

SMITHFIELD CITY COUNCIL

JULY 8, 2020

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, July 8, 2020. The meeting began at 6:30 P.M. and Mayor Jeffrey H. Barnes was in the chair. The opening remarks were made by Deon Hunsaker.

The following council members were in attendance: Jamie Anderson, Deon Hunsaker, Jon Wells and Wade Campbell.

Curtis Wall was excused.

City Manager Craig Giles, Police Chief Travis Allen, Fire Chief Jay Downs, City Engineer Clay Bodily, and City Recorder Justin Lewis were also in attendance.

VISITORS: Tyler Richards (Logan City), Michelle Anderson, Emily Sim, Dave Forrester, Theresa Forrester, Edith Lillywhite, Andrew Lillywhite, Bryce Goodin, Troy Forbush, Russell Smart

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM JUNE 24, 2020.

A motion to approve the June 24, 2020 city council meeting minutes was made by Wade, seconded by Jamie and the vote was unanimous.

Yes Vote: Anderson, Hunsaker, Wells, Campbell

No Vote: None

Absent: Wall

RESIDENT INPUT

There were not any comments.

DISCUSSION ON THE FINANCIAL ANALYSIS ON SEWER IMPACT FEES AND THE MONTHLY SEWER UTILITY FEE.

Emily Sim from Public Sector Economics reviewed proposed sewer impact fees.

For sewer, treatment and collection are two separate and different impact fees.

A sewer impact fee for treatment is collected and paid to Logan City. The amount is \$2,433 no matter the location in the city.

Smithfield City is responsible for the collection portion of the sewer system.

There are several different items which can be included in determining the impact fee for the collection system.

Excess capacity in the current sewer system can be used. The point being that new development pays its share of existing and new facilities if there is space which can be utilized.

The city has a capital facilities plan in place which was created by the city staff and Sunrise Engineering. The plan needs to be created for at least six years but the current plan is for the next 30 years.

The plan is reviewed to see what can be charged to new development.

Existing debt, if any, is reviewed.

It has been determined the existing sewer system is at capacity but is sufficient for existing residents.

None of the current sewer collection system can be used in the impact fee analysis because there is not any extra capacity.

Improvements and upgrades to the system over the next six years is reviewed.

Table 1 shows projects which need to be completed in the next six years.

City-Wide Project #4, as listed in the capital facilities plan, is included at a projected cost of \$2,185,152 which comes out to a cost per ERC (Equivalent Residential Connection) of \$438.

The Northwest Area of town needs a regional collector line and force main project completed at a cost of \$2,003,000 or \$1,450 per ERC. Only homes utilizing these two projects pay this fee.

There are two projects in areas designated as the North Service Area and Greater Smithfield Service Area with a total cost of \$742,000 or \$303 per ERC.

Areas are determined based on how the collection system flows.

All project costs are based on engineering estimates recently provided by Sunrise Engineering.

A growth rate of 2.65% was used in the study which is based off of historical trends.

The city currently does not have any existing debt associated with the current sewer collection system.

The sewer impact fee is based on a sewer pipe of four inches in size.

The proposed sewer impact fee for the Northwest Area is \$2,145.

The proposed sewer impact fee for the North Service Area is \$998.

The proposed sewer impact fee for the Greater Smithfield Area is \$741.

The treatment impact fee paid to Logan City, in the amount of \$2,433, is separate from the proposed impact fees as the Logan City fee is for treatment not collection. This analysis is for the sewer collection system only.

Studies show that single family homes and townhomes use about the same amount of water so they have about the same amount of flow into the sewer system.

Studies show that apartments use about 62.50% the amount of water as a single family home.

Because of the reduced amount of flow from apartments it has been proposed that apartments pay 62.50% of the amount of impact fee paid by a single family home for sewer collection.

As proposed apartments would pay a sewer impact fee of \$1,341 for the Northwest Service Area, \$624 for the Northern Service Area and \$463 for the Greater Smithfield Service Area. This is per apartment not per building.

Jon asked what the difference is between an apartment and a townhome? Emily replied each city typically has a different definition they use.

Mayor Barnes replied most apartments in Smithfield are two levels. Jon concurred and mentioned townhomes usually have two sides open to the yard.

Emily mentioned in the study she completed for North Logan City they did not include senior living apartments in the apartment category. They included them in the single family home calculation.

Deon asked if the 55 and older residences could be included in the apartment calculation? Emily replied they could be but data would have to be provided to prove the case why that is allowed.

