th to September 5th. The general election has been rescheduled from November 7th to November 21st. Even though Representative Stewart's replacement will not be on the local ballot Governor Cox wanted all elections to be held on the same day.

Per State of Utah code the upcoming election will be vote by mail only.

Mayor Monson thanked all of the candidates for their willingness to run and she appreciated that the majority of them were in attendance at the council meeting.

COUNCIL MEMBER AND MAYOR REPORTS

Sue did not have any additional items to report.

Mayor Monson mentioned the youth council is done for the summer months while school is out of session.

Jon updated the council on the Douglass Mercantile building renovation project. Demolition work needs to be done to the interior of the building. A contractor toured the building and will hopefully submit a bid. The intent is to do the demolition work and rough plumbing and electrical with the available funds.

Right now there is \$30,000 in RAPZ Tax funding from 2022 and \$50,000 from 2023.

A CLG (Certified Local Government) grant is available for \$20,000 of which \$10,000 is a grant match which means the city can receive up to \$10,000.

There is also approximately \$10,000 in private donations for the project.

Jon mentioned he met with Craig to review the city code regarding project bids. There are bid bonds and other requirements for any city project over \$25,000. Most contractors will not bid on the project because of all the required paperwork on such a small project. Jon suggested

adjusting the amount in the city code from \$25,000 to \$100,000. Craig replied a draft ordinance would be created for the council to review at a future council meeting.

Jon mentioned during the summer months the senior center is only open on a bi-weekly basis. Curtis mentioned consideration should be given to operating the senior center bi-weekly year-round. Some of the volunteers are getting worn out helping on a weekly basis. They expressed their concerns to Curtis.

Curtis mentioned Jon met with a representative of AGM Log Home Maintenance & Restoration. They are from Rigby, Idaho and stopped by to tour the senior center so a bid could be obtained to redo the logs on the building. Jon mentioned he met with the owner on the Saturday before Memorial Day. They toured the building. This type of project is what AGM does and they are experienced in this line of work.

Curtis mentioned the bid is \$77,040. This includes chinking the building as well as stopping the rot from the logs which are not replaced. A new floor is needed but that price is not included in this bid. The intent is to apply for some CDBG (Community Block Development Grant) funding later this year to pay for this project. Approximately \$17,000 needs to be added to redo the flooring as part of this project.

Mayor Monson asked what the carpet would be replaced with. Curtis replied a new engineered flooring material would be put down. The two bids were \$15,000 and \$17,000 respectively.

Curtis mentioned he spoke with Brian Carver, who works for BRAG (Bear River Association of Governments), about the project. Sharon Johnson, a resident, will help to write the grant. The bid was the key to the grant application. The total project cost will be just under \$100,000. The CDBG program is to help with projects such as senior citizens who are on fixed incomes. The city should not have to pay any of the cost of the project. The bid includes ten percent for inflation over the next year as the application will not be submitted until this fall and if approved the project will not start until next year. Alpine Cleaning and Restoration no longer cleans carpet so the existing carpet will not be cleaned until it is replaced next year.

Mayor Monson thanked Curtis and those involved in the project for their time and efforts.

Curtis mentioned if the city submits its Healthy City application before August 1st, the city will be recognized at the fall Utah League of Cities and Towns conference. Will anyone be in attendance? Mayor Monson replied someone from the council will be there if the city is going to receive an award. The problem with the conference is the hotel rooms are very expensive. The city will pay for the cost of the registration fees if any of the council wants to attend.

Curtis mentioned he needs help. The proposed Ordinance on drought resistant landscaping has stalled at the planning commission.

Curtis mentioned he has already spent \$2,000 on his project. Curtis is ready to kill the existing grass.

Around 20 families Curtis has been speaking with are ready to install drought resistant grass as well as two new homes. None of the work can be done until the city adopts an Ordinance in this regard.

Craig mentioned his understanding was the planning commission tabled the Ordinance for further review and consideration. Planning Commission Chairman Scott Gibbons informed the council they reviewed the proposed Ordinance at their last planning commission meeting. The proposed Ordinance is more complex than what is needed. Enforcement was another concern. There are some potential issues. Design specifications are being reviewed as well. The proposed Ordinance was too comprehensive for what is needed. The staff was asked to review the Ordinance and bring it back with the minimum requirements the state is asking for.

Craig asked Scott who is working on this? Scott replied Brian Boudrero and Commissioner Brian Higginbotham.

Curtis mentioned there are only two components which are needed and the Ordinance can be adopted. Craig replied the Ordinance is based off of what the staff was supplied by the state in this regard.

Curtis asked if the planning commission reviews the request in July if that means it comes before the council in August? Craig replied that is correct. Scott mentioned the Ordinance is not on the June 21st planning commission agenda as it is still being reviewed and worked on.