Jamie stated he understood using a growth rate of 2.65% but the Northwest Service Area will grow substantially more than the historic growth rate.

Jamie asked how to fund the improvements in an area which is growing fast? Emily replied that is taken care of in the monthly user fees. Monthly user fees typically pay the cost when there are not impact fees available to pay for a project.

Emily stated a higher growth rate could be used in that area of the city.

In regards to impact fees, a slower growth rate would mean fewer ERC's which in turn means a higher impact fee.

Jamie asked the life span of the projects which are being proposed to be completed. Clay replied at least 20 years. Emily mentioned North Logan based their projects on a 50 year life expectancy. Clay replied the city plan calls for a minimum life expectancy of at least 20 years but most last longer.

Jamie asked what the life expectancy of a sewage lift station is? Jon replied the last one lasted around 25 years.

Emily mentioned the growth rate can be changed in the study if appropriate and the life expectancy of the projects can be changed as well if needed.

Craig mentioned typically pipe will last for 50 years but mechanical items such as a lift station will only last half that amount of time.

Emily mentioned it will need to be clarified if the regional lift station has a life expectancy of 20 years or 50 years.

Jon asked what amount of time there is to spend impact fees? Emily replied they must be spent within six years of being collected. They can also be encumbered for projects but special rules apply in that case.

Jon mentioned a developer is putting in a private lift station in the Northwest Area of town. The city will want to delay putting in a regional lift station as long as possible. Emily replied the regional lift station should be removed from the analysis if the project will not start within the next six years.

Jon mentioned the city wants to delay installing a regional lift station as long as possible but could purchase the land needed for the lift station within the next six years. Emily replied that would be acceptable as it would qualify.

Wade asked when the other lift station mentioned in the Sunrise Engineering report will be needed? Craig replied it will be in the southwest portion of town but not within the next six years.

Deon asked if the city can charge the developer an impact fee if they are installing a private lift station to service the development? Emily replied impact fees can be adjusted if there are extraordinary reasons. If the development will eventually hook onto the new city owned and maintained lift station the fee should be charged.

Mayor Barnes mentioned there are a couple of projects in the north end of town which will need to be completed soon. Even though the system is gravity fed the sewer line needs to be upsized to offer more capacity. Jon replied that project is to replace a portion of the mainline and needs to be done quite soon. Craig mentioned there is collector line in the north end of town which needs to be replaced and is priority number one.

Emily stated non-residential impact fees are based on the capacity of the pipe needed. The regular fee is based off of a pipe four inches in diameter which is a standard pipe size for the city.

Emily mentioned one ERC is based on a four inch diameter pipe. A six inch diameter pipe will allow 50 gallons per minute where a four inch pipe allows 30 gallons per minute.

The capacity ratio for a six inch pipe is 2.25 times more than the standard fee for a six inch pipe over a four inch pipe.

Emily informed the council the rates listed in the study are the maximum amount which the city can charge. The council has the option to charge the maximum amount or any amount less than that. The council also has the option to charge one standard fee if they don't want to separate into service areas but it cannot exceed the maximum amount per area listed in the study.

Jon asked if non-residential impact fee rates for businesses are based on actual flow or just an estimate? Clay replied the staff is working with a company who wants to install a carwash business in town. The flow from their existing facility in Logan is being used as is information from the recycling system they will use to determine the amount of flow and the appropriate pipe size and impact fee.

Mayor Barnes mentioned there is a large cost to the city in regards to paying for projects associated with growth. A lot of planning and funding is needed for projects. Projects are planned several years in advance.

DISCUSSION ON THE COUNTYWIDE GREEN WASTE PROGRAM.
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Tyler Richards came before the council to review the green waste program offered by the City of Logan Environmental Department.

Tyler works for the Logan City Environmental Department.

Logan City recently did a presentation to the Cache County Council regarding the countywide green waste program.

Mayor Barnes mentioned the city council is well aware of the previous program. The city installed security cameras in the area so offenders could be prosecuted when needed. People were throwing trash and garbage in the green waste dumpsters when the rules show that is prohibited.

Tyler reviewed the history of the green waste program offered by Logan City.

Drop sites were established in 1997 and 1998.

The service was free as long as garbage and trash was not thrown in the dumpsters.

When the program started the bins were dumped once per week and easy to manage.

As the valley has grown the need to dump the dumpsters more often has increased. Some dumpsters have been dumped daily and some twice per day.

Two full-time employees are needed in the summer months to dump the green waste dumpsters.

The issue is there is no work for these two employees in the winter months when the program is stopped because of the weather.

Logan City presented a new plan to SWAB (Solid Waste Advisory Board) as well as the Cache County Council.

For 2020, it was recommended the cities be provided green waste dumpsters for three weeks in April and three weeks in October.

Some residents of the valley want to service to continue as it has in the past.

Some residents of the valley don't want the service to resume if they are going to have to pay for it.

Mayor Barnes asked when the current April and October schedule was presented? Tyler replied it was presented last fall to SWAB for the 2020 year.

Tyler mentioned many mayors are complaining they want the service to come back to the cities as they are receiving many complaints about the dumpsters going away.

Currently, there is a proposal before the Cache County Council where a valley wide fee, of \$1.50 per month per account, would be charged in order for the program to be funded.

Mayor Barnes mentioned the proposed fee would be charged to every utility account in Cache Valley.

Jamie asked if the proposed fee would be charged in the months when the service is not offered? Tyler replied the fee would be charged twelve months per year.

Jamie asked if the fee would be charged on top of the fee already charged to those who have green waste garbage cans at their homes? Tyler stated that is correct.

Tyler mentioned three options were proposed to SWAB.

1. The current two month plan where the service is offered in April and October to the cities free of charge.
2. The service would be offered free of charge in April and October but the cities would have the option to offer the service in the other months. The cities would be responsible for the cost to empty the dumpsters during those months. The fee would be \$126 per load.
3. Provide season long green waste service to the cities at a cost of \$1.50 per month per utility account for everywhere except for Logan City. They would pay \$0.50 per month where dumpsters are not offered anywhere in the Logan City limits.

Tyler mentioned Logan City does not care which of the three options is selected as they will work with any of those options.

Tyler mentioned the hope would be if Option 2 was selected enough cities would sign up so one new truck could be purchased and one full-time employee hired.

If Option 3 is chosen two full-time employees would be hired and a significant amount of equipment would be purchased.

Jon asked if a portion of the proposed fee is a compost fee and not a green waste fee? Craig replied \$0.50 of the fee would be a facility charge and paid by everyone in the valley. Tyler mentioned the other \$1.00 per month would be for the green waste bins to be placed in each city.

Tyler informed the council green waste bin service has not been offered to the residents of Logan City since 2006.

Tyler mentioned the reason Option 2 has opposition is because there was a concern, for example, if Smithfield did not sign up for the program and Hyde Park did what would stop Smithfield residents from using the Hyde Park bins. Mayor Barnes replied that is a poor excuse not to consider Option 2 as he did not see that as a major problem as it is already happening on a minor basis.

Mayor Barnes mentioned when the green waste bins were in the city they were located on 800 West. On occasion residents of the county would utilize the bins even though they don't live in the city.

Tyler mentioned Option 3 makes everyone pay for the service. Everyone could utilize the bins in any city without any issue.

Jon mentioned he was struggling with the new fee proposal because some residents are already paying \$5.00 per month to have a green waste garbage can at their home. Tyler replied his preference is to only offer green waste garbage cans as they are easy to handle and clean up from.

Craig mentioned 117 new green waste garbage cans had be signed up for in the city since the green waste dumpster program was stopped earlier this year.

Jamie asked why SWAB recommended Option 3? Jon stated he never heard why. Mayor Barnes replied he was told it is because SWAB is made up of local mayors. Some of them received phone calls about the program being discontinued and they want the bins back so the residents will quit complaining.

Mayor Barnes mentioned the green waste bins are terrible for contamination.

Jamie asked if the only option for residents of Logan City is to have a green waste can at their home or haul the waste to the landfill? Tyler stated that is correct.

Jon mentioned when the current presentation was created, over a month ago, it showed green waste cans in the city had increased by 117. Jon expected that number was higher now.

Tyler mentioned 408 new green waste cans have been delivered in the valley since the program was discontinued earlier this year.

Tyler informed the council at the end of 2018 there were 6,945 green waste cans throughout the valley. At the end of 2019 there were 7,604 green waste cans throughout the valley. For 2020, it is anticipated there will be 1,000 new green waste cans distributed throughout the valley.

Mayor Barnes informed Tyler the city council sent a letter to the county council stating they felt each city should make a decision of what is best for the city. The county council should not be making this decision for the entire valley.