Curtis mentioned himself and others are ready to move forward with their projects but cannot until the Ordinance is adopted. Curtis has already done curbing, had decorative rock delivered and sprinkling system updated. The next step is to remove the existing grass and replace it with drought tolerant grass. The state would reimburse Curtis up to \$4,000 if the Ordinance was adopted and he applied for the grant funding. The two components which are required need to be added to the Ordinance and it needs to be adopted so people can move forward with their projects and be able to apply for grant funding. Scott replied the planning commission does not want a complicated Ordinance which cannot be enforced if needed. Minimum qualifications will not require any enforcement. Curtis mentioned the grant funding cannot be applied for after a project is completed. The project must be approved before the project starts.

Curtis asked if the Ambassador Program could have its own line item in the budget moving forward. Craig replied it has had its own line item for approximately three fiscal years. Curtis replied he was unaware of this.

Deon mentioned the Lions Club is planning a Meet the Candidates night. A date has not yet been set.

Deon stated some people stated at the last council meeting when he mentioned most of the growth in the valley is internal that he was wrong. According to the Kem C. Gardner Policy Institute 85% of the growth in Cache Valley from 2020 through 20260 is natural increase. Housing is needed to meet this demand.

Wade stated the library is going to go to more standard hours so everyone will know what they are. Karen Bowling mentioned starting on July 10th the hours will be from 10:00 A.M. to 7:00 P.M., Monday through Thursday and from 10:00 A.M. to 5:00 P.M. on Friday and Saturday. Wade mentioned the library board is being very active and helping where needed.

Wade asked Chief Peterson for an update on the fire department. Chief Peterson informed the council the exhaust system for the fire station has been installed.

Wade mentioned he had been contacted by a lot of residents about the MPC (Master Planning Community) Ordinance and they do not like it. Some of the candidates running for office oppose it as well. Curtis asked Wade how many people contacted him about the MPC Zone. Wade replied approximately fifteen.

Craig informed the council the staff had been celebrating the mayors birthday as she was born on Flag Day.

Mayor Monson mentioned any of the candidates can attend an upcoming senior center luncheon to introduce themselves as it is hard for the seniors to attend a Meet the Candidates night.

The mayor and Clay attended a WaterSMART workshop for three days. The county is going to make plans on how to conserve water in the valley and be water smart. It will make a difference long term.

****Wade made a motion to adjourn at 7:59 P.M.****

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

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, June 14, 2023**. The meeting will begin at 6:30 P.M.

Welcome/pledge of allegiance and thought/prayer by Jon Wells

1. Approval of the city council meeting minutes from May 10, 2023.
2. Discussion with Cache County Fire Chief Rod Hammer.
3. Discussion and possible vote on Resolution 23-09, a Resolution of support for a cooperative agreement between Richmond City, Smithfield City and the Cache County Fire District for daytime staffing of firefighters in the Richmond, Utah Fire Station.
4. Discussion and possible vote on the request by Bayler Gunnell for approval of the Final Plat for the Gunnell Minor Subdivision, a (2) lot/unit subdivision located at approximately 119 West 100 South. Parcel Number 08-086-0065. Zoned R-1-10 (Single Family Residential 10,000 Square Feet).
5. Discussion and possible vote on the request by Visionary Homes for approval of the amended Final Plat for The Village at Fox Meadows PUD, Phase 4, a (9) lot/unit subdivision located at approximately 735 West 600 North. Zoned R-1-10 (PUD) (Single Family Residential 10,000 Square Feet Planned Unit Development Overlay Zone).
6. Discussion and possible vote on the request by Visionary Homes for approval of the Final Plat for The Village at Fox Meadows MPC, Phase 5, a (61) lot/unit subdivision located at approximately 575 North 600 West. Zoned MPC (Master Planned Community).
7. Discussion and possible vote on the request by Visionary Homes for approval of the Final Plat for the Village at Fox Meadows MPC, Phase 6, a (57) lot/unit subdivision located at approximately 650 North 550 West. Zoned MPC (Master Planned Community).
8. Discussion and possible vote on the request by Neighborhood Nonprofit Housing Corporation, for approval of the Final Plat for the Smithfield Pointe Subdivision, Phase 4, a (32) lot/unit subdivision located at approximately 540 East 780 North. Zoned MPC (Master Planned Community).
9. Discussion and possible vote on Ordinance 23-17, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix”.

10. Public Hearing for the purpose of discussing Resolution 23-06, a Resolution amending the Fiscal Year 2023 Budget which is the period of July 1, 2022 through June 30, 2023.
11. Discussion and possible vote on Resolution 23-06.
12. Discussion and possible vote on Resolution 23-07, a Resolution adopting the Fiscal Year 2024 Budget which is the period of July 1, 2023 through June 30, 2024.
13. Discussion and possible vote on Resolution 23-08, a Resolution supporting an application to the Water Conservation Field Services Program.
14. Discussion on culinary water capital improvement projects.
15. City Manager Report
Municipal Election Update
16. 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.