Jamie stated he did not like the new fee being charged across the board to everyone. Especially those already paying \$5.00 per month for green waste can service.

Tyler mentioned there was a concern about double dipping meaning people were using the green waste can for lawn clippings then taking larger items like tree limbs to the green waste dumpsters. Jamie replied he would say that is the exception and not the rule.

Craig mentioned a lot of people have more green waste than will fit in a green waste can each week. Jon replied people can have more than one can if they choose too.

Deon mentioned had a green waste can for many years. Recently a tree fell in front of his home. The branches and trunk of the tree would not fit in all of the green waste cans on the entire block where Deon lives he stated.

Jamie asked the current status of the program? Tyler replied his understanding is the Cache County Council will review the program again at their July 14th meeting and then vote on the request at the July 28th meeting.

Tyler mentioned there are people throughout the valley who support Option 3 and there are people that oppose Option 3 as well. There is not a standard consensus.

Jamie stated he could see people getting rid of the green waste can service if they are now going to be charged an additional \$1.50 per month. Tyler replied he did not think that would happen because of the convenience offered by the green waste can program.

Mayor Barnes asked how much the entire program cost in the past? Tyler replied about \$240,000 per year.

Mayor Barnes asked if it is worth considering Option 2? Craig replied the council needs to determine if they are willing to pay \$126 per load to have the waste hauled away. There are two dumpsters in the city and they are dumped daily.

Mayor Barnes asked how often the city is cleaning up around the green waste bins? Craig replied daily when the service is offered.

Jon asked if the staff is still receiving phone calls about the dumpsters being taken away? Justin replied the staff receives a couple of calls a week asking why they are gone and when they are coming back.

Jon stated if the \$1.50 per month fee is implemented the staff, council and mayor will receive many phone calls asking why a new fee is being charged.

Jon mentioned he supported the monthly facility fee of \$0.50 per utility account as it would help lengthen the life of the landfill.

Jon mentioned people in apartments will be upset about the fee the most because it is a service they have never used and will never use. Tyler replied the fee does not distinguish between homes or apartments or big yards versus little yards.

Jon mentioned there is better policing of what is dropped off if people have to drive to Logan where their debris is monitored as they unload it.

Tyler mentioned one thing people don't like is the landfill is only open during regular business hours which is an inconvenience to some people.

Jon stated he was opposed to everyone being charged an extra \$1.00 per month for this service.

Jamie stated he was going to email local Cache County Council Representative Dave Erickson with his thoughts and concerns about the program.

Mayor Barnes mentioned he has had a green waste can at his residence for many years.

Mayor Barnes stated he has never used the green waste bins while he has lived in the city.

Mayor Barnes felt it was easier and better to take trees, limbs and other large items directly to the landfill in Logan.

Tyler mentioned Logan City will support any of the three options. If they had a choice their preference would be to only offer the green waste can service.

Mayor Barnes stated his mindset is residents of Smithfield need to drive to the Logan landfill when they need the service.

Jamie stated everyone needs to let the Cache County Council know their thoughts. Jon concurred.

Mayor Barnes stated right now Option 3 is before the county council. The city council needs to let their thoughts known on Option 3 immediately.

Mayor Barnes asked when a mess is left around the green waste bins who cleans it up? Tyler replied Logan City would if Option #3 is selected. Craig replied currently the city staff does.

DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY BRYCE GOODIN FOR APPROVAL OF THE FINAL PLAT FOR SMITHFIELD MEADOWS, A (6) LOT/UNIT SUBDIVISION LOCATED AT APPROXIMATELY 400 NORTH 100 WEST. ZONED R-1-10.

Mayor Barnes mentioned the proposed subdivision has a cul-de-sac with three new building lots and two new building lots would be created on 400 North facing the road.

Jamie asked Clay if he had any concerns about the request? Clay replied there are some issues with the construction drawings and water model which will need to be corrected. Clay did not have issues with the final plat as presented.

Mayor Barnes asked if a sidewalk would be installed along 100 West? Bryce Goodin replied a new sidewalk would be installed as part of the development process behind the new homes.

Mayor Barnes mentioned there is an irrigation canal on 100 West and the sidewalk will be between it and the road.

Mayor Barnes mentioned there is an existing home on proposed Lot #4.

Jamie mentioned the zoning is R-1-10 but all of the proposed building lots are 13,000 square feet or larger.

Jamie asked where the storm water will flow too? Clay replied to a sump.

Clay mentioned there is existing curb and gutter along 400 North.

A motion to approval the Final Plat for Smithfield Meadows, a six (6) lot/unit subdivision located at approximately 400 North 100 West was made by Jamie, seconded by Wade and the vote was unanimous.

Yes Vote: Anderson, Hunsaker, Wells, Campbell

No Vote: None

Absent: Wall

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 20-19, AN ORDINANCE REZONING 0.11 ACRES OF PARCEL NUMBER 08-085-0036 FROM GC (GENERAL COMMERCIAL) TO RM (MULTIPLE FAMILY RESIDENTIAL). THE PARCEL IS LOCATED AT 60 NORTH 400 WEST.

Mayor Barnes mentioned David Lillywhite removed a dilapidated building on 400 West on the parcel south of the parcel being requested to be rezoned. Having the old building gone is a benefit to the city.

Andrew Lillywhite mentioned David owned the parcel to the north and purchased the parcel to the south where the building was removed from. A boundary line adjustment was done between the two parcels to square them off.

The planning commission reviewed the request and recommended it be approved.

Mayor Barnes asked if the parcel south of this parcel is zoned General Commercial? Andrew replied that is correct.

Mayor Barnes asked what the rest of the north parcel is zoned as? Andrew replied multi-family.

Jamie asked how many apartments will be added to the parcel? Andrew replied the current design shows four new apartments.

Jon mentioned a boundary line adjustment was done to make a portion of the parcel usable. The parcel to the south will still have the zoning of General Commercial.

A motion to adopt Ordinance 20-19, an Ordinance rezoning 0.11 acres of Parcel Number 08-085-0036 from GC (General Commercial) to RM (Multiple Family Residential) was made by Jamie, seconded by Wade and the vote was unanimous.

Yes Vote: Anderson, Hunsaker, Wells, Campbell

No Vote: None

Absent: Wall

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 20-16, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 “ZONING REGULATIONS”, SECTION 17.89.010 “OBJECTIVES AND PURPOSES” AND 17.89.050 “MAXIMUM LOT COVERAGE”.

Jamie mentioned the proposed northern boundary in the Ordinance is further north that he would prefer.

Jamie asked why 400 North was selected? Jon replied he was not sure as he felt 200 North was more appropriate.

Mayor Barnes asked why the amount of retail or commercial floor space must be at least 33.00%? Jamie replied to keep a developer from building, for example, 20 residential units and one commercial unit all of the same size. Jon concurred.

Jon mentioned the last approved project in a CC(MU) zone had about 3.00% commercial floor space and was a waste of time in that regard.

Mayor Barnes asked if the requirement of a not more than ten units per acre is new? Jon replied that is correct.

Mayor Barnes asked the council if they wanted to change the northern boundary from 400 North to 200 North? Jamie and Jon both replied they were okay with the Ordinance as written.

Jon felt it was appropriate to add that the depth of the zone would only be about a half of a city block or 330 feet off of Main Street.

A motion to adopt Ordinance 20-16, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, Section 17.89.010 “Objectives and Purposes” and 17.89.050 “Maximum Lot Coverage” was made by Wade, seconded by Jon and the vote was unanimous.

Yes Vote: Anderson, Hunsaker, Wells, Campbell
No Vote: None
Absent: Wall

DISCUSSION AND POSSIBLE VOTE ON THE CERTIFICATION OF ANNEXATION PETITION FROM THE CITY RECORDER FOR THE ANNEXATION REQUEST BY VHD, LLC FOR PARCEL NUMBERS 08-039-0016, 08-042-0007, 08-079-0071, 08-042-0019, 08-042-0009, 08-042-0021, 08-039-0015, 08-089-0003, 08-089-0004, 08-042-0010, 08-042-0022, 08-042-0023 AND 08-042-0018 AND DIRECT PUBLICATION OF SUCH PETITION IN THE HERALD JOURNAL ON JULY 18TH, JULY 25TH AND AUGUST 1ST. THE PARCELS ARE LOCATED AT APPROXIMATELY 400 NORTH 800 WEST. THE PARCELS TOTAL APPROXIMATELY 97.12 ACRES.

Jamie asked when someone can protest an annexation request? Justin replied there are three different scenarios allowing for a protest. First, a parcel owner does not want his parcel coming into the city and it is included in the annexation request. In this case it is not an issue because all thirteen parcel owners signed the Petition for Annexation. Second, the annexation request is close to or includes area a neighboring city feels they should be able to annex. In this case it is not applicable because Amalga is too far away from the city. Third, there are situations in counties of the first class where protests are allowed but Cache County is not a first class county.

Jamie asked why a public hearing on the annexation request is required where there cannot be any formal protests on the request? Justin replied because state code mandates a public hearing is held.

Justin mentioned the city and county staff reviewed the request. There are some minor clerical items which the city and county asked to be changed on the survey.

Justin informed the council none of Parcel Number 08-079-0006 is located outside of the city boundary so it is not included in this request. There was a question at the last council meeting if any of that parcel was located outside of the city limits.

The public hearing is proposed to be held on Wednesday, August 26th and the advertising process would start immediately. The public hearing would be advertised in *The Herald Journal* on July 18th and 25th as well as August 1st.

A motion to accept the Certification of Annexation Petition for Parcel Numbers 08-039-0016, 08-042-0007, 08-079-0071, 08-042-0019, 08-042-0009, 08-042-0021, 08-039-0015, 08-089-0003, 08-089-0004, 08-042-0010, 08-042-0022, 08-042-0023 and 08-042-0018 was made by Wade, seconded by Jamie and the vote was unanimous.

Yes Vote: Anderson, Hunsaker, Wells, Campbell

No Vote: None

Absent: Wall

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 20-09, A RESOLUTION ADOPTING RULES & REGULATIONS FOR CITY PARKS.

Craig mentioned the city had park rules and regulations in place for many years. Recently there has been a lot of pushback from people utilizing the parks who are breaking the rules and want to see copies of the rules. The proposed Resolution is putting the current rules and regulations in Resolution form so they are officially adopted by the city council.

The rules, if adopted, will be available on the city website.

The rules and regulations will help to clarify what is already being done at the city parks.

Jon asked if a copy of the rules will be distributed to those who rent the pavilions? Craig replied a different set of rules are provided for pavilion usage.

Jon mentioned there are a lot of rules and they might be cumbersome to enforce. Craig replied the staff is currently in the process of redoing some signage for city parks.

Deon asked if Frisbee golf would be allowed where it says golf is prohibited? Craig replied Frisbee golf is different and would be allowed.

Deon mentioned it will be hard to enforce rules such as no water balloons allowed. Craig replied those items are addressed if a staff member sees someone who is not in compliance.

Mayor Barnes mentioned he is constantly telling children in the parks not to climb the trees.

Jon mentioned the rules prohibit the use of hammocks and slack lines in city parks so trees will not be damaged from those uses.

Mayor Barnes asked that a rule be included stating climbing and hanging from trees was prohibited in city parks.

Mayor Barnes mentioned overall the rules are good and fair.

A motion to adopt Resolution 20-09, a Resolution adopting Rules & Regulations for City Parks amending the Resolution to include climbing and hanging from trees is prohibited in city parks was made by Jamie, seconded by Wade and the vote was unanimous.

Yes Vote: Anderson, Hunsaker, Wells, Campbell

No Vote: None

Absent: Wall

CITY MANAGER REPORT

Craig informed the council the new restroom facility for Forrester Acres has been ordered. There is a five month lead time on the building being constructed so it should be ready to ship in November or December. RAPZ Tax funds are being utilized to pay for the project.

The bathroom facility will look similar to the one at Central Park.

This facility will have three restroom stalls on one side of the building and a storage room on the backside of the building.

A bid has finally been obtained, after several months, to get the rock which is falling off of the Clubhouse repaired. The bid from Sierra Restoration is about \$7,000. The budget will be amended in January to include this line item. It is a safety issue and must be addressed now. Rock from the building is falling off and has the potential to seriously hurt someone.

Jon asked which areas would be repaired? Craig replied the east end of the south side of the building as well as a portion of the front of the building.

Mayor Barnes asked if both problem areas in the back of the building would be repaired? Craig replied that is correct and the cap along the wall will be repaired as well.

The consensus of the council was to authorize the repair of the Clubhouse now due to safety concerns.

Craig mentioned the staff would like to start ordering some of the equipment which has been included in the new budget. The lag time of receiving the equipment is several months, in some cases, if the equipment is ordered now.

The consensus of the council was to allow the equipment which has been included in the Fiscal Year 2021 budget to be ordered now.

Craig provided an update on the proposed sewage lift station on the northwest side of town. The county will not allow a private sewer line in the county right-of-way. If the annexation of this area is approved by the city council then there is not an issue because the land comes into the city and the city approves or denies the request.

The contractor would like to proceed with the project now and has requested the city take ownership of the sewer line until the property is annexed into the city.

Legal counsel of the city is currently reviewing the proposed contract for the sewer line.

The concern is what happens if the land where the sewer line is installed is not annexed into the city.

Jamie stated he understood the contractor wants to work on the project but the council will decide in six weeks whether or not to approve the annexation request.

Mayor Barnes felt the contractor should wait until a decision is made on the annexation request. Jamie concurred.

Jon asked if legal counsel of the city reviewed the proposed agreement yet? Craig replied it had not yet been reviewed as it was just sent to them recently.

Wade felt it was appropriate to wait until a decision was made on the annexation request.

Mayor Barnes asked Craig if the state had been notified of the city's intent to close the justice court? Craig replied the state has been notified.

Mayor Barnes asked if the county attorney had been notified? Craig replied he had not notified anyone in that office.

Mayor Barnes mentioned he spoke with Cache County Attorney James Swink at a meeting he attended. James would like to know when the request has been submitted for planning purposes. Craig replied he would forward James a copy of the letter sent to the state.

COUNCIL MEMBER REPORTS

Jamie mentioned the golf course had an excellent fiscal year. Keeping the course open was a wise decision by the city. The new golf carts are being well used. Golf is doing well because it is something people can get outside and enjoy.

Jamie felt it was a wise investment by the city to continue to improve the golf course and clubhouse.

Jamie mentioned Eric Kleven and Chad Daniels have a priority list of projects for the next several years. More new golf carts and new reel grinders are their top priorities.

Mayor Barnes asked how many golf carts are included in the new budget? Craig replied fifteen.

Craig mentioned around twelve of the old carts will be sold.

Jon asked if any off-site storage was being used to store the golf carts? Jamie replied all of the golf carts are stored underneath the clubhouse.

Mayor Barnes asked how the café is doing? Jamie replied it is not doing well as the café is not catering very much to the public. The pro shop is selling more items than that café it appears.

Jamie asked who is in charge of the youth council? Justin replied he had been working with Kelly Olsen. Justin thought Julie Marshall and at least one other person were involved in the leadership of the youth council.

Jamie asked if the staff was aware of the request for a gravel pit up the canyon in the county? Jon replied he was aware and the staff had been contacted.

Jon mentioned he was told Shawn Cronquist wants to utilize gravel from his property for his excavation business. There is still the potential for a big buyer such as Staker Parson Company or Kilgore Companies to get involved.

Jon expressed concern many large heavy trucks would be coming down the canyon. Jamie agreed and mentioned the road is quite narrow as well.

Jon mentioned the staff reviewed the request and the trucks could come down the canyon or on 400 North. If there are issues in the city then the city could determine the load capacity for the road. If the roads in the city cannot withstand the weight then the trucks will have to find an alternate route. Potentially they will have to create a road on 800 North.

Jamie stated he sent an email to Angie Zetterquist at the county expressing his opinion on the request.

Craig stated the city had been contacted asking about the use of city streets.

Craig stated the response of the city was how can access be denied to public roads. If the roads are damaged then a load study can be completed and weight limits posted.

Mayor Barnes asked how much a truck and trailer would weigh loaded? Wade replied as much as 80,000 pounds.

Craig mentioned the applicant has been working on the project for over a year.

Deon did not have any additional items to review or discuss.

Jon mentioned a piece of flashing needs to be installed on the roof of the Douglass Mercantile Building. At that point the current project will be completed.

Jon is working with Craig on a contract with a local engineer who will do the analysis regarding installing a steeple on the youth center. Some items in the contract were clarified. The mayor will sign the contract and the project can proceed.

Jon mentioned the planning commission has a full agenda this month so the MPC (Master Planned Community) Ordinance will not be discussed.

Mayor Barnes mentioned the public works department removed the flag pole and drinking fountain from in front of the Douglass Mercantile building.

Mayor Barnes asked what happened to the old flagpole? Craig replied it was hauled away.

Jon mentioned the water to the Douglass Mercantile building is coming through a water meter owned by Preston Watts Collision and Glass. Mayor Barnes mentioned there is currently not any water being used in the building. Jon replied there will be long term. Craig mentioned the public works department is working to resolve the issue.

Wade mentioned the library board won't meet for a couple of months as they take the summer months off.

A copy of Phoenix Feathers a book written by local author Nya Wilcox is being purchased and will be featured by the library when it arrives.

Wade asked Chief Downs to provide an update on the fire department. Chief Downs replied it has been a busy year with fireworks related calls. There were 18 calls and two major structure fires. A roof on a house on the east side of town caught on fire.

The wildland fire crew just returned after being out for nine days. They were in Southeastern Nevada by Ely.

The wildland fire truck is now back on the board waiting for the next call.

Chief Downs mentioned a house which caught on fire started because fireworks were placed in a garbage can on the side of the house. The fireworks were not completely out and started the house fire.

Mayor Barnes mentioned he visited with a family about a block from his residence who were shooting off fireworks on Monday, July 6th, when they were not allowed. The last legal day to discharge fireworks was on Sunday, July 5th.

Deon mentioned he was driving around the city on Sunday and there were many areas where fireworks had been left in the road and not cleaned up.

MAYOR'S REPORT

Mayor Barnes mentioned the Cache County Mosquito Abatement District representative from the city had recently passed away.

Mayor Barnes informed the council he was going to visit with Curtis and see if he was willing to fill the vacancy.

Mayor Barnes mentioned there are local mayors, council members and residents on the board. There is one representative from each city in the valley on the board.

Mayor Barnes mentioned the next council meeting will be about the property tax rate. The proposal is to hold the property tax rate the same as it was in 2019.

Mayor Barnes asked when the information on the public hearing and rate would be published? Justin replied he thought the county told him the parcel specific mailing would mail on July 17th.

Justin mentioned the public hearing would be advertised in *The Herald Journal* on Wednesday, August 5th.

Jon asked if there is a way to inform people the council is considering holding the rate the same and not increasing it? Craig replied state statute is being followed.

Craig mentioned some people will pay more even if the rate is held the same because property values are increasing.

Jamie mentioned the average household value this year is \$306,000.

Jamie asked what the average household value was in 2019? Craig replied \$274,000.

Jamie mentioned the city does not determine the value for the parcels. Jon mentioned parcel values are the responsibility of the county.

Craig mentioned a lot of new homes had been built in the city in the last year. Wade replied he felt more would be built in 2020 than in 2019.

Mayor Barnes asked for an update on the closing of the justice court. Craig replied the state has been notified. Nothing will happen until the next legislative session. The court will close in approximately April 2021.

Jon asked if a senator or representative will have to sponsor the bill to close the court? Craig replied a senator.

Jon asked if it has to be a local senator? Craig replied it can be any senator.

****Wade made a motion to adjourn at 8:27 P.M.****

SMITHFIELD CITY CORPORATION

Jeffrey H. Barnes, 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, July 8, 2020**. The meeting will begin at 6:30 P.M.

Welcome and Opening Ceremonies by Deon Hunsaker

1. Approval of the city council meeting minutes from June 24, 2020.
2. Resident Input
3. Discussion on the financial analysis on sewer impact fees and the monthly sewer utility fee.
4. Discussion on the countywide green waste program.
5. Discussion and possible vote on the request by Bryce Goodin for approval of the Final Plat for Smithfield Meadows, a (6) lot/unit subdivision located at approximately 400 North 100 West. Zoned R-1-10.
6. Discussion and possible vote on Ordinance 20-19, an Ordinance rezoning 0.11 acres of Parcel Number 08-085-0036 from GC (General Commercial) to RM (Multiple Family Residential). The parcel is located at 60 North 400 West.
7. Discussion and possible vote on Ordinance 20-16, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Section 17.89.010 "Objectives and Purposes" and 17.89.050 "Maximum Lot Coverage".
8. Discussion and possible vote on the Certification of Annexation Petition from the City Recorder for the Annexation request by VHD, LLC for Parcel Numbers Parcel Numbers 08-039-0016, 08-042-0007, 08-079-0071, 08-042-0019, 08-042-0009, 08-042-0021, 08-039-0015, 08-089-0003, 08-089-0004, 08-042-0010, 08-042-0022, 08-042-0023 and 08-042-0018 and direct publication of such petition in The Herald Journal on July 18th, July 25th and August 1st. The parcels are located at approximately 400 North 800 West. The parcels total approximately 97.12 acres.

Smithfield City Council Meeting Minutes, July 8, 2020

9. Discussion and possible vote on Resolution 20-09, a Resolution adopting Rules & Regulations for City Parks.
10. City Manager Report
11. Council Member Reports
12. Mayor's Report

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